

Combined Committee of the Whole & City Council Meeting Minutes February 24, 2026



The City Council of Bentonville, Arkansas, met in regular session on Tuesday February 24, 2026, at 6:00 p.m., at City Hall, 305 S.W. A Street, Bentonville, Arkansas.

Present for Committee of the Whole; were Council Members Octavio Sanchez, Holly Hook, Bill Burckart, Beckie Seba, Chris Sooter, Aubrey Patterson, Gayatri Richardson (at 6:11pm), and Cindy Acree.

Also, present were Mayor Stephanie Orman, City Attorney Nick Henry, City Clerk Malorie Marrs, the press, city staff, and the audience. Several members of the city staff and the public attended remotely via Zoom.

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

Motion was made by Council Member Sanchez to approve the minutes of February 10, 2026, council meeting as presented, second by Council Member Acree. There was no discussion.

Motion carried (7-0) Council Member Richardson was absent.

I. Committee of the Whole Discussion

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

1. Consent Agenda Discussion

New Business items: 9, 10, 11, 12, 13, & 14 and Utility Board 1, 6, 7, & 8

Council Member Sooter closed Committee of the Whole Discussion at 6:05pm, and Mayor Orman opened regular City Council meeting.

Present were Council Members Octavio Sanchez, Holly Hook, Bill Burckart, Beckie Seba, Chris Sooter, Aubrey Patterson, and Cindy Acree. Council Member Richardson was absent.

Also, present were Mayor Stephanie Orman, City Attorney Nick Henry, City Clerk Malorie Marrs, the press, city staff, and the audience. Several members of the city staff and the public attended remotely via Zoom.

A motion was made by Council Member Sooter, to suspend the rules regarding the reading of all ordinances on three separate days, and further that all ordinances and resolutions be read by title only, second by Council Member Sanchez. There was no discussion. Motion carried (7-0) Council Member Richardson was absent.

II. New Business – Consent Agenda

New Business items: 9, 10, 11, 12, 13, & 14

9. Resolution 2-24-26 F: Purchase a Kubota U17 Mini Excavator and Attachments

A Resolution authorizing the Mayor and Clerk to enter into a purchasing agreement for a

new U17 mini excavator and attachments for the Parks Maintenance team from Springdale Tractor Company, in the amount of \$48,482.87. No budget adjustment is needed.

10. Resolution 2-24-26 G: Authorizing an Amended Design Agreement for Phillips Park - North Phase

A Change Order authorizing the Mayor and Clerk to enter into an amended design agreement, in the amount of \$224,000.00 with Crafton Tull for design of Phase II of Phillips Park. No budget adjustment is needed.

11. Resolution 2-24-26 H: Authorizing a Change Order with GTS, Inc. for the 8th Street Gateway Park

A Resolution approving a change order, in the amount of \$56,684.90, with GTS Inc. for additional services at Gateway Park. No budget adjustment is needed.

12. Resolution 2-24-26 I: Accepting Arkansas Division of Aeronautics Grant for the Bentonville Municipal Airport

A Resolution accepting an 90/10 grant in the amount of \$200,000.00 from the Arkansas Division of Aeronautics Commission providing funding to construct an aircraft parking apron on what is usually called "The Muddy South." A budget adjustment is needed.

13. Resolution 2-24-26 J: Enter into an Agreement with Garver, LLC for VBT West Turf Apron

A Resolution to enter into Work Order 08 with Garver Engineers in the amount of \$43,900.00 for the VBT West Turf Apron project. No budget adjustment is needed.

14. Resolution 2-24-26 K: Approving a Budget Adjustment for the Wastewater Development Fee Revenue Bond

Resolution Requesting City Council approval of a Resolution to approve a budget adjustment related to the Wastewater Development Fee Revenue bond in the amount of \$239,000,000.00 funded by the Alice Walton Foundation. A budget adjustment is needed.

Utility Board Consent items: 1, 6, 7, & 8

1. Resolution 2-24-26 M: Approving the Purchase a Skid Steer from Stribling Equipment, LLC

A Resolution authorizing the purchase a skid steer and associated attachments from Stribling Equipment, LLC through participation in the Sourcewell Cooperative (Co-Op) contract 011723-JDC for \$132,064.17 plus taxes. This is a 2026 budgeted item. Utility Board approved 5-0. No budget adjustment is needed.

6. Resolution 2-24-26 N: Awarding Bid IFB-26-05 for Shewmaker Interceptor Phase 1 - Tree Clearing

Staff requests council award bid IFB-26-05 to Oz Lawn and Land in the amount of \$49,993.02 for tree clearing operations associated with the future Bentonville Shewmaker Sewer Improvements project located in North Bentonville between NE Tiger Boulevard and NE A Street. Oz Lawn and Land was the lowest bidder and was selected following the city solicitation process for bids. No budget adjustment is needed. This project is funded by the Wastewater Development Fee. Utility Board approved 5-0. No budget adjustment is needed.

7. Resolution 2-24-26 O: Approve Shewmaker Phase 2 Amendment #3 - Engineering Design Services

Staff request that the mayor and city clerk enter into an agreement with Garver Engineering, for Amendment # 3, in the amount of 1,916,752.00 for engineering design services for the Shewmaker Basin Interceptor Improvements - Phase 2. Phase 2 includes the redesign of North Lift Station to 7 MGD pumping capacity, 3,400' of force main to the WRRF and 9,000' of 24" gravity sewer from Tiger Boulevard to Central Ave. The project is funded by the Wastewater Development Fee. Utility Board approved 5-0. No budget adjustment is needed.

8. Resolution 2-24-26 P: Approving the Purchase a Hydro Excavation Truck from RCH, Inc.

A Resolution authorizing the Mayor and City Clerk to enter into an agreement with River City Hydraulics, Inc., for the purchase of a Ram Vac HX-12 Hydro Excavator, through participation in a cooperative contract, in the amount of \$584,035.74. Utility Board approved 5-0. No budget adjustment is needed

City Attorney Nick Henry read the consent agenda out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Sooter.
Consent Agenda passes (8-0).

III. New Business Non Consent Agenda Items

1. Resolution 2-24-26 A to Recognize Captain Tony Marveggio on his Retirement from the City

Request that the City Council adopt a formal resolution to recognize, commend, and congratulate Captain Tony Marveggio on his retirement from the Bentonville Police Department, effective February 27, 2026. This resolution recognizes Tony Marveggio for over 28 years in law enforcement dedicated to the Bentonville Police Department and the citizens of Bentonville. This resolution also wishes Tony Marveggio much health, happiness, and continued success in all of his future endeavors. See attached resolution.

Mayor Orman read the resolution out loud, members of the police force and Captain Marveggio's family stood for a picture and round of applause from the audience.

2. Informational: Options for Improvement and Enforcement of Noise Regulations

An informational item to identify effective, legally defensible tools that allow the City to respond more decisively to noise complaints, encourage voluntary compliance, and reduce repeat violations.

Members from the community and local businesses discussed changes to the current noise ordinance alongside city council members. Discussed stiffer citation rules and regulations. Shelli Kerr, and Planning, along with the Police Department stated new amendments would be coming regarding the complaints and feedback from council/community.

3. Informational: Artificial Intelligence (AI) Update

An Update for Council on the City AI Strategy and AI Policy.

4. Ordinance 2026-22: Public Hearing and Ordinance to Vacate a Drainage Easement (VAC25-0031)

Public Hearing and approval of an Ordinance vacating a Drainage Easement Vacation located at Lot 73 of Providence Village Phase III (VAC25-0031).

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.

Ordinance passes (8-0).

5. Resolution 2-24-26 B: Setting a Public Hearing for a Utility Easement Vacation (VAC26-0001)

Approve Resolution to set a Public Hearing for March 10, 2026 for a Utility Easement Vacation located at Lot 54 of Kensington Subdivision, Phase 2 (VAC26-0001).

City Attorney Nick Henry read the Resolution out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.

Resolution passes (8-0).

6. Resolution 2-24-26 C: Setting a Public Hearing for a Utility Easement Vacation (VAC26-0003)

Approve a Resolution to set a Public Hearing for March 10, 2026 for a Utility Easement Vacation located at Lot 209 of the Original City of Bentonville per Subdivision Plat Inst# L201810373/L202358920 (VAC26-0003).

City Attorney Nick Henry read the Resolution out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Resolution passes (8-0).

7. Resolution 2-24-26 D: Setting a Public Hearing for an Alley Right of Way Vacation (VAC26- 0006)

Approve Resolution to set a Public Hearing for March 10, 2026 for an Alley Right of Way Vacation located between Lot 209 and Lot 76 of the Original City of Bentonville per Subdivision Plat Inst# L201810373 (VAC26-0006).

City Attorney Nick Henry read the Resolution out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Resolution passes (8-0).

8. Resolution 2-24-26 E: Setting a Public Hearing for a Utility Easement Vacation (VAC26-0008)

Approve Resolution to set a Public Hearing for March 10, 2026 for a Utility Easement Vacation located on Parcel 18-07510-000 per filed record 2/2/83, Book 596, Page593 (VAC26-0008).

City Attorney Nick Henry read the Resolution out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Resolution passes (8-0).

15. Resolution 2-24-26 L Resolution Authorizing the Bella Vista Village Property Owner's Association Wholesale Contract

Resolution authorizing the Mayor and City Clerk to enter into an agreement with the Bella Vista Property Owners Association for the sale of water to be served within their service area. No budget adjustment is needed.

Council Member Burckart motioned to remove paragraph 5 of the agreement and reformat the contract. Seconded by Council Member Acree.

City Attorney Nick Henry restated the motion & change out loud.
Motion for change/amendment passes (8-0).

City Attorney Nick Henry read the Resolution out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Sooter.
Resolution passes (8-0).

IV. Utility Board NON Consent Items

2. Ordinance 2026-23: Approving a Waiver of Bid to Order 1/0 Underground Wire

Approval of an Ordinance to waive competitive bidding to purchase 1/0 u/g wire from Stuart Irby, Unit Prices and estimated quantities attached, plus applicable taxes. plus applicable taxes. Due to market volatility and lead times related to these products, it would be neither practical or feasible to solicit competitive bids. Utility Board approved 5-0. No budget adjustment is needed.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Acree.
Ordinance passes (8-0).

City Attorney Nick Henry read the Emergency Clause out loud calling for immediate enactment. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Emergency Clause passes (8-0).

3. Ordinance 2026-24: Approving a Waiver of Bid to Order Overhead Wire

Approval of an Ordinance to waive competitive bidding to purchase overhead 477 wire from AECL, Unit Prices and estimated quantities attached, plus applicable taxes. Due to market volatility and lead times related to these products, it would be neither practical or feasible to solicit competitive bids. Utility Board approved 5-0. No budget adjustment is needed.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Ordinance passes (8-0).

City Attorney Nick Henry read the Emergency Clause out loud calling for immediate enactment. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Emergency Clause passes (8-0).

4. Ordinance 2026-25: Approving a Waiver of Bid to Order 3-ph Transformers

Approval of an Ordinance to waive competitive bidding to purchase 3-ph transformers from AECl, Unit Prices and estimated quantities attached, plus applicable taxes. plus applicable taxes. Due to market volatility and lead times related to these products, it would be neither practical or feasible to solicit competitive bids. Utility Board approved 5-0. No budget adjustment is needed.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Richardson.
Ordinance passes (8-0).

City Attorney Nick Henry read the Emergency Clause out loud calling for immediate enactment. Motion to approve by Council Member Sanchez, seconded by Council Member Richardson.
Emergency Clause passes (8-0).

5. Ordinance 2026-26: Approving a Waiver of Bid to Order Single Phase Transformers

Approval of an Ordinance to waive competitive bidding to purchase single ph transformers from AECl, Unit Prices and estimated quantities attached, plus applicable taxes. plus applicable taxes. Due to market volatility and lead times related to these products, it would be neither practical or feasible to solicit competitive bids. Utility Board approved 5-0. No budget adjustment is needed

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Richardson.
Ordinance passes (8-0).

City Attorney Nick Henry read the Emergency Clause out loud calling for immediate enactment. Motion to approve by Council Member Sanchez, seconded by Council Member Richardson.
Emergency Clause passes (8-0).

V. Planning

1. Ordinance 2026-27: Property Line Adjustment - Lot 1 of Vosberg Subdivision - 507 SE Hendrix St. (PLA25-0036)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Lot 48, Phase 7 And Lot 33, Phase 8 Of College Place Subdivision Creating New Lot 1 Of Vosberb Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Richardson.
Ordinance passes (8-0).

2. Ordinance 2026-28: Lot Split - Lots 181-184 of Kerelaw Castle Subdivision - 5012 and 5104 Town Vu Road (LS26- 0001)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lots 155-157 Of Kerelaw Castle Subdivision Creating New Lots 181-184 Of Kerelaw Castle Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Richardson.
Ordinance passes (8-0).

3. Ordinance 2026-29: Property Line Adjustment - Lots 5 & 6 of Hunt Bennett Addition - 3 Oak Valley Lane (PLA26-0002)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Lots 3 And 4 Of Hunt Bennett Addition Creating New Lots 5 And 6 Of Hunt Bennett Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Richardson.
Ordinance passes (8-0).

4. Ordinance 2026-30: Property Line Adjustment - Lot 6 & West 1/2 of Lot 5, Block 18 of Deming's 2nd Addition - 409 Northwest 7th Street (PLA26-0004)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Lot 6 & The West Half Of Lot 5, Block 18 Of Deming's 2nd Addition Creating New Lot 36, Block 18 Of Deming's 2nd

Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Richardson.
Ordinance passes (8-0).

5. Ordinance 2026-31: Correction Plat - Lots 10-12 of The Reserve Subdivision - North of Regional Airport Blvd, between Shell Road and Greenhouse (PLA26-0006)

The Planning Commission voted 7-0 recommending approval.

An Ordinance Correcting A Plat Of Lots 4, 8 And 9 Of The Reserve Subdivision Creating New Lots 10-12 Of The Reserve Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Acree, seconded by Council Member Sanchez.
Ordinance passes (8-0).

6. Ordinance 2026-32: Property Line Adjustment - Lot 1 of Skylight Subdivision - 1906 Southwest 14th Street (LS23- 0035)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Parcel 01-00934-000 Creating New Lot 1 Of Skylight Subdivision To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Seba.
Ordinance passes (7-0). Council Member Richardson left at 7:20pm

7. Ordinance 2026-33: Lot Split - Lots 8 & 9 of Tiarks Addition - 1101 McCollum Road (LS25-0039)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 7 Of Tiarks Addition Creating New Lots 8 And 9 Of Tiarks Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Seba.
Ordinance passes (7-0).

8. Ordinance 2026-34: Rezoning - Faciszewski - 401 North Main Street (RZ25-0051)

The Planning Commission voted 7-0, recommending approval.

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

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Ordinance passes (7-0).

9. Ordinance 2026-35: Rezoning - AP RE and Development, LLC - 409 Northwest 7th Street (RZ26-0001)

The Planning Commission voted 7-0, recommending approval.

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

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Ordinance passes (7-0).

10. Ordinance 2026-36: Planned Unit Development - Laurel Canyon LLC - 902, 904, 906, 908, and 1002 Southeast 3rd Street (PUD25-0002)

The Planning Commission voted 6-1, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential, DN-3, Downtown High Density Residential, And DN-4, Downtown Mixed-Use Residential To PUD, Planned Unit Development; And For Other Purposes.

City Attorney Nick Henry read the Ordinance out loud by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.
Ordinance passes (7-0).

VI. Committee Reports

- 1. Hook: Tree & Landscaping:** Spring Tree Giveaway will be April 11th at the Municipal Center.
Reviewing the document for tree planting post the tornado
Wanted to extend a personal thank you to the city street team for all their help during the winter weather.

The next Bentonville City Council meeting will be March 10, 2026.



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

