



**Combined
Committee of the Whole
& City Council
Meeting Agenda
April 14, 2026
6:00 PM
Bentonville City Hall**

**Revised Agenda:
Added Approval of both
March 10, 2026 & March 31, 2026
Meeting Minutes**

About the Committee of the Whole and City Council Meeting:

- This meeting begins with the Committee of the Whole, which is used for information sharing and Council discussion. No votes are taken and public comment is not accepted during this meeting. After the Committee of the Whole meeting is adjourned, the City Council meeting begins. This is where the Council will hear public comment and take official action, such as voting on agenda items.

How to Watch Online:

- Residents may watch the meeting live without registering via the City of Bentonville's YouTube channel. Watching online allows viewers to observe the meeting but does not include the ability to provide public comment.
- A recording of the meeting will be posted on the City's website after the meeting concludes.
- <https://www.youtube.com/@cityofbentonvillearkansasg5096>

Public Participation:

- Residents may provide public comment during the City Council portion of the meeting. Public comment is limited to three minutes per speaker.
- To help ensure an orderly meeting, registration is required for residents who wish to speak, whether attending in person or virtually.
- In-person speakers must register in advance using this link: [Registration Link](#)
- Virtual speakers must register in advance by 12:00 p.m. on April 14, 2026, using the following link: [Registration Link](#).

Council Questions/Discussion Concerning the Business Meeting

Call to Order

Pledge of Allegiance

Moment of Silence

Roll Call

Approval of Minutes: March 10, 2026 & March 31, 2026

I. Committee of the Whole

1. **Consent Agenda Discussion** **Informational**

- II. New Business - Public Comment to be Heard with Agenda Item**

1. **Proclamation Recognizing "National Public Safety Telecommunicator Week"** **Proclamation**
 Proclamation recognizing the Bentonville Emergency Communications Center for "National Public Safety Telecommunicator Week" — April 12–18, 2026.

2. **Proclamation Recognizing "National Animal Control Officer Appreciation Week"** **Proclamation**
 Proclamation recognizing the Bentonville Animal Services employees during "National Animal Control Officer Appreciation Week"- April 12-18, 2026.

3. **Resolution Approving the Purchase of Evidence Storage System from Patterson Pope, Inc.** **Resolution**
 A Resolution authorizing the purchase of police department evidence shelving and storage solutions from Patterson Pope, Inc through participation in the Sourcewell Cooperative (Co-Op) contract #110923-SPC-2024 for \$159,064.84 (estimated 9.50% taxes included). This is a 2026 budgeted item. No budget adjustment is needed.

4. **Resolution Entering into an Agreement with ESRI for GIS Software** **Resolution**
 Authorizing an agreement with Environmental Systems Research Institute for renewing a 3 year Enterprise Agreement for GIS Software for city departments. No budget adjustment is needed.

5. **Resolution Extending the Display of Artwork by Tim Ernst at City Hall** **Resolution**
 A Resolution to extend the temporary display of artworks titled "Hawksbill Crag" and "Roark Bluff" by photographer Tim Ernst on public property in City Hall at no cost to the city. No budget adjustment is needed.

6. **Public Hearing and Ordinance Vacating an Alley Right of Way (VAC26-0004)** **Ordinance***
 Public Hearing and approval of an Ordinance vacating an Alley Right of Way Vacation located between Lot 76 and Lot 174 of the Original Town of Bentonville Subdivision (VAC26-0004).

7. **Resolution Setting a Public Hearing for Right of Way Vacation (VAC26-0005)** **Resolution**
 Approve Resolution to set a Public Hearing for April 28, 2026 for a Right of Way Vacation located at Lot 76 of the Bentonville Original Subdivision (VAC26-0005).

8. **Resolution Setting a Public Hearing for a Utility Easement/Access Easement Vacation (VAC26-0009)** **Resolution**
 Approve Resolution to set a Public Hearing for April 28, 2026 for a Utility Easement/Access Easement Vacation located at Lot 37 of Clarendon Heights Subdivision (VAC26-0009).

9. **Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC26-0012)** **Resolution**

- Approve Resolution to set a Public Hearing for April 28, 2026 for a Utility Easement Vacation located at Block 3, Lots 11-12 of Fairfield Addition (VAC26-0012).
10. **Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC26-0015)** **Resolution**
Approve Resolution to set Public Hearing for April 28, 2026 for a Utility Easement Vacation located at 503 Crooked Road (VAC26-0015).
11. **Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC26-0022)** **Resolution**
Approve Resolution to set a Public Hearing for April 28, 2026 for a Utility Easement Vacation crossing multiple parcels-01-00254-000, 01-00262-000 and 01-00256-000 (VAC26-0022).
12. **Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC26-0024)** **Resolution**
Approve Resolution to set a Public Hearing for April 28, 2026 for a Utility Easement Vacation located at Block 2, Lot 8 of Robbinaire Heights (VAC26-0024).
13. **Appointment of Beckie Seba as Ex-Officio to the Active Transportation Advisory Board** **Appointment**
City Council approval of Mayor Orman's recommendation to appoint Beckie Seba, as ex-officio member to the Active Transportation Advisory Board.
14. **Resolution to Enter into an Agreement with Your Total Fitness Shop for Fitness Equipment** **Resolution**
A Resolution authorizing Mayor and Clerk to enter into an agreement with Your Total Fitness Shop, in the amount of \$107,392.13, for the purchase of fitness equipment for the Bentonville Community Center. No budget adjustment is needed.
15. **Resolution Authorizing the Payment of Sales Tax on Purchase of Two (2) Husqvarna Robotic Mowers** **Resolution**
A Resolution authorizing the remittance of sales tax for the purchase of two Husqvarna Robotic Mowers from Turf and Soil Management. No budget adjustment is needed.
16. **Resolution to Award Bid IFB-26-01 for a 2026 Cab and Chassis to Industrial Truck Equipment** **Resolution**
Resolution to award bid IFB-26-01 for one 2026 4x4 Crew Cab and Chassis with Dump Body, Snow Plow, and Material Spreader in the amount of \$120,978.00. No budget adjustment is needed.
17. **Resolution Approving Mayor Signing a Quitclaim Deed with Lorane, LLC** **Resolution**
Staff recommends approval for the Mayor to sign the quitclaim deed. Quitclaim deed would revise a mistake from WACO title when recording a Warranty Deed for Right-of-Way purchased by the City of Bentonville. No budget adjustment is needed.
18. **Resolution to Declare Various Items as Surplus for Landfill Disposal or Other Disposition** **Resolution**

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

III. Utility Board

1. **Resolution Authorizing the Payment of Sales Tax on Purchase of Forklift** **Resolution**

A resolution authorizing the remittance sales tax for the purchase of a heavy duty forklift from Wiese. On March 31, 2026, Council approved the purchase of 1 heavy duty forklift in the amount of \$108,840.00. Sales tax in the amount of \$10,339.80 was inadvertently excluded from this purchase. Use of a Co-op is allowed pursuant to Arkansas State Statute 19-11-249; Purchasing performed an evaluation of 053024, determining that the solicitation was in line with both Arkansas State Statute and the City's Purchasing Policy. No budget adjustment is needed.

IV. Planning

1. **Lot Split - Lots 3-5 of Little Osage Farms Addition - 2303 SW Birch Street (LS26-0002)** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 1 Of Little Osage Farms Addition Creating New Lots 3-5 Of Little Osage Farms Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

2. **Final Plat - Walmart Campus Subdivision, Phase 21 - 1601 SE 10th Street (FP25-0010)** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Final Plat Of Lot 1 Of Walmart Campus Subdivision, Phase 21 To The City Of Bentonville, Arkansas; And For Other Purposes.

3. **Property Line Adjustment - Lot 33, Block 6 of Fairview Heights Addition - 203 NW J Street (PLA25-0016)** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Property Line Adjustment Of Lots 13-16, Block 6 Of Fairview Heights Addition Creating New Lot 33, Block 6 Of Fairview Heights Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

4. **Lot Split - Lot 42 of Clark's Addition - 215 SW F Street (LS26-0005)** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lot 3 Of Clark's Addition Creating New Lot 42 Of Clark's Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

5. **Lot Split - Lots 1 & 2 of Plumley's Place - 6979 Piercy Rd (LS25-0038)** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Parcel 01-08215-100 Creating New Lots 1 & 2 Of Plumley's Place To The City Of Bentonville, Arkansas; And For Other Purposes.

6. **Rezoning - Inclusion Realty, LLC - R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential - 906, 908, & 1000 SE 10th Street. (RZ26-0008)** **Ordinance***

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.

7. **Rezoning - Pacific Avenue Real Holdings, LLC - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 1813 SE Crouch Street (RZ26-0009)** **Ordinance***

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-3, Downtown High Density Residential; And For Other Purposes.

8. **Rezoning - Phillips - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 309 SE B Street (RZ26-0010)** **Ordinance***

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-3, Downtown High Density Residential; And For Other Purposes.

9. **Rezoning - Chen & Ehret Real Holdings, LLC - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 1105 Convair St (RZ26-0011)** **Ordinance***

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-3, Downtown High Density Residential; And For Other Purposes.

10. **Rezoning - Marvin Gardens Real Holdings, LLC - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 2202/2204 Douglas Street (RZ26-0012)** **Ordinance***

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 To DN-3, Downtown High Density Residential; And For Other Purposes.
11. **Rezoning - LoxBlox, LLC - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 1005 Lockheed Street (RZ26-0013)** **Ordinance***
- 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-3, Downtown High Density Residential; And For Other Purposes.
12. **Rezoning - Pennsylvania Ave Real Holdings, LLC - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 1306 Lockheed Street (RZ26-0014)** **Ordinance***
- 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-3, Downtown High Density Residential; And For Other Purposes.
13. **Rezoning - Pennsylvania Ave Real Holdings, LLC - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 1202 Lockheed Street (RZ26-0015)** **Ordinance***
- 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-3, Downtown High Density Residential; And For Other Purposes.
14. **Rezoning - Ultra Homes, LLC - R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential - North of Southwest Anglin Road (RZ26-0016)** **Ordinance***
- 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 R-2, Medium Density Two Family and Townhome Residential; And For Other Purposes.
15. **Rezoning - Kuhlman Properties, LLC - A-1, Agriculture to C-3, Mixed-Use Commercial - 804 SW 12th Street. (RZ26-0020)** **Ordinance***
- 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 A-1, Agricultural To C-3, Mixed-Use Commercial; And For Other Purposes.

16. **A Resolution Approving A Development Agreement For The Central And Battlefield Project - (LSD24-0034 / PP24-0006)** **Resolution**

The Planning Commission voted 7-0 on March 17th, recommending approval.

A Resolution Approving A Development Agreement For The Central And Battlefield Project; And For Other Purposes.

17. **An Ordinance Adopting The Bentonville Community Code** **Ordinance***

The Planning Commission voted 7-0 on March 17th, recommending approval.

An Ordinance Adopting The Bentonville Community Code Pursuant To Arkansas Code Annotated §14-56-301; And For Other Purposes.

18. **An Ordinance Adopting The Bentonville [Zoning Map](#)** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Adopting The Bentonville Zoning Map Pursuant To Arkansas Code Annotated §14-56-301; And For Other Purposes

19. **An Ordinance Adopting The Downtown Neighborhood Overlay District Map** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

An Ordinance Adopting The Downtown Neighborhood Overlay District Map And Regulations Pursuant To Arkansas Code Annotated §14-56-301; And For Other Purposes

20. **An Ordinance Adopting the Downtown Center Overlay District Map** **Ordinance***

The Planning Commission voted 7-0, recommending approval.

A Ordinance Adopting The Downtown Center Overlay District Map And Regulations Pursuant To Arkansas Code Annotated §14-56-301; And For Other Purposes

V. Other Business/Announcements/Comments

Adjournment

Public Comments Concerning Matters of City Related Business