

# Combined Committee of the Whole & City Council Meeting Minutes April 14, 2026



The City Council of Bentonville, Arkansas, met in regular session on Tuesday April 14, 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.

Council Member Sanchez motioned to approve the March 10<sup>th</sup> & 31<sup>st</sup> meeting minutes, seconded by Council Member Seba, motion passes (7-0)

## I. **Committee of the Whole Discussion**

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

### **1. Consent Agenda Discussion**

**New Business:** 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18

**Utility Board:** 1

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 – Proclamations**

**1. Proclamation Recognizing "National Public Safety Telecommunicator Week"**

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

Mayor Orman read the proclamations out loud. The groups were recognized, and a photo was taken.

**III. Consent Agenda**

***New Business items: 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18***

**3. Resolution 4-14-26 A: Approving the Purchase of Evidence Storage System from Patterson Pope, Inc.**

A Resolution authorizing the purchase of police department evidence shelving and storage solutions from Patterson Pope, Inc through participation in the Sourcewell Cooperative (CoOp) 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 4-14-26 B: 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 4-14-26 C: Resolution Extending the Display of Artwork by Tim Ernst at City Hall**

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.

**7. Resolution 4-14-26 D: Resolution Setting a Public Hearing for Right of Way Vacation (VAC26-0005)**

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 4-14-26 E: Resolution Setting a Public Hearing for a Utility Easement/Access Easement Vacation (VAC26-0009)**  
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 4-14-26 F: Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC26- 0012)**  
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 4-14-26 G: Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC26- 0015)**  
Approve Resolution to set Public Hearing for April 28, 2026 for a Utility Easement Vacation located at 503 Crooked Road (VAC26-0015).
- 11. Resolution 4-14-26 H: Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC26- 0022)**  
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 4-14-26 I: Resolution Setting a Public Hearing for a Utility Easement Vacation (VAC26- 0024)**  
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 ExOfficio to the Active Transportation Advisory Board**  
City Council approval of Mayor Orman's recommendation to appoint Beckie Seba, as exofficio member to the Active Transportation Advisory Board.
- 14. Resolution 4-14-26 J: Resolution to Enter into an Agreement with Your Total Fitness Shop for Fitness Equipment**  
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 4-14-26 K: Resolution Authorizing the Payment of Sales Tax on Purchase of Two (2) Husqvarna Robotic Mowers**  
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 4-14-26 L : Resolution to Award Bid IFB-26-01 for a 2026 Cab and Chassis to Industrial Truck Equipment**

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 4-14-26 M: Resolution Approving Mayor Signing a Quitclaim Deed with Lorane, LLC**

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 4-14-26 N: Resolution to Declare Various Items as Surplus for Landfill Disposal or Other Disposition**

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.

**Utility Board Consent item: 1**

**1. Resolution 4-14-26 O :Resolution Authorizing the Payment of Sales Tax on Purchase of Forklift**

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

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 (7-0).

**IV. New Business Non Consent Agenda Items**

**6. Ordinance 2026-59: Public Hearing and Ordinance Vacating an Alley Right of Way (VAC26-0004)**

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).

Mayor Orman opened the public hearing online and in person for discussion. With no discussion Mayor Orman closed the public hearing

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)

#### **IV. Planning**

**1. Ordinance 2026-60: Lot Split - Lots 3-5 of Little Osage Farms Addition - 2303 SW Birch Street (LS26-0002)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (6-1-0 Abstain, Burckart)

**2. Ordinance 2026-61: Final Plat - Walmart Campus Subdivision, Phase 21 - 1601 SE 10th Street (FP25-0010)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (7-0)

**3. Ordinance 2026-62: Property Line Adjustment - Lot 33, Block 6 of Fairview Heights Addition - 203 NW J Street (PLA25- 0016)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (7-0)

**4. Ordinance 2026-63: Lot Split - Lot 42 of Clark's Addition - 215 SW F Street (LS26-0005)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (7-0)

**5. Ordinance 2026-64: Lot Split - Lots 1 & 2 of Plumley's Place - 6979 Piercy Rd (LS25-0038)**

*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

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (7-0)

**6. Ordinance 2026-65: Rezoning - Inclusion Reality, LLC - R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential - 906, 908, & 1000 SE 10th Street. (RZ26-0008)**

*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 made Council Member Sanchez, seconded by Council Member Sooter  
Ordinance passes (7-0)

**7. Ordinance 2026-66: 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)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (7-0)

**8. Ordinance 2026-67: Rezoning - Phillips - R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 309 SE B Street (RZ26-0010)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (7-0)

**9. Ordinance 2026-68: 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)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (7-0)

**10. Ordinance 2026-69: Rezoning - Marvin Gardens Real Holdings, LLC - R1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential - 2202/2204 Douglas Street (RZ26-0012)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (7-0)

**11. Ordinance 2026-70: Rezoning - LoxBlox, LLC - R-1, Low-Density Single Family Residential to DN-3, Downtown High Density Residential - 1005 Lockheed Street (RZ26-0013)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (6-1: HOOK, NO)

**12. Ordinance 2026-71: Rezoning - Pennsylvania Ave Real Holdings, LLC - R-1, Low-Density Single-Family Residential to DN3, Downtown High Density Residential - 1306 Lockheed Street (RZ26-0014)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (6-1: HOOK, NO)

**13. Ordinance 2026-72: Rezoning - Pennsylvania Ave Real Holdings, LLC - R-1, Low-Density Single-Family Residential to DN3, Downtown High Density Residential - 1202 Lockheed Street (RZ26-0015)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

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

Ordinance passes (7-0)

**14. Ordinance 2026-73: 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)**

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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Seba  
Ordinance passes (7-0)

**15. Ordinance 2026-74: Rezoning - Kuhlman Properties, LLC - A-1, Agriculture to C-3, Mixed-Use Commercial - 804 SW 12th Street. (RZ26-0020)**

*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.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Burckart  
Ordinance passes (7-0)

**16. Resolution 4-14-26 P :A Resolution Approving A Development Agreement For The Central And Battlefield Project - (LSD24- 0034 / PP24-0006)**

*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.

Public comment and council discussion focused on concerns surrounding the proposed development agreement, particularly related to financial transparency, project scope, and infrastructure readiness. Speakers, including Jared Stewart, Laura Duncan, & Bill Watkins (representing the developer), raised questions about contract provisions, allocation of funds prior to pre-construction, financial commitments, and the scale and height of planned buildings, as well as concerns about density and community impact. Council members discussed maintaining City involvement in traffic and infrastructure planning, and ensuring fiscal responsibility within the agreement.

Council Member Hook noted that critical aspects of the agreement remain unresolved, particularly regarding traffic solutions along the 8th Street corridor and Battlefield roadway, stressing that further evaluation is needed before final approval. Council Members also noted that the developer agreed to help fund the infrastructure issues in the area, and would remain in cohesive contact with the city regarding their plans for the area.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Burckart, seconded by Council Member Sanchez  
Ordinance passes (5-2 NO Acree & Hook)

**17. Ordinance 2026-75: An Ordinance Adopting The Bentonville Community Code**

*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.

Tyler Overstreet discussed the change translation based on other properties in the city, noting that T4.2 adds a little more commercial activity, height is comparable, but a little higher.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sooter, seconded by Council Member Burckart  
Ordinance passes (7-0)

**18. Ordinance 2026-76: An Ordinance Adopting The Bentonville Zoning Map**

*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

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sooter, seconded by Council Member Burckart  
Ordinance passes (7-0)

**19. Ordinance 2026-77: An Ordinance Adopting The Downtown Neighborhood Overlay District Map**

*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

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sanchez, seconded by Council Member Burckart  
Ordinance passes (7-0)

**20. Ordinance 2026-78: An Ordinance Adopting the Downtown Center Overlay District Map**

*The Planning Commission voted 7-0, recommending approval.*

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

Council Member Acree stated her appreciation for the work done to make this happen.

City Attorney Nick Henry read the Ordinance out loud by title only.

Motion to approve made Council Member Sooter, seconded by Council Member Burckart  
Ordinance passes (7-0)

Motion to adjourn by Council Member Burckart, seconded by Council Member Sooter,  
7:50pm

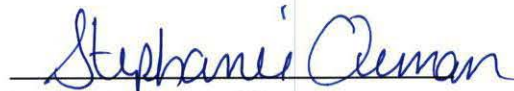
**VI. Committee Reports**

- 1. Hook:** Tree and Landscaping: Spring Tree Giveaway had over 500 given. A big thank you to Shelli and team for coordinating street clean up.

The next Bentonville City Council meeting will be Tuesday April 28, 2026.



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

