BENTONVILLE FINANCE COMMITTEE AGENDA

Tuesday, August 8, 2023 - 4:30 p.m.
City Council Chambers

City Council Members:

Gayatri Agnew	**Ward 1, Position 2**
Cindy Acree	**Ward 2, Position 1**
Bill Burckart	**Ward 3, Position 2**

***If the public would like to attend virtually, please log in at the following link:**
https://us02web.zoom.us/j/89139307844?pwd=ZWMxNVhRby9RVElhd1pyZzluVmdHZz09

Call to Order/Roll Call

CITY COUNCIL ITEMS TO BE CONSIDERED

1. Discussion on the Impact and Capacity Fee Study. **(Pages 3-114)**

2. Ozark Regional Transit discussion with Executive Director Joel Gardner.

3. ARPA Update – Gladys Shoemake, Purchasing Manager. **(Page 115)**

4. **Item 8a on City Council Agenda:** Resolution authorizing the Mayor and City Clerk to accept an offer for financial assistance from Arkansas Natural Resources Commission in the amount of $97,759,381.00 for improvements at the Water Resource Recovery Facility. This is not the final loan document, but the initial acceptance certification to proceed. Utility Board approved this item 4-0. No budget adjustment is needed at this time. **(Pages 116-120)**

5. **Item 8b on City Council Agenda:** Ordinance to waive competitive bidding and enter into an agreement with Buchi Corporation in an amount not to exceed $39,506.23, for the purchase of a Buchi MultiKjel K-365 Unit (a 2023 budgeted item), and approval of a Budget Adjustment in the amount of $9,506.23 utilizing Utility Fund Reserves. An emergency clause is needed to avoid additional price increases. Approved by the Utility Board 4-0. A Budget Adjustment is needed to cover the difference between the budgeted amount and final cost. **(Pages 121-127)**

6. **Item 8d on City Council Agenda:** Ordinance for City Council approval allowing Bentonville Water Utilities to add a Staff Engineer position to the 2023 list of personnel. The position is being created to offset future cost associated with professional services contracted for the review of technical documents and capacity analysis. The need for this position is created by the increase in new development

and future city projects. The cost associated with the addition is $48,813.29 for the remainder of 2023. The Utility Board approved 4-0. A budget adjustment is needed. **(Pages 128-132)**

7. **Item 8e on City Council Agenda:** Resolution to award Bid IFB-23-40 to Humbard Contracting, in the amount of $697,340.00 for the installation of approximately 1,812 Linear Feet of cured-in-place (CIPP) lining in main sewers, and approval of a Budget Adjustment to utilize ARPA Funds to fund the over budget amount of this Project. Utility Board Approved 4-0. A budget adjustment is needed. **(Pages 133-136)**

8. **Item 8f on City Council Agenda:** Resolution reclassifying an Electric Technician II position to a Journeyman Lineman position and associated budget adjustment. Approved 5-0 at the July 18, 2023 Utility Board meeting. A budget adjustment is needed. **(Pages 137-140)**

9. **Item 8g on City Council Agenda:** Ordinance amending the 2023 Pay Plan to create a Job Family to the Electric Department System Coordinator by reclassifying the current position to an Electric Systems Coordinator II, and creating an Electric Systems Coordinator I. Approved 5-0 at the July 18, 2023 Utility Board meeting. No budget adjustment is needed. **(Pages 141-143)**

10. **Item 14 on City Council Agenda:** Resolution approving a budget adjustment in the amount of $1,130.00 for Bentonville Public Library to accept and expend certain donations and grants to supplement the library's book and program budgets. A budget adjustment is needed to accept donated funds. **(Pages 144-147)**

11. **Item 15 on City Council Agenda:** Resolution approving a budget adjustment in the amount of $8,000.00 for Bentonville Public Library to reallocate operating money. The operating fund adjustment is required to replace a heating and air conditioning unit at the Train Station. A budget adjustment is needed to reallocate budgeted funds. **(Pages 148-156)**

Agenda Item Form

Date of City Council Meeting	**8/7/2023**
Department	**Planning**
Submitted by	**Tyler Overstreet**
Phone	**(479)271-6822**

Item Type: (*Check Applicable Item Type)*

☐ Budget Adjustment	☐ Change Order	☑ Informational	☐ Ordinance	☐ Resolution	☐ Bid Award

Recommendation/Suggested Action *(Enter recommendation in space below):*

Presentation by Colin McAweeney with TischlerBise on the Impact and Capacity Fee Study.

Estimated Cost	**$**
Is this Item Budgeted?	☑ Yes ☐ No

If no, please explain how item will be funded *(briefly explain in space below)* :

www.bentonvillear.com

PLEASE RECYCLE

City of Bentonville
Impact Fee Results

August 7, 2023

TischlerBise
FISCAL | ECONOMIC | PLANNING

Impact Fee Ground Rules

- One-time payment for growth-related infrastructure, usually collected at the time buildings permits are issued
- Not a tax, similar to a contractual arrangement to build infrastructure with fee revenue, with three requirements
  - Need (system improvements, not project-level improvements)
  - Benefit
    - Short range expenditures (7 years)
    - Geographic service areas and/or benefit districts
  - Proportionate

Bentonville Impact Fee Study

- Residential Projection
- 15,600 new residents, 7,600 new homes, 27% increase

City of Bentonville	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Population	58,890	60,304	61,758	63,253	64,791	66,371	67,996	69,668	71,237	72,846	74,496	**15,606**
Percent Increase		*2.4%*	*2.4%*	*2.4%*	*2.4%*	*2.4%*	*2.4%*	*2.5%*	*2.3%*	*2.3%*	*2.3%*	*26.5%*
Housing Units												
Single Family	16,929	17,205	17,489	17,781	18,081	18,389	18,706	19,032	19,338	19,652	19,974	**3,045**
Multifamily	7,406	7,820	8,245	8,682	9,132	9,595	10,071	10,561	11,020	11,491	11,974	**4,568**
Total Housing Units	24,335	25,025	25,734	26,463	27,213	27,984	28,777	29,593	30,358	31,143	31,948	**7,613**

Source: Population and housing development projections are based on annual growth rates calculated from estimates in Bentonville *Community Plan* and PPHU factors by type of housing unit.

Bentonville Impact Fee Study

- Nonresidential Projection
- 16,000 new jobs, 6.1M new square feet, 27% increase

Industry	Base Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total Increase
Jobs [1]												
Retail	14,661	15,109	15,558	16,007	16,456	16,905	17,354	17,803	18,252	18,701	19,150	**4,489**
Office	31,759	31,983	33,874	35,765	37,656	37,880	38,104	38,328	38,552	38,776	39,001	**7,241**
Industrial	5,904	6,069	6,234	6,399	6,565	6,730	6,895	7,060	7,226	7,391	7,556	**1,652**
Institutional	7,778	8,038	8,297	8,557	8,817	9,077	9,337	9,597	9,857	10,117	10,377	**2,600**
Total	60,101	61,199	63,964	66,729	69,494	70,592	71,690	72,789	73,887	74,985	76,083	**15,983**
Nonresidential Floor Area (1,000 sq. ft.) [2]												
Retail	6,905	7,117	7,328	7,539	7,751	7,962	8,174	8,385	8,597	8,808	9,020	**2,114**
Office	9,750	9,819	10,399	10,980	11,560	11,629	11,698	11,767	11,836	11,904	11,973	**2,223**
Industrial	3,117	3,204	3,292	3,379	3,466	3,553	3,641	3,728	3,815	3,902	3,990	**872**
Institutional	2,722	2,813	2,904	2,995	3,086	3,177	3,268	3,359	3,450	3,541	3,632	**910**
Total	22,494	22,953	23,923	24,893	25,863	26,322	26,780	27,239	27,697	28,156	28,614	**6,120**

[1] Source: Northwest Arkansas Regional Planning Commission Travel Demand Model; TischlerBise analysis

[2] Source: Institute of Transportation Engineers, *Trip Generation*, 10th Edition (2017)

[3] The Walmart HQ expansion project is estimated to have 15,000 total office jobs. Currently, there is an estimated 10,000 office jobs at the existing HQ. The 5,000 additional jobs are assumed over three years beginning in 2025.

Bentonville Impact Fee Study

- Parks & Recreation
- Library
- Police
- Fire
- Summary

Parks & Recreation

- Analysis components:
  - Park land (neighborhood parks), park land development, park improvements, recreation centers, concrete trails
- Incremental expansion
  - Current level of service based on facilities and population
- Fee is attributed to residential development

- Civic/mini parks and regional attractors have been excluded from the analysis

Parks & Recreation

- Neighborhood Park LOS & Cost Analysis
- Future needs for park land, development, and improvement

Neighborhood Parks	Acres	Park Improvement	Improvement Cost
Bogle Park	1.0	1	$100,000
Durham Place Park	0.4	1	$300,000
Gilmore Park	1.0	1	$300,000
Lake Bentonville	20.0	4	$500,000
Merchants Baseball Park	7.9	6	$2,500,000
Old Tiger Track	6.0	3	$1,525,000
Orchards Park	16.5	4	$1,000,000
Park Springs Park	13.9	3	$600,000
Wildwood Park	1.5	4	$800,000
Total	68.2	27	$7,625,000

Level-of-Service Standards	Land Purchase	Land Dev	Improvements
Residential Share	100%	100%	100%
Share of Acreage and Improvements	68.2	68.2	27
2023 Population	58,890	58,890	58,890
Acres/Improvements per 1,000 Persons	1.16	1.16	0.46

Cost Analysis	Land Purchase	Land Dev	Improvements
Acres/Improvements per 1,000 Persons	1.16	1.16	0.46
Average Cost per Acre/Improvement [1]	$65,000	$118,000	$282,000
Capital Cost per Person	$75	$137	$130

[1] Anticipated cost for new park land, park development, and current replacement cost of park improvements

Parks & Recreation

- Community Park LOS & Cost Analysis
- Future needs for park development and improvement
  - Memorial Park and Harlon Phillips Park were excluded, regional attractors

Community Parks	Acres	Park Improvements	Improvement Cost
Bella Vista Lake	132.0	1	$200,000
Citizens Park	34.9	15	$5,400,000
Creekside Park	25.0	12	$1,800,000
Total	191.9	28	$7,400,000

Level-of-Service Standards	Land Dev	Improvements
Residential Share	100%	100%
Share of Acreage and Improvements	191.9	28
2023 Population	58,890	58,890
Acres/Improvements per 1,000 Persons	**3.26**	**0.48**

Cost Analysis	Land Dev	Improvements
Acres/Improvements per 1,000 Persons	3.26	0.48
Average Cost per Acre/Improvement [1]	$108,000	$264,000
Capital Cost per Person	**$352**	**$127**

[1] Anticipated cost for park development and current replacement cost of park improvements

Parks & Recreation

- Indoor Rec Center LOS & Cost Analysis

Indoor Recreation Centers	Park	Square Feet	Replacement Cost [1]
Melvin Ford Aquatic Center	Memorial Park	75,000	$5,040,750
Bentonville Community Center	Citizen Park	78,000	$18,880,005
Downtown Activity Center	-	8,378	$2,054,850
		161,378	$25,975,605

Level-of-Service Standards	Square Feet
Residential Share	100%
Share of Square Feet	161,378
2023 Population	58,890
Square Feet per 1,000 Persons	**2,740**

Cost Analysis	Square Feet
Square Feet per 1,000 Persons	2,740
Average Cost per Square Feet	$161
Capital Cost per Person	**$441**

[1] Insurance Valuation Report

Parks & Recreation

- Concrete Trail LOS & Cost Analysis

Concrete Trails	Miles
All-American Trail	0.5
Applegate Trail	2.5
Arkansas Missouri Trail	0.8
Citizens Park Trail	0.9
Crystal Bridges Trail	1.0
Downtown Trail	0.4
Enfield Park Trail	0.2
Heritage Trail @ Central Ave	1.3
Heritage Trail @ SW I St.	2.1
J Street Trail	1.2
Jefferson Trail	0.4
John Deshields Trail	1.0

Concrete Trails	Miles
Lake Bella Vista Trail	1.8
Lincoln Loop	0.4
Members Place Trail	0.4
Moberly Lane Trail	2.0
North Bentonville Trail	2.3
North Walton Blvd Trail	2.9
Park Springs/Burns Trail	0.8
South Bentonville Trail	2.6
Tiger Trail	1.5
Town Branch Trail	0.8
Trail of Two Cities	1.5
Wishing Spring Trail	1.6
Total	30.6

Level-of-Service Standards	**Trails**
Residential Share	100%
Share of Trail Miles	30.6
2023 Population	58,890
Miles per 1,000 Persons	**0.520**

Cost Analysis	**Trails**
Miles per 1,000 Persons	0.520
Average Cost per Mile [1]	$1,171,000
Capital Cost per Person	**$609**

[1] Based on three current trail projects

Parks & Recreation

- Summary of 7-Year Needs @ Current LOS
  - 7-year update cycle
- Credit for existing fund balance

	7-Year Need to Accommodate Growth					
Park Type	**Park Acres**	**Land Dev (Acres)**	**Park Impr.**	**Square Feet**	**Miles**	**Total Cost**
Neighborhood Parks	12.5	12.5	5.0	-	-	$3,697,500
Community Parks	-	35.2	5.2	-	-	$5,174,400
Indoor Rec Center Facilities	-	-	-	29,533	-	$4,754,749
Concrete Trails	-	-	-	-	5.6	$6,557,600
Total	**12.5**	**47.7**	**10.2**	**29,533**	**5.6**	**$20,184,249**

Existing Impact Fee Fund Balance	**$2,171,333**	**11%**
Future Funding Needs	**$18,012,916**	**89%**

Parks & Recreation

- Parks & Recreation Capital Improvement Plan

Parks & Recreation Capital Improvement Plan		
Location	**Facility Type**	**Improvement**
Bogle Park	Neighborhood Park	Park improvements
Future Park #1	Neighborhood Park	10-15 acre land purchase & improve
Future Park #2	Neighborhood Park	10-15 acre land purchase & improve
Bella Vista Lake	Community Park	Restrooms
Creekside Park	Community Park	Splashpark, playground, dog park, 8 pickleball courts, cricket field, restroom
Downtown Activity Center	Indoor Recreation Center	Expansion and improvements
Citywide Loop Trail	Tier 1 Projects from Bike/Ped Master Plan	9 miles of concrete trails

Parks & Recreation

- Parks & Recreation Credit for 2021 Bond Payments – Park and Trail Expansion
- Third credit for outside funding for trail expansion
  - Based on past and expected funding, 75% credit is included

Fiscal Year	Payment	Residential 58%	Nonresidential 42%
2023	$211,506	$122,673	$88,833
2024	$211,506	$122,673	$88,833
2025	$468,118	$271,508	$196,610
2026	$546,212	$316,803	$229,409
2027	$545,674	$316,491	$229,183
2028	$546,313	$316,862	$229,451
2029	$546,010	$316,686	$229,324
2030	$545,397	$316,330	$229,067
2031	$547,135	$317,338	$229,797
2032	$546,428	$316,928	$229,500
2033	$546,031	$316,698	$229,333
2034	$545,923	$316,635	$229,288
2035	$546,084	$316,729	$229,355
2036	$545,822	$316,577	$229,245
2037	$545,808	$316,569	$229,239
2038	$26,442	$15,336	$11,106
2039	$26,442	$15,336	$11,106
2040	$26,442	$15,336	$11,106
2041	$26,442	$15,336	$11,106
2042	$26,442	$15,336	$11,106
2043	$26,442	$15,336	$11,106
Total	$7,602,619	$4,409,516	$3,193,103

Residential

Fiscal Year	Payment	Projected Population	Payment/ Capita
2023	$122,673	58,890	$2.08
2024	$122,673	60,304	$2.03
2025	$271,508	61,758	$4.40
2026	$316,803	63,253	$5.01
2027	$316,491	64,791	$4.88
2028	$316,862	66,371	$4.77
2029	$316,686	67,996	$4.66
2030	$316,330	69,668	$4.54
2031	$317,338	71,237	$4.45
2032	$316,928	72,846	$4.35
2033	$316,698	74,496	$4.25
2034	$316,635	76,423	$4.14
2035	$316,729	78,399	$4.04
2036	$316,577	80,426	$3.94
2037	$316,569	82,506	$3.84
2038	$15,336	84,639	$0.18
2039	$15,336	86,828	$0.18
2040	$15,336	89,073	$0.17
2041	$15,336	91,377	$0.17
2042	$15,336	93,740	$0.16
2043	$15,336	96,164	$0.16
Total	$4,409,516		$62.40
		Discount Rate	3.00%
		Credit per Person	$49

Parks & Recreation

- Maximum Supportable Impact Fee

Fee Component	Land Cost per Person	Land Dev Cost per Person	Improvement Cost per Person
Neighborhood Parks	$75	$137	$130
Community Parks	-	$352	$127
Indoor Recreation Centers	-	-	$441
Concrete Trails	-	-	$609
		Gross Total per Person	**$1,871**
		Credit for Debt Payments	**($49)**
		Credit for External Funding (75%)	**($457)**
		Credit for Existing Fund Balance (11%)	**($201)**
		Net Total per Person	**$1,164**

Expanding the schedule to add SFD/ SFA to help address the missing middle housing growth

Residential

Development Type	Persons per Housing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (per housing unit)				
Single Family Detached	2.80	$3,260	$2,192	$1,068
Single Family Attached	2.24	$2,608	-	-
Multifamily	1.55	$1,805	$1,381	$424

[1] External funding includes State and Federal grants and community donations

Parks & Recreation

- 7-Year Projected Revenue

Infrastructure Costs for Park Facilities

	Total Cost	Growth Cost
Neighborhood Parks	$3,697,500	$3,697,500
Community Parks	$5,174,400	$5,174,400
Indoor Recreation Centers	$4,754,749	$4,754,749
Concrete Trails	$6,557,600	$6,557,600
Total Expenditures	**$20,184,249**	**$20,184,249**

Projected Development Impact Fee Revenue

		Single Family $3,260 per unit	Multifamily $1,805 per unit
Year		Housing Units	Housing Units
Base	2023	16,929	7,406
Year 1	2024	17,205	7,820
Year 2	2025	17,489	8,245
Year 3	2026	17,781	8,682
Year 4	2027	18,081	9,132
Year 5	2028	18,389	9,595
Year 6	2029	18,706	10,071
Year 7	2030	19,032	10,561
7-Year Increase		2,103	3,155
Projected Revenue		$6,854,998	$5,695,208

Projected Revenue =>	**$12,550,000**
Total Expenditures =>	**$20,184,000**
Non-Impact Fee Funding =>	**$7,634,000**

Funding gap is the result of credits, but the other revenues will keep the program whole

Bentonville Impact Fee Study

- Parks & Recreation
- Library
- Police
- Fire
- Summary

Library

- Analysis components:
  - Library branch and collection
    - Library branch not included in previous study
- Incremental expansion
  - Ensures current level of service continues as city grows
- Fee is attributed to residential development

Library

- Library Branch LOS & Cost Analysis

Facility	Square Feet	Replacement Cost [1]
Main Branch	38,500	$28,346,154
Total	38,500	$28,346,154

Level-of-Service Standards	**Square Feet**
Residential Share	100%
Share of Square Feet	38,500
2023 Population	58,890
Square Feet per 1,000 Persons	**654**

Cost Analysis	**Square Feet**
Square Feet per 1,000 Persons	654
Average Cost per Square Foot [1]	$736
Capital Cost per Person	**$482**

[1] Average cost from branch expansion project

Library

- Library Collection LOS & Cost Analysis

Collections	Items	Replacement Cost
Total Collection	150,000	$3,452,770
Total	150,000	$3,452,770

Level-of-Service Standards	**Items**
Residential Share	100%
Share of Collection	150,000
2023 Population	58,890
Items per 1,000 Persons	**2,547**

Cost Analysis	**Items**
Items per 1,000 Persons	2,547
Average Cost per Item	$23
Capital Cost per Person	**$59**

Library

- Library Capital Plan

10-Year Library Capital Plan	
Project	**Cost**
Library Branch Expansion	$16,750,000
Materials Return System	$165,000
Self-check terminals	$80,000
Materials security gates and people counter	$50,000
Computer terminals	$26,500
Makerspace technology and equipment	$100,000
Integrated technology for collaboration rooms	$162,750
Public copier/printer	$18,500
Landscape enhancements and refresh	$150,000
Remodel and upgrade to exterior bookdrop	$1,000,000
Branch Library - Study / Plan	$150,000
Expansion of Existing Pickup Lockers at BCC	$16,500
Additional Offsite Service Location	$100,000
10-Year Library Collection Expansion	$2,250,000
Total	**$21,019,250**

Note: The Capital Plan includes several items that have a portion that is not impact fee eligible. The Capital Plan represents all capital expenditures and is eligible for other funding as well.

Funding Sources	Amount	% of Total
Bond Funding	$4,500,000	21%
Private Donations	$10,250,000	49%
Existing Impact Fee Fund Balance	$847,026	4%
Funding Gap	$5,422,224	26%
Total	**$21,019,250**	**100%**

- Credits included for other available funding

Library

- Maximum Supportable Impact Fee

Fee Component	Cost per Person
Library Branch	$482
Library Collections	$59
Gross Total	**$541**
Credit for Bond Funding (21%)	**($114)**
Credit for Private Donations (49%)	**($265)**
Existing Fund Balance (4%)	**($22)**
Net Total	**$140**

Residential

Development Type	Persons per Housing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (per housing unit)				
Single Family Detached	2.80	$392	$178	$214
Single Family Attached	2.24	$314	-	-
Multifamily	1.55	$217	$112	$105

Library

- 7-Year Projected Revenue

Infrastructure Costs for Library Facilities

	Total Cost	Growth Cost
Library Branch	$5,189,923	$5,189,923
Library Collections	$631,405	$631,405
Total Expenditures	**$5,821,328**	**$5,821,328**

Projected Development Impact Fee Revenue

		Single Family $392 per unit	Multifamily $217 per unit
Year		Housing Units	Housing Units
Base	2023	16,929	7,406
Year 1	2024	17,205	7,820
Year 2	2025	17,489	8,245
Year 3	2026	17,781	8,682
Year 4	2027	18,081	9,132
Year 5	2028	18,389	9,595
Year 6	2029	18,706	10,071
Year 7	2030	19,032	10,561
Seven-Year Increase		2,103	3,155
Projected Revenue		$824,282	$684,687

Projected Revenue =>	**$1,509,000**
Total Expenditures =>	**$5,821,000**
Non-Impact Fee Funding =>	**$4,312,000**

Funding gap is the result of credits, but the other revenues will keep the program whole

Bentonville Impact Fee Study

- Parks & Recreation
- Library
- Police
- Fire
- Summary

Police

- Incremental Expansion
  - Police facility space, vehicles, and 911 communication infrastructure
    - 911 communication infrastructure is a new component
- Fee is attributed to residential and nonresidential development

Police

- Functional population used to attribute demand

Bentonville, AR (2018)				
Residential			*Demand*	*Person*
Population*	46,112		*Hours/Day*	*Hours*
Residents Not Working		24,984	20	499,680
Employed Residents		21,128		
Employed in Bentonville		9,351	14	130,914
Employed outside Bentonville		11,777	14	164,878
			Residential Subtotal	795,472
			Residential Share =>	**58%**
Nonresidential				
Non-working Residents		24,984	4	99,936
Jobs Located in Bentonville		48,378		
Residents Employed in Bentonville		9,351	10	93,510
Non-Resident Workers (inflow commuters)		39,027	10	390,270
			Nonresidential Subtotal	583,716
			Nonresidential Share =>	**42%**
			TOTAL	1,379,188

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.
* Source: U.S. Census Bureau, American Community Survey, 2018

Police

- Police Facility LOS & Cost Analysis

Facility	Square Feet	Replacement Cost [1]
Headquarters	18,885	$6,096,416
Storage	6,500	$1,838,550
CID/Communications/EOQ	22,137	$10,300,500
Total	**47,522**	**$18,235,466**

Level-of-Service Standards	**Residential**	**Nonresidential**
Proportionate Share	58%	42%
Share of Floor Area (sq. ft.)	27,563	19,959
2023 Population/Nonres Vehicle Trips	58,890	172,022
Square Feet per 1,000 Persons/Nonres Trips	**468**	**116**

Cost Analysis	**Residential**	**Nonresidential**
Square Feet per 1,000 Persons/Nonres Trips	468	116
Average Cost per Square Foot	$384	$384
Capital Cost per Person/Nonres Vehicle Trip	**$180**	**$45**

[1] Insurance valuation report

Police

- Police Vehicle LOS & Cost Analysis

Vehicle Type	Total Units	Cost per Unit	Replacement Cost
Patrol	75	$65,000	$4,875,000
CID/Admin	30	$65,000	$1,950,000
Total	**105**		**$6,825,000**

Level-of-Service Standards	**Residential**	**Nonresidential**
Proportionate Share	58%	42%
Share of Fleet	60.9	44.1
2023 Population/Nonres Vehicle Trips	58,890	172,022
Units per 1,000 Persons/Nonres Trips	**1.034**	**0.256**

Cost Analysis	**Residential**	**Nonresidential**
Units per 1,000 Persons/Nonres Trips	1.034	0.256
Average Cost per Unit	$65,000	$65,000
Capital Cost per Person/Nonres Vehicle Trip	**$67**	**$17**

Police

- Police Communication Infrastructure LOS & Cost Analysis

Equipment	Total Units	Cost per Unit	Replacement Cost
911 Radio Towers	5	$100,000	$500,000
911 Comms Consoles	4	$300,000	$1,200,000
Total	**9**		**$1,700,000**

Level-of-Service Standards	**Residential**	**Nonresidential**
Proportionate Share	58%	42%
Share of Fleet	5.2	3.8
2023 Population/Nonres Vehicle Trips	58,890	172,022
Units per 1,000 Persons/Nonres Trips	**0.089**	**0.022**

Cost Analysis	**Residential**	**Nonresidential**
Units per 1,000 Persons/Nonres Trips	0.089	0.022
Average Cost per Unit	$189,000	$189,000
Capital Cost per Person/Nonres Vehicle Trip	**$17**	**$4**

Police

- Summary of 7-Year Needs @ Current LOS
- Credit for existing fund balance

	7-Year Need to Accommodate Growth		
Infrastructure	**Square Feet**	**Units**	**Total Cost**
Police Facilities	9,293	-	$3,568,512
Police Vehicles	-	20.6	$1,339,000
Police Communication	-	1.8	$340,200
Total	**9,293.0**	**22.4**	**$5,247,712**

Existing Impact Fee Fund Balance	**$2,645,822**	**50%**
Future Funding Needs	**$2,601,890**	**50%**

Police

- Police CIP

Police Capital Improvement Plan	
Project	**Improvement**
Training Facility	Phase 2, similar to Fayetteville facility, ~$8 million
Substation	Expansion for future staff and evidence storage
Vehicles	21 units for future patrol and CID hires
Radio Tower #6	Expanded network, not being covered by the 2021 Bond

Police

- Police Credit for 2021 Bond Payments – Training Facility

Fiscal Year	Payment	Residential 58%	Nonresidential 42%
2023	$53,280	$30,902	$22,378
2024	$53,280	$30,902	$22,378
2025	$117,923	$68,395	$49,528
2026	$137,595	$79,805	$57,790
2027	$137,460	$79,727	$57,733
2028	$137,621	$79,820	$57,801
2029	$137,545	$79,776	$57,769
2030	$137,390	$79,686	$57,704
2031	$137,828	$79,940	$57,888
2032	$137,650	$79,837	$57,813
2033	$137,550	$79,779	$57,771
2034	$137,523	$79,763	$57,760
2035	$137,563	$79,787	$57,776
2036	$137,497	$79,748	$57,749
2037	$137,494	$79,747	$57,747
2038	$6,661	$3,863	$2,798
2039	$6,661	$3,863	$2,798
2040	$6,661	$3,863	$2,798
2041	$6,661	$3,863	$2,798
2042	$6,661	$3,863	$2,798
2043	$6,661	$3,863	$2,798
Total	$1,915,165	$1,110,792	$804,373

Residential

Fiscal Year	Payment	Projected Population	Payment/ Capita
2023	$30,902	58,890	$0.52
2024	$30,902	60,304	$0.51
2025	$68,395	61,758	$1.11
2026	$79,805	63,253	$1.26
2027	$79,727	64,791	$1.23
2028	$79,820	66,371	$1.20
2029	$79,776	67,996	$1.17
2030	$79,686	69,668	$1.14
2031	$79,940	71,237	$1.12
2032	$79,837	72,846	$1.10
2033	$79,779	74,496	$1.07
2034	$79,763	76,423	$1.04
2035	$79,787	78,399	$1.02
2036	$79,748	80,426	$0.99
2037	$79,747	82,506	$0.97
2038	$3,863	84,639	$0.05
2039	$3,863	86,828	$0.04
2040	$3,863	89,073	$0.04
2041	$3,863	91,377	$0.04
2042	$3,863	93,740	$0.04
2043	$3,863	96,164	$0.04
Total	$1,110,792		$15.70
		Discount Rate	3.00%
		Total Credit	$12

Nonresidential

Fiscal Year	Payment	Projected Nonres. Vehicle Trips	Payment/ Trip
2023	$22,378	172,022	$0.13
2024	$22,378	176,066	$0.13
2025	$49,528	182,883	$0.27
2026	$57,790	189,700	$0.30
2027	$57,733	196,517	$0.29
2028	$57,801	200,561	$0.29
2029	$57,769	204,605	$0.28
2030	$57,704	208,649	$0.28
2031	$57,888	212,693	$0.27
2032	$57,813	216,737	$0.27
2033	$57,771	220,781	$0.26
2034	$57,760	224,825	$0.26
2035	$57,776	220,549	$0.26
2036	$57,749	229,064	$0.25
2037	$57,747	237,579	$0.24
2038	$2,798	246,093	$0.01
2039	$2,798	254,608	$0.01
2040	$2,798	263,123	$0.01
2041	$2,798	271,638	$0.01
2042	$2,798	280,153	$0.01
2043	$2,798	288,668	$0.01
Total	$804,373		$3.84
		Discount Rate	3.00%
		Total Credit	$3

Police

- Maximum Supportable Impact Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trips
Police Station	$180	$45
Police Vehicles	$67	$17
Communication Infrast.	$17	$4
Gross Total	$264	$66
Credit for Debt Payments	($12)	($3)
Credit for Existing Fund Balance (50%)	($133)	($33)
Net Total	$119	$30

Residential

Development Type	Persons per Housing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (per housing unit)				
Single Family Detached	2.80	$333	$546	($213)
Single Family Attached	2.24	$267	-	-
Multifamily	1.55	$184	$344	($160)

Nonresidential

Development Type	Vehicle Trips	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Noresidential (per 1,000 Square Feet)				
Retail	14.06	$422	$615	($193)
Office	5.42	$163	$233	($70)
Industrial	2.38	$71	$81	($10)
Institutional	5.39	$162	-	-

Police

- 10-Year Projected Revenue

Infrastructure Costs for Police Facilities

	Total Cost	Growth Cost
Police Station	$3,568,512	$3,568,512
Police Vehicles	$1,339,000	$1,339,000
Communication Infrast.	$340,200	$340,200
Total Expenditures	**$5,247,712**	**$5,247,712**

Projected Development Impact Fee Revenue

		Single Family $333 per unit	Multifamily $184 per unit	Retail $422 per KSF	Office $163 per KSF	Industrial $71 per KSF	Institutional $162 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2023	16,929	7,406	6,905	9,750	3,117	2,722
Year 1	2024	17,205	7,820	7,117	9,819	3,204	2,813
Year 2	2025	17,489	8,245	7,328	10,399	3,292	2,904
Year 3	2026	17,781	8,682	7,539	10,980	3,379	2,995
Year 4	2027	18,081	9,132	7,751	11,560	3,466	3,086
Year 5	2028	18,389	9,595	7,962	11,629	3,553	3,177
Year 6	2029	18,706	10,071	8,174	11,698	3,641	3,268
Year 7	2030	19,032	10,561	8,385	11,767	3,728	3,359
7-Year Increase		2,103	3,155	1,480	2,017	611	637
Projected Revenue		$700,219	$580,564	$624,600	$328,717	$43,359	$103,180

Projected Revenue =>	**$2,381,000**
Total Expenditures =>	**$5,248,000**
Non-Impact Fee Funding =>	**$2,867,000**

Funding gap is the result of credits, but the other revenues will keep the program whole

Bentonville Impact Fee Study

- Parks & Recreation
- Library
- Police
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- Summary

Fire

- Plan-Based Approach
  - 7-year growth-related expansion compared to projected growth
    - Station space would be a new element to the fee
- Fee is attributed to residential and nonresidential development

Fire

- Calls for service used to attribute demand

Location	Calls for Service	Percent of Total
Residential	3,242	46%
Nonresidential	2,777	40%
Traffic	978	14%
Total	**6,997**	**100%**

Location	Vehicle Trips	Percent of Total
Residential	142,606	45%
Nonresidential	172,022	55%
Total	**314,628**	**100%**

Location	Adj. Vehicle Trips	Percent of Total
Residential	3,685	53%
Nonresidential	3,312	47%
Total	**6,997**	**100%**

Fire

- Fire Station Expansion Plan & Cost Analysis

Facility	Square Feet	Replacement Cost
Fire Station 8	10,000	$4,500,000
Total	**10,000**	**$4,500,000**

Level-of-Service Standards	**Residential**	**Nonresidential**
Proportionate Share	53%	47%
Share of Floor Area (sq. ft.)	5,267	4,733
7-Year Increase in Population and Nonres Trips	10,778	36,627
Square Feet per 1,000 Persons/Nonres Trips	**489**	**129**

Cost Analysis	**Residential**	**Nonresidential**
Square Feet per 1,000 Persons/Nonres Trips	489	129
Average Cost per Square Foot	$450	$450
Capital Cost per Person/Nonres Vehicle Trip	**$220**	**$58**

Source: Bentonville Fire Department

Fire

- Fire Fleet Expansion Plan & Cost Analysis

Vehicle Type	Total Units	Cost per Unit	Replacement Cost
Fire Truck	1	$960,000	$960,000
Battalion Truck	1	$120,000	$120,000
Training and Admin Truck	2	$60,000	$120,000
Total	**4**		**$1,200,000**

Level-of-Service Standards	**Residential**	**Nonresidential**
Proportionate Share	53%	47%
Share of Fleet	2.1	1.9
7-Year Increase in Population and Nonres Trips	10,778	36,627
Units per 1,000 Persons/Nonres Trips	**0.195**	**0.052**

Cost Analysis	**Residential**	**Nonresidential**
Units per 1,000 Persons/Nonres Trips	0.195	0.052
Average Cost per Unit	$300,000	$300,000
Capital Cost per Person/Nonres Vehicle Trip	**$59**	**$16**

Source: Bentonville Fire Department

Fire

- Summary of 7-Year Plan vs. Existing Fund Balance
- Credit for existing fund balance

	7-Year Need to Accommodate Growth		
Infrastructure	**Square Feet**	**Units**	**Total Cost**
Fire Station	10,000	-	$4,500,000
Fire Vehicles	-	4.0	$1,200,000
Total	**10,000**	**4.0**	**$5,700,000**

Existing Impact Fee Fund Balance	**$1,941,435**	**34%**
Future Funding Needs	**$3,758,565**	**66%**

Fire

- Fire Credit for 2021 Bond Payments - Training Facility

Fiscal Year	Payment	Residential 58%	Nonresidential 42%
2023	$25,187	$14,608	$10,579
2024	$25,187	$14,608	$10,579
2025	$55,745	$32,332	$23,413
2026	$65,045	$37,726	$27,319
2027	$64,981	$37,689	$27,292
2028	$65,057	$37,733	$27,324
2029	$65,021	$37,712	$27,309
2030	$64,948	$37,670	$27,278
2031	$65,155	$37,790	$27,365
2032	$65,071	$37,741	$27,330
2033	$65,023	$37,713	$27,310
2034	$65,011	$37,706	$27,305
2035	$65,030	$37,717	$27,313
2036	$64,999	$37,699	$27,300
2037	$64,997	$37,698	$27,299
2038	$3,149	$1,826	$1,323
2039	$3,149	$1,826	$1,323
2040	$3,149	$1,826	$1,323
2041	$3,149	$1,826	$1,323
2042	$3,149	$1,826	$1,323
2043	$3,149	$1,826	$1,323
Total	$905,351	$525,098	$380,253

Residential

Fiscal Year	Payment	Projected Population	Payment/ Capita
2023	$14,608	58,890	$0.25
2024	$14,608	60,304	$0.24
2025	$32,332	61,758	$0.52
2026	$37,726	63,253	$0.60
2027	$37,689	64,791	$0.58
2028	$37,733	66,371	$0.57
2029	$37,712	67,996	$0.55
2030	$37,670	69,668	$0.54
2031	$37,790	71,237	$0.53
2032	$37,741	72,846	$0.52
2033	$37,713	74,496	$0.51
2034	$37,706	76,423	$0.49
2035	$37,717	78,399	$0.48
2036	$37,699	80,426	$0.47
2037	$37,698	82,506	$0.46
2038	$1,826	84,639	$0.02
2039	$1,826	86,828	$0.02
2040	$1,826	89,073	$0.02
2041	$1,826	91,377	$0.02
2042	$1,826	93,740	$0.02
2043	$1,826	96,164	$0.02
Total	$525,098		$7.43
		Discount Rate	3.00%
		Total Credit	$6

Nonresidential

Fiscal Year	Payment	Projected Nonres. Vehicle Trips	Payment/ Trip
2023	$10,579	172,022	$0.06
2024	$10,579	176,066	$0.06
2025	$23,413	182,883	$0.13
2026	$27,319	189,700	$0.14
2027	$27,292	196,517	$0.14
2028	$27,324	200,561	$0.14
2029	$27,309	204,605	$0.13
2030	$27,278	208,649	$0.13
2031	$27,365	212,693	$0.13
2032	$27,330	216,737	$0.13
2033	$27,310	220,781	$0.12
2034	$27,305	224,825	$0.12
2035	$27,313	220,549	$0.12
2036	$27,300	229,064	$0.12
2037	$27,299	237,579	$0.11
2038	$1,323	246,093	$0.01
2039	$1,323	254,608	$0.01
2040	$1,323	263,123	$0.01
2041	$1,323	271,638	$0.00
2042	$1,323	280,153	$0.00
2043	$1,323	288,668	$0.00
Total	$380,253		$1.81
		Discount Rate	3.00%
		Total Credit	$1

Fire

- Maximum Supportable Impact Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trips
Fire Station	$220	$58
Fire Vehicles	$59	$16
Gross Total	$279	$74
Credit for Debt Payments	($6)	($1)
Credit for Fund Balance (34%)	($95)	($25)
Net Total	**$178**	**$48**

Residential

Development Type	Persons per Housing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (per housing unit)				
Single Family Detached	2.80	$498	$318	$180
Single Family Attached	2.24	$399	-	-
Multifamily	1.55	$276	$200	$76

Nonresidential

Development Type	Vehicle Trips	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Noresidential (per 1,000 Square Feet)				
Retail	14.06	$675	$357	$318
Office	5.42	$260	$135	$125
Industrial	2.38	$114	$47	$67
Institutional	5.39	$258	-	-

Fire

- 7-Year Projected Revenue

Infrastructure Costs for Fire Facilities

	Total Cost	Growth Cost
Fire Station	$4,500,000	$4,500,000
Fire Vehicles	$1,200,000	$1,200,000
Total Expenditures	**$5,700,000**	**$5,700,000**

Projected Revenue =>	**$3,675,000**
Total Expenditures =>	**$5,700,000**
Non-Impact Fee Funding =>	**$2,025,000**

Funding gap is the result of credits, but the other revenues will keep the program whole

Projected Development Impact Fee Revenue

		Single Family $498 per unit	Multifamily $276 per unit	Retail $675 per KSF	Office $260 per KSF	Industrial $114 per KSF	Institutional $258 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2023	16,929	7,406	6,905	9,750	3,117	2,722
Year 1	2024	17,205	7,820	7,117	9,819	3,204	2,813
Year 2	2025	17,489	8,245	7,328	10,399	3,292	2,904
Year 3	2026	17,781	8,682	7,539	10,980	3,379	2,995
Year 4	2027	18,081	9,132	7,751	11,560	3,466	3,086
Year 5	2028	18,389	9,595	7,962	11,629	3,553	3,177
Year 6	2029	18,706	10,071	8,174	11,698	3,641	3,268
Year 7	2030	19,032	10,561	8,385	11,767	3,728	3,359
Seven-Year Increase		2,103	3,155	1,480	2,017	611	637
Projected Revenue		$1,047,175	$870,846	$999,064	$524,334	$69,619	$164,323

Bentonville Impact Fee Study

- Parks & Recreation
- Library
- Police
- Fire
- Summary

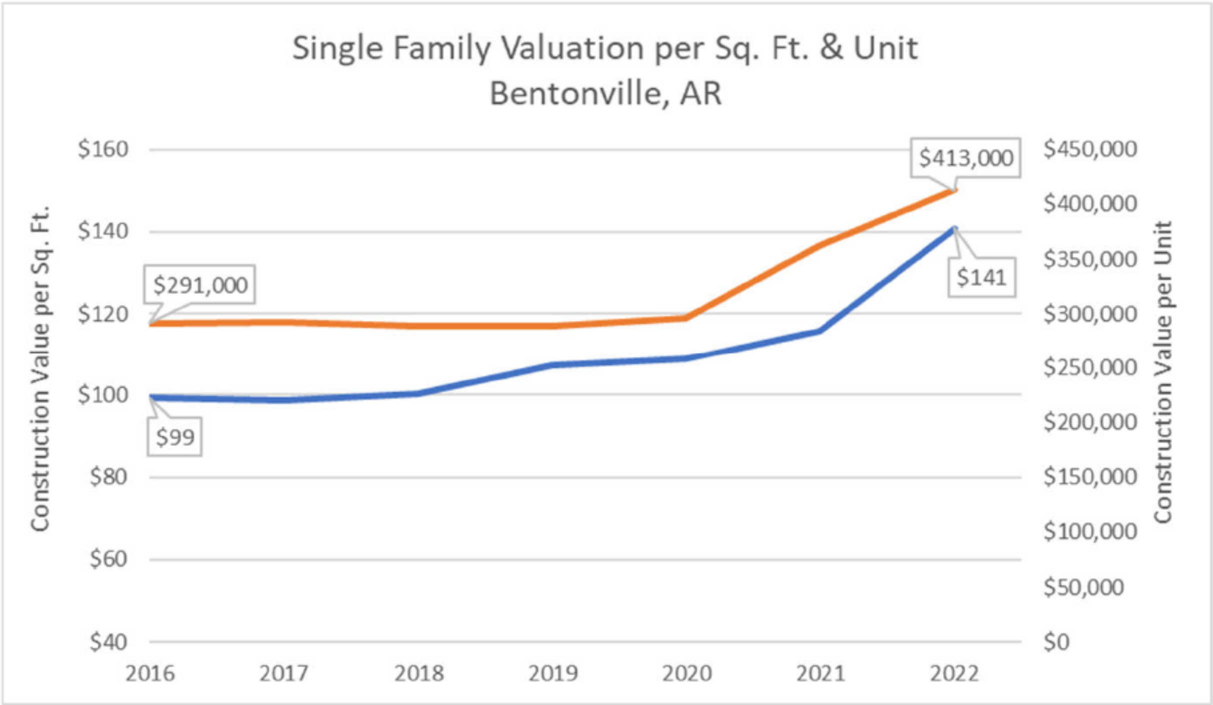
Bentonville Impact Fee Study

- Maximum Supportable Impact Fees

Development Type	Parks & Recreation	Library	Police	Fire	Maximum Supportable Fee	Current Fee (2016)	Increase/ (Decrease)	Increase/ (Decrease)
Residential (per housing unit)								
Single Family Detached	$3,260	$392	$333	$498	**$4,483**	$3,234	$1,249	39%
Single Family Attached	$2,608	$314	$267	$399	**$3,588**	-	-	-
Multifamily	$1,805	$217	$184	$276	**$2,482**	$2,037	$445	22%
Nonresidential (per 1,000 square feet)								
Retail	$0	$0	$422	$675	**$1,097**	$972	$125	13%
Office	$0	$0	$163	$260	**$423**	$368	$55	15%
Industrial	$0	$0	$71	$114	**$185**	$128	$57	45%
Institutional	$0	$0	$162	$258	**$420**	-	-	-

Bentonville Impact Fee Study

- Single family valuations (ICC) since 2016
  - Over 40% increase



SFD maximum increase represents 9 sq. ft. of construction compared to average size of 3,000 sq. ft.

Bentonville Impact Fee Study

- Recently, utility staff have provided updated facility needs from master planning efforts
- Utility rates currently include infrastructure that impact fees could cover
- TB recommends utility impact fees be explored next year when master plans are complete
  - A rate adjustment would be necessary if utilities are included in this report
    - Double dipping concern

Bentonville Impact Fee Study

- Considerations:
  - Council may adopt less than maximum or phase in max
  - TB recommends an annual inflationary factor
  - Affordable housing policy
    - Report includes several policy examples

Discussion

THE CITY OF
BENTONVILLE

DEVELOPMENT IMPACT FEE STUDY

Prepared for:

Bentonville, Arkansas

August 1, 2023

TischlerBise
FISCAL | ECONOMIC | PLANNING

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Executive Summary

The City of Bentonville, Arkansas, has retained TischlerBise to determine growth-related infrastructure needs and calculate impact fees for the following infrastructure categories:

- Parks
- Library
- Police
- Fire

Impact fees are one-time payments used to construct system improvements needed to accommodate development. Impact fees for Bentonville are proportionate and reasonably related to the capital facility service demands of new development. Impact fees are necessary to achieve an equitable allocation of capital costs, in comparison to past and future benefits. Bentonville has complied with all requirements of Arkansas's impact fee enabling statute, which requires that collected impact fees and accrued interest are spent within seven years from the date the fees were collected.

After discussions with City staff, TischlerBise determined demand indicators for each type of public facility and calculated residential and nonresidential proportionate share factors. These factors are used to allocate costs by type of development. The formulas used to calculate the impact fees for the City of Bentonville are diagrammed in a flow chart for each type of public facility in the respective chapter of this report. Also contained in this report are summary tables indicating the specific Level-of-Service (LOS) or infrastructure standards used to derive the impact fees. Demographic and land use assumptions used to prepare this analysis are included in the Appendix.

IMPACT FEE METHODOLOGIES

There are three basic methods used to calculate the impact fees. The **incremental expansion** method documents the current LOS for each type of public facility in both quantitative and qualitative measures. This method is best suited for public facilities that will be expanded incrementally in the future, with LOS standards based on current conditions in the community. The **plan-based** method is best suited for public facilities that have adopted plans or commonly accepted engineering standards to identify the need for capital projects. A **cost recovery** method may be used for facilities that have been oversized to accommodate future development, at least for the next seven years. The rationale for the cost recovery approach is that new development is paying for its share of the useful life or remaining capacity of the existing facility. To the extent that new growth and development is served by the previously constructed improvements, the City can be reimbursed for the previously incurred public facility costs.

Another general requirement that is common to impact fee methodologies is the evaluation of credits. Past and future revenue credits have been evaluated to avoid potential double payment situations arising from the payment of a one-time impact or fee and then subsequent payments of other revenues that may also fund growth-related capital improvements. General Fund revenues, such as sales taxes, and private donations that are being used for improvements have been accounted for via credits.

A note on rounding: Calculations throughout this report are based on an analysis conducted using Excel software. Results are discussed in the report using one-and two-digit places (in most cases), which represent rounded or rounded figures. However, in some instances the analysis itself uses figures carried to their ultimate decimal places (e.g., for LOS standards); therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown).

SUMMARY OF CURRENT AND PROPOSED IMPACT FEES

Figure 1 shows the method used to derive each type of proposed fee in Bentonville, plus each com onent that contributes to the impact fee.

Figure 1. Methods and Cost Components

Fee Category	Service Area	Cost Recovery	Incremental Expansio	Plan-Base	Cost Allocation
Parks and Recreation	Citywide	n/a	Neighborhood P ks, Community arks, Indoor R Centers, Concrete ls	n/a	Population
Library	Citywide	n/a	Branches & Collec s	n/a	Population
Police	Citywide	n/a	ilities, Vehicles, Co munica Infrastructur	n/a	Population, Nonres Vehicle Trips
Fire	Citywide	n/a	n	Facilities & Apparatus	Population, Nonres Vehicle Trips

Figure 2 provides a summary schedule of the max um s portable i act produced by this study. Fees for residential development are per housing unit and fees for nonresidential develo ent are pe ,000 squa feet of floor area.

Figure 2. Maximum Supportable Impact Fees

Development Type	Parks & ation	L ry	Police	Fire	Maximum Supportable Fee	Current Fee (2016)	Increase/ (Decrease)	Increase/ (Decrease)
Residential (per hou g unit)								
Single Family Det hed	$3,26	$39	$333	$498	**$4,483**	$3,234	$1,249	39%
Single Family ched	$2,608	$314	$267	$399	**$3,588**	-	-	-
Multifamily	$1,805	$217	$184	$276	**$2,482**	$2,037	$445	22%
Nonresidential (per 00 square feet)								
Retail	$0	$0	$422	$675	**$1,097**	$972	$125	13%
Office		$0	$163	$260	**$423**	$368	$55	15%
Industrial	$0	$0	$71	$114	**$185**	$128	$57	45%
Institutional	$0	$0	$162	$258	**$420**	-	-	-

Along with the maximum supportable fee being an increase from the current fee, there have been several other changes from the 2016 study:

- **Neighborhood park land.** During the previous study, the City did not have the need to purchase additional park land. However, recent annexations that have expanded the southern boundary of the city has resulted in further residential development and demand for neighborhood parks. The City does not currently have park land in that area, thus, a neighborhood park land component has been included in the analysis.
- **Fire stations.** At the time of the previous study, there were no plans to expand or add new fire stations. At this point, there are plans to provide further station space to serve future demand. In this case, TischlerBise recommends including fire stations to the fire impact fee program.
- **Library branches.** At the time of the previous study, there were no plans to expand or add new library branches. At this point, there is an expansion occurring at the main branch and future plans for another expansion or a second branch. In this case, TischlerBise recommends including library branches to the library impact fee program.
- **Single family attached.** As housing development has evolved since 2016, the Planning Department recommended adjusting the fee schedule to bifurcate single family development into single family detached and single family attached. With local Census data, TischlerBise found that the housing types have different persons per housing unit factors, resulting in differentiate demand on City facilities. The adjustment to two single family housing types has been included in this update.
- **Utility and transportation impact fees.** TischlerBise explored the option of adding water, sewer, and transportation impact fees to the program. However, similar to the 2016 study, a vast majority of the capital expansion needs for each category is being funded by other revenues: utility rates for water and sewer, sales tax referendum for transportation. Lower priority capital projects could be explored, however, there is a concern that further impact fees would be a burden on future development. In this case, TischlerBise has recommended not include these additional infrastructure types in the impact fee program.
  - **Note:** At the time this report was nearing final review by City Council, TischlerBise was contacted by Bentonville water and sewer staff that the underway master planning efforts were uncovering infrastructure needs that were not anticipated to be needed within the seven-year planning horizon of the impact fee study during the initial impact fee meetings. TischlerBise recommended moving forward with this report and when the master planning is complete review the identified needs and impact fee eligible expenditures.

General Impact Fee Requirements

Impact fees are one-time payments used to fund capital improvements necessitated by new growth. Impact fees have been utilized by local governments in various forms for at least 50 years. Impact fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current LOS in a community. Any community considering impact and/or fees should note the following limitations:

- Impact fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and/or maintenance and rehabilitation costs;
- Impact fees cannot be deposited in the local government's General Fund: the funds must be accounted for separately in individual accounts and earmarked for the capital expenditures for which they were collected; and
- Impact fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.

LEGAL FRAMEWORK

U.S. Constitution. Like all land use regulations, development exactions—including impact fees—are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are relevant. In one of the most important exaction cases, the U.S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (see *Nollan v. California Coastal Commission,* 1987). In a more recent case (*Dolan v. City of Tigard, OR,* 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development. However, the *Dolan* decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as impact fees.

REQUIRED FINDINGS

There are three reasonable relationship requirements for impact fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: "impact or need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable LOS standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State enabling act, as are procedures to ensure that the fees are expended expeditiously or refunded. All of these requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to impact fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development. For example, the need for school improvements is measured by the number of public school-age children generated by development.

Implementation and Administration

The following section details options regarding the adoption and implementation of the Bentonville development impact fee program update.

AFFORDABLE HOUSING EXEMPTION

The City of Bentonville has the option of establishing an affordable housing exem on policy. Such policy could reduce or completely exempt the impact fees on eligible residential elopment. However, the first step a city must complete is defining “affordable housing.” This defi o hould be tailored to the conditions in the community and community goals. A joint effort with Afforda Housing Workgroup has identified an affordable housing definition for the City of Benton ille (*Bentonville using Affordability Workgroup Report*, 2023). Additionally, a city must consider th urden of managing an nforcing such program to ensure exempted developments operate within e set parameters. Lastly, the evelopment impact fee program needs to continue being fully funde hus, other venues must be transferred to the impact fee funds to offset any exemption policy.

With that said, more communities throughout the country are ex oring affordable housing exemption policies to lessen the cost burden on housin Th ty of Bentonvi has a variety of local resources available, including the Housing Affordability Workgro hat could be leveraged to promote a comprehensive and holistic policy that expands yond lely an pact fee exemption. For example, a policy could include incentives to mote devel nt in certain areas of the city. Additionally, the Arkansas Low-Income Housing ax Cred (LIHTC) m be a useful resource for both implementation and enforcement of an afforda e housing p gram. Lastly here are a variety of programs across the country that Bentonville could u o help guid ts n policy. or example:

- Georgetown County, S nually allocates $100,000 from its General Fund to support impact fee exem essing b get exposure to the policy.
- Bi ky, MT leverag sales ta venue to incentive homeowners to transition a short-term rental a rental property r long-term residents. Addressing the large percentage of housing in the c munity used by v ors.
- Berth d, CO adopt a small home program which reduces fees for smaller dwelling units. Address the “m ing middle” in the housing market.

Importantly, Bentonvi e City Council can move forward with the results of the *2023 Development Impact Fee Study* before implementing any affordable housing policy.

ANNUAL INFLATION ADJUSTMENT

Development impact fees should be periodically evaluated and updated to reflect recent data. TischlerBise recommends that Bentonville annually adjust its development impact fees to account for inflation in construction costs. The construction cost indices of Engineering News Record and RSMeans are standards used across the country. If cost estimates change significantly, the City should consider a comprehensive update to its impact fee study.

ADOPTION OPTIONS

The fee amounts in this report represent the maximum supportable fees to be adopted and City Council has the ability to adopt at lower levels. For example, Council may adopt a flat percentage of the maximum supportable or implement a phasing approach over several years. Importantly, r uctions to the impact fee amounts must be made to all land uses. TischlerBise recommends not ado ng reductions for only a select number of land uses. Additionally, the City should evaluate the prog during its annual reviews to ensure planned capital project capacity is sufficiently funded during e years any "phase in."

CREDITS AND REIMBURSEMENTS

A general requirement that is common to development im act fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potent double pa ment situations arising from one-time development impact fees plus on-going payment of o r enues that may also fund growth-related capital improvements. The determination of revenue cre is dependent upon the development impact fee methodology used in the cost ana d local governm policies.

Policies and procedures related to site-specific c dits shou ddressed in the resolution or ordinance that establishes the development impact fees. roje evel imp ovements, required as part of the development approval process, a ligible for ts against development impact fees. If a developer constructs a system improvem nt includ in the fee alculations, it will be necessary to either reimburse the developer or provide edit against he fees due m that particular development. The latter option is more difficult to admin r becaus nique fees for specific geographic areas.

SERVICE AREA

A develop nt impact fee rvice are a region in which a defined set of improvements provide benefit to an i ntifiable amount o ew development. Within a service area, all new development of a type (single fa y, commercial, .) is assessed at the same development impact fee rate. Land use assumptions d developme impact fees are each defined in terms of this geography, so that capital facility demand, ojects eded to meet that demand, and capital facility cost are all quantified in the same terms. Develo nt impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of a large number of small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis and the type of facilities and improvements included in the development impact fee calculation, TischlerBise has determined that a single service area for the infrastructure categories included in the study.

Parks & Recreation

The parks impact fee is derived using the incremental expansion methodology. The analysis includes several components:

- Neighborhood Park: land, land development, park improvement
- Community Park: land development, park improvement
- Indoor Recreation Center: facility square footage
- Concrete Trails: network expansion (miles)

As indicated above, the City anticipates purchasing additional acr ge for ghborhood parks to accommodate future growth. However, there is enough available a reage for the ot components.

It is important to note that the parks impact fee methodolog xcludes mini parks, civic p s, and parks that are considered to be regional attractors. Mini and civ parks are co idered to have a small benefit zone while regional attractors are providing benefit to tho outside Bentonville making it difficult to quantify the level of service that is being provide to residen dditionally, all cost components are allocated 100 percent to residential development. Please note that e City's definition of a neighborhood park differs from that of many other commun ies City's neighbo ood parks can be quite large and have a wide variety of amenities. As such, they aw resid from throughout the city and are included in this citywide impact fee analysis.

LEVEL OF SERVICE AND INFR TRU TURE STA DARDS FOR PARKS & RECREATION

Neighborhood Parks

Figure 3 lists the current inve ry neighborhood parks and level of service (LOS) standards. Bentonville currently has 68 res of ne borhood parks. Using the 2023 population of 58,890 people, this inventory e ates to a c ent LOS 1.16 acres per 1,000 persons (68.2 acres / 58,890 = 1.16 acres per 1,000 p ons). To find the pital cos er person, the park land LOS is combined with the anticipated costs to rchase new neigh rhood park acres ($65,000 per acre) and to develop (i.e., environmental mitigation, prep, irrigatio parking, etc.) the raw land ($118,000 per acre). For example, the capital cost per person r park land $75 (1.16 park acres per 1,000 persons x $65,000 per acre = $75 per person, rounded).

Additionally, there are 27 park improvements at the existing parks with a replacement cost of $7.6 million. As result, the current park improvement LOS is 0.46 improvements per 1,000 residents. The average cost per improvement is $282,000, resulting in a capital cost per person of $130 (0.46 improvement per 1,000 residents x $282,000 per improvement = $130 per person, rounded).

Figure 3. Current Level of Service and Cost Factors for Neighborhood Parks

Neighborhood Parks	Acres	Park Improvement	Improvement Cost
Bogle Park	1.0	1	$100,000
Durham Place Park	0.4	1	$300,000
Gilmore Park	1.0	1	$300,000
Lake Bentonville	20.0	4	$500,000
Merchants Baseball Park	7.9	6	$2,500,000
Old Tiger Track	6.0	3	$1,525,000
Orchards Park	16.5	4	$1,000,000
Park Springs Park	13.9	3	$600,0
Wildwood Park	1.5	4	$80 00
Total	68.2	27	$7,625,000

Level-of-Service Standards	**Land Purcha**	**Land Dev**	**Improve nts**
Residential Share	1 %	100%	1 %
Share of Acreage and Improvements	68.2	68.2	27
2023 Population	5 890	58,890	58,890
Acres/Improvements per 1,000 Persons	**1**	**1.16**	**0.46**

Cost Analysis	**Land Purchase**	**nd Dev**	**Improvements**
Acres/Improvements per 1,000 Person	1.16	1.16	0.46
Average Cost per Acre/Improvement [1]	$ 0	$118,000	$282,000
Capital Cost per Person	**$75**	**$137**	**$130**

[1] Anticipated cost for new park land, par ev pment, and current replacement cost of park improvements

Community Parks

Figure 4 lists the current in tory communi y ks and LOS standards. In consultation with City staff, TischlerBise excluded Memori ark (73 acres) and Harlon Phillips Park (40 acres) from the current LOS inventory be e th arks ser a large number of visitors for tournaments and other events.

With th e exclusions, Bent ville curr ntly has 191.9 acres of community parks. Using 2023 population of 58,89 eople, this invento equates to a current LOS of 3.26 acres per 1,000 persons (191.9 acres / 58,890 peop = 3.92 acres p 1,000 persons). Please note that Bentonville does not have any current plans to purcha additiona ark land at this time. Rather, it plans to develop recreational amenities on the undeveloped p io of these properties. Therefore, a cost component for land acquisition is not included in this fee. H wever, the City will continue to use impact fees to improve existing community parks. The capital cost per person is found by combining the land development LOS with the current cost per acre of $108,000, resulting in $352 per person.

Additionally, there are 28 park improvements at the existing parks with a replacement cost of $7.4 million. As result, the current park improvement LOS is 0.48 improvements per 1,000 residents. The average cost per improvement is $264,000, resulting in a capital cost per person of $127 (0.48 improvement per 1,000 residents x $264,000 per improvement = $127 per person, rounded).

Figure 4. Current Level of Service and Cost Factors for Community Parks

Community Parks	Acres	Park Improvements	Improvement Cost
Bella Vista Lake	132.0	1	$200,000
Citizens Park	34.9	15	$5,400,000
Creekside Park	25.0	12	$1,800,000
Total	191.9	28	$7,400,000

Level-of-Service Standards	Land Dev	Improvements
Residential Share	100%	100%
Share of Acreage and Improvements	191.9	28
2023 Population	58,890	890
Acres/Improvements per 1,000 Persons	**3.2**	**8**

Cost Analysis	Land Dev	Improvements
Acres/Improvements per 1,000 Persons	3.26	0.48
Average Cost per Acre/Improvement [1]	$108,000	$264,000
Capital Cost per Person	**$3**	**$127**

[1] Anticipated cost for park development and current replacement cost of park improvements

Indoor Recreation Centers

Figure 5 lists the current inventory of indoor recreation centers and level of service (LOS) standards. There are currently 161,378 square feet at three locations with an insurance valuation of $26 million ($161 per square foot). As a result, the current LOS is 2,740 square feet per 1,000 persons. The capital cost per person is found by multiplying the current LOS with the average cost per square foot, resulting in $441 per person (2,740 square feet per 1,000 persons x $161 per square foot = $441 per person, rounded).

Figure 5. Current Level of Service and Cost Factors for Indoor Recreation Centers

Indoor Recreation Centers	Park	Square Feet	Replacement Cost [1]
Melvin Ford Aquatic Center	Memorial Park	75,000	$5,040,750
Bentonville Community Center	Citizen Park	78,000	$18,880,005
Downtown Activity Center	-	8,378	$2,054,850
		161,378	$25,975,605

Level-of-Service Standards	Square Feet
Residential Share	100%
Share of Square Feet	161,378
2023 Population	58,890
Square Feet per 1,000 Persons	**2,740**

Cost Analysis	Square Feet
Square Feet per 1,000 Persons	2,740
Average Cost per Square Feet	$161
Capital Cost per Person	**$441**

[1] Insurance Valuation Report

Concrete Trails

Figure 6 provides Bentonville's current inventory of concrete trails (excluding the Memorial Park Fitness Trail and Soccer Trail at Memorial Park). Natural surface trails are not included in the parks fee because City staff do not anticipate building any non-hard surface trails in the near future. In total there are 30.6 miles of concrete trails, providing a LOS of 0.520 miles per 1,000 persons (30.6 miles / 58,890 persons = 0.520 miles per 1,000 persons). Based on three recent and current construction projects the average cost per mile is $1,171,000. The concrete trail cost per person is derived by multiplyi g the current LOS and the current construction costs, resulting in $609 per person (0.520 miles per 1 0 residents x $1,171,000 per mile = $609 per person, rounded).

Figure 6. Current Level of Service and Cost Factors for Concrete Trails

Concrete Trails	Miles	Co ete Trails	Miles
All-American Trail	0.5	Lake B Vista Trail	1.8
Applegate Trail	2.5	Linco Loop	0.4
Arkansas Missouri Trail	0.8	Member lace T l	0.4
Citizens Park Trail	0.9	Moberly La ail	2.0
Crystal Bridges Trail	1 0	North Bentonv Trail	2.3
Downtown Trail		North Walton Blv rail	2.9
Enfield Park Trail	0	Pa rings/Burns l	0.8
Heritage Trail @ Central Ave	1.3	South lle Trail	2.6
Heritage Trail @ SW I St.	2.1	Tig rail	1.5
J Street Trail	1.2	T wn Branch Trail	0.8
Jefferson Trail	0.4	rail of Two Cities	1.5
John Deshields ail	1.0	shing Spring Trail	1.6
		Total	30.6

Level-of-Service Standards	Trails
Residential Share	100%
Share of Trail Miles	30.6
2023 Population	58,890
Miles per 1,000 Persons	**0.520**

Cost Analysis	Trails
Miles per 1,000 Persons	0.520
Average Cost per Mile [1]	$1,171,000
Capital Cost per Person	**$609**

[1] Based on three current trail projects

PROJECTED NEED FOR PARKS & RECREATION FACILITIES

The City of Bentonville updates its impact fee studies on a seven-year cycle. The following figures illustrate the demand from new development over that time based on the study's growth projections.

Neighborhood Parks

Figure 7 depicts projected demand for neighborhood parks over the next seven years. Demand from population growth will require the addition of 12.5 new park acres, 12.5 park acres developed, and 5 park improvements with a total cost of $3.7 million over the next seven years to maintain existing LOS.

Figure 7. Neighborhood Park Needs Analysis

Infrastructure	Level of Service			Cost per Unit
Neighborhood Parks	1.16	Park Land (acres)	per 1,000 persons	[illegible]
	1.16	Land Dev (acres)		$118,000
	0.46	Improvements		$282,000

Growth-Related Need for Neighborhood Parks					
Year		Population	Park Acres Purchased	Park Acres Developed	Park Improvements
Base	2023	58,890	68.3	68.3	27.0
Year 1	2024	60,304	[illegible]	69.9	27.7
Year 2	2025	61,758	[illegible]	71.6	28.4
Year 3	2026	63,253	73.3	73.3	29.0
Year 4	2027	[illegible]	75.1	75.1	29.8
Year 5	2028	[illegible]	76.9	76.9	30.5
Year 6	[illegible]	[illegible]	78.8	78.8	31.2
Year 7	[illegible]	[illegible]	80.8	80.8	32.0
7-Year Increase		10,778	**12.5**	**12.5**	**5.0**
		Projected Expenditure	**$812,500**	**$1,475,000**	**$1,410,000**

Growth-Related Expenditures for Neighborhood Parks	$3,697,500

Community Parks

Figure 8 depicts projected demand for community parks over the next seven years. Demand from population growth will require the 35.2 park acres developed and 5.2 park improvements with a total cost of $5.2 million over the next seven years to maintain existing LOS.

Figure 8. Community Park Needs Analysis

Infrastructure	Level of Service			Cost/Unit
Community Parks	3.26	Land Dev (acres)	per 1,000 persons	$108,000
	0.48	Improvements		$264,000

Growth-Related Need for Community Parks				
Year		Population	Park Acres Developed	Park Improvements
Base	2023	58,890	191.9	28.2
Year 1	2024	60,304	196.5	28
Year 2	2025	61,758	201.3	
Year 3	2026	63,253	206.2	30.3
Year 4	2027	64,791	211.2	31.0
Year 5	2028	66,371	216.3	31.8
Year 6	2029	67,996	221.6	32.6
Year 7	2030	69,668	227	33.4
7-Year Increase		10,778	**.2**	**5.2**
		Projected Expenditure	**$3,801,6**	**$ 372,800**

Growth-Related Expenditures for Community Parks	$5,174,400

Indoor Recreation Centers

Figure 9 depicts projected demand for indoor rec ation ters he next seven years. Demand from population growth will require 29 533 new square e f rec centers with a total cost of $4.8 million over the next seven years to mainta existin OS.

Figure 9. Indoor Recreat n Center Nee s Analysis

Infrastructure	f Service			Cost/Unit
Indoor Rec Center F l es	2,740	Square Feet	per 1,000 persons	$161

Growth-Related eed for In or Rec Center Facilities			
Year		Population	Square Feet
ase	2023	58,890	161,359
Ye 1	2024	60,304	165,234
Year	202	61,758	169,217
Year 3	6	63,253	173,313
Year 4	2027	64,791	177,526
Year 5	2028	66,371	181,856
Year 6	2029	67,996	186,309
Year 7	2030	69,668	190,891
7-Year Increase		10,778	**29,533**
		Projected Expenditure	**$4,754,749**

Growth-Related Expenditures for Indoor Rec Center Facilities	$4,754,749

Concrete Trails

Figure 10 depicts projected demand for concrete trails over the next seven years. Demand from population growth will require 5.6 new miles with a total cost of $6.6 million over the next seven years to maintain existing LOS.

Figure 10. Concrete Trail Needs Analysis

Infrastructure	Level of Service			Cost/Unit
Concrete Trails	0.520	Miles	per 1,000 persons	$1,171,000

Growth-Related Need for Concrete Trails			
Year		Population	Miles
Base	2023	58,890	30.6
Year 1	2024	60,304	3[illegible]
Year 2	2025	61,758	[illegible]1
Year 3	2026	63,253	32[illegible]
Year 4	2027	64,791	33.6
Year 5	2028	66,371	34.5
Year 6	2029	67,996	35.3
Year 7	2030	69,668	[illegible]2
7-Year Increase		10,778	
		Projected Expenditure	**$6,5[illegible]600**

Growth-Related Expenditures on Concrete Trails	$6,557,600

PARKS & RECREATION CAPITAL IMPROVEMENT PLANS

The Parks & Recreation Capital Improvement Plan (CIP) is listed in Figure 11. As indicated, there are plans to expanded and improve the four components included in the impact fee analysis. The plans satisfy the estimated growth-related needs to keep providing the current LOS.

Figure 11. Parks & Recreation Capital Improvement Plans

Parks & Recreation Capital Improvement Plan		
Location	Facility Type	Improvement
Bogle Park	Neighborhood Park	Park improvements
Future Park #1	Neighborhood Park	10-15 acre land purchase & improve
Future Park #2	Neighborhood Park	10-15 acre land purchase & improve
Bella Vista Lake	Community Park	Restrooms
Creekside Park	Community Park	Splashpark, playgound, dog park, 8 pickpall courts, cricket field, restroom
Downtown Activity Center	Indoor Recreation Center	Expansion and improvements
Citywide Loop Trail	Tier 1 Projects from Bike/Ped Master Plan	9 miles of concrete trails

DEBT SERVICE CREDIT EVALUATION

In 2021, Bentonville voters approved a referendum to finance a variety of projects through sales tax bonds that included expansion of parks, recreation centers, and trails. To avoid potential double payment for the improvements, a credit is necessary because new development that will pay the impact fee will also contribute to future payments on this remaining debt through sales tax revenue. Future payments are planned through 2046, 23 years from this study. Conservatively, the next 20 years of payments are included in the credit.

As shown in Figure 12, future payments are distributed based on proportio share for residential and nonresidential uses. To account for the time value of money, annual pa ents p erson are discounted using a net present value formula based on an average current interest rate of th ond, 3.00 percent. The total net present value of future payments per person is $4 per person. This am t is subtracted from the gross capital cost per person to derive a net capital st.

Figure 12. Credit for Future Debt Payments

Fiscal Year	Payment	Residential 58%	Nonresidential 42
2023	$211,506	$122,673	$88,8 3
2024	$211,506	$122,673	$88,83
2025	$468,118	$271,508	$196,61
2026	$546,212	$316,803	$229,409
2027	$545,674	$31 91	$229,183
2028	$546,313	$ 6,862	229,451
2029	$546,010	$316,686	229,324
2030	$545,397	$316,330	$ 067
2031	$547,135	17,33	$229,797
2032	$546,428	$3 28	$229,500
2033	1	$316, 8	$229,333
2034	$545,923	$316,635	$229,288
2	$546,084	16,729	$229,355
6	$545,822	$ 6,577	$229,245
20	$545,808	$3 ,569	$229,239
2038	$26,442	$,336	$11,106
2039	6,442	15,336	$11,106
2040	$ 442	$15,336	$11,106
2041	$26,	$15,336	$11,106
2042	$26,442	$15,336	$11,106
2043	$26,442	$15,336	$11,106
Total	**$7,602,619**	**$4,409,516**	**$3,193,103**

Reside l

Fiscal Year	ayment	Projected Population	Payment/ Capita
2023	$1 73	58,890	$2.08
	$122,673	60,304	$2.03
025	71,508	61,758	$4.40
2026	$316,803	63,253	$5.01
2027	$316,491	64,791	$4.88
2028	$316,862	66,371	$4.77
2029	$316,686	67,996	$4.66
2030	$316,330	69,668	$4.54
2031	$317,338	71,237	$4.45
2032	$316,928	72,846	$4.35
2033	$316,698	74,496	$4.25
2034	$316,635	76,423	$4.14
2035	$316,729	78,399	$4.04
2036	$316,577	80,426	$3.94
2037	$316,569	82,506	$3.84
2038	$15,336	84,639	$0.18
2039	$15,336	86,828	$0.18
2040	$15,336	89,073	$0.17
2041	$15,336	91,377	$0.17
2042	$15,336	93,740	$0.16
2043	$15,336	96,164	$0.16
Total	**$4,409,516**		**$62.40**
		Discount Rate	3.00%
		Credit per Person	**$49**

CREDIT FOR OTHER REVENUES

To ensure that the impact fee is calibrated to growth's burden on the City of Bentonville a credit is included for the existing balance of collected parks & recreation impact fees that will be used to fund future capital expansions. Listed in Figure 13 there is an estimated $20.2 million in growth-related costs for the next seven years and an existing balance of $2.2 million (11 percent of the capital costs). As a result, there is an 11 percent credit included in the final parks & recreation impact fee calculation

Figure 13. Existing Impact Fee Fund Balance

	7-Year Need to Accommodate G h					
Park Type	**Park Acres**	**Land Dev (Acres)**	**Park Impr.**	**Square F t**	**es**	**Total Cost**
Neighborhood Parks	12.5	12.5	5.0	-		$3,697,500
Community Parks	-	35.2	5.2	-	-	$5,174,400
Indoor Rec Center Facilities	-	-	-	29,533	-	4,754,749
Concrete Trails	-	-	-	-	5.6	$ 57,600
Total	**12.5**	**47.7**	**1**	**29,533**	**5.6**	**$20,184,249**

Exis g Im ct Fee Fund Balance	**$2,171,333**	**11%**
Future Funding Needs	**$18,012,916**	**89%**

Furthermore, historically the City of Bentonvill has r ved private an rant funding for trail expansion. The City anticipates this to continue for the ne seven ye well. It is estimated that 75 percent of future trail expansion projects will be funded fr m no ity moni s. As a result, there is a 75 percent credit included in the trail fee cal

PARKS & RECREATION IMPACT FEE SUMMARY

The maximum supportable parks & recreation impact fees are shown in Figure 14. The gross total per person is reduced by the three credits included in the impact fee calculation to ensure the impact fees represent growth's burden to the City of Bentonville. The fee is only assessed to residential development and based on persons per housing unit. For example, the single family detached impact fee is $3,260 (2.80 persons per housing unit x $1,164 net cost per person = $3,260 (rounded)). The current impact fee is included in the figure illustrating an increase of $1,068 for single family detache evelopment.

The City may adopt fees that are less than the amounts shown. Howev reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in pla ed cap l expenditures, and/or a decrease in levels of service.

Figure 14. Parks & Recreation Maximum Supportable Impact es

Fee Component	Land Cost per Person	Land De ost per P n	Impr vement Cos er Person
Neighborhood Parks	$75	7	$130
Community Parks	-	$35	$127
Indoor Recreation Centers	-	-	$441
Concrete Trails	-	-	$609
		Gr s Total p rson	**$1,871**
		Credit Debt Pa me	**($49)**
		Credit for Exter Fun ng (75%)	**($457)**
		Cr Existing Fun ance (11%)	**($201)**
		Net To l per Person	**$1,164**

Residential

Development e	ersons p Housing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Resid (per housin nit)				
S e Family ched	2.80	**$3,260**	$2,192	$1,068
ngle Family Atta ed	2.24	**$2,608**	-	-
Multifamily	1.55	**$1,805**	$1,381	$424

1] External funding ludes State and Federal grants and community donations

CASH FLOW PROJECTIONS FOR MAXIMUM SUPPORTABLE IMPACT FEE

This section summarizes the potential cash flow to the City if the development impact fees are implemented at the maximum supportable amounts. The cash flow projections are based on the assumptions detailed in this chapter and the development projections discussed in Appendix B: Demographic Data.

The summary provides an indication of the impact fee revenue generated by new development. Shown at the bottom of the figure, the maximum supportable parks & recreation impact fee is estimated to generate $12.6 million in revenue while there is a growth-related cost of [illegible]2 million. The revenue is able to mitigate 62 percent of growth-related costs. The remaining funding gap is the result of the credits for the other revenue sources available to fund capital expansion projects.

Figure 15. Cash Flow Summary for Maximum Supportable Impact Fees

Infrastructure Costs for Park Facilities

	Total Cost	Growth Cost
Neighborhood Parks	$3,697,[illegible]0	[illegible],697,500
Community Parks	$5,174,40[illegible]	$5,174,400
Indoor Recreation Centers	$4,754,749	[illegible]4,754,749
Concrete Trail	$6,557,600	$[illegible]57,600
Total Expenditures	**$20[illegible]249**	**$20,1[illegible],249**

Projected Development Impact Fee Revenue

		Single Family $3,260 per unit	Multifamily $1,805 per unit
Year		Housing Units	Housing Units
Base		16,929	7,406
Year 1	2024	17,205	7,820
Year 2	2025	17,489	8,245
Year 3	2026	17,781	8,682
Year 4	2027	18,081	9,132
Year 5	2028	18,389	9,595
Year 6	2029	18,706	10,071
Year 7	2030	19,032	10,561
7-Year Increase		2,103	3,155
Projected Revenue		$6,854,998	$5,695,208
		Projected Revenue =>	**$12,550,000**
		Total Expenditures =>	**$20,184,000**
		Non-Impact Fee Funding =>	**$7,634,000**

Library

The library impact fee is derived using the incremental expansion methodology. The fee includes library branches and library collections. The previous impact fee study did not include library branches because at that time there were no plans to construct new stations. At this point, the City is expanding its main branch and is exploring additional improvements to the main branch or a second location to accommodate future growth, justifying the addition of library branches in this update.

LEVEL OF SERVICE AND INFRASTRUCTURE STANDARDS FOR LIBRARY

Library Branch

Figure 16 indicates current LOS and cost factors for the current library branch. The current branch is 38,500 square feet, resulting in a LOS of 654 square feet per 1,000 persons (38,500 square feet / 58,890 residents = 654 square feet per 1,000 residents). Based on the library expansion plans, the average construction of cost is $736 per square foot. Therefore, the capital cost per person is $482 (654 square feet per 1,000 residents x $736 per square feet = $482 per person).

Figure 16. Current Level of Service and Cost Factors for Library Branches

Facility	Square Feet	Replacement Cost [1]
Main Branch	38,500	$28,346,154
Total	38,500	$28,346,154

Level-of-Service Standards	Square Feet
Residential Share	100%
Share of Square Feet	38,500
2023 Population	58,890
Square Feet per 1,000 Persons	**654**

Cost Analysis	Square Feet
Square Feet per 1,000 Persons	654
Average Cost per Square Foot [1]	$736
Capital Cost per Person	**$482**

[1] Average cost from branch expansion project

Library Collection

Figure 17 indicates current LOS and cost factors for physical library collections (i.e., permanently owned collections, not including e-books or recurring access subscriptions). Currently, the City owns 150,000 physical collection items, resulting in a LOS of 2,547 items per 1,000 persons (150,000 items / 58,890 residents = 2,547 items per 1,000 residents). The total collection has a value of $3.5 million yielding an average cost per collection item of $23. Therefore, the capital cost per person is $59 (2,547 items per 1,000 residents x $23 per item = $59 per person).

Figure 17. Current Level of Service and Cost Factors for Library Collections

Collections	Items	Replacement Cost
Total Collection	150,000	$3,452,770
Total	150,000	$3,452,770

Level-of-Service Standards	Items
Residential Share	100%
Share of Collection	150,000
2023 Population	58,890
Items per 1,000 Persons	**2[illegible]5**

Cost Analysis	Items
Items per 1,000 Persons	2,547
Average Cost per Item	$23
Capital Cost per Person	**$59**

PROJECTED NEED FOR LIBRARY FACILITIES

The City of Bentonville updates its impact fee studies on a seven-y[illegible] cycle. The following figures illustrate the demand from new development over tha[illegible] i[illegible] based on the stu[illegible]s growth projections.

Library Branches

Figure 19 depicts projected dem[illegible] for library [illegible]ches over the next seven years. Demand from population growth will requi[illegible] 7,049 a[illegible]tional squ[illegible]e footage to maintain the current LOS for a total cost of approximately $5 2[illegible]illion.

Figure 18. Library Branch N[illegible]ds An[illegible]ysis

Infrastructur[illegible]	Level of Service			Cost/Unit
Branch	654	Square Feet	per 1,000 persons	$736

Growth-R[illegible]ed Need [illegible]r Library Branch			
Year		Population	Square Feet
Base	20[illegible]	58,890	38,514
[illegible]r 1	[illegible]24	60,304	39,438
Ye[illegible] 2	2025	61,758	40,389
Year [illegible]	2026	63,253	41,367
Year 4	2027	64,791	42,373
Year 5	2028	66,371	43,406
Year 6	2029	67,996	44,469
Year 7	2030	69,668	45,563
Seven-Year Increase		10,778	**7,049**
		Projected Expenditure	**$5,189,923**

Growth-Related Expenditures for Library Branch	**$5,189,923**

Library Collections

Figure 19 depicts projected demand for library collections over the next seven years. Demand from population growth will require 27,452 additional collections to maintain the current LOS for a total cost of approximately $631,000.

Figure 19. Library Collections Needs Analysis

Infrastructure	Level of Service			Co /Unit
Collection	2,547	Units	per 1,000 persons	$23

Growth-Related Need for Collection			
Year		**Population**	**Collection Units**
Base	2023	58,890	149,993
Year 1	2024	60,304	153,595
Year 2	2025	61,758	157,298
Year 3	2026	63,253	161,10
Year 4	2027	64,791	165,022
Year 5	2028	66,371	169,046
Year 6	2029	67,996	173,186
Year 7	2030	69,66	77,445
Seven-Year Increase		10,778	**27,**
	Projected Expenditure		**$631,405**

Growth-Related Exp res for Colle i	**$631,405**

CREDIT FOR ADDITIONAL REVENUE SOURCES

To accommodate growth, the Library Department has prepared a ten-year capital improvement plan, Figure 20. This plan includes library expansions, branch improvements, and collection expansions totally $21 million. There are items in the plan that have a portion that is not impact fee eligible. The project list represents all anticipated capital expansion expenditures over the next ten years and it is anticipated that other revenues will be used to fully fund the plan.

Figure 20. 10-Year Capital Improvement Plan

10-Year Library Capital Plan	
Project	**Cost**
Library Branch Expansion	$16,75 ,000
Materials Return System	165,000
Self-check terminals	$80,000
Materials security gates and people counter	$50,000
Computer terminals	$26 0
Makerspace technology and equipment	$1 ,000
Integrated technology for collaboration rooms	162,750
Public copier/printer	$18,500
Landscape enhancements and sh	0,000
Remodel and upgrade to exteri boo	$1,00 00
Branch Library - Study / Plan	$150,000
Expansion of Existing Pickup Lock at BCC	16,500
Additional Offsite Service Location	$100,000
10-Year Library llec Expansio	$2,250,000
Total	**$21,019,250**

Note: Th apital Plan i udes severa ms that have a portion that is not imp t fee eligible e C ital Plan epresents all capital expenditu and i igible for o unding as well.

There are seve s that ar nticipated to fund the capital improvement plan: bond financing (21 percent), p ate donatio (49 perc), and existing impact fee fund balance (4 percent). As a result, a credit is cluded for each r nue source in the final impact fee calculation to ensure the impact fee is calibrate o the future burd to the City. Furthermore, the future impact fee revenue will mitigate a portion of th emaining fund g gap.

Figure 21. Funding ourc for Capital Improvement Plan

Funding Sources	Amount	% of Total
Bond Funding	$4,500,000	21%
Private Donations	$10,250,000	49%
Existing Impact Fee Fund Balance	$847,026	4%
Funding Gap	$5,422,224	26%
Total	**$21,019,250**	**100%**

LIBRARY IMPACT FEE SUMMARY

The maximum supportable library impact fees are shown in Figure 22. The gross cost per person is reduced by the credits for other revenues to find the net total cost per person. The fee is only assessed to residential development and based on persons per housing unit. For example, the single family detached impact fee is $392 (2.80 persons per housing unit x $140 net cost per person = $392 (rounded)). The current library impact fee is included in the figure illustrating an increase of $214 for single family detached development.

The City may adopt fees that are less than the amounts shown. Howev reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in pla ed cap l expenditures, and/or a decrease in levels of service.

Figure 22. Maximum Supportable Library Impact Fees

Fee Component	C t per son
Library Branch	482
Library Collections	
Gross T tal	**$54**
Credit for Bond Funding 1%)	**($114)**
Credit for Private Donations (4 %)	**($265)**
Existing Fund Balance (4)	
Net Tot	**$140**

Residential

Develop nt Type	P sons per using Unit	Maximum Su ortable Fee	Current Fee	Increase/ (Decrease)
Residential (housin nit)				
Single Family D d	2.80	**$392**	$178	$214
S mily Attac d	2.24	**$314**	-	-
Multifam	1.55	**$217**	$112	$105

CASH FLOW PROJECTIONS FOR MAXIMUM SUPPORTABLE IMPACT FEE

This section summarizes the potential cash flow to the City if the development impact fees are implemented at the maximum supportable amounts. The cash flow projections are based on the assumptions detailed in this chapter and the development projections discussed in Appendix B: Demographic Data.

The summary provides an indication of the impact fee revenue generated by ne development. Shown at the bottom of the figure, the maximum supportable library impact fee is mated to generate $1.5 million in revenue while there is a growth-related cost of $5.8 million. The nue is able to mitigate 26 percent of growth-related costs. The remaining funding gap is the result the cr for the other revenue sources available to fund capital expansion projects.

Figure 23. Cash Flow Summary for Maximum Supportable Im ct Fees

Infrastructure Costs for Library F lities

	Total Co	Growth st
Library Branch	$5,189,92	$5 9,923
Library Collections	$631,405	$631,405
Total Expenditure	**$5,821,328**	**$ 21,328**

Projected Developm nt Impa Revenue

		ingle Fam y $3 unit	ifamily $217 per unit
Yea		**Ho ng Units**	**Housing Units**
Base	023	16,929	7,406
Year 1	2024	7,205	7,820
Year 2	2	17,489	8,245
ea 3	2026	17,781	8,682
Y 4	2027	18,081	9,132
Year	2028	18,389	9,595
Year 6	2029	18,706	10,071
Year 7	2030	19,032	10,561
ven-Year Increase		2,103	3,155
rojected Revenue		$824,282	$684,687
		Projected Revenue =>	**$1,509,000**
		Total Expenditures =>	**$5,821,000**
		Non-Impact Fee Funding =>	**$4,312,000**

Police

The police impact fee for Bentonville utilizes an incremental expansion approach, with infrastructure costs allocated to both residential and nonresidential development based on a functional population analysis. The fee includes police facilities, police vehicles, police communication infrastructure.

For residential development, police impact fees are a function of population growth. For nonresidential impact fees, TischlerBise recommends using nonresidential vehicle trips as the b demand indicator for public safety. Trip generation rates are used for nonresidential developme because vehicle trips are highest for commercial developments, such as shopping centers, and l es or industrial/warehouse development. Office and institutional trip rates fall between the other o catego This ranking of trip rates is consistent with the relative demand for police services fro nonresidential elopment. Other possible nonresidential demand indicators, such as employme or floor area, will not a urately reflect the demand for service. For example, if employees per tho and square feet were used as the demand indicator, police impact fees would be too high for office d instituti al development because offices typically have more employees per 1,000 square feet than ail es. If floor area were used as the demand indicator, police impact fees would be too high for ind rial development. Further details on vehicle trip rates can be found in the appendi

PROPORTIONATE SHARE ANALYSIS

Both residential and nonresidenti velopments ase the demand on police services and facilities. To calculate the proportiona hare b ween resi ntial and nonresidential demand on service and facilities, a functional popu tion approa is used. Th functional population approach allocates the cost of the facilities to resid ial and no sid ntial dev lopment based on the activity of residents and workers in the city through 24 urs in a day.

Residents that rk are as ned 20 hours per day to residential development and 4 hours per day to nonresi ntial develop nt (ann lized averages). Residents that work in City of Bentonville are assigne 14 hours to residen development and 10 hours to nonresidential development. Residents that work out the city are assi ed 14 hours to residential development, the remaining hours in the day are assumed o be spent o ide of the city working. Inflow commuters are assigned 10 hours to nonresidential d elopme Based on the most recent functional population data (2018), residential development accou r 58 percent of the functional population, while nonresidential development accounts for 42 percent.

Figure 24. Bentonville Functional Population

Bentonville, AR (2018)					
Residential				*Demand*	*Person*
Population*	46,112			*Hours/Day*	*Hours*
Residents Not Working		24,984		20	499,680
Employed Residents		21,128			
Employed in Bentonville			9,351	1	130,914
Employed outside Bentonville			11,777	4	164,878
			Resident	btotal	795,472
			Resid	**ial Sh =>**	**58%**
Nonresidential					
Non-working Residents		24,984		4	99,936
Jobs Located in Bentonville		48 3			
Residents Employed in Bentonville			9,3	10	93,510
Non-Resident Workers (inflow commuters)			3 27	10	390,270
		on	idential Subtotal		583,716
		N	**esidential Share =>**		**42%**
				TOTAL	1,379,188

Source: U.S. Census Bureau, OnTheMap 6.1 Applicati d LEHD Origin-Destination Employment Statistics.
* Source: U.S. Census Bureau American Com nit urvey, 2018

LEVELS OF SERVICE STAND RDS AN COST FAC ORS FOR POLICE

Police Facilities

Bentonville currently has thre lice facilities totaling 47,522 square feet. Based on current insurance valuations, th aciliti otal $18 million in value. Figure 25 indicates residential and nonresidential proportio te share factor current L standards, and cost per demand unit calculations. For example, the cu nt residential LOS is rived by multiplying the total square footage by the proportionate share of functio l population an dividing by the total population (47,522 square feet x 58 percent proportionat are / 58,890 esidents), resulting in a LOS of 468 square feet per 1,000 persons.

The cost per dema t is derived using the average cost per square foot ($384) and existing LOS discussed above. For example, the cost per person is $180 (384 square feet per 1,000 persons x $384 per square foot = $180 per person).

Figure 25. Current Level of Service and Cost Factors for Police Facilities

Facility	Square Feet	Replacement Cost [1]
Headquarters	18,885	$6,096,416
Storage	6,500	$1,838,550
CID/Communications/EOQ	22,137	$10,300,500
Total	**47,522**	**$18,235,466**

Level-of-Service Standards	Residential	Nonre ential
Proportionate Share	58%	42%
Share of Floor Area (sq. ft.)	27,563	19,959
2023 Population/Nonres Vehicle Trips	58,89	72,022
Square Feet per 1,000 Persons/Nonres Trips	**468**	**116**

Cost Analysis	R dential	Nonresidentia
Square Feet per 1,000 Persons/Nonres Trips	468	116
Average Cost per Square Foot	$38	$384
Capital Cost per Person/Nonres Vehicle Trip	**$ 0**	**$45**

[1] Insurance valuation report

Police Vehicles

Bentonville currently has 105 units in its police leet. Figu 6 below indicates the type of vehicle, the number owned, and the current cost of replace ent. I otal, th leet's value is $6.8 million with an average cost per unit of $65,000 re 26 also di tes residential and nonresidential proportionate share factors, current LOS sta dards, a cost per mand unit calculations. For example, the current residential LOS is derived y multiplyin the total n mber of vehicles by the proportionate share of functional population an dividing by t l population (105 vehicles x 58 percent proportionate share / 58,890 residents), resulting a L of 1.034 vehi es per 1,000 persons.

The cost per nit is de d using the average cost per vehicles ($65,000) and existing LOS discussed ove. For exam , the co er person is $67 (1.034 vehicles per 1,000 persons x $65,000 per vehicle $67 per person).

Figure 26. Current Level of Service and Cost Factors for Police Vehicles

Vehicle Type	Total Units	Cost per Unit	Replacement Cost
Patrol	75	$65,000	$4,875,000
CID/Admin	30	$65,000	$1,950,000
Total	**105**		**$6,825,000**

Level-of-Service Standards	**Residential**	**Nonresidential**
Proportionate Share	58%	42%
Share of Fleet	60.9	44.1
2023 Population/Nonres Vehicle Trips	58,890	172,022
Units per 1,000 Persons/Nonres Trips	**1.03**	**0.256**

Cost Analysis	**Resid ial**	**Nonresiden**
Units per 1,000 Persons/Nonres Trips	1.034	0.256
Average Cost per Unit	$65,000	$65,000
Capital Cost per Person/Nonres Vehicle Trip	**$67**	**$17**

Police Communication infrastructure

The police communication infrastructure inclu the 911 radio tow s and 911 communication dispatch consoles. There are a total of nine units with a tot lacement co of $1.7 million. Figure 27 also indicates residential and nonresidential proport nate shar rs current LOS standards, and cost per demand unit calculations.

The cost per demand unit is rived u g the ave ge cost per unit ($189,000) and existing LOS. For example, the cost per pers is $17 (0.08 units per 1 00 persons x $189,000 per unit = $17 per person).

Figure 27. Current Level o rvice a d Cost or Police Communication Infrastructure

ipment	Total Units	Cost per Unit	Replacement Cost
911 Radio ers	5	$100,000	$500,000
911 Comms Co oles	4	$300,000	$1,200,000
Total	**9**		**$1,700,000**

Leve f-Service Standards	**Residential**	**Nonresidential**
P ortionate are	58%	42%
Shar f Fl	5.2	3.8
2023 Po lation/Nonres Vehicle Trips	58,890	172,022
Units per 1,000 Persons/Nonres Trips	**0.089**	**0.022**

Cost Analysis	**Residential**	**Nonresidential**
Units per 1,000 Persons/Nonres Trips	0.089	0.022
Average Cost per Unit	$189,000	$189,000
Capital Cost per Person/Nonres Vehicle Trip	**$17**	**$4**

PROJECTED NEED FOR POLICE FACILITIES

The City of Bentonville updates its impact fee studies on a seven-year cycle. The following figures illustrate the demand from new development over that time based on the study's growth projections.

Police Facilities

Figure 28 depicts projected demand for police facility space over the next seve years. Demand from population and nonresidential growth will require the addition of 9,293 squa feet for a total cost of approximately $3.6 million over the next seven years to maintain existing LO

Figure 28. Police Facilities Needs Analysis

Infrastructure	Level of Service		Demand Unit		Cost/Sq Ft
Police Facilities	Residential	468	Square t	per 1,000 persons	384
	Nonresidential	116		per 1,000 trips	

Growth-Related Need for P e Faciliti						
Year		Population	Nonres. Vehicle Trips	Residen l Square Fee	Nonresidential Square Feet	Total Square Feet
Base	2023	58,890	1 22	27,560	19,954	47,514
Year 1	2024	60,304	1 06	28,222	20,423	48,645
Year 2	2025	61,758	18 83	902	21,214	50,116
Year 3	2026	63,253	189, 0	29,6	22,005	51,607
Year 4	2027	64 791	196,5	30,322	22,796	53,118
Year 5	2028	371	200,56	31,061	23,265	54,326
Year 6	2029	67,996	204,605	31,822	23,734	55,556
Year 7	2030	69,668	208,649	32,604	24,203	56,807
Seven-Year Increase		10,778	36 627	**5,044**	**4,249**	**9,293**
		Proj ted Expendit		**$1,936,896**	**$1,631,616**	**$3,568,512**

Growth-Related Expenditures for Police Facilities	$3,568,512

Police Ve cles

Figure 29 picts projected emand for police vehicles over the next seven years. Demand from population a nonresiden growth will require the addition of 20.6 units for a total cost of approximately $ millio ver the next seven years to maintain existing LOS.

Figure 29. Police Vehicles Needs Analysis

Infrastructure	Level of Service			Demand Unit	Cost/Unit
Police Vehicles	Residential	1.034	Units	per 1,000 persons	$65,000
	Nonresidential	0.256		per 1,000 trips	

Growth-Related Need for Police Vehicles						
Year		Population	Nonres. Vehicle Trips	Residential Units	Nonresidential Units	Total Units
Base	2023	58,890	172,022	60.8	.0	104.8
Year 1	2024	60,304	176,066	62.3	45.0	107.3
Year 2	2025	61,758	182,883	63.8	46.8	110.6
Year 3	2026	63,253	189,700	65.4	8 5	113.9
Year 4	2027	64,791	196,517	66.9	5	117.2
Year 5	2028	66,371	200,561	68	51.3	119.9
Year 6	2029	67,996	204,605	.3	52.3	122.6
Year 7	2030	69,668	208,649	72.0	53.4	125.4
Seven-Year Increase		10,778	36,627	**11.2**	**9.4**	**20.6**
			Projected Expenditure	**$ 8 000**	**$611,000**	**$1,339,000**

Growth-Related Expenditure r Police Vehicles	$1,339,000

Police Communication Infrastructure

Figure 30 depicts projected demand for police c mmuni ion in ructure over the next seven years. Demand from population and non idential grow w l require the addition of 1.8 units for a total cost of approximately $340,000 ov the nex even yea o maintain existing LOS.

Figure 30. Police Commu cation Infras ucture Need nalysis

Infrastructure	ve			Demand Unit	Cost/Unit
Police Communic	Reside a	0.089	Units	per 1,000 persons	$189,000
	Nonresid al	0.022		per 1,000 trips	

wth-Related Need for Police						
Year		Pop tion	Nonres. Vehicle Trips	Residential Units	Nonresidential Units	Total Units
Base	2023	8,890	172,022	5.2	3.7	8.9
Year 1	024	60,304	176,066	5.3	3.8	9.1
Year 2	2	61,758	182,883	5.4	4.0	9.4
Year 3	2026	63,253	189,700	5.6	4.1	9.7
Year 4	2027	64,791	196,517	5.7	4.3	10.0
Year 5	2028	66,371	200,561	5.9	4.4	10.3
Year 6	2029	67,996	204,605	6.0	4.5	10.5
Year 7	2030	69,668	208,649	6.2	4.5	10.7
Seven-Year Increase		10,778	36,627	**1.0**	**0.8**	**1.8**
			Projected Expenditure	**$189,000**	**$151,200**	**$340,200**

Growth-Related Expenditures for Police Communication	$340,200

POLICE CAPITAL IMPROVEMENT PLANS

The Police Capital Improvement Plan (CIP) is listed in Figure 31. As indicated, there are plans to expanded and improve the three components included in the impact fee analysis. The plans satisfy the estimated growth-related needs to keep providing the current LOS.

Figure 31. Police Capital Improvement Plans

Police Capital Improvement Plan	
Project	**Improvement**
Training Facility	Phase 2, similar to Fayetteville facility, ~$ illion
Substation	Expansion for future staff and evidence ora
Vehicles	21 units for future patrol and CID hi
Radio Tower #6	Expanded network, not being cov red by the 2021 B d

DEBT SERVICE CREDIT EVALUATION

In 2021, Bentonville voters approved a referendum to finan a variety projects through sales tax bonds that included improvements to the City's public safety radio m unication system. To avoid potential double payment for police improvements, a credit is necessary b ause new development that will pay the impact fee will also contribute to future p m s on this remain g debt through sales tax revenue. Future payments are planned through 2046, 2 years fr his study. C nservatively, the next 20 years of payments are included in the credit.

As shown in Figure 32, future pa e re distrib d based on proportionate share for residential and nonresidential uses. To ac unt for t time va of money, annual payments per person and nonresidential vehicle tri are discount using a net p sent value formula based on an average current interest rate of the bond, 00 perce present value of future payments per person is $12 per person and $3 per nonre e al vehicle trip. This amount is subtracted from the gross capital cost per demand u sidential d nonresidential development to derive a net capital cost for police facilities.

Figure 32. Police Future Debt Payment Credit

Fiscal Year	Payment	Residential 58%	Nonresidential 42%
2023	$53,280	$30,902	$22,378
2024	$53,280	$30,902	$22,378
2025	$117,923	$68,395	$49,528
2026	$137,595	$79,805	$57,790
2027	$137,460	$79,727	$57,733
2028	$137,621	$79,820	$57,801
2029	$137,545	$79,776	$57,769
2030	$137,390	$79,686	$57,704
2031	$137,828	$79,940	$57,888
2032	$137,650	$79,837	$57,813
2033	$137,550	$79,779	$57,771
2034	$137,523	$79,763	$57,760
2035	$137,563	$79,787	$57,776
2036	$137,497	$79,748	$57,749
2037	$137,494	$79,747	$57,747
2038	$6,661	$3,863	$2,798
2039	$6,661	$3,863	$2,798
2040	$6,661	$3,863	$2,798
2041	$6,661	$3,863	$2,798
2042	$6,661	$3,863	$2,798
2043	$6,661	$3,863	$2,798
Total	**$1,915,165**	**$1,110,792**	**$ 3**

Residential

Fiscal Year	Payment	Projected Population	Payment/ Capita
2023	$30,902	58,890	$0.52
2024	$30,902	60,304	$0.51
2025	$68,395	61,758	$1 11
2026	$79,805	63,253	.26
2027	$79,727	64,791	$1.23
2028	$79,820	66,37	$1.20
2029	$79,776	67,9	$1.17
2030	$79,686	69,668	$1
2031	$79,940	71,237	12
2032	$79,837	72,846	$ 0
2033	$79	74,496	$1.0
2034	$79,7	3	$1.04
2035	$79,78	78,399	$1 02
2036	$79,748	80 4	$
2037	$79,747	8 06	$0.97
38	$3,863	4,639	$0.05
2039	3,863	6,828	$0.04
2040	$3,863	8 073	$0.04
2041	$3 863	9 377	$0.04
204	$3,8	93,740	$0.04
2 3	$3,863	96,164	$0.04
al	**$1,110,792**		**$15.70**
		Discount Rate	3.00%
		Total Credit	**$12**

Nonr ential

F al Year	Payment	Projected Nonres. Vehicle Trips	Payment/ Trip
3	$22,378	172,022	$0.13
20	$22,378	176,066	$0.13
2025	$49,528	182,883	$0.27
2026	7,790	189,700	$0.30
2027	$5 33	196,517	$0.29
2028	$57,801	200,561	$0.29
2029	$57,769	204,605	$0.28
2030	$57,704	208,649	$0.28
2031	$57,888	212,693	$0.27
2032	$57,813	216,737	$0.27
2033	$57,771	220,781	$0.26
2034	$57,760	224,825	$0.26
2035	$57,776	220,549	$0.26
2036	$57,749	229,064	$0.25
2037	$57,747	237,579	$0.24
2038	$2,798	246,093	$0.01
2039	$2,798	254,608	$0.01
2040	$2,798	263,123	$0.01
2041	$2,798	271,638	$0.01
2042	$2,798	280,153	$0.01
2043	$2,798	288,668	$0.01
Total	**$804,373**		**$3.84**
		Discount Rate	3.00%
		Total Credit	**$3**

EXISTING IMPACT FEE FUND BALANCE CREDIT EVALUATION

To ensure that the impact fee is calibrated to growth's burden on the City of Bentonville a credit is included for the existing balance of collected police impact fees that will be used to fund future capital expansions. Listed in Figure 33 there is an estimated $5.2 million in growth-related costs for the next seven years and an existing balance of $2.6 million (50 percent of the capital costs). As a result, there is a 50 percent credit included in the final police impact fee calculation.

Figure 33. Credit for Police Impact Fee Fund Balance

	7-Year Need to Accommodate Gro			
Infrastructure	**Square Feet**	**Units**	**To Cost**	
Police Facilities	9,293	-	$,568,512	
Police Vehicles	-	20.6	$1,339,000	
Police Communication	-	1.8	$340,200	
Total	**9,293.0**	**2**	**$5,247,712**	
		Existing Impact Fee Fun alance	**,645,822**	**50%**
		Future Funding ed	**$2,601,890**	**50%**

POLICE IMPACT FEE SUMMARY

The maximum supportable police impact fees are shown in Figure 34. For residential development, police impact fees are based on persons per housing unit. For example, the single family detached impact fee is $333 (2.80 persons per housing unit x $119 net cost per person = $333 (rounded)). The nonresidential fees are the product of vehicle trips per 1,000 square feet multiplied by the net capital cost per nonresidential vehicle trip. The current police impact fee is included in the figure illustrating a decrease of $213 for single family detached development.

The City may adopt fees that are less than the amounts shown. Howev reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in pla ed cap l expenditures, and/or a decrease in levels of service.

Figure 34. Maximum Supportable Police Impact Fees

Fee Component	Cost per Person	t per Nonres Vehicle Tri
Police Station	$180	$45
Police Vehicles	$67	$17
Communication Infrast.	$17	$4
Gross Total	64	66
Credit for Debt Payments	($12)	($)
Credit for Existing Fund Balance (50%)	$133)	($33)
Net Total	**$119**	**$30**

Residential

Deve pment Type	Persons pe Housing Uni	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residenti er hou g unit)				
Single Famil hed	2.80	**$333**	$546	($213)
le Family A hed	2.24	**$267**	-	-
Multif ly	1.55	**$184**	$344	($160)

Nonresiden

Developm nt Type	Vehicle Trips	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Noresident (per 1,000 Square Feet)				
il	14.06	**$422**	$615	($193)
Off	5.42	**$163**	$233	($70)
Industrial	2.38	**$71**	$81	($10)
Institutional	5.39	**$162**	-	-

CASH FLOW PROJECTIONS FOR MAXIMUM SUPPORTABLE IMPACT FEE

This section summarizes the potential cash flow to the City if the development impact fees are implemented at the maximum supportable amounts. The cash flow projections are based on the assumptions detailed in this chapter and the development projections discussed in Appendix B: Demographic Data.

The summary provides an indication of the impact fee revenue generated by ne[illegible] development. Shown at the bottom of the figure, the maximum supportable police impact fee is e[illegible]mated to generate $2.4 million in revenue while there is a growth-related cost of $5.2 million. The [illegible]nue is able to mitigate 45 percent of growth-related costs. The remaining funding gap is the re[illegible]t of t[illegible] credit for future debt payments and the existing impact fee fund balance.

Figure 35. Cash Flow Summary for Maximum Supportable Im[illegible]ct Fees

Infrastructure Costs for Police Facilities

	Total Cost	Growth
Police Station	$3,568,512	$3,568,51[illegible]
Police Vehicles	$1,339,000	$1,339,000
Communication Infrast.	$340,20[illegible]	$340,200
Total Expenditures	**$5,247,7[illegible]**	**[illegible]247,712**

Projected Development Impact Fee Revenue

		Single Family $333 per un[illegible]	Multifamily [illegible]184 pe[illegible]nit	Re[illegible] [illegible]22 [illegible]r KSF	Office $163 per KSF	Industrial $71 per KSF	Institutional $162 per KSF
Year		Housin[illegible] Units	Hous[illegible] Units	[illegible]F	KSF	KSF	KSF
Base	2023	16,929	7[illegible]406	6,905	9,750	3,117	2,722
Year 1	2024	[illegible]7,205	[illegible]	7,117	9,819	3,204	2,813
Year 2	2025	1[illegible]89	8,245	7,328	10,399	3,292	2,904
Year 3	2026	17,7[illegible]	8,682	7,539	10,980	3,379	2,995
Year 4	[illegible]27	18,081	9,132	7,751	11,560	3,466	3,086
Year 5	2028	[illegible],389	9,595	7,962	11,629	3,553	3,177
Yea[illegible]	2029	1[illegible]706	10,071	8,174	11,698	3,641	3,268
Year 7	2030	19[illegible]2	10,561	8,385	11,767	3,728	3,359
Seven-Year [illegible]rease		2[illegible]03	3,155	1,480	2,017	611	637
Projected Re[illegible]ue		$70[illegible]219	$580,564	$624,600	$328,717	$43,359	$103,180

Projected Revenue =>	**$2,381,000**
Total Expenditures =>	**$5,248,000**
Non-Impact Fee Funding =>	**$2,867,000**

Fire

The fire impact fee for Bentonville utilizes a plan-based approach that compares the capital expansion plans and infrastructure costs to future development allocated to both residential and nonresidential growth based on an analysis of calls for service data. The fee includes a fire station and fire apparatus component that provide a citywide benefit. The previous impact fee study did not include fire stations because at that time there were no plans to construct new stations.

For residential development, fire impact fees are a function of population growth. For nonresidential impact fees, TischlerBise recommends using nonresidential vehicle trips as the best demand indicator for fire and emergency medical apparatus. Trip generation rates are used for nonresidential development because vehicle trips are highest for commercial developments, such as shopping centers, and lowest for industrial/warehouse development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for fire and emergency medical services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, fire impact fees would be too high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses. If floor area were used as the demand indicator, fire impact fees would be too high for industrial development. Further details on vehicle trip rates are found in the appendix.

PROPORTIONATE SHARE ANALYSIS

The fire impact fee uses an annual report of calls for service to attribute demand on fire station and fire apparatus from residential and nonresidential development. Of the total, 46 percent of calls were to residential locations, 40 percent to nonresidential locations, and 14 percent were to traffic incidents. The traffic incidents are split to residential and nonresidential locations based on the current vehicle trip generation estimates. As a result, 53 percent of calls are considered to be based on residential demand and 47 percent of calls are considered to be on nonresidential demand.

Figure 36. Fire Department Calls for Service

Location	Calls for Service	Percent of Total
Residential	3,242	46%
Nonresidential	2,777	40%
Traffic	9	14%
Total	**97**	**100%**

Location	Vehicle Trips	o ent tal
Residential	142,606	%
Nonresidential	022	55
Tot	**314,6**	**100%**

Lo ion	V j. cle Trips	Percent of Total
Resident	3,685	**53%**
Nonresi ntial	3,312	**47%**
l	**6,997**	**100%**

FIRE CAPITAL IMPROVEMEN LANS

The Fire C tal Improvem t Plan ( ) is listed in Figure 37. As indicated, there are plans to construct Fire St n #8 with an estim ed cost of $4.5 million. Along with the need to provide a new fire truck at Station #8 ere are new admi trative and training vehicles needed to support the department's growth.

Figure 37. Fire ital Impr ement Plans

Fire Capital Improvement Plan			
Project	**Need**	**Units**	**Total Cost**
Fire Station #8	10,000	square feet	$4,500,000
Fire Truck	1	units	$960,000
Battalion Truck	1	units	$120,000
Training and Admin Truck	2	units	$120,000
		Total	**$5,700,000**

LEVELS OF SERVICE STANDARDS AND COST FACTORS FOR FIRE

Fire Stations

Bentonville Fire Department plans to construction Fire Station #8 in the next seven years to accommodate citywide growth. The station is anticipated to be 10,000 square feet and cost $4.5 million. The capital expansion is compared to the 7-year growth projection to calculate capital cost factors. Figure 38 indicates residential and nonresidential proportionate share factors, LOS standards, an ost per demand unit calculations. For example, the residential LOS is derived by multiplying the t al square footage by the proportionate share and dividing by the 7-year increase in population (10 quare feet x 53 percent proportionate share / 10,778 residents), resulting in a LOS of 489 squa eet pe 000 persons.

The cost per demand unit is derived using the average cost pe quare foot ($450) d LOS discussed above. For example, the cost per person is $220 (489 squar eet per 1,000 persons x $ 0 per square foot = $220 per person).

Figure 38. Current Level of Service and Cost Factors for Fire io

Facility	Square Feet	Rep ement Co
Fire Station #8	000	$4,500 0
Total	**10,00**	**$4,500,000**

Level-of-Service Standards	**Residential**	**Nonresidential**
Proportionate Sha	53%	47%
Share of Floor a (sq. ft.)	5,267	4,733
7-Year Incre e in Populati and Nonres ps	10,778	36,627
Square Fe er 1,000 Pe n /N nres Trip	**489**	**129**

t Analysis	**Residential**	**Nonresidential**
et per 1,0 Persons/Nonres Trips	489	129
Average Co er Squa oot	$450	$450
Capital Cost p Person/N es Vehicle Trip	**$220**	**$58**

Source: Bentonv e Fire Department

Fire Apparat

Bentonville Fire D rtm nt plans to expand its vehicle fleet by four units over the next seven years to accommodate citywid growth. This includes a new fire truck for Station #8 and three administrative vehicles. The capital expansion plan is compared to the 7-year growth projection to calculate capital cost factors. Figure 39 also indicates residential and nonresidential proportionate share factors, LOS standards, and cost per demand unit calculations. For example, the residential LOS is derived by multiplying the number of apparatus by the proportionate share and dividing by the total population (4 apparatus x 53 percent proportionate share / 10,778 residents), resulting in a LOS of 0.195 apparatus per 1,000 persons.

The cost per demand unit is derived using the average cost per apparatus ($300,000) and LOS discussed above. For example, the cost per person is $59 (0.195 apparatus per 1,000 persons x $300,000 per apparatus = $59 per person).

Figure 39. Current Level of Service and Cost Factors for Fire Apparatus

Vehicle Type	Total Units	Cost per Unit	Replacement Cost
Fire Truck	1	$960,000	$960,000
Battalion Truck	1	$120,000	$120,000
Training and Admin Truck	2	$60,000	$120,00
Total	**4**		**$1,200 0**

Level-of-Service Standards	Residential	Non dential
Proportionate Share	53%	47%
Share of Fleet	2.1	9
7-Year Increase in Population and Nonres Trips	10 778	36,62
Units per 1,000 Persons/Nonres Trips	**.195**	**0.052**

Cost Analysis	sidential	Nonresidential
Units per 1,000 Persons/Nonres Trips	0.195	0.052
Average Cost per Unit	00,000	$300,000
Capital Cost per Person/Nonres Vehi Trip	**$59**	**$16**

Source: Bentonville Fire Department

DEBT SERVICE CREDIT EVALUAT N

In 2021, Bentonville voters proved a re rendum to ance a variety of projects through sales tax bonds that included a fire train g facility. To oid potential ouble payment for fire improvements, a credit is necessary because new de opme that will p y e impact fee will also contribute to future payments on this remaining debt throug es tax revenue. Future payments are planned through 2046, 23 years from this stu Cons ively, th ext 20 years of payments are included in the credit.

As show in Figure 40, futur ayments are distributed based on proportionate share for residential and nonresid ial uses. To acc nt for the time value of money, annual payments per person and nonresident vehicle trip are iscounted using a net present value formula based on an average current interest rate of bond, 3 0 percent. The total net present value of future payments per person is $6 per person and $1 nresidential vehicle trip. This amount is subtracted from the gross capital cost per demand unit for esidential and nonresidential development to derive a net capital cost for fire facilities.

Figure 40. Fire Future Debt Payment Credit

Fiscal Year	Payment	Residential 58%	Nonresidential 42%
2023	$25,187	$14,608	$10,579
2024	$25,187	$14,608	$10,579
2025	$55,745	$32,332	$23,413
2026	$65,045	$37,726	$27,319
2027	$64,981	$37,689	$27,292
2028	$65,057	$37,733	$27,324
2029	$65,021	$37,712	$27,309
2030	$64,948	$37,670	$27,278
2031	$65,155	$37,790	$27,365
2032	$65,071	$37,741	$27,330
2033	$65,023	$37,713	$27,310
2034	$65,011	$37,706	$27,305
2035	$65,030	$37,717	$27,313
2036	$64,999	$37,699	$27,300
2037	$64,997	$37,698	$27,299
2038	$3,149	$1,826	$1,323
2039	$3,149	$1,826	$1,323
2040	$3,149	$1,826	$1,323
2041	$3,149	$1,826	$1,323
2042	$3,149	$1,826	$1,323
2043	$3,149	$1,826	$1,323
Total	**$905,351**	**$525,098**	**$ 3**

Residential

Fiscal Year	Payment	Projected Population	Payment/ Capita
2023	$14,608	58,890	$0.25
2024	$14,608	60,304	$0.24
2025	$32,332	61,758	$0 52
2026	$37,726	63,253	.60
2027	$37,689	64,791	$0.58
2028	$37,733	66,37	$0.57
2029	$37,712	67,9	$0.55
2030	$37,670	69,668	$0 5
2031	$37,790	71,237	53
2032	$37,741	72,846	$ 2
2033	$37	74,496	$0.5
2034	$37,7	3	$0.49
2035	$37,71	78,399	$0 48
2036	$37,699	80 4	$
2037	$37,698	8 06	$0.46
38	$1,826	4,639	$0.02
2039	1,826	6,828	$0.02
2040	$1,826	8 073	$0.02
2041	$1 826	9 377	$0.02
204	$1,8	93,740	$0.02
2 3	$1,826	96,164	$0.02
al	**$525,098**		**$7.43**
		Discount Rate	3.00%
		Total Credit	**$6**

Nonr ential

F al Year	Payment	Projected Nonres. Vehicle Trips	Payment/ Trip
3	$10,579	172,022	$0.06
20	$10,579	176,066	$0.06
2025	$23,413	182,883	$0.13
2026	7,319	189,700	$0.14
2027	$2 92	196,517	$0.14
2028	$27,324	200,561	$0.14
2029	$27,309	204,605	$0.13
2030	$27,278	208,649	$0.13
2031	$27,365	212,693	$0.13
2032	$27,330	216,737	$0.13
2033	$27,310	220,781	$0.12
2034	$27,305	224,825	$0.12
2035	$27,313	220,549	$0.12
2036	$27,300	229,064	$0.12
2037	$27,299	237,579	$0.11
2038	$1,323	246,093	$0.01
2039	$1,323	254,608	$0.01
2040	$1,323	263,123	$0.01
2041	$1,323	271,638	$0.00
2042	$1,323	280,153	$0.00
2043	$1,323	288,668	$0.00
Total	**$380,253**		**$1.81**
		Discount Rate	3.00%
		Total Credit	**$1**

EXISTING IMPACT FEE FUND BALANCE CREDIT EVALUATION

To ensure that the impact fee is calibrated to growth's burden on the City of Bentonville a credit is included for the existing balance of collected fire impact fees that will be used to fund future capital expansions. Listed in Figure 41 the growth-related capital expansion plan for fire infrastructure is $5.7 million and there is an existing fire impact fee balance of $1.9 million (34 percent of the capital costs). As a result, there is a 34 percent credit included in the final fire impact fee calculation.

Figure 41. Credit for Fire Impact Fee Fund Balance

	7-Year Need to Accommodate Grow			
Infrastructure	**Square Feet**	**Units**	**Total [illegible]st**	
Fire Station	10,000	-	$4,[illegible]00,000	
Fire Vehicles	-	4.0	1,200,000	
Total	**10,000**	**4.0**	**$5,700,000**	
		Existing Impact Fee Fund [illegible]lance	**$1,9[illegible]435**	**34%**
		Future Funding [illegible]eds	**$ [illegible]58,565**	**66%**

FIRE IMPACT FEE SUMMARY

The maximum supportable fire impact fees are shown in Figure 42. For residential development, fire impact fees are based on persons per housing unit. For example, the single family detached impact fee is $498 (2.80 persons per housing unit x $178 net cost per person = $498 (rounded)). The nonresidential fees are the product of vehicle trips per 1,000 square feet multiplied by the net capital cost per nonresidential vehicle trip. The current fire impact fee is included in the figure illustrating an increase of $180 for single family detached development. Importantly, the increase refl s the addition of fire stations in the impact fee program.

The City may adopt fees that are less than the amounts shown. How ver, a duction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capita penditures, and/or a decrease in levels of service.

Figure 42. Maximum Supportable Fire Impact Fees

Fee Component	Cost per Person	Cos r Nonre Vehi Tri
Fire Station	$220	$58
Fire Vehicles	$59	6
Gross Total	$2	$
Credit for Debt Payments	($6)	($1)
Credit for Fund Balance (34%)	95)	5)
Net Total	**$ 8**	**$48**

Residential

Develo ment Type	ersons per H ing Unit	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (p housi unit)				
Single Family De d	2.80	**$498**	$318	$180
mily Attac	2.24	**$399**	-	-
Multifami	1.55	**$276**	$200	$76

Nonresidential

Developmen ype	Vehicle Trips	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
esidential er 1,000 Square Feet)				
Ret	14.06	**$675**	$357	$318
Office	5.42	**$260**	$135	$125
Industrial	2.38	**$114**	$47	$67
Institutional	5.39	**$258**	-	-

CASH FLOW PROJECTIONS FOR MAXIMUM SUPPORTABLE IMPACT FEE

This section summarizes the potential cash flow to the City if the development impact fees are implemented at the maximum supportable amounts. The cash flow projections are based on the assumptions detailed in this chapter and the development projections discussed in Appendix B: Demographic Data.

The summary provides an indication of the impact fee revenue generated by ne[illegible] development. Shown at the bottom of the figure, the maximum supportable fire impact fee is estimat[illegible] to generate $3.7 million in revenue while there is a growth-related cost of $5.7 million. The revenu[illegible]le to mitigate 65 percent of growth-related costs. The remaining funding gap is the result of th[illegible] edit f[illegible] future debt payments and the existing impact fee fund balance.

Figure 43. Cash Flow Summary for Maximum Supportable Im[illegible]ct Fees

Infrastructure Costs for Fire Facilities

	Total Cost	Growth [illegible]st
Fire Station	$4,500,000	$4,500,0[illegible]
Fire Vehicles	$1,200,000	$1,200,000
Total Expenditures	**$5,700 000**	**$5,700,000**

Projected Development Impact Fee Revenue

		Single Family $498 per unit	Multifamily $276 [illegible]er unit	Reta[illegible] $[illegible]5 [illegible]er KSF	Office $260 per KSF	Industrial $114 per KSF	Institutional $258 per KSF
Year		**Housing [illegible]nits**	**Hou[illegible]g Units**	**KSF**	**KSF**	**KSF**	**KSF**
Base	2023	16,929	7,406	6,905	9,750	3,117	2,722
Year 1	2024	17,205	7 820	7,117	9,819	3,204	2,813
Year 2	2025	17,489	[illegible]	7,328	10,399	3,292	2,904
Year 3	2026	[illegible]7	8,682	7,539	10,980	3,379	2,995
Year 4	20[illegible]	18,[illegible]	9,132	7,751	11,560	3,466	3,086
Year 5	2028	18,38[illegible]	9,595	7,962	11,629	3,553	3,177
Year 6	2029	18,706	10,071	8,174	11,698	3,641	3,268
Ye[illegible]	2030	[illegible]032	10,561	8,385	11,767	3,728	3,359
Seven[illegible]r Increase		103	3,155	1,480	2,017	611	637
Project[illegible] evenue		$1,04[illegible] 175	$870,846	$999,064	$524,334	$69,619	$164,323
						Projected Revenue =>	**$3,675,000**
						Total Expenditures =>	**$5,700,000**
						Non-Impact Fee Funding =>	**$2,025,000**

Appendix A: Land Use Definitions

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Importantly, the occupancy (owner or renter) of the housing unit does not influence the housing type determination.

Single Family Detached:

- Single family detached is a one-unit structure detached from an the use, that is, with open space on all four sides. Such structures are considered detached even if y have an adjoining shed or garage. A one-family house that contains a busine is considered deta d as long as the building has open space on all four sides.
- Mobile home includes both occupied and vacant bile homes to which no permanent rooms have been added, are counted in this category. Mo e homes sed only for business purposes or for extra sleeping space and mobile homes for sale on d ler's lot, at the factory, or in storage are not counted in the housing inventory.

Single Family Attached:

- Single family attached (townhouse) is a o e-uni ructure at has one or more walls extending from ground to roof sep it from a ing structures. In row houses (sometimes called townhouses), double ouses, o ouses att hed to nonresidential structures, each house is a separate, attache tructure if t dividing or mmon wall goes from ground to roof.

Multifamily:

- 2+ unit es and ap tments) are units in structures containing two or more housing units, fur er categoriz as units tructures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more artments."
- B t RV, Van, etc. in des any living quarters occupied as a housing unit that does not fit the othe ategories (e.g ouseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, ra ad cars nd the like are included only if they are occupied as a current place of residence.

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below) can be used for all new construction within Bentonville. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Retail: Establishments primarily selling merchandise, eating/drinking places, and tertainment uses. By way of example, *Retail* includes shopping centers, supermarkets, pharm cies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, hotels, and motel

- Examples of respective land use codes in the Institute of Transp rtation Eng ers Trip Generation Manual, 2021: 820, 815, 823, 850, 875, 880

Office: Establishments providing management, administrati , professional, or business se ices; By way of example, *Office* includes business offices, headquart uildings, b siness parks, and research and development centers.

- Examples of respective land use codes i the Institute of Tra ortation Engineers Trip Generation Manual, 2021: 710, 712, 714, 750, 770

Industrial: Establishments primarily engaged in e prod tion, portation, or storage of goods. By way of example, *Industrial* includes manufacturing l s, distribution warehouses, trucking companies, utility substations, power gene tion fa ties, and ecommunications buildings.

- Examples of resp tive land use odes in the In tute of Transportation Engineers Trip Generation Manual, 2021: 11 30, 150 4,

Institutional: Est bli hments p ding management, administrative, professional, or business services; By way of mple, *In utional* ludes assisted living facilities, nursing homes, hospitals, medical offices, v erinarian clinics, hools, u ersities, churches, daycare facilities, government buildings, and prisons

- Exam s of respectiv and use codes in the Institute of Transportation Engineers Trip Generation Manual, 21: 520 60, 565, 575, 580, 590

Appendix B: Demographic Data

As part of our Work Scope, TischlerBise has prepared documentation on demographic data and development projections that will be used in the City of Bentonville Impact Fee Study. The data estimates and projections are used in the study's calculations and to illustrate the possible future pace of service demands on the City's infrastructure. Furthermore, the memo demonstrates the history of development and base year development levels in Bentonville. The demographic assumptions are used in the impact fee calculations to determine current and future levels of service.

The factors provide assumptions for the final impact fee model, and once finalized this memo will become part of the final report and/or model documentation.

This memo includes discussion and findings on:

- Household/housing unit size
- Current population and housing unit estimates
- Residential projections
- Current employment and nonresidential floor area estimates
- Nonresidential projections
- Functional population
- Vehicle trip generation and projections

Note: calculations throughout this technical memo are based on an analysis conducted using Excel software. Results are discussed in the memo using one-and two-digit places (in most cases), which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products calculated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

POPULATION AND HOUSING CHARACTERISTICS

Impact fees often use per capita standards and persons per housing unit or persons per household to derive proportionate share fee amounts. Housing types have varying household sizes and, consequently, a varying demand on City infrastructure and services. Thus, it is important to differentiate between housing types and size.

When persons per housing unit (PPHU) is used in the development impact fee cal ations, infrastructure standards are derived using year-round population. In contrast, when person per household (PPHH) is used in the development impact fee calculations, the fee methodology ass s all housing units will be occupied, thus requiring seasonal or peak population to be used when riving astructure standards. In this case, TischlerBise recommends that fees for residential development in Be nville be imposed according to persons per housing unit.

Based on housing characteristics, TischlerBise recommen using two housing unit categories for the impact fee study: (1) Single Family and (2) Multifamily. E housin ype has different characteristics which results in a different demand on City facilities and servic Fi re 44 shows the US Census American Community Survey 2021 5-Year Estimates data for the City of ntonville. Single family units have a household size of 2.80 persons and multifami u have a househo ize of 1.55 persons. Additionally, there is a housing mix of 70 percent single fam and 30 ent multifa ily.

The estimates in Figure 44 are for household size cula ons. Base year population and housing units are estimated with another, more r a source.

Figure 44. Persons per Ho ng Unit

Housing Type	rson	Units	Persons per H ing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	8	14,877	**2.80**	14,128	2.95	70%
Multif	10,	6,508	**1.55**	5,445	1.85	30%
To	51,756	21,385	**2.42**	19,573	2.64	

] Includes attache nd detac d single family homes and mobile homes
2] Includes structure with 2+ units
S ce: U.S. Census Bu u, 2021 American Community Survey 5-Year Estimates

BASE YEAR PO ULATION ND HOUSING UNITS

The City releases its nual *Development Report* to provide the public with a profile of growth and development in the city. Based on the report, Bentonville population in December 31, 2022 was 58,890. The year-end population is used in the impact fee analysis to capsulate the level of service at the start of the 2023 calendar year.

Furthermore, based on the average PPHU listed in Figure 44 (2.42 persons per housing unit) there is an estimated 24,335 housing units in Bentonville. Additionally, based on the 70/30 housing mix, there is an estimated 16,929 single family units and 7,406 multifamily units.

Figure 45. Base Year Housing Units

City of Bentonville	Base Year 2023
Population [1]	58,890
Housing Units [2]	
Single Family	16,929
Multifamily	7,406
Total Housing Units	24,335

[1] Source: Bentonville Development Report 2022; Population estimate for December 31, 2022 is used for the beginning of 2023.
Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

RESIDENTIAL CONSTRUCTION TREND

There has been a consistent and significant amount of sidential gr th in Bentonville. Since 2018, despite the recessionary fears during covid-19, there has b n an nual total of 655 to 1,671 housing units constructed. On average, 409 single family and 599 m family units have been constructed annually. Varying from the current housing s ck in the city, th evelopment trend has been more multifamily construction than single family c stru n This is anti ted to continue and the 40/60 housing mixture is incorporated in the housing g owth pro s

With that said, the 5-year annual erage of 1,0 u ts is considered to be slightly skewed too high because of the spike in multif ily gro h in 2019 emoving 2019, the city has been averaging about 840 units per year.

Figure 46. 5-Year New Ho ng Unit

Housing Type	20	2019	2020	2021	2022	Total	Average	% of Total
Single Famil	49	461	405	277	410	2,047	**409**	40%
Multifa y	404	210	524	378	478	2,994	**599**	60%
Total	898	1 71	929	655	888	5,041	**1,008**	100%

S e: Bentonville Devel ment Report 2022

HOUSING UNIT AND POPULATION PROJECTIONS

In the Bentonville *Community Plan* are future population estimates. The estimates were calcula d in 2018, before the recent acceleration in development. Consequently, the estimates are slightly lower than the present population. Ho the annual growth rates are still considered appropriate. Over the next ten years, the Bentonville population is estimated to grow to ne y 74,50 esidents, a 26.5 percent increase from the base year. Following the population growth, 7,613 new housing units are projected (40 percent single fa ly/60 percent multifamily).

Annually, the housing projections average 760 new homes, less than the recent c truction activity. Howev he conservative estimate allows for market adjustments over the next ten years and possible land capacity limi within the c rent city boundaries.

Figure 47. Residential Development Projections

City of Bentonville	Base Year 2023	2024	2025	2026	027	2028	202	2030	2031	2032	2033	Total Increase
Population	58,890	60,304	61,758	63,253	64,7	66 371	67,996	9,668	71,237	72,846	74,496	**15,606**
Percent Increase		*2.4%*	*2.4%*	*2.4%*	*2.4%*	[illegible]	*2.4%*	*2.5%*	*2.3%*	*2.3%*	*2.3%*	*26.5%*
Housing Units												
Single Family	16,929	17,205	17 489	17,781	18 81	18,389	18,706	19,032	19,338	19,652	19,974	**3,045**
Multifamily	7,406	7,820	[illegible]	8,682	9,	9,595	10,071	10,561	11,020	11,491	11,974	**4,568**
Total Housing Units	24,335	25,02	25,734	463	27,2	27,984	28,777	29,593	30,358	31,143	31,948	**7,613**

Source: Population and housing dev pment proje ons are base on annual growth rates calculated from estimates in Bentonville *Community Plan* and P U factors by pe of housing u t.

CURRENT EMPLOYMENT AND NONRESIDENTIAL FLOOR AREA

Base year employment estimates are produced with data from the Northwest Arkansas Regional Planning Commission (NWARPC) Travel Demand Model. The GIS-based database provides employment estimates for years 2018, 2025, 2035, and 2045 at the traffic analysis zone (TAZ) level. The City of Bentonville TAZs are summed and the 2023 estimates are found with a straight-line calculation from 2018 to 2025. Shown in Figure 48, there is a total of 60,101 jobs in Bentonville, over half in office industries.

The employment estimates are combined with density factors to calculate bas ear nonresidential floor area. The density factors are from the Institute of Transportation Engin ’ *Trip Generation* Manual (2021) and the applied factors are found in Figure 49. For example, ret empl ment is combined with the density factor for the Shopping Center land use (471 square feet per employee) find the total retail square footage in Bentonville (14,661 retail employees x 471 squ feet per job = 6,90 97 square feet).

Figure 48. Base Year Employment and Nonresidential Floo Area

Employment Industries	Base Year Jobs [1]	Percent of Total	Sq per Job]	Fl e Year r Area (sq. ft.)	Percent of Total
Retail	14,661	24%	47	6,905,097	31%
Office	31,759	3%	307	9,750,064	43%
Industrial	5,904	0%	528	3,117,170	14%
Institutional	7,778	%	350	2,722,149	12%
Total	**60,101**	**10 %**		**22,494,479**	**100%**

[1] Source: Northwest Arkansas Regional P nni Commission Travel Demand Model; TischlerBise analysis
[2] Source: Institute ranspor on Engine *Trip Generation*, 10th Edition (2017)

Figure 49. Institute of T sportation E gineers (ITE) Employment Density Factors

Employme Industry	IT de	Land Use	Demand Unit	Emp Per Dmd Unit	Sq Ft Per Emp
	0	Shopping Center	1,000 Sq Ft	2.12	471
Office	71	General Office	1,000 Sq Ft	3.26	307
Industrial	140	nufacturing	1,000 Sq Ft	1.89	528
Institutional	610	Hospital	1,000 Sq Ft	2.86	350

Source: *Trip Gene tion*, Institute of Transportation Engineers, 11th Edition (2021)

EMPLOYMENT AND NONRESIDENTIAL FLOOR AREA PROJECTIONS

Following the NWARPC Travel Demand Model, employment and floor area projections are p ided in Figure 50. Additionally, Walmart is constructing a new headquarters which is estimated to house 15,000 office employees. Curren here is an estimated 10,000 employees at the existing headquarters in Bentonville, thus the expansion will be a net positive of 5,000 n office mployees. This specific expansion was not included in the Travel Demand Model, so the net new jobs are included in the projections over three ye starting in 2025.

Overall, there is a projected increase of 16,000 jobs in Bentonville over the next en years, an increase of ercent from the base year. The employment projections have been combined with the employee density fac s to estimat the new nonresidential floor area. As a result, 6.1 million square feet are estimated over the next ten years, including over 2 milli square et in both office and retail development.

Figure 50. Employment and Nonresidential Floor Area Projections

Industry	Base Year 2023	2024	2025	2026	027	8	2029	2 0	2031	2032	2033	Total Increase
Jobs [1]												
Retail	14,661	15,109	15,558	16,007	16, 6	16 5	17,35	17,803	18,252	18,701	19,150	**4,489**
Office	31,759	31,983	33,874	35,765	37,6	3 880	38,104	38,328	38,552	38,776	39,001	**7,241**
Industrial	5,904	6,069	234	399	6,56	6,730	6,895	7,060	7,226	7,391	7,556	**1,652**
Institutional	7,778	8,038	8,297	8 7	8,817	9,077	9,337	9,597	9,857	10,117	10,377	**2,600**
Total	60,101	61 9	63,964	6 29	69,494	592	71,690	72,789	73,887	74,985	76,083	**15,983**
Nonresidential Floor Area (1,00 q ft.) [2]												
Retail	6,905	7,11	7,32	7,539	7,	7,962	8,174	8,385	8,597	8,808	9,020	**2,114**
Office	9,750	9,819	99	10,980	11,560	11,629	11,698	11,767	11,836	11,904	11,973	**2,223**
Industrial		204	3, 2	3,379	3,466	3,553	3,641	3,728	3,815	3,902	3,990	**872**
Institutional	2,722	2 3	2,90	2,995	3,086	3,177	3,268	3,359	3,450	3,541	3,632	**910**
Total	22,494	22,95	23,923	2 893	25,863	26,322	26,780	27,239	27,697	28,156	28,614	**6,120**

[1] Source: N west Arkansas Regio l Planning Commission Travel Demand Model; TischlerBise analysis
[2] Source: Instit of Transportation gineers, *Trip Generation*, 10th Edition (2017)
[3] The Walmart HQ pansion proje is estimated to have 15,000 total office jobs. Currently, there is an estimated 10,000 office jobs at the exist HQ. The 00 additional jobs are assumed over three years beginning in 2025.

FUNCTIONAL POPULATION

Both residential and nonresidential developments increase the demand on City services and facilities. To calculate the proportional share between residential and nonresidential demand on service and facilities, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the city through the 24 hours in a day.

Residents that do not work are assigned 20 hours per day to residential develo ent and 4 hours per day to nonresidential development (annualized averages). Residents that w n City of Bentonville are assigned 14 hours to residential development and 10 hours to nonreside al dev pment. Residents that work outside the city are assigned 14 hours to residential development, the rema g hours in the day are assumed to be spent outside of the city working. Inflow ommuters are assig d 10 hours to nonresidential development. Based on the most recent fun onal population data (20 residential development accounts for 58 percent of the functional pulation, wh e nonresidential development accounts for 42 percent.

Figure 51. City of Bentonville Functional Population

Ben AR (2018)				
Residential			*Demand*	*Person*
Population*	46,112		*Hours/Day*	*Hours*
Residents Not Working	24,984		20	499,680
Employed Residents	21,128			
Employed in Bent ville		9,351	14	130,914
Employed outside ntonville		11,777	14	164,878
		Residential Subtotal		795,472
		Residential Share =>		**58%**
Non enti				
N working Resi ts	24,984		4	99,936
obs Located in Bent ille	48,378			
R dents Employed in ntonville		9,351	10	93,510
Non ident Worke inflow commuters)		39,027	10	390,270
		Nonresidential Subtotal		583,716
		Nonresidential Share =>		**42%**
		TOTAL		1,379,188

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.
* Source: U.S. Census Bureau, American Community Survey, 2018

VEHICLE TRIP GENERATION

Residential Vehicle Trips by Housing Type

A customized trip rate is calculated for the single family and multifamily units in Bentonville. In Figure 52, the most recent data from the US Census American Community Survey is inputted into equations provided by the ITE to calculate the trip ends per housing unit factor. A single family unit is estimated to generate 12.30 trip ends and a multifamily unit is estimated to generate 4.50 trip ends on a average weekday.

Figure 52. Customized Residential Trip End Rates by Housing Type

		Households (2)			
Tenure	**Vehicles Available (1)**	**Single Family***	**Multifamily Units**	**Total HHs**	**Veh les per H by Tenure**
Owner-occupied	20,872	9,929	39	9,96	2.09
Renter-occupied	13,316	4,199	5,406	9 05	1.39
Total	**34,188**	**14,128**	**5,445**	**9,573**	**1 7**
Housing Units (6) =>		14,877	6,508	385	
Persons per Housing Unit =>		2.80	1.55	2	

Housing Type	Persons (3)	Trip Ends (4)	Vehi s by Type Hou	Trip Ends (5)	verage T Ends	Trip Ends per Housing Unit	ITE Trip Ends Per Unit
Single Family*	41,678	116,134	26,612	93	1 2,414	**12.30**	9.44
Multifamily	10,078	22,998	7,576	6,09	29,545	**4.50**	5.44
Total	**51,756**	**139 132**	**3 88**	**284,786**	**211,959**	**10.80**	

** Includes Single Family Detached, A ched, d Manufactu Homes*
(1) Vehides available by tenure m Table B2 46, 2017-20 American Community Survey 5-Year Estimates.
(2) Households by tenure an nits in structu rom Table B2 32, American Community Survey, 2017-2021.
(3) Persons by units in str re from Table 5033 American C mmunity Survey, 2017-2021.
(4) Vehide trips ends based ersons u g T ip Generation (ITE 2021). For single family housing (ITE 210), the fitted curve equation is EXP 6*L persons)+1.43). To approximate the average population of the ITE studies, persons were divided by 221 and the equa esult multiplied by 221. For multifamily housing (ITE 221), the fitted curve equation is (2.29*perso
(5) Vehicle ends based ehicles a ble using formulas from Trip Generation (ITE 2021). For single family housing (ITE 210 e fitted curve equ n is EXP(0 *LN(vehicles)+1.93). To approximate the average number of vehicles in the ITE st es, vehicles available w divided by 191 and the equation result multiplied by 191. For multifamily housing (ITE 220), th ted curve equation is 94*vehides)+293.58 (ITE 2012).
(6) Housi its from Table B25 4, American Community Survey, 2017-2021.

Residential Vehicle Trips Adjustment Factors

A vehicle trip end is the out-bound or in-bound leg of a vehicle trip. As a result, so to not double count trips, a standard 50 percent adjustment is applied to trip ends to calculate a vehicle trip. For example, the out-bound trip from a person's home to work is attributed to the housing unit and the trip from work back home is attributed to the employer.

However, an additional adjustment is necessary to capture city residents' work bound trips that are outside of the city. The trip adjustment factor includes two components. A cording to the National Household Travel Survey, home-based work trips are typically 31 percent ut-bound trips (which are 50 percent of all trip ends). Also, utilizing the most recent data from the ensus reau's web application "OnTheMap", 56 percent of Bentonville workers travel outside the city for work. combination, these factors account for 9 percent of additional production trips (0.31 .50 x 0.56 = 0.09). S wn in Figure 53, the total adjustment factor for residential housing units inclu attraction trips (50 perce of trip ends) plus the journey-to-work commuting adjustment (9 perce of productio trips) for a total of 59 percent.

Figure 53. Residential Trip Adjustment Factor for Commuter

Employed Bentonville Residents 018)	21,128
Residen rking in the City (2 8)	9,351
Residents Commuting utsid he City for Wo	11,777
Percent ommuting f the City	56%
A itional oductio ips	**9%**

Standard p Adjustment Factor	**50%**
sidential Tr Adjustment Factor	**59%**

S ce: U.S. Cens , OnTheMap A lication, 2018

Nonresidential Vehicle Trip

Vehicle trip ge for nonr dential land uses are calculated by using ITE's average daily trip end rates and a ustment fact found i eir recently published 11th edition of Trip Generation. To estimate the trip eneration in Bento lle, the weekday trip end per 1,000 square feet factors listed in Figure 54 are used

Figure 54. Inst e of Trans rtation Engineers Nonresidential Factors

Employ nt Industry	ITE Code	Land Use	Demand Unit	Wkdy Trip Ends Per Dmd Unit	Wkdy Trip Ends Per Employee
Retail	820	Shopping Center	1,000 Sq Ft	37.01	17.42
Office	710	General Office	1,000 Sq Ft	10.84	3.33
Industrial	140	Manufacturing	1,000 Sq Ft	4.75	2.51
Institutional	610	Hospital	1,000 Sq Ft	10.77	3.77

Source: _Trip Generation_ , Institute of Transportation Engineers, 11th Edition (2021)

For nonresidential land uses, the standard 50 percent adjustment is applied to office, industrial, and institutional. A lower vehicle trip adjustment factor is used for retail land uses because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination.

In Figure 55, the ITE land use code, daily vehicle trip end rate, trip adjustment factor, and the daily vehicle trip rate is listed for each land use.

Figure 55. Daily Vehicle Trip Factors

Land Use	ITE Codes	Daily Vehicle Trip Ends	Trip Adj. Factor	Daily Vehicl Trip
Residential (per housing unit)				
Single Family	210	12.30	59%	7 26
Multifamily	220	4.50	59%	
Nonresidential (per 1,000 square feet)				
Retail	820	37.01	8%	14.06
Office	710	10.84	50%	5.42
Industrial	140	4 7	50%	2.38
Institutional	610	1 7	50%	5.39

Source: Institute of Transportation Enginee *Trip G ration*, 11th Edition (2021); National Household Travel Surv 09

VEHICLE TRIP PROJECTIONS

The base year vehicle trip totals and vehicle trip projections are calculated by combining the vehi trip end factors, the trip adjustment factors, and the residential and nonresidential assumptions for housing stock and floor area. Citywide dential land uses account for 142,606 vehicle trips and nonresidential land uses account for 172,022 vehicle trips in the base year (Figure).

Through 2033, it is projected that daily vehicle trips will increase by 83,016 trips wi the majority of th rowth being generated by retail (36 percent) and single family (27 percent) development.

Figure 56. Vehicle Trip Projections

Development Type	Base Year 2023	2024	2025	2026	2027	2028	29	2030	2031	2032	2033	Total Increase
Residential Trips												
Single Family	122,906	124,908	126,970	129,090	1,2	33,504	135,80	138,172	140,394	142,674	145,011	**22,105**
Multifamily	19,699	20,801	21,932	23,094	291	2 3	26,789	28,092	29,313	30,566	31,851	**12,152**
Subtotal	142,606	145,710	148,902	152,184	15 59	159 7	94	166,265	169,707	173,240	176,862	**34,257**
Nonresidential Trips												
Retail	97,086	100,059	103 0	004	108,9	111,950	114,923	117,896	120,869	123,842	126,814	**29,729**
Office	52,845	53,218	5 364	59 1	62,65	63,030	63,403	63,776	64,149	64,522	64,895	**12,049**
Industrial	7,419	7,626	7,834	8 42	8,249	8,457	8,665	8,872	9,080	9,288	9,495	**2,076**
Institutional	14,672	15,1	15,653	1 144	16,634	7,124	17,615	18,105	18,596	19,086	19,577	**4,904**
Subtotal	172,022	176,066	82,883	9,700		200,561	204,605	208,649	212,693	216,737	220,781	**48,759**
Vehicle Trips												
Grand Total	314,62	776	331,	341,885	352,077	359,588	367,200	374,914	382,400	389,976	397,643	**83,016**

Source: Institute of Transp tion Engi rs, *Trip G ration*, 11th Edition (2021)

MEMORANDUM

LEGAL DEPARTMENT – PURCHASING

FROM: Gladys Shoemake, Purchasing Manager

DATE: JULY 25, 2023

TO: Mayor Orman, Bentonville Utility Board, Bentonville City Council

RE: CIPP Sewer Lining Repair Bid Award- Use of American Rescue Plan Act (ARPA) Funds

During the ARPA update at the May 23, 2023 City Council Meeting, we discussed the AMI System Upgrade ($157,300.00) project selected for use of ARPA funds. During the presentation, it was noted that the AMI System Upgrade was pending final information from Mueller regarding covered replacements. In July 2023 it was confirmed that Mueller had covered all the replacements planned for APRA fund use and the City has received the items. This development meant there was a need to find compliant expenditures for the $157,300.00 no longer needed for the AMI System Upgrade.

In July 2023, the Sewer Rehab Department put a budgeted Cured-In-Place (CIPP) Sewer Lining Repair Project out to Bid, under IFB-23-40. The CIPP is a minimally invasive sewer repair process that will eliminate infiltration into the sewer system and extend the life of current pipe without digging or trenching. This repair is necessary to keep up with the capacity and growth of the system. The Sewer Rehab Department had budgeted $525,000.00 in 2023 for this repair. One Bid Submission was received from Humbard Contracting, in the amount of $697,340.00, leaving a $172,340.00 gap between the budgeted amount and actual cost. The Department and Purchasing worked together to review the submitted bid to confirm that it was balanced, responsible, and justified. Based on this review, the Sewer Rehab Department has recommended approving this Bid Award.

Due to the Sewer Lining Repair Project being over budget and being eligible for use of ARPA funds related to water/sewer infrastructure and capacity improvements, it is recommended that the City allocate $172,340.00 of ARPA Funds to this Project.

With allocation of these funds to this CIPP Project, the current ARPA balance is $153,253.91 (not including interest). We expect to bring forward use of the remaining funds in the coming weeks.

Please contact me if you have any questions.

Thank you,
Gladys Shoemake
(479) 271-3115 - gshoemake@bentonvillear.com

Agenda Item Form

Date of City Council Meeting	8/8/2023
Department	Water Resource Recovery Facility
Submitted by	Mike Bender, Chris Earl
Phone	(479) 271-3140, (479) 271-3161

Item Type: (*Check Applicable Item Type)*

☐ Budget Adjustment	☐ Change Order	☐ Informational	☐ Ordinance	☑ Resolution	☐ Bid Award

Recommendation/Suggested Action *(Enter recommendation in space below):*

Resolution authorizing the Mayor and City Clerk to accept an offer for financial assistance from Arkansas Natural Resources Commission in the amount of $97,759,381.00 for improvements at the Water Resource Recovery Facility. This is not the final loan document, but the initial acceptance certification to proceed. Utility Board approved this item 4-0. No budget adjustment is needed at this time.

Estimated Cost	
Is this Item Budgeted?	☐ Yes ☐ No

If no, please explain how item will be funded *(briefly explain in space below)* :

www.bentonvillear.com

PLEASE RECYCLE

Memo

To: City Council, Mayor Orman

From: Mike Bender

CC:

Date: August 1, 2023

Re: ANRC Funding Offer Acceptance, WRRF Capital Improvement Plan and Process Intensification Project.

Resolution – Staff is requesting approval of a resolution authorizing the Mayor and City Clerk to accept an offer for financial assistance from Arkansas Natural Resources Commission (ANRC) in the amount of $97,759,381.00 for improvements at the Water Resource Recovery Facility. This is not the final loan document, but the initial acceptance certification to proceed.

Earlier this year, the City made application for funding assistance for the Wastewater Resource Recovery Facility Capital Improvement Plan and Process Intensification Project which was presented to City Council in October 2022 as the result of the Feasibility Study to Address Capacity/Growth for Wastewater Treatment prepared and presented by Hawkins-Weir Engineers, Inc. This application is being prepared sooner in the project than staff would typically apply but is necessary to try to secure low interest rates currently available. ANRC has announced they are going back to market to adjust interest rates. While we do not know what the result will be, it is anticipated that interest rates will significantly increase. Conditions of the offer require the loan associated with this application and first disbursement to occur on or before July 1, 2024. This gives the City a little time to better define the costs of the project and look for other funding options prior to committing to the loan from ANRC. This is an opportunity to secure existing low rates. The recent wastewater rate study included $95,000,000.00 for this project and estimated payback schedule on 2.25% for 30 years. Final terms have not been determined. ANRC suggests 20 years at 1.75%. The low interest rate is only guaranteed on the total amount we are able to close by the July 1, 2024, deadline which includes bidding. Any portion of the project not able to meet the July 1, 2024, deadline will be subject to the interest rates available at the time of any such future closing. The City does not lose the money, but the interest rate will change. Therefore, while we have time to investigate other funding streams, we need to fast track design and bid to meet the deadline. Staff is currently working with Hawkins-Weir Engineers, Inc. on process modelling to fine tune the scope of the project as well as design contract moving forward.

Thank you for your consideration of this request.

Mike Bender

ARKANSAS DEPARTMENT OF AGRICULTURE

1 Natural Resources Drive, Little Rock, AR 72205
agriculture.arkansas.gov
(501) 225-1598

Sarah Huckabee Sanders
Governor

Wes Ward
Secretary of Agriculture

July 7, 2023

Mr. Mike Bender, Water Utilities Director
City of Bentonville
1000 Southwest 14th Street
Bentonville, Arkansas 72712

RE: Approval of Financial Assistance

Mr. Bender:

At its meeting on June 22, 2023, the Arkansas Natural Resources Commission approved your request for financial assistance in the form of a loan in the amount up to $97,759,381 from the Clean Water State Revolving Loan Fund. These funds are to be used for the water resource recovery facility improvements as detailed in your funding application.

The Director will set the combined annual borrower rate and loan terms at the time of loan closing. The anticipated term for your funding is 20 years with a combined rate of 1.75% per annum. Your loan terms are contingent on full loan closing including first disbursement of funds on or before July 1, 2024. In the event this does not occur, the combined rate will be determined based on current available program rates at the time of closing.

If you accept the funding offer and would like to move forward with the proposed project, please sign and return the attached funding acceptance form. The included acceptance certification must be returned to Ryan Benefield by August 18, 2023, to accept the above-mentioned loan(s). If you fail to accept the proposed funding prior August 18, 2023, your financial assistance will be considered declined, and you will have to reapply for funding.

[redacted]
Director
Natural Resource Division

CC:dcj:ab

cc via email only: Brett Peters, P.E., President and CEO, Hawkins-Weir Engineers, Inc., wes.lemonier@hawkins-weir.com

Sarah Huckabee Sanders
Governor

ARKANSAS DEPARTMENT OF AGRICULTURE

1 Natural Resources Drive, Little Rock, AR 72205
agriculture.arkansas.gov
(501) 225-1598

Wes Ward
Secretary of Agriculture

Acceptance of Loan Terms with Arkansas Natural Resources Division

By signing and returning this form the City of Bentonville is accepting the offer of financial assistance approved by the Arkansas Natural Resources Commission on June 22, 2023, and acknowledges the following:

1. To close on this financial assistance the borrower will raise revenue as needed to fully fund debt service, O & M, and depreciation reserve at 110% coverage and it is initially estimated that the following average increases in average water rates will be necessary. The final revenue increases will be determined at loan closing.

2. The Director will set the combined annual borrower rate and loan terms at the time of loan closing. The anticipated term for the funding is 20 years with a combined rate of 1.75% per annum. The loan terms are contingent on full loan closing including first disbursement of funds on or before July 1, 2024. In the event this does not occur, the combined rate will be determined based on current available program lending rates. Determining if a loan has met all program requirements and is ready to close will be the sole discretion of the Director.

3. Prior to loan closing and acceptance of funds the Borrower may reject the financial assistance and the funds will be de-obligated.

4. The borrower understands that upon completion of the project any awarded financial assistance that is not utilized to complete the project approved in the application will be de-obligated and that any grant or principal forgiveness funds will be disbursed in a proportionate percentage to the approved loans.

5. The borrower understands that to receive this financial assistance they must comply with all State and Federal laws and program requirements.

Name of Borrower	Name and Title of Duly Authorized Representative
Signature	Date

This acceptance must be received by August 18, 2023. Please return it to:

J. Ryan Benefield, P.E.
Deputy Director
Natural Resources Division
Arkansas Department of Agriculture
10421 West Markham Street
Little Rock, Arkansas 72205
Ryan.Benefield@arkansas.gov

RESOLUTION NO. ___________

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF BENTONVILLE TO ACCEPT FINANCIAL ASSISTANCE FROM ARKANSAS NATURAL RESOURCES COMMISSION FOR IMPROVEMENTS, IN THE AMOUNT OF NINETY-SEVEN MILLION SEVEN HUNDRED FIFTY-NINE THOUSAND THREE HUNDRED EIGHTY-ONE DOLLARS ($97,759,381.00); AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville is requesting to express the willingness to accept financial assistance from Arkansas Natural Resources Commission for improvements at the Water Resource Recovery Facility;

WHEREAS, the City of Bentonville understands that this is not the final loan document, but the initial acceptance certification to proceed;

WHEREAS, this process is necessary to secure low interest rates currently available; and

WHEREAS, any portion of the project not able to meet the July 1, 2024, deadline will be subject to the interest rates available at the time of any such future closing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BENTONVILLE CITY COUNCIL THAT:

Section 1: The City of Bentonville hereby expresses willingness to accept financial assistance from Arkansas Natural Resources Commission for improvements, in the amount of ninety-seven million seven hundred fifty-nine thousand three hundred eighty-one dollars ($97,759,381.00);

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

THIS RESOLUTION adopted this _____ day of ______________, 2023.

APPROVED:

____
Stephanie Orman, Mayor

ATTEST: _________________________
Kirby Romines, City Clerk

THE CITY OF BENTONVILLE

Agenda Item Form

Date of Utility Board & City Council Meeting	**Utility Board 8/1/2023 and City Council 8/8/2023**
Department	**Water Resource Recovery Facility**
Submitted by	**Chris Earl / Matt Webster**
Phone	**(479) 696-0273**

Item Type: (*Check Applicable Item Type)*

☑ Budget Adjustment	☐ Change Order	☐ Informational	☑ Ordinance	☐ Resolution	☐ Bid Award

Recommendation/Suggested Action *(Enter recommendation in space below):*

Ordinance to waive competitive bidding and enter into an agreement with Buchi Corporation in an amount not to exceed $39,506.23, for the purchase of a Buchi MultiKjel K-365 Unit (a 2023 budgeted item), and approval of a Budget Adjustment in the amount of $9,506.23 utilizing Utility Fund Reserves. An emergency clause is needed to avoid additional price increases. Approved by the Utility Board 4-0. A Budget Adjustment is needed to cover the difference between the budgeted amount and final cost.

Estimated Cost	**$39,506.23**
Is this Item Budgeted?	☑ Yes ☐ No

If no, please explain how item will be funded *(briefly explain in space below)* :

$30k budgeted in 2023; $9,506.23 Budget Adjustment needed using Utility Fund Reserves

THE CITY OF BENTONVILLE

Budget Adjustment Request

Date of Utility Board & City Council Meeting	**Utility Board 08/01/2023 and City Council 08/08/2023**
Department	**Water Resource Recovery Facility**
Submitted by	**Chris Earl / Matt Webster**
Phone	**(479) 696-0273**

Purpose of Budget Adjustment ***(Enter purpose in space below):***

To allow for use of Utility Fund Reserves, in the amount of $9,506.23, to cover the difference between the budgeted amount of $30,000.00 and the final amount of $39,506.23, for the purchase of a Buchi MultiKjel K-365 Unit. Approved by the Utility Board 4-0.

General Ledger Account Information*				
Org (Department)	**Object**	**Account Description**	**Revenue + (-)**	**Expense + (-)**
503030	47410	Capital - Machinery & Equipment		$ 9,506.23
		Totals	$ -	$ 9,506.23
		Net Impact on Fund Balance	$ (9,506.23)	

***Final Account Number will be determined by Accounting Department after approval and purchase**

Memo

To: UB Members, City Council Members, and Mayor Orman

From: Chris Earl, WRRF Manager / Matt Webster, Asst Manager

CC: Mike Bender, Preston Newbill

Date: UB 8/1/2023; CC 8/8/2023

RE: BUCHI Distillation System

°°°

Staff requests the Utility Board and City Council Members approve a motion to accept an Ordinance to waive competitive bidding and enter into an agreement with Buchi Corporation in an amount not to exceed $39,506.23, for the purchase of a Buchi MultiKjel K-365 Unit (a 2023 budgeted item), and approval of a Budget Adjustment in the amount of $9,506.23 utilizing Utility Fund Reserves. Due to proprietary and necessary training that Buchi includes, it is neither practical nor feasible to solicit competitive bids. The original quote did not include the external titrator which will automate the process through completion and improve efficiency. The original price did not include the required training needed for full understanding of the operating process. Due to increase in cost of materials the overall amount has increased from the original quotation.

The current Labconco distillation system we use was purchased more than 20 years ago to analyze nitrogen ammonia. The current system has two main issues for the operation of the BWRRF's lab: safety and efficiency. The current system contains an assembly of 6 testing flasks with boiling acidified samples at eye level and no protection. It also lacks an automatic power shut-off. Lab techs must turn the power on and off multiple times during a batch run. In the past, leaving the power on by mistake has damaged all the system's glassware and tubing. The new Buchi system is fully automated with built in safety features including a protective glass shield and automatic on/off heat sequence while running each sample. Efficiency is another reason we want to change to a more modern distillation system. The Buchi system will save us time because it will run a sample every 7 minutes, and we would run continuous samples without cleaning the system. This would save us on average 3-6 hours per day, depending on how many samples we must analyze. Approved by the Utility Board 4-0.

Thank you for your consideration of this request,

Chris Earl, WRRF Manager / Matt Webster, Asst Manager

BUCHI Corporation

19 Lukens Drive, Ste.400
New Castle, DE 19720 USA

M 913 257 6589
F 302 225 2473

mcgraw.m@buchi.com
www.buchi.com

City of Bentonville, AR
Bentonville Water Resource Recovery Facility
Bentonville, AR

06/22/2023

Mr. Roman Rios:

Please see the following description for Buchi Academy Training

Buchi Academy Training is an 8-hour long client customized on-demand training session which is adjusted to the client's needs and can range from basic distillation education to advanced topics and most importantly method development and advanced user interface with the instrument. The session can also cover practical and theoretical knowledge and allows the client to bring their own sample for testing and/or method optimization. This session is led by a Buchi Field Application Specialist who has in-depth operational knowledge of the instrument and has experience in its many diverse applications.

If you have any additional questions, please let me know.

Thanks again and we appreciate the opportunity to earn your business,

[redacted]

Michael R McGraw
Territory Manager

BUCHI Corporation
19 Lukens Drive
Suite 400
New Castle, DE 19720
USA
T +1 302 652 3000
F +1 302 652 8777
ordermanagement@buchi.com
www.buchi.com

City of Bentonville
City of Bentonville - Purchasing
1000 Sw 14th St
Bentonville AR 72712-3625
USA

Delivery Address
City of Bentonville
1901 Ne A St
Bentonville AR 72712-9107
USA
Phone: 479-271-3100

Sales Quotation

341031678

Customer No.:	341006697	Date:	07/14/23
Customer Contact:	Roman Rios	Your contact:	McGraw, Michael / vs
Customer Reference:		Phone:	913-257-6589
Customer Reference 2:		E-mail:	mcgraw.m@buchi.com
Valid until:	08/14/23		

We are pleased that you have chosen our products and services. We offer as follows.

Pos	Description	Quantity	Unit	Price	Discount	Total USD
10	11K36531210 K-365 MultiKjel T Gl Dl Sys	1.00	pcs	31,794.00	25%	23,845.50
20	11064972 H3BO3 2% mit Sher Indikator	2.00	pcs	223.00	50%	223.00
30	037377 Set sample tubes 300ml 4pcs.	1.00	pcs	343.00	100%	0.00
40	043039 Glass holder sixefold cpl.	1.00	pcs	1,327.00	14%	1,141.22
50	043982 Set sample tubes 500ml 4pcs.	1.00	pcs	404.00	100%	0.00
60	016951 Sample rack cpl. 500ml	1.00	pcs	941.00	14%	809.26
70	11CSN12189 St Cir K-365 MultiK T	1.00	pcs	6,106.00		6,106.00
80	11CSN12246 Rate Acad Trnr D l/m-range 1h	4.00	h	414.00		1,656.00
90	11CSN11262 Travel Zone 1	1.00	pcs	535.00		535.00
100	34004868 Shipping and Handling	1.00	pcs	1,762.75		1,762.75

Subtotal	36,078.73
Sales Tax	3,427.50

City of Bentonville
City of Bentonville - Purchasing
1000 Sw 14th St
Bentonville AR 72712-3625
USA

Delivery Address
City of Bentonville
1901 Ne A St
Bentonville AR 72712-9107
USA
Phone: 479-271-3100

Sales Quotation

341031678

Customer No.:	341006697
Customer Contact:	Roman Rios
Customer Reference:	
Customer Reference 2:	
Valid until:	08/14/23

Date:	07/14/23
Your contact:	McGraw, Michael / vs
Phone:	913-257-6589
E-mail:	mcgraw.m@buchi.com

Pos	Description	Quantity	Unit	Price	Discount	Total USD
	Net Amount					**39,506.23**
	Total USD					**39,506.23**

Terms of Delivery: OFP - Freight prepaid

Payment Terms: 30 days net

Please note:
Reference the quote number on any correspondence regarding this quotation, including when placing an order.

To place an order, please send your purchase order to ordermanagement@buchi.com or fax to 302-652-8777 for immediate processing. Orders may also be placed on our new eshop at shopus.buchi.com.

To place an order by credit card please call our office at 302-652-3000 and speak to a Customer Support Representative. Credit card payments are not accepted for orders exceeding $5,000.

Payment terms will be determined upon credit approval.

To view the terms and conditions of sale, visit https://www.buchi.com/en/terms-conditions-united states.

ORDINANCE NO. ____________

AN ORDINANCE AMENDING THE 2023 BUDGET; AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH BUCHI CORPORATION, FOR THE PURCHASE OF A BUCHI MULTIKJEL K-365 UNIT FOR THE BENTONVILLE WATER RESOURCE RECOVERY FACILITY, IN AN AMOUNT NOT TO EXCEED THIRTY-NINE THOUSAND FIVE HUNDRED SIX DOLLARS AND TWENTY-THREE CENTS ($39,506.23); WAIVING THE REQUIREMENT OF COMPETITIVE BIDDING; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville Water Resource Recovery Facility requests to purchase a Buchi MultiKjel K-365 Unit to update existing outdated equipment;

WHEREAS, due to proprietary and necessary training that Buchi includes, it is neither practical or feasible to solicit competitive bidding; and

WHEREAS, a budget adjustment will be needed in the amount of nine thousand five hundred six dollars and twenty-three cents ($9,506.23) from the Utility Fund Reserves.

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

Section 1: That the Mayor and City Clerk are hereby authorized to enter into an agreement with Buchi Corporation for the purchase of a Buchi MultiKjel K-365 Unit in the amount of thirty-nine thousand five hundred six dollars and twenty-three cents ($39,506.23);

Section 2: Due to proprietary and necessary training that Buchi includes, it would be neither practical nor feasible to advertise for competitive bidding so that requirement is herein waived;

Section 3: The 2023 Budget should be and the same is hereby amended to transfer nine thousand five hundred six dollars and twenty-three cents ($9,506.23) from the Utility Fund Reserves to account #503030-47410, Capital – Machinery & Equipment;

Section 4 - Emergency Clause: The need to make this purchase is immediate to avoid additional price increases and an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after the date of its passage and approval;

Section 5 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6 - Repeal of Conflicting Ordinances: All Ordinances of the City Council, or parts of Ordinances of the City Council, in conflict herewith are hereby repealed to the extent of such conflict.

PASSED and APPROVED this _____ day of _______________, 2023.

APPROVED:

ATTEST:

____
STEPHANIE ORMAN, Mayor

____
KIRBY ROMINES, City Clerk

THE CITY OF BENTONVILLE

Agenda Item Form

Date of City Council Meeting	**8/8/2023**
Department	**Water Utilities**
Submitted by	**Mike Bender, Preston Newbill**
Phone	**(479) 271-3140**

Item Type: (*Check Applicable Item Type)*

☑ Budget Adjustment	☐ Change Order	☐ Informational	☑ Ordinance	☐ Resolution	☐ Bid Award

Recommendation/Suggested Action *(Enter recommendation in space below):*

Ordinance for City Council approval allowing Bentonville Water Utilities to add a Staff Engineer position to the 2023 list of personnel. The position is being created to off set future cost associated with professional services contracted for the review of technical documents and capacity analysis. The need for this position is created by the increase in new development and future city projects. The cost associated with the addition is $48,813.29 for the remainder of 2023. The Utility Board approved 4-0. A budget adjustment is needed.

Estimated Cost	**$48,813**
Is this Item Budgeted?	☐ Yes ☑ No

If no, please explain how item will be funded *(briefly explain in space below)* :

The project will be funded by Utility Reserves.

Budget Adjustment Request

Date of City Council Meeting	8/8/2023
Department	Water Utilities
Submitted by	Mike Bender, Preston Newbill
Phone	(479) 271-3140

Purpose of Budget Adjustment *(Enter purpose in space below):*

Budget Adjustment in the amount of $48,813.29 to allow for the addition of a Staff Engineer positon. The budget adjustment will cover the cost of the position for the remainder of 2023. This is not a budgeted item. Utility Board Approved 4-0 on 8-1-23

General Ledger Account Information*				
Org (Department)	Object	Account Description	Revenue + (-)	Expense + (-)
503020	41010	Full Time Salaries/Wages		$ 31,680.00
503020	41420	Misc Add Pay		$ 4,101.39
503020	41510	FICA and Medicare Expense		$ 2,737.28
503020	41712	H.S.A. Contribution		$ 300.00
503020	41810	Retirement - APERS		$ 5,481.71
503020	41710	Health Insurance		$ 4,128.88
503020	41740	Dental Insurance		$ 307.76
503020	41750	Vision Insurance		$ 17.60
503020	41720	Long Term Disability		$ 58.67
		Totals	$ -	$ 48,813.29
		Net Impact on Fund Balance	$ (48,813.29)	

*Final Account Number will be determined by Accounting Department after approval and purchase

Memo

To: City Council, Mayor Orman

From: Bentonville Water Utilities Staff

CC: Mike Bender, Preston Newbill, Beau Thompson

Date: August 1, 2023

Re: Bentonville Water Utilities Staff Engineer

The BWU Staff Engineer position is the top priority needed to assist with the new knowledge gained from the completed Sewer System analysis. We have the privilege to manage the extreme growth that our community is experiencing, and it is vital we identify a person and position that can concentrate on the future of our water and wastewater systems.

As we look to the future, to maintain responsible growth BWU staff must be prepared to analysis the system carrying capacity as new development is being proposed. A large portion of responsibility is ensuring the proposed improvements to our system are sized for the long-term benefit of the rate payer. The staff engineer will review said analysis and determine if the proposed improvements are consistent with the governing specifications for collection systems and water distribution systems. The engineer will also determine the effect of the development on the downstream components of the sewer system and make recommendations on solutions to meet our capacity needs. This type of analysis has been contracted to outside professional services in the past.

Water Utilities is requesting city council approve an ordinance to add the additional person which will result in a budget adjustment for $48,813.29 to allow the review and analysis to occur in house. This would offset substantial professional services needed to analysis existing and proposed development projects. The new position will be added to the Water Utilities pay plan at Grade 202. The addition will require future grade adjustments that will occur with revisions to the 2024 pay plan presented later this year.

Utility Board Approved this item 4-0 on 8-1-23

Thank you for your consideration of this request.

ORDINANCE NO. ___________

AN ORDINANCE AMENDING THE 2023 PAY PLAN FOR THE CITY OF BENTONVILLE WATER UTILITIES DEPARTMENT TO ADD THE POSITION OF A STAFF ENGINEER; AMENDING THE 2023 BUDGET TO APPROPRIATE FORTY-EIGHT THOUSAND EIGHT HUNDRED THIRTEEN DOLLARS ($48,813.00) TO VARIOUS PAYROLL ACCOUNTS; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, the Water Utility Department is requesting to add the position of a Staff Engineer;

WHEREAS, this position is being created to off set future cost associated with professional services contracted for the review of technical documents and capacity analysis;

WHEREAS, the need for this position is created by the increase in new development and future city projects; and

WHEREAS, a budget adjustment is required to properly appropriate the funds.

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

Section 1: The Pay Plan for the City of Bentonville should be and is hereby amended to include the following:

Position Addition:

Staff Engineer Grade 202

Section 2: The 2023 Budget is adjusted to appropriate monies from Utility Fund Reserves to Account #105030-41110 – Part Time Salaries/Wages as shown below:

Org (Department)	Object	Account Description	Revenue + (-)	Expense + (-)
503020	41010	Full Time Salaries/Wages		$ 31,680.00
503020	41420	Misc Add Pay		$ 4,101.39
503020	41510	FICA and Medicare Expense		$ 2,737.28
503020	41712	H.S.A. Contribution		$ 300.00
503020	41810	Retirement - APERS		$ 5,481.71
503020	41710	Health Insurance		$ 4,128.88
503020	41740	Dental Insurance		$ 307.76
503020	41750	Vision Insurance		$ 17.60
503020	41720	Long Term Disability		$ 58.67
		Totals	$ -	$ 48,813.29
		Net Impact on Fund Balance	$ (48,813.29)	

Section 3 – Emergency Clause: The need to add this position is immediate and an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after the date of its passage and approval;

Section 4 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 5 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of __________________, 2023.

APPROVED:

____

STEPHANIE ORMAN, Mayor

Attest:

____

KIRBY ROMINES, City Clerk

Agenda Item Form

Date of City Council Meeting	**8/8/2023**
Department	**Sewer Rehab**
Submitted by	**Kevin Alsup, Preston Newbill**
Phone	**(479) 271-3140**

Item Type: (*Check Applicable Item Type*)

☑ Budget Adjustment	☐ Change Order	☐ Informational	☐ Ordinance	☑ Resolution	☑ Bid Award

Recommendation/Suggested Action *(Enter recommendation in space below):*

Resolution to award Bid IFB-23-40 to Humbard Contracting, in the amount of $697,340.00 for the installation of approximately 1,812 Linear Feet of cured-in-place (CIPP) lining in main sewers, and approval of a Budget Adjustment to utilize ARPA Funds to fund the over budget amount of this Project. Utility Board Approved 4-0. A budget adjustment is needed.

Estimated Cost	**$697,340.00**
Is this Item Budgeted?	☐ Yes ☐ No

If no, please explain how item will be funded *(briefly explain in space below)*:

$525,000.00 budgeted in 2023. $172,340.00 in ARPA funds will be used to fund the difference between the budgeted amount and actual cost.

www.bentonvillear.com

PLEASE RECYCLE

Budget Adjustment Request

Date of City Council Meeting	8/8/2023
Department	Sewer Rehab
Submitted by	Kevin Alsup, Preston Newbill
Phone	(479) 271-3140

Purpose of Budget Adjustment *(Enter purpose in space below):*

Budget Adjustment of $172,340.00 utilizing ARPA Funds to cover the amount over the 2023 budgeted amount of $525,000.00 for this 1,812 linear feet of cured-in- place lining, CIPP. Utility Board Approved 4-0.

General Ledger Account Information*				
Org (Department)	Object	Account Description	Revenue + (-)	Expense + (-)
401010	47341	Sewer Line Improvements		$ 172,340.00
		Totals	$ -	$ 172,340.00
		Net Impact on Fund Balance	$ (172,340.00)	

*Final Account Number will be determined by Accounting Department after approval and purchase

MEMORANDUM

LEGAL DEPARTMENT — PURCHASING

FROM: Gladys Shoemake, Purchasing Manager

DATE: JULY 25, 2023

TO: Mayor Orman, Bentonville Utility Board, Bentonville City Council

RE: CIPP Sewer Lining Repair Bid Award- Use of American Rescue Plan Act (ARPA) Funds

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During the ARPA update at the May 23, 2023 City Council Meeting, we discussed the AMI System Upgrade ($157,300.00) project selected for use of ARPA funds. During the presentation, it was noted that the AMI System Upgrade was pending final information from Mueller regarding covered replacements. In July 2023 it was confirmed that Mueller had covered all the replacements planned for APRA fund use and the City has received the items. This development meant there was a need to re-review and find a compliant expenditure for the $157,300.00 no longer needed for the AMI System Upgrade.

In July 2023, the Sewer Rehab Department put a budgeted Cured-In-Place (CIPP) Sewer Lining Repair Project out to Bid, under IFB-23-40. The CIPP is a minimally invasive sewer repair process that will eliminate infiltration into the sewer system and extend the life of current pipe without digging or trenching. This repair is necessary to keep up with the capacity and growth of the system. The Sewer Rehab Department had budgeted $525,000.00 in 2023 for this repair. One Bid Submission was received from Humbard Contracting, in the amount of $697,340.00, leaving a $172,340.00 gap between the budgeted amount and actual cost. The Department and Purchasing worked together to review the submitted bid to confirm that it was balanced, responsible, and justified. Based on this review, the Sewer Rehab Department has recommended approving this Bid Award.

Due to the Sewer Lining Repair Project being over budget and being eligible for use of ARPA funds related to water/sewer infrastructure and capacity improvements, it is recommended that the City allocate $172,340.00 of ARPA Funds to this Project.

With allocation of these funds to this CIPP Project, the current ARPA balance is $153,253.91 (not including interest). We expect to bring forward use of the remaining funds in the coming weeks.

Please contact me if you have any questions.

Thank you,
Gladys Shoemake
(479) 271-3115 - eshoemake@bentonvillear.com

RESOLUTION NO. ____________

A RESOLUTION AWARDING BID IFB-23-40 TO HUMBARD CONTRACTING FOR THE PURCHASE AND INSTALLATION OF CIIP LINING FOR THE CITY OF BENTONVILLE SEWER DEPARTMENT, IN THE AMOUNT OF SIX HUNDRED NINETY-SEVEN THOUSAND THREE HUNDRED FORTY DOLLARS ($697,340.00); AMENDING THE 2023 BUDGET TO TRANSFER ONE HUNDRED SEVENTY-TWO THOUSAND THREE HUNDRED FORTY DOLLARS ($172,340.00) FROM ARPA FUNDS TO ACCOUNT #401010-47341 – SEWER LINE IMPROVEMENTS; AND FOR OTHER PURPOSES.

WHEREAS, Humbard Contracting is the only bidder for bid IFB-23-40;

WHEREAS, this contract covers a sewer repair process that will eliminate infiltration into the sewer system and extend the life of current pipe for the City of Bentonville Sewer Department; and

WHEREAS, this contract will require a budget adjustment in the amount of one hundred seventy-two thousand three hundred forty dollars ($172,340.00) to fund the overage from the budgeted amount;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:

Section 1: The Mayor and City Clerk are authorized to enter into a contract with Humbard Contracting for the purchase and installation of CIIP lining for the City of Bentonville Sewer Department in the amount of six hundred ninety-seven thousand three hundred forty dollars ($697,340.00);

Section 2: The 2023 Budget is hereby amended to appropriate one hundred seventy-two thousand three hundred forty dollars ($172,340.00) from ARPA Funds to Account #401010-47341 – Sewer Line Improvements;

Section 3 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED and APPROVED this ______ day of _______________, 2023.

APPROVED:

____
STEPHANIE ORMAN, Mayor

ATTEST:

____
KIRBY ROMINES, City Clerk

THE CITY OF BENTONVILLE

Agenda Item Form

Date of City Council Meeting	**8/8/2023**
Department	**Electric**
Submitted by	**Travis Matlock, PE**
Phone	**479-271-5941**

Item Type: (*Check All That Apply*)

☑ Budget Adjustment	☐ Change Order	☐ Informational	☐ Ordinance	☑ Resolution	☐ Bid Award

Recommendation/Suggested Action *(Enter recommendation in space below):*

Resolution reclassifying an Electric Technician II position to a Journeyman Lineman position and associated budget adjustment. Approved 5-0 at the July 18, 2023 Utility Board meeting. A budget adjustment is needed.

Estimated Cost	**$15,117.44**
Is this Item Budgeted?	☑ Yes ☑ No

If no, please explain how item will be funded *(briefly explain in space below)* :

A budget adjustment is required to cover the additional costs.

Budget Adjustment Request

Date of City Council Meeting	8/8/2023
Department	Electric
Submitted by	Travis Matlock, PE
Phone	479-271-5941

Purpose of Budget Adjustment *(Enter purpose in space below):*

Budget adjustment to move $15,117.44 from Utility Fund Reserves to Salaries/Wages, FICA & Medicare, and Retirement to cover the additional costs. Approved by Utility Board 5-0.

General Ledger Account Information*				
Org (Department)	Object	Account Description	Revenue + (-)	Expense + (-)
503010	41010	Full Time Salaries/Wages		$ 12,293.60
503010	41510	FICA & Medicare Expense		$ 940.46
503010	41810	Retirement - APERS		$ 1,883.38
		Totals	$ -	$ 15,117.44
		Net Impact on Fund Balance	$ (15,117.44)	

*Final Account Number will be determined by Accounting Department after approval and purchase

www.bentonvillear.com

PLEASE RECYCLE

M E M O R A N D U M

DATE: August 8, 2023

TO: **City Council, Mayor Orman**

FROM: Travis Matlock, Electric Utility Director

RE: **Position Reclassification**

BEUD recommends reclassifying 1 Electric Technician II position to a Journeyman Lineman position.

With an upcoming retirement, BEUD would like to reclassify the position so that a lineman can be hired. This current Electric Technician was a long-term employee working within the Service Dept. section. Changing this position to a lineman will allow BEUD to hire someone who can take on more responsibilities within the Service Dept., thus allowing BEUD to reorganize the Service Dept. and provide better service to the rate payers. This will also limit the need for contracting services in dealing with streetlights.

This will add $15,117.44 to the 2023 budget. A budget adjustment is required to cover the additional cost for the reclassification. With three (3) retirements in BEUD in 2023, BEUD salaries/wages took an unexpected hit.

Approved by Utility Board 5-0.

RESOLUTION NO. _______________

A RESOLUTION TO RECLASSIFY ONE (1) ELECTRICIAN TECHNICIAN II POSITION TO A JOURNEYMAN LINEMAN POSITION; AMENDING THE 2023 BUDGET TO APPROPRIATE FIFTEEN THOUSAND ONE HUNDRED SEVENTEEN DOLLARS AND FORTY-FOUR CENTS ($15,117.44) FROM UTILITY FUND RESERVES TO VARIOUS ACCOUNTS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Bentonville Electric Utility recommends converting one (1) Electric Technician II to a Journeyman Lineman to better meet operational needs; and

WHEREAS, a budget adjustment will be needed to cover additional cost and will be funded from the Utility Fund Reserves.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:

Section 1: The City of Bentonville Electric Department should be and is hereby authorized to reclassify one existing personnel position from Electric Technician II to Journeyman Lineman;

Section 2: The 2023 Budget is adjusted to appropriate monies from Utility Fund Reserves as shown below:

Org (Department)	Object	Account Description	Revenue + (-)	Expense + (-)
503010	41010	Full Time Salaries/Wages		$ 12,293.60
503010	41510	FICA & Medicare Expense		$ 940.46
503010	41810	Retirement - APERS		$ 1,883.38
		Totals	$ -	$ 15,117.44
		Net Impact on Fund Balance	$ (15,117.44)	

Section 3 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED AND APPROVED this _____ day of __________________, 2023.

APPROVED:

____
STEPHANIE ORMAN, Mayor

Attest:

____
KIRBY ROMINES, City Clerk

THE CITY OF BENTONVILLE

Agenda Item Form

Date of City Council Meeting	**8/8/2023**
Department	**Electric**
Submitted by	**Travis Matlock, PE**
Phone	**479-271-5941**

Item Type: (*Check All That Apply)*

☐ Budget Adjustment	☐ Change Order	☐ Informational	☑ Ordinance	☐ Resolution	☐ Bid Award

Recommendation/Suggested Action *(Enter recommendation in space below):*

Ordinance amending the 2023 Pay Plan to create a Job Family to the Electric Department System Coordinator by reclassifying the current position to an Electric Systems Coordinator II, and creating an Electric Systems Coordinator I. Approved 5-0 at the July 18, 2023 Utility Board meeting. No budget adjustment is needed.

Estimated Cost	
Is this Item Budgeted?	☑ Yes ☐ No

If no, please explain how item will be funded *(briefly explain in space below)* :

M E M O R A N D U M

DATE: August 8, 2023

TO: **City Council, Mayor Orman**

FROM: Travis Matlock, Electric Utility Director

RE: **Job Family Addition**

BEUD recommends an amendment to the 2023 Pay Plan to create a Job Family to the Electric Department System Coordinator by reclassifying the current position to an Electric Systems Coordinator II, and creating an Electric Systems Coordinator I.

When the Electric Systems Coordinator was approved with the 2023 budget, there was only one (1) position with no job family. As BEUD has received very few qualified applicants over the 7 months that the position has been open, it became apparent that a job family was need for training and growth. Creating this job family will allow BEUD to hire a candidate and begin the training that is required with the many BEUD IT-type systems.

To create the job family, the current job description for what will be reclassified to an Electric Systems Coordinator II had some job duties removed or reduced to create the Electric Systems Coordinator I.

The Electric Systems Coordinator I will be a Grade 93, Electric Systems Coordinator II will be a Grade 94.

Approved by Utility Board 5-0.

ORDINANCE NO. ______________

AN ORDINANCE AMENDING THE 2023 PAY PLAN FOR THE CITY OF BENTONVILLE; ADDING A JOB FAMILY TO THE ELECTRIC DEPARTMENT SYSTEM COORDINATOR; AND FOR OTHER PURPOSES.

WHEREAS, the Bentonville Electric Department proposes to amend the 2023 Pay Plan to add a job family to the Electric Department System Coordinator;

WHEREAS, due to receiving very few qualified applicants for the Electric Department System Coordinator Position it has become apparent a job family is needed to allow for advancement and training opportunities specific to Electric Department IT systems; and

WHEREAS, this is a budgeted item.

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

Section 1: The Mayor and City Clerk are authorized to approve an amendment to the 2023 Pay Plan for the City of Bentonville, to include a job family for the Electric Department System Coordinator as follows:

ELECTRIC SYSTEMS COORDINATOR I	GRADE 93
ELECTRIC SYSTEMS COORDINATOR II	GRADE 94

Section 2 - Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this ______ day of ___________________, 2023.

APPROVED:

____
STEPHANIE ORMAN, Mayor

ATTEST:

____
KIRBY ROMINES, City Clerk

Agenda Item Form

Date of City Council Meeting	**8/8/2023**
Department	**Library**
Submitted by	**Hadi Dudley**
Phone	**479-271-3194**

Item Type: (*Check Applicable Item Type)*

☑ Budget Adjustment	☐ Change Order	☐ Informational	☐ Ordinance	☑ Resolution	☐ Bid Award

Recommendation/Suggested Action *(Enter recommendation in space below):*

Resolution approving a budget adjustment in the amount of $1,130.00 for Bentonville Public Library to accept and expend certain donations and grants to supplement the library's book and program budgets. A budget adjustment is needed to accept donated funds.

Estimated Cost	**$1,130.00**
Is this Item Budgeted?	☐ Yes ☑ No

If no, please explain how item will be funded *(briefly explain in space below)* :

Budget adjustment to accept and spend funds totaling $1,130 for library books and programs.

www.bentonvillear.com

PLEASE RECYCLE

Budget Adjustment Request

Date of City Council Meeting	8/8/2023
Department	Library
Submitted by	Hadi Dudley
Phone	479-271-3194

Purpose of Budget Adjustment *(Enter purpose in space below):*

To accept and spend donations and grants to purchase books, support library programs.

General Ledger Account Information*				
Org (Department)	Object	Account Description	Revenue + (-)	Expense + (-)
105050	33412	State Grant/Other	$ 480.00	$ -
105050	37010	Misc Donation	$ 650.00	$ -
105050	42090	Other Operating Supplies	$ -	$ 650.00
105050	43510	Prof. Services: Promotional Activites	$ -	$ 480.00
		Totals	$ 1,130.00	$ 1,130.00
		Net Impact on Fund Balance	$ -	
*Final Account Number will be determined by Accounting Department after approval and purchase				

www.bentonvillear.com

PLEASE RECYCLE

Memorandum

TO:	Bentonville City Council, Mayor Stephanie Orman
FROM:	Hadi Dudley, Library Director
CC:	Patrick Johndrow, Finance Director; Gladys Shoemake, Purchasing Manager; and Bonnie Bridges, Associate Staff Attorney
SUBJECT:	A resolution approving a budget adjustment for the Library
DATE:	August 1, 2023

Bentonville Public Library (BPL) seeks City Council approval of a budget adjustment in the amount of **$1,130.00** to accept and expend donations and grant funds to supplement the library's book and program budgets.

Funding Breakdown

$480 from the Arkansas Arts Council – a grant award that supports qualifying library programs.

$650 from the Bentonville Library Foundation – funds contributed as tributes for specific library collections to purchase books, as designated by Foundation donors.

Please contact me with your questions at 479-271-3194 or hdudley@bentonvillear.com.

RESOLUTION NO. ______________

A RESOLUTION ACCEPTING DONATIONS TO THE BENTONVILLE PUBLIC LIBRARY, IN THE TOTAL AMOUNT OF ONE THOUSAND THREE HUNDRED DOLLARS ($1,300.00); ADJUSTING THE 2023 BUDGET TO RECOGNIZE AND APPROPRIATE THE SAME TO VARIOUS ACCOUNTS; AND FOR OTHER PURPOSES.

WHEREAS, the Arkansas Arts Council donated four hundred eighty dollars ($480.00) to the Bentonville Public Library;

WHEREAS, the Bentonville Library Foundation donated six hundred fifty dollars ($650.00) to the Bentonville Public Library; and

WHEREAS, these funds will be recognized and appropriated for Library use.

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

Section 1: The Mayor and City Clerk are authorized to accept donations to the Bentonville Public Library in the total amount of one thousand three hundred dollars ($1,300.00) from the Bentonville Library Foundation and the Arkansas Arts Council;

Section 2: The 2023 Budget is adjusted to recognize four hundred eighty dollars ($480.00) of donated funds into Account #105050-33412 – State Grant/Other and appropriating the same to Account #105050-43510 – Professional Services/Promotional Activities;

Section 3: The 2023 Budget is further adjusted to recognized six hundred fifty dollars ($650.00) of donated funds into Account #105050-37010 – Miscellaneous Donations and appropriating the same to Account #105050-42090 – Other Operating Supplies;

Section 4 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 5 - Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED this _____ day of ________________, 2023.

APPROVED:

ATTEST:

____
STEPHANIE ORMAN, MAYOR

____
KIRBY ROMINES, CITY CLERK

THE CITY OF BENTONVILLE

Agenda Item Form

Date of City Council Meeting	**8/8/2023**
Department	**Library**
Submitted by	**Hadi Dudley**
Phone	**479-271-3194**

Item Type: (*Check Applicable Item Type)*

☑ Budget Adjustment	☐ Change Order	☐ Informational	☐ Ordinance	☑ Resolution	☐ Bid Award

Recommendation/Suggested Action *(Enter recommendation in space below):*

Resolution approving a budget adjustment in the amount of $8,000.00 for Bentonville Public Library to reallocate operating money. The operating fund adjustment is required to replace a heating and air conditioning unit at the Train Station. A budget adjustment is needed to reallocate budgeted funds.

Estimated Cost	**$8,000.00**
Is this Item Budgeted?	☐ Yes ☑ No

If no, please explain how item will be funded *(briefly explain in space below)* :

Budget adjustment to reallocate operating funds totaling $8,000 to purchase a replacement heating and air conditioning unit for the Train Station.

www.bentonvillear.com

PLEASE RECYCLE

Budget Adjustment Request

Date of City Council Meeting	8/8/2023
Department	Library
Submitted by	Hadi Dudley
Phone	479-271-3194

Purpose of Budget Adjustment *(Enter purpose in space below):*

To reallocate operating funds to replace a heating and air conditioning unit at the Train Station.

General Ledger Account Information*				
Org (Department)	Object	Account Description	Revenue + (-)	Expense + (-)
105050	42520	Minor Equipment/Computers	$ 8,000.00	$ -
105050	44430	Property Serv: Repairs/Maint Building		$ 8,000.00
		Totals	$ 8,000.00	$ 8,000.00
		Net Impact on Fund Balance	$ -	

*Final Account Number will be determined by Accounting Department after approval and purchase

www.bentonvillear.com

PLEASE RECYCLE

Bentonville Public Library

Memorandum

TO:	Bentonville City Council, Mayor Stephanie Orman
FROM:	Hadi Dudley, Library Director
CC:	Patrick Johndrow, Finance Director; Gladys Shoemake, Purchasing Manager; and Bonnie Bridges, Associate Staff Attorney
SUBJECT:	A resolution approving a budget adjustment for the Library
DATE:	August 1, 2023

Bentonville Public Library (BPL) seeks City Council approval of a budget adjustment in the amount of **$8,000.00** to **reallocate library operating funds** from one account to another. This is required to purchase a new heating and air conditioning unit for the Train Station.

Funds budgeted by the Library for Train Station cameras in the **minor equipment / computer** account are not going to be used on the original project. The **funds are available to transfer** to the **facility maintenance** account.

This is not a planned project, but it is necessary for the operations and conditions of the historic building. The budget adjustment will pay for the cost of a new HVAC unit and repair a wall that was water damaged due to HVAC equipment failure.

Train Station Heat-Air Unit

In recent months, BPL requested City Public Works Maintenance staff, two HVAC vendors, a construction company and an architectural firm review the HVAC conditions at the Train Station. All parties agree that there is not a feasible or cost-effective way to repair one of the two units installed in the small upper crawl space.

The proposed solution by the HVAC vendors is to install a "mini split" heat/air unit in lieu of repair to the outdated unit that is virtually impossible to access.

The mini split unit will tie in with the existing electrical service. It will provide an energy efficient method to heat and cool the back room in the historic Train Station for many years to come.

Please contact me with your questions at 479-271-3194 or hdudley@bentonvillear.com.

Train Station Museum Mini Split

Quote Prepared by Barett Ratcliff

08/02/2023

PROPOSAL

Account Information

Bill To:	CITY OF BENTONVILLE 1000 SW 14TH ST BENTONVILLE AR USA 72712
Quote Reference Number:	1-1NML0UT5
Project Name:	Train Station Museum Mini Split
Site:	BENTONVILLE OLD TRAIN STATION 416 S MAIN ST BENTONVILLE AR 72712
Branch Info:	JOHNSON CONTROLS FAYETTEVILLE AR CB - 0N2A
Attn:	Hadi Dudley

Customer Information

Name: Ms. Dudley

This proposal is hereby accepted and Johnson Controls is authorized to proceed with the work, subject to credit approval By Johnson Controls, Inc. Milwaukee, WI.

We propose to furnish the materials and/or perform the work below for the net price of: $6,880.00

This proposal is valid through 09/02/2023

CITY OF BENTONVILLE	**Johnson Controls Inc.**
Signature: __________	Signature: __________
Name: __________	Name: __________
Title: __________	Title: __________
Date: __________	Date: __________
PO: __________	

Proposal Overview

Benefits/Scope of Work:

JCI will provide the necessary labor and material to install a new 3 ton Mini Split heat pump system at the old train station building. Due to access the existing AHU will be abandoned in place with power isolated. JCI will re use the existing outdoor electrical service for the new system. New outdoor unit will be placed on existing equipment pad and new line set ran along the exterior of building. The indoor unit will be wall mounted with internal condensate pump piped to nearest drain. Upon completion of install the system will be charged and started with all system operations verified.

Exclusions:

1. Labor or material not specifically described above is excluded from this proposal.
2. Unless otherwise stated, any and all overtime labor is excluded from this proposal.
3. Applicable taxes or special freight charges are excluded from this proposal

(IMPORTANT): *This proposal incorporates by reference the terms and conditions which are attached to this document. All work is to be performed Monday through Friday during normal Johnson Controls, Inc. (JCI) business hours unless otherwise noted. This proposal, or any accepted alternates, are hereby accepted by Customer, and JCI is authorized to proceed with the work; subject, however, to credit approval by JCI, Milwaukee, Wisconsin.*

TERMS AND CONDITIONS

By accepting this proposal, Customer agrees to be bound by the following terms and conditions:

1. SCOPE OF WORK. This proposal is based upon the use of straight time labor only. Plastering, patching, and painting are excluded. Disinfecting of chiller condenser and cooling tower water systems and components for biohazards, such as but not limited to Legionella, are excluded unless otherwise specifically stated in this agreement. In-line duct and piping devices, including, but not limited to valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc., if required hereunder to be furnished by JCI, shall be distributed and installed by others under JCI's supervision but at no additional cost to JCI. Customer agrees to provide JCI with required field utilities (electricity, toilets, drinking water, project hoist, elevator service, etc.) without charge. JCI agrees to keep the job site clean of debris arising out of its own operations. Customer shall not back charge JCI for any costs or expenses without JCI's written consent. Unless specifically noted in the statement of the scope of work or services undertaken by JCI under this agreement, JCI's obligations under this agreement expressly exclude any language or provision of the agreement elsewhere contained which may authorize or empower the Customer to change, modify, or alter the scope of work or services to be performed by JCI and shall not operate to compel JCI to perform any work relating to Hazards or Biohazards, such as but not limited to Legionella, without JCI's express written consent.

2. INVOICE AND PAYMENTS. JCI may invoice Customer monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Customer shall pay JCI at the time Customer signs this agreement an advance payment equal to [10%] of the contract price, which advance payment shall be credited against the final payment (but not any progress payment) due hereunder. Unless otherwise agreed to by the parties, payment is due to JCI upon Customer's receipt of JCI's invoice. Such payment is a condition precedent to JCI's obligation to perform any work under this agreement. Invoices shall be paid by Customer via electronic delivery via EFT/ACH. Invoicing disputes must be identified by Customer in writing within 21 days of the date of the invoice. Payment of any disputed amounts are due and payable upon resolution of such dispute. Customer acknowledges and agrees that timely payments of the full amounts listed on invoices is an essential term of this Agreement and Customer's failure to make payment in full when due is a material breach of this Agreement. Customer further acknowledges that if there is any amount outstanding on an invoice; it is material to JCI and will give JCI, without prejudice to any other right or remedy, the right to, without notice: (i) suspend, discontinue or terminate performing any services and/or withhold further deliveries of equipment and other materials, terminate or suspend any unpaid software licenses, and/or suspend JCI's obligations under or terminate this Agreement; and (ii) charge Customer interest on the amounts unpaid at a rate equal to the lesser of one and one half (1.5) percent per month or the maximum rate permitted under applicable law, until payment is made in full. JCI's election to continue providing future services does not, in any way diminish JCI's right to terminate or suspend services or exercise any or all rights or remedies under this Agreement. JCI shall not be liable for any damages, claims, expenses, or liabilities arising from or relating to suspension of services for non-payment. In the event that there are exigent circumstances requiring services or the JCI otherwise performs services at the premises following suspension, those services shall be governed by the terms of this Agreement unless a separate contract is executed. If Customer disputes any late payment notice or JCI's efforts to collect payment. Customer shall immediately notify JCI in writing and explain the basis of the dispute. Customer will pay all of JCI's reasonable collection costs (including legal fees and expenses). In the event of Customer's default, the balance of any outstanding amounts will be immediately due and payable. Lien waivers will be furnished upon request, as the work progresses, to the extent payments are received.

3. MATERIALS. If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of JCI, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, JCI shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefore.

4. EQUIPMENT WARRANTY. JCI warrants that equipment manufactured or labeled by JCI shall be free from defects in material and workmanship arising from normal usage for a period of one year. No warranty is provided for third-party products and equipment installed or furnished by JCI. Such products and equipment are provided with the third party manufacturer's warranty to the extent available, and JCI will transfer the benefits, together with all limitations, of that manufacturer' s warranty to Customer. All transportation charges incurred in connection with the warranty for equipment and/or materials not installed by JCI shall be borne by Customer. These warranties shall not extend to any equipment that has been abused, altered, misused or repaired by Customer or third parties without the supervision of and prior written approval of JCI, or if JCI serial numbers or warranty date decals have been removed or altered. Customer must promptly report any failure of the equipment to JCI in writing.

5. LIMITED WARRANTY. JCI warrants its workmanship or that of its agents (Technicians) in relation to installation of equipment for a period of ninety (90) days from date of installation. Customer shall bear all labor costs associated with replacement of failed equipment still under JCI's equipment warranty or the original manufacturer's warranty, but outside the terms of this express labor warranty. All warranty labor shall be executed on normal business days during JCI normal business hours. These warranties do not extend to any equipment which has been repaired by others, abused, altered, or misused in any way, or which has not been properly and reasonably maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE. UNDER NO CIRCUMSTANCES SHALL JCI BE LIABLE FOR ANY SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES ARISING FROM OR RELATING TO ANY DEFECT IN MATERIAL OR WORKMANSHIP OF EQUIPMENT OR THE PERFORMANCE OF SERVICES. JCI makes no and specifically disclaims all representations or warranties that the services, products, software or third party product or software will be secure from cyber threats, hacking or other similar malicious activity, or will detect the presence of, or eliminate, treat, or mitigate the spread, transmission, or outbreak of any pathogen, disease, virus or other contagion, including but not limited to COVID 19.

6. LIABILITY. To the maximum extent permitted by law, in no event shall JCI and its affiliates and their respective personnel, suppliers and vendors ("JCI Parties") be liable to you or any third party under any cause of action or theory of liability even if advised of the possibility of such damages, for any: (a) special, incidental, consequential, punitive, or indirect damages; (b) lost profits, revenues, data, customer opportunities, business, anticipated savings, or goodwill; (c) business interruption; or (d) data loss or other losses arising from viruses, ransomware, cyber-attacks or failures or interruptions to network systems. In any case, the entire aggregate liability of the JCI Parties under this proposal for all damages, losses, and causes of action (whether in contract, tort (including negligence), or otherwise) shall be limited to the amounts payable to JCI hereunder.

7. COVID-19 Vaccination. JCI expressly disclaims any requirement, understanding or agreement, express or implied, included directly or incorporated by reference, in any Customer purchase order, solicitation, notice or otherwise, that any of JCI's personnel be vaccinated against Covid-19 under any federal, state/provincial or local law, regulation or order applicable to government contracts or subcontracts, including, without limitation, Presidential Executive Order

14042 ("Ensuring Adequate COVID Safety Protocols for Federal Contractors") and Federal Acquisition Regulation (FAR) 52.223-99 ("Ensuring Adequate COVID Safety Protocols for Federal Contractors"). Any such requirement shall only apply to JCI's personnel if and only to the extent contained in a written agreement physically signed by an authorized officer of JCI.

8. TAXES. The price of this proposal does not include duties, sales, use, excise, or other taxes, unless required by federal, state, or local law. Customer shall pay, in addition to the stated price, all taxes not legally required to be paid by JCI or, alternatively, shall provide JCI with acceptable tax exemption certificates. JCI shall provide Customer with any tax payment certificate upon request and after completion and acceptance of the work.

9. DELAYS. JCI shall not be liable for any delay in the performance of the work resulting from or attributed to acts of circumstance beyond JCI's control, including but not limited to; acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Customer, Owner, or other Contractors or delays caused by suppliers or subcontractors of JCI, etc.

10. COMPLIANCE WITH LAWS. JCI shall comply with all applicable federal, state, and local laws and regulations, and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits a permanent nature shall be procured and paid for by the Customer.

11. PRICING. JCI may increase prices upon notice to the Customer to reflect increases in material and labor costs. Prices for products covered by this Agreement may be adjusted by JCI, upon notice to Customer at any time prior to shipment and regardless of Customer's acceptance of JCI's proposal or quotation, to reflect any increase in JCI's cost of raw materials (e.g., steel, aluminum) inability to secure Products, changes or increases in law, labor, taxes, duties, tariffs or quotas, acts of government, any similar charges, or to cover any extra, unforeseen and unusual cost elements.

12. DISPUTES. All disputes involving more than $15,000.00 shall be resolved by arbitration in accordance with the rules of the American Arbitration Association. The prevailing party shall recover all legal costs and attorneys' fees incurred as a result. Nothing here shall limit any rights under construction lien laws.

13. INSURANCE. Insurance coverage in excess of JCI's standard limits will be furnished when requested and required. No credit will be given or premium paid by JCI for insurance afforded by others.

14. INDEMNITY. The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorney's fees which may arise in connection with the execution of the work herein specified and which are caused, by the negligent act or omission of the indemnifying Party. The parties agree and understand that the City has Statutory Tort Immunity and as such, nothing contained herein or otherwise under this Agreement shall waive any governmental immunity the City may be entitled to by law.

15. CUSTOMER RESPONSIBILITIES. Customer is solely responsible for the establishment, operation, maintenance, access, security and other aspects of its computer network ("Network") and shall supply Johnson Controls secure Network access for providing its services. Products networked, connected to the internet, or otherwise connected to computers or other devices must be appropriately protected by Customer and/or end user against unauthorized access. Customer is responsible to take appropriate measures, including performing back-ups, to protect information, including without limit data, software, or files (collectively "Data") prior to receiving the service or products.

16. FORCE MAJEURE. JCI shall not be liable, nor in breach or default of its obligations under this proposal, for delays, interruption, failure to render services, or any other failure by JCI to perform an obligation under this proposal, where such delay, interruption or failure is caused, in whole or in part, directly or indirectly, by a Force Majeure Event. A "Force Majeure Event" is a condition or event that is beyond the reasonable control of JCI, whether foreseeable or unforeseeable, including, without limitation, acts of God, severe weather (including but not limited to hurricanes, tornados, severe snowstorms or severe rainstorms), wildfires, floods, earthquakes, seismic disturbances, or other natural disasters, acts or omissions of any governmental authority (including change of any applicable law or regulation), epidemics, pandemics, disease, viruses, quarantines, or other public health risks and/or responses thereto, condemnation, strikes, lock-outs, labor disputes, an increase of 5% or more in tariffs or other excise taxes for materials to be used on the project, fires, explosions or other casualties, thefts, vandalism, civil disturbances, insurrection, mob violence, riots, war or other armed conflict (or the serious threat of same), acts of terrorism, electrical power outages, interruptions or degradations in telecommunications, computer, network, or electronic communications systems, data breach, cyber-attacks, ransomware, unavailability or shortage of parts, materials, supplies, or transportation, or any other cause or casualty beyond the reasonable control of JCI. If JCI's performance of the work is delayed, impacted, or prevented by a Force Majeure Event or its continued effects, JCI shall be excused from performance under this proposal. Without limiting the generality of the foregoing, if JCI is delayed in achieving one or more of the scheduled milestones set forth in this proposal due to a Force Majeure Event, JCI will be entitled to extend the relevant completion date by the amount of time that JCI was delayed as a result of the Force Majeure Event, plus such additional time as may be reasonably necessary to overcome the effect of the delay. To the extent that the Force Majeure Event directly or indirectly increases JCI's cost to perform the services, Customer is obligated to reimburse JCI for such increased costs, including, without limitation, costs incurred by JCI for additional labor, inventory storage, expedited shipping fees, trailer and equipment rental fees, subcontractor fees or other costs and expenses incurred by JCI in connection with the Force Majeure Event.

17. SAFETY, HEALTH AND HAZARDOUS MATERIALS. The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of the, Occupational Safety and Health Act relating in any way to the project or project site. ACM /Hazardous Materials: Customer shall supply Johnson Controls with any information in its possession relating to the presence of asbestos-containing materials ("ACM") or hazardous materials at any of its facilities where JCI's undertakes any Work or Services that may result in the disturbance of ACM or hazardous materials. JCI shall not be respons ble for abatement and/or removal and disposal of hazardous materials or ACM. If either Customer or JCI becomes aware of or suspects the presence of ACM or hazardous materials that may be disturbed by JCI's Work or Services, JCI shall immediately stop all work until such ACM or hazardous or unsafe condition is rectified by Owner and Owner so notifies JCI in writing that work can safely be resumed, based on test conducted by a licensed testing organization. Timetables for delivery of JCI's products or services and the contract price shall be adjusted appropriately for any associated delay.

18. ONE-YEAR CLAIMS LIMITATION. No claim or cause of action, whether known or unknown, shall be brought against JCI more than one year after the claim first arose. Except as provided for herein, JCI's claims must also be brought within one year. Claims for unpaid contract amounts are not subject to the one-year limitation.

19. DIGITAL ENABLED SERVICES. If JCI provides Digital Enabled Services under this Agreement, these Digital Enabled Services require the installation and deployment of site assessment tools and the collection, transfer and ingestion of building, equipment, system time series, and other data to JCI's cloud-hosted software applications. **DIGITAL ENABLED SERVICES** mean services provided hereunder that employ JCI software and cloud-hosted software offerings and tools to improve and enable such services. Digital Enabled Service may include, but are not limited to, (a) remote inspection, (b) advanced equipment fault detection and diagnostics, and (c) data dashboarding and health reporting. Customer owns all the right, title and interest in and to the Customer data. **Customer consents to the installation and deployment of site assessment tools and the collection, transfer and ingestion and use of such data by JCI to enable JCI to provide, maintain, protect and improve the Digital Enabled Services and JCI's products and services. Customer acknowledges that, while Digital Enabled Services generally improve equipment performance and services, Digital Enabled Services do not prevent all potential malfunction, insure against all loss, or guarantee a certain level of performance and that JCI shall not be responsible for any injury, loss, or damage caused by any act or omission of JCI related to or arising from the monitoring of the equipment under Digital Enabled Services.** Certain equipment sold hereunder includes by default JCI's Connected Equipment Services. **Digital Enabled Services may be on by default and the remote connection will continue to connect to Customer's Equipment through the full equipment lifecycle, unless Customer specifically requests in writing that JCI disable the remote connection or**

JCI discontinues or removes such remote connection. If Customer's equipment includes Digital Enabled Services, JCI will provide a cellular modem or other gateway device ("Gateway Device") owned by JCI or Customer will supply a network connection suitable to establish a remote connection with Customer's applicable equipment to permit JCI to perform Digital Enabled Services. For certain subscriptions, Customer will be able to access equipment information from a mobile or smart device using Digital Enabled Service's mobile or web application. Any Gateway Devices provided hereunder shall remain JCI's property, and JCI may upon reasonable notice access and remove such Gateway Device and discontinue services in accordance with the Software Terms. If Customer does not permit JCI to connect via a connection validated by JCI for the equipment or the connection is disconnected by Customer, and a service representative must therefore be dispatched to the Customer site, then the Customer shall pay JCI at JCI's then-current standard applicable contract regular time and/or overtime rate for services performed by the service representative.

20. JCI DIGITAL SOLUTIONS. Use, implementation, and deployment of the software and cloud-hosted software products ("Software") offered under these terms shall be subject to, and governed by, JCI's standard terms for such Software and Software related professional services in effect from time to time at https://www.johnsoncontrols.com/techterms (collectively, the "Software Terms"). Applicable Software Terms are incorporated herein by this reference. Other than the right to use the Software as set forth in the Software Terms, JCI and its licensors reserve all right, title, and interest (including all intellectual property rights) in and to the Software and improvements to the Software. The Software that is licensed hereunder is licensed subject to the Software Terms and not sold. If there is a conflict between the other terms herein and the Software Terms, the Software Terms shall take precedence and govern with respect to rights and responsibilities relating to the Software, its implementation and deployment and any improvements thereto. Notwithstanding any other provisions of this Agreement, unless otherwise set forth in the applicable order, quote, proposal or purchase documentation, the following terms apply to Software that is provided to Customer on a subscription basis (i.e., a time limited license or use right), (each a "Software Subscription"):

Each Software Subscription provided hereunder will commence on the date the initial credentials for the Software are made available (the "Subscription Start Date") and will continue in effect until the expiration of the subscription term noted in the applicable order, quote, proposal or purchase documentation. At the expiration of the Software Subscription, such Software Subscription will automatically renew for consecutive one (1) year terms (each a "Renewal Subscription Term"), unless either party provides the other party with a notice of non-renewal at least ninety (90) days prior to the expiration of the then-current term. To the extent permitted by applicable law, Software Subscriptions purchases are non-cancelable and the sums paid nonrefundable. Fees for Software Subscriptions shall be paid annually in advance, invoiced on the Subscription Start Date and each subsequent anniversary thereof. Customer shall pay all invoiced amounts within thirty calendar days after the date of invoice. Payments not made within such time period shall be subject to late charges as set forth in the Software Terms. Unless otherwise agreed by the parties in writing, the subscription fee for each Renewal Subscription Term will be priced at Johnson Controls' then-applicable list price for that Software offering. Any use of Software that exceeds the scope, metrics or volume set forth in this Agreement and applicable SOW will be subject to additional fees based on the date such excess use began.

21. Privacy. ***Company as Processor*:** Where JCI factually acts as Processor of Personal Data on behalf of Customer (as such terms are defined in the DPA) the terms at www.johnsoncontrols.com/dpa ("DPA") shall apply. ***Company as Controller*:** JCI will collect, process and transfer certain personal data of Customer and its personnel related to the business relationship between it and Customer (for example names, email addresses, telephone numbers) as controller and in accordance with JCI's Privacy Notice at https://www.johnsoncontrols.com/privacy. Customer acknowledges JCI's Privacy Notice and strictly to the extent consent is mandatorily required under applicable law, Customer consents to such collection, processing and transfer. To the extent consent to such collection, processing and transfer by JCI is mandatorily required from Customer's personnel under applicable law, Customer warrants and represents that it has obtained such consent.

22. ENTIRE AGREEMENT. This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings. Customer acknowledges and agrees that any purchase order issued by Customer in connection with this Agreement is intended only to establish payment authority for Customer's internal accounting purposes and shall not be considered to be a counteroffer, amendment, modification, or other revision to the terms of this Agreement. No term or condition included or referenced in Customer's purchase order will have any force or effect and these terms and conditions shall control. Customer's acceptance of any Services shall constitute an acceptance of these terms and conditions. Any proposal for additional or different terms, whether in Customer's purchase order or any other document, unless expressly accepted in writing by JCI, is hereby objected to and rejected.

23. CHANGES. No change or modification of any of the terms and conditions stated herein shall be binding upon JCI unless accepted by JCI in writing.

CUSTOMER ACCEPTANCE
In accepting this Agreement, Customer agrees to the terms and conditions contained herein including those on the following page(s) of this Agreement and any attachments or riders attached hereto that contain additional terms and conditions. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that Customer may issue. Any changes requested by Customer after the execution of this Agreement shall be paid for by the Customer and such changes shall be authorized in writing. **ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.**

Pricing is based upon the following billing and payment terms: Invoices will be delivered via email, payment due upon receipt, and invoices are to be paid via ACH bank transfer. Johnson Controls ACH/EFT bank transfer details will be forth coming upon contractual agreement.

This offer shall be void if not accepted in writing within thirty (30) days from the date first set forth above.

To ensure that JCI is compliant with your company's billing requirements, please provide the following information:

PO is required to facilitate billing: ☐ NO: This signed contract satisfies requirement

☐ YES: Please reference this PO Number: ______________________________

AR Invoices are accepted via e-mail: ☐ YES: E-mail address to be used: ______________________________

☐ NO: Please submit invoices via mail ☐ NO: Please submit via ____________________

RESOLUTION NO. _______________

A RESOLUTION AMENDING THE 2023 BUDGET TO REALLOCATE BUDGETED LIBRARY FUNDS, IN THE AMOUNT OF EIGHT THOUSAND DOLLARS ($8,000.00), FROM ACCOUNT #105050-42520 – MINOR EQUIPMENT/COMPUTER TO ACCOUNT #105050-44430 – PROPERTY SERVICE REPAIRS/MAINTENANCE BUILDING, FOR HVAC REPLACEMENT AT THE TRAIN STATION BUILDING; AND FOR OTHER PURPOSES.

WHEREAS, the Bentonville Public Library budgeted eight thousand dollars ($8,000.00) for cameras at the Train Station building which will not move forward at this time;

WHEREAS, the Train Station building requires an un-planned HVAC replacement which is a more time sensitive use of the unused funds; and

WHEREAS, the 2023 Budget should be amended to reallocate these funds.

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

Section 1: The 2023 Budget is adjusted to reallocate eight thousand dollars ($8,000.00) from Account #105050-42520 – Minor Equipment/Computer to Account #105050-44430 – Property Service Repairs/Maintenance Building, for HVAC replacement at the Train Station Building;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED this _______ day of ________________, 2023.

APPROVED:

ATTEST:

____
STEPHANIE ORMAN, MAYOR

____
KIRBY ROMINES, CITY CLERK