

Combined Committee of the Whole & City Council Meeting Minutes March 31, 2026



The City Council of Bentonville, Arkansas, met in regular session on Tuesday March 31, 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, and Cindy Acree. Council Member Gayatri 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.

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.

I. Committee of the Whole Discussion

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

1. Consent Agenda Discussion

New Business: 1, 2, 3, 6, 7, 8, 9

Utility Board: 1, 2, 3

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)

II. New Business – Consent Agenda

New Business items: 1, 2, 3, 6, 7, 8, 9

- 1. Resolution 3-31-26 A: Entering into an Agreement with Heartland Business Systems for Cisco EA Agreement**
A Resolution authorizing the Mayor and City Clerk to enter into an agreement with Heartland Business Systems, renewing a 3-year Cisco Enterprise Agreement for security software, for city departments. No budget adjustment is needed.
- 2. Resolution 3-31-26 B: Awarding Bid IFB-26-02 Creekside Park Mowing to Empire Group Property Management**
A Resolution authorizing the Mayor and City Clerk to enter into an agreement with Empire Group Property Management, in the amount of \$67,053.00, for mowing services of Creekside Park and other properties. No budget adjustment is needed.
- 3. Resolution 3-31-26 C: Entering into an Agreement with Musco Sports Lighting, LLC**
A Resolution authorizing the Mayor and City Clerk to enter into an agreement with Musco Sports Lighting, LLC, in the amount of \$551,800.00, for sports lighting upgrades at Memorial Park Baseball and Softball Complex. No budget adjustment is needed.
- 6. Resolution 3-31-26 D: Setting a Public Hearing for an Alley Right of Way Vacation (VAC26- 0004)**
Approve Resolution to set Public Hearing for April 14, 2026 for an Alley Right of Way Vacation located between Lot 76 and Lot 174 of the Original Town of Bentonville Subdivision (VAC26-0004).
- 7. Resolution 3-31-26 E: Authorizing the Development of a Razorback Greenway Corridor Key Place Plan**
A Resolution authorizing the Mayor and City staff to collaborate with the NWARPC and Field Operations to pursue grant funding opportunities and the development of a Razorback Greenway Corridor Key Place Plan for the City of Bentonville. No budget adjustment is needed.
- 8. Resolution 3-31-26 F: Supporting a Grant Application for Greenhouse Road Construction Phase**
A resolution supporting the application to NWARPC for FFY2027 STBGP-A to receive funds for the construction phase of the project. The request is for \$9,296,000.00 with a match of \$2,324,000.00. The City of Centerton will fund \$1,045,800.00 (45%) and the City of Bentonville will fund \$1,278,200.00 (55%). No budget adjustment is needed at this time.

9. Resolution 3-31-26 G: Supporting a Grant Application for Hwys. 12/279/Vaughn Rd Intersection Improvements

A resolution supporting the application to NWARPC for FFY2027 STBGP-A to receive funds for the construction phase of the project. The request is for \$4,411,236.00 with a match of \$1,102,809.00 from City for a total of \$5,514,045.00. No budget adjustment is needed at this time.

Utility Board Consent items: 1, 2, 3

1. Resolution 3-31-26 H: to Purchase a Heavy Duty Forklift from Wiese using Sourcewell Co-op

A resolution to purchase a heavy duty forklift from Wiese through participation in the Sourcewell Cooperative (Co-Op) contract 053024 for \$99,340.00 plus taxes and estimated freight (\$9,500). 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. Utility Board approved 5- 0. No budget adjustment is needed.

2. Resolution 3-31-26 I: to Declare Certain Material as Surplus

Resolution to declare certain water pipe surplus for disposal due to age and condition of the pipe. Total cost of surplus items is \$1,426.48. Utility Board approved 5-0. No budget adjustment is needed.

3. Resolution 3-31-26 J: Authorizing an Agreement with Olsson, Inc. for 2026 Sewer Model Expansion

Staff is requesting approval of a resolution authorizing the Mayor and the City Clerk to enter into an Agreement with Olsson, Inc. in the amount of \$165,000.00. The agreement is required for professional services associated with expanding and enhancing the sewer model, which will further support informed decision-making and future planning efforts. Olsson was selected following state procurement requirements (SOQ-25-86). Utility Board approved 5-0. No budget adjustment is needed.

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

Motion to approve by Council Member Sanchez, seconded by Council Member Seba.

Consent agenda passes (7-0)

III. New Business Non Consent Agenda Items

4. **Ordinance 2026-51: Accepting Henderson Annexation**

Ordinance accepting the annexation of certain territory to the City of Bentonville, Arkansas, and making same a part of the City of Bentonville, and assigning same to wards. No budget adjustment is needed.

Council Member Acree questioned the infrastructure improvements, Tyler Overstreet recognized they were not known at this time, and Council Member Burckart asked about the timeline.

Within this agreement the City of Bentonville would be responsible for water, sewer, gas, PD, FD, etc. Would be zoned as A-1, and is a voluntary annexation.

City Attorney read the Ordinance out loud by title only.

Motion to approve by Council Member Sanchez, seconded by Council Member Seba.

Ordinance passes (7-0)

5. **Ordinance 2026-52: Public Hearing and Ordinance Vacating Utility/Drainage Easement (VAC26- 0010)**

Public Hearing and approval of an Ordinance vacating a Utility/Drainage Easement Vacation located at Lot 1, Block 9 of Dogwood Place Subdivision (VAC26-0010).

City Attorney read the Ordinance out loud by title only.

Motion to approve by Council Member Sanchez, seconded by Council Member Seba.

Ordinance passes (7-0)

IV. Planning

1. **Ordinance 2026-53: Final Plat - Lot 1 of Walmart Campus Subdivision, Phase 15 - 809 SE J Street (FP25-0002)**

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Final Plat Of Lot 1 Of Walmart Campus Subdivision, Phase 15 To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney read the Ordinance out loud by title only.

Motion to approve by Council Member Sanchez, seconded by Council Member Sooter.

Ordinance passes (7-0)

2. Ordinance 2026-54: Final Plat - Lot 1 of Walmart Campus Subdivision, Phase 16 - 805 Respect Drive (FP25-0003)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Final Plat Of Lot 1 Of Walmart Campus Subdivision, Phase 16 To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney read the Ordinance out loud by title only.

Motion to approve by Council Member Sanchez, seconded by Council Member Sooter.

Ordinance passes (7-0)

3. Ordinance 2026-55: Lot Split - Lot 13, Block 4 of Deming's Addition - 206 NW 4th Street (LS26-0003)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Accepting A Lot Split Of Lots 5 And 6, Block 4 Of Deming's Addition Creating New Lot 13, Block 4 Of Deming's Addition To The City Of Bentonville, Arkansas; And For Other Purposes.

City Attorney read the Ordinance out loud by title only.

Motion to approve by Council Member Sanchez, seconded by Council Member Sooter.

Ordinance passes (7-0)

4. FAIL: Rezoning - Vetti Group Realty LLC / Sriram - A-1, Agriculture to R-2, Medium Density Two Family and Townhome Residential - 3720 North Rainbow Farm Road (RZ26-0007)

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 R-2, Medium Density Two Family and Townhome Residential; And For Other Purposes.

Council Members discussed the purpose and developmental ideas surrounding making this area change from A-1 (Agricultural) R-2 (Residential). Discussion around infrastructure improvements that are needed, what sending the item back to planning/the item failing means for the developer. Members of the public spoke regarding their reasons against making this area R-2.

City Attorney read the Ordinance out loud by title only.

Motion to approve by Council Member Sooter, seconded by Council Member Seba.

(Yes: 3, Seba, Sooter, Burckart – No: Sanchez, Patterson, Acree, & Hook)

Item fails

5. Ordinance 2026-56: Planned Unit Development Amendment - Crystal Bridges Museum of American Art Inc. - 507 SE E St (PUD20-0001 / PUD26-0001)

The Planning Commission voted 7-0, recommending approval.

An Ordinance Amending Ord 2020-43; And For Other Purposes.

City Attorney read the Ordinance out loud by title only.

Motion to approve by Council Member Sanchez, seconded by Council Member Sooter.

Ordinance passes (7-0)

6. Ordinance 2026-57: Rezoning - Joe Conway / Busbam LLC - R-1, LowDensity Single-Family Residential to DN-2, Downtown Medium Density Residential - 815 NW A Street (RZ26-0004) *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-2, Downtown Medium-Density Residential; And For Other Purposes.

City Attorney read the Ordinance out loud by title only.

Motion to approve by Council Member Sanchez, seconded by Council Member Burckart.

Ordinance passes (7-0)

7. Ordinance 2026-58: Rezoning - Joe Conway / Busbam LLC - R-1, LowDensity Single-Family Residential to DN-2, Downtown Medium Density Residential - 817 NW A Street (RZ26-0005)

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-2, Downtown Medium-Density Residential; And For Other Purposes.

City Attorney read the Ordinance out loud by title only.

Motion to approve by Council Member Sanchez, seconded by Council Member Acree.

Ordinance passes (7-0)

8. Tabled: An Ordinance Adopting the Bentonville Community Code

The Planning Commission voted 7-0, recommending approval.

A Ordinance Adopting The Bentonville Community Code Pursuant To Arkansas Code Annotated §14-56-301; And For Other Purposes
City Attorney read the Ordinance out loud by title only.

Public Comment: Kevin from Utility Board discussed his reasons for being against the possibility of 10 story buildings

Discussion from Council in regards to having buildings zoned for 10 stories receive an enhanced review from Planning Commission.

Council Member Burckart discussed items within the code for edit/changes:

- 1) Civic space standards (p.90)
- 2) Removing drainage under (ER)
- 3) Requiring active usage for commercial & performance guarantee

With the changes being made, and other ideas coming in, it was recommended to table item 8, 9, & 10, in order for Planning to address the changes and resubmit back to council and a later date.

Motion to table by Council Member Acree, seconded by Council Member Sanchez.
Tabling passes (7-0)

9. Tabled: An Ordinance Adopting the Bentonville Zoning Map

The Planning Commission voted 7-0, recommending approval.

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

City Attorney read the Ordinance out loud by title only.

Motion to table by Council Member Seba, seconded by Council Member Acree.
Tabling passes (7-0)

10. Tabled: An Ordinance Adopting the Downtown Center Overlay District Map

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

City Attorney read the Ordinance out loud by title only.

Motion to table by Council Member Seba, seconded by Council Member Acree.
Tabling passes (7-0)

Motion to adjourn by Council Member Hook, seconded by Council Member Burckart, 9:50pm


VI. Committee Reports

1. **Sanchez: Library:** Hosting a student concert
2. **Mayor Orman:** Bentonville State of the City in conjunction with Bentonville Chamber is Thursday April 2nd at 5:30pm. Saturday April 4th is the ½ Marathon, where the City will have a rest stop
3. **Hook:** Attending the Naturalization Ceremony at the Library, and thought it was very well done, and appreciated all the library did to make this celebration possible

The next Bentonville City Council meeting will be Tuesday April 14, 2026.



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

