

# Combined Committee of the Whole & City Council Meeting Minutes April 28, 2026



The City Council of Bentonville, Arkansas, met in regular session on Tuesday April 28th, 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.

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 April 14th meeting minutes, seconded by Council Member Burckart, 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:** 7, 8, 9, 16, 18, 19, 21, 22, 23, 24, 25, & 26

**Utility Board:** 2, 3, 5, 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)

## II. New Business

### 1. National Lineman Appreciation Day Proclamation

**Proclaiming April 18, 2026 as National Lineman Appreciation Day.**

We join communities nationwide in honoring Electric Linemen and proudly recognize our

Bentonville Electric Utility staff for their exemplary service.

**2. Proclamation to Celebrate "National Library Week"**

Proclamation celebrating "National Library Week" April 19–25, 2026.

**3. Motion: Acceptance of Gayatri Richardson Resignation and Declaring a Vacancy**

Staff recommends that Council accept the resignation and declare the position vacant pursuant to Ark Code Ann. 14-42-103.

Motion of acceptance & declaration of vacancy by Council Member Sanchez, seconded by Council Member Sooter

Motion Passes (7-0)

Council discussed the options surrounding the election, appointment, and vacancy process, and will decide further at the 5/12/26 council meeting.

**4. Ordinance 2026-79: Establishing 2026 Fees for the Bentonville Public Library**

Ordinance establishing fees for Library materials, programs, services, and facilities for 2026, effective June 1, 2026. No budget adjustment is needed.

Council Member Hook, noticed a discrepancy with the memorandum amount being \$30, Hadi Dudley, Library Director, indicated that the amount would stay at \$25, and would amend the memorandum.

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).

City Attorney Nick Henry read the Emergency Clause, calling for immediate enactment.

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

Emergency Clause passes (7-0).

**5. Ordinance 2026-80: Amending the Municipal Code Regarding the Library Advisory Board**

An Ordinance amending City of Bentonville Municipal Code: Chapter 12, Article 12-VII - Library Advisory Board. 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 Seba  
Ordinance passes (7-0).

**6. Ordinance 2026-81: Amending the Municipal Code Regarding the Library**

An Ordinance amending City of Bentonville Municipal Code: Chapter 54 - Library. 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 (7-0).

**III. Consent Agenda**

***New Business items: 7, 8, 9, 16, 18, 19, 21, 22, 23, 24, 25, & 26***

**7. Resolution 4-28-26 A: Approving a Budget Adjustment to Purchase Property at 910 SE 14th Street Resolution**

A request for city council to approve the purchase of land/building at 910 SE 14th Street (Parcel ID:01-00042-000) using impact fees. This facility meets growing training demand and addresses projected space needs. The property, being in proximity to the current police infrastructure, makes this a cost-effective, strategic acquisition. A budget adjustment is needed.

**8. Resolution to 4-28-26 B: To Surplus Police Vehicle and Transfer Ownership to Arkansas**

Municipal League Resolution to declare a 2024 Chevrolet Tahoe PPV (Unit#2010-197; VIN 1GNSCLED9RR194377) as surplus property and transfer ownership & title to Arkansas Municipal League (ARML). No budget adjustment is needed.

**9. Resolution 4-28-26 C: to Accept & Recognize Funds to the Police Department from Arkansas Municipal League**

Resolution to recognize funds from ARML insurance settlement in the amount of \$51,550.00 from a motor vehicle accident that occurred on March 22, 2026 (unit #2010-197). A budget adjustment is needed to receive and transfer funds to an expense account (capital vehicles - account #102010-47420) for a replacement vehicle. A budget adjustment is needed.

**16. Resolution 4-28-26 D: Setting a Public Hearing for a Utility Easement Vacation (VAC26-0025)**

Resolution to set a Public Hearing for May 12, 2026 for a Utility Easement Vacation located on the westside of Block 2, Lot 8 of Robbinaire Heights (VAC26-0025).

**18. Resolution 4-28-26 F: to Approve a Carroll Electric Memorandum of Understanding**

Approval of a resolution to allow the Mayor to sign the attached Memorandum of Understanding with Carroll Electric Cooperative Corporation. No budget adjustment is needed.

**19. Resolution 4-28-26 G: Approving a Contract with FUSE Corps for an Executive Fellowship Program**

Resolution to enter into a contract with FUSE Corps, a California nonprofit corporation, for an Executive Fellowship to build Stormwater and Floodplain Framework and Implementation Plan. The program will pay for an Executive Fellow for a two-year period at a cost of \$20,000.00 to the City. The FUSE Executive Fellow will lead cross-departmental coordination to establish a clear citywide stormwater framework and move forward a coordinated implementation strategy. A budget adjustment is needed to reallocate funding.

**21. Resolution 4-28-26 I: Approving an Amended Agreement with Hight Jackson**

A Resolution authorizing the Mayor and City Clerk to enter into an amended agreement with Hight Jackson, in the amount of \$53,387.00, for added scope and additions to the Bentonville Parks Maintenance Facility. No budget adjustment is needed.

**22. Resolution 4-28-26 J: Authorizing an Application for a CRP Grant for the Eagle Way Trail Project**

Resolution authorizing the Mayor and City Clerk to apply for an NWA Regional Planning Carbon Reduction Program grant for construction of the Eagle Way Trail Project. No budget adjustment is needed.

**23. Resolution 4-28-26 K: Authorizing an Application for a RTP Grant for the Eagle Way Trail Project**

Resolution authorizing the Mayor and City Clerk to apply for an Arkansas Department of Transportation Recreational Trails Program grant for construction of the Eagle Way Trail Project. No budget adjustment is needed.

**24. Resolution 4-28-26 L: Authorizing an Application for a STBGP-A Grant for the Eagle Way Trail Project**

Resolution authorizing the Mayor and City Clerk to apply for a Northwest Arkansas Regional Planning Surface Transportation Block Grant Program - Attributable grant for construction of the Eagle Way Trail Project. No budget adjustment is needed.

**25. Resolution 4-28-26 M: Authorizing an Application for a TAP Grant for the Eagle Way Trail Project**

Resolution authorizing the Mayor and City Clerk to apply for an Arkansas Department of Transportation; Transportation Alternatives Program grant for construction of the Eagle Way Trail Project. No budget adjustment is needed.

**26. Resolution 4-28-26 N: accepting Federal Aviation Administration (FAA) Grant for the Bentonville Municipal Airport**

A Resolution accepting a 95/5 grant in the amount of \$84,360.00 from the Federal Aviation Administration to provide design funding for an aircraft parking apron on East side of the Bentonville Municipal Airport. A budget adjustment is needed

**Utility Board Consent item: 2, 3, 5, 6, 7, & 8**

**2. Resolution 4-28-26 N: Revising Bella Vista Village Property Owner's Association Wholesale Contract**

Resolution authorizing the Mayor and City Clerk to enter into a revised agreement with the Bella Vista Property Owners Association for the sale of water to be served within their service area. Bella Vista requested some revisions to the approved contract and after some discussion we have a mutually agreed upon a contract. Utility Board approved 4-0. No budget adjustment is needed.

**3. Resolution 4-28-26 O: Awarding Bid IFB-26-26 to Chemtrade Chemicals US, LLC for Aluminum Sulfate**

Staff request City Council approval of Bid IFB-26-26 to Chemtrade Chemicals US, LLC for purchasing 85,000 gallons of Aluminum Sulfate for precipitation of phosphorous at a unit price/gallon of \$1.23. This bid will have a 1 year term, with up to 3 additional years upon pricing agreement. This is a budgeted item. Utility Board approved 4-0. No budget adjustment is needed.

**5. Resolution 4-28-26 P: Awarding Bid for Sanitary Sewer Collection System Improvements - CIPP Lining**

Staff requests council award bid IFB-26-11 to Suncoast Infrastructure in the amount of \$584,814.00 as part of the 2026 I/I Reduction Strategy. This contract includes rehabilitation of approximately 5,161 linear feet of defective sewer main by CIPP lining. Suncoast Infrastructure was the lowest responsive bidder and was selected following state procurement laws and the City's standard solicitation process. Utility Board approved 4- 0. No budget adjustment is needed.

**6. Resolution 4-28-26 Q: Awarding Bid for Sanitary Sewer Collection System Improvements - Pipe Bursting**

Staff requests council award bid IFB-26-12 to Bennett, Inc. in the amount of \$122,020.00 as part of the 2026 I/I Reduction Strategy. This project includes replacement of approximately 237 linear feet of defective sewer main by pipe bursting. Bennett, Inc. was the lowest responsive bidder and was selected following state procurement laws and the City's standard solicitation process. Utility Board approved 4-0. No budget adjustment is needed.

**7. Resolution 4-28-26 R: Awarding Bid - Sanitary Sewer Collection System Improvements - Open Cut Replacement**

Staff requests council award bid IFB-26-13 to Bennett, Inc. in the amount of \$342,471.80 as part of the 2026 I/I Reduction Strategy. This project includes replacement of approximately 509 linear feet of pipe replacement by open cut methods Bennett, Inc. was the lowest responsive bidder and was selected following state procurement laws and the City's standard solicitation process. Utility Board approved 4-0. No budget adjustment is needed.

**8. Resolution 4-28-26 S: Awarding Bid - Sanitary Sewer Collection System Improvements - Manhole Rehabilitation**

Staff requests council award bid IFB-26-14 to Bennett, Inc. in the amount of \$1,056,080.00 as part of the 2026 I/I Reduction Strategy. This project consists of rehabilitation work including grout injection, frame and cover replacement, lining, and other activities on 160 manholes. Bennett, Inc. was the lowest responsive bidder and was selected following state procurement laws and the City's standard solicitation process. Utility Board approved 4- 0. No budget adjustment is needed.

City Attorney Nick Henry read the consent agenda items out loud by title only  
Motion to approve my Council Member Sanchez, seconded by Council Member Sooter  
Consent Agenda passes

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

**10. Ordinance 2026-82: Ordinance Requesting a Waiver of Bid to Purchase a Replacement Police Vehicle**

Ordinance for a Waiver of Bid to Superior Auto Group of Siloam Springs, AR in the amount of \$72,874.75, for the purchase of one (1) 2026 Dodge Durango PPV AWD replacement vehicle, to include all upfitting of emergency equipment & warranties, waiving the requirement of competitive bidding due to current supply shortages and build cut off times for police agencies. Superior Automotive Group will match state bid pricing for the vehicle, as equipped. 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 (7-0)

**11. Ordinance 2026-83: Public Hearing and Ordinance Vacating a Utility Easement/Access Easement (VAC26-0009)**

Public Hearing and approval of an Ordinance vacating a Utility Easement/Access Easement

Vacation located at Lot 37 of Clarendon Heights Subdivision (VAC26-0009).

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)

**12. Ordinance 2026-84: Public Hearing and Ordinance Vacating a Utility Easement (VAC26-0012)**

Public Hearing and approval of an Ordinance vacating a Utility Easement Vacation located at Block 3, Lots 11-12 of Fairfield Addition (VAC26-0012).

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)

**13. Ordinance 2026-85: Public Hearing and Ordinance Vacating a Utility Easement (VAC26-0015)**

Public Hearing and approval of an Ordinance vacating a Utility Easement Vacation located at 503 Crooked Road (VAC26-0015).

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)

**14. Ordinance 2026-86: Public Hearing and Ordinance Vacating a Utility Easement (VAC26-0022)**

Public Hearing and approval of an Ordinance vacating a Utility Easement Vacation crossing multiple parcels-01-00254-000, 01-00262-000 and 01-00256-000 (VAC26-0022).

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)

**15. Ordinance 2026-87: Public Hearing and Ordinance Vacating a Utility Easement (VAC26-0024)**

Public Hearing and approval of an Ordinance vacating a Utility Easement Vacation located on the north side of Block 2, Lot 8 of Robbinaire Heights (VAC26-0024).

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

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

Ordinance passes (7-0)

**17. Resolution 4-28-26 E: Accepting an Award from the Arkansas Site Development Program**

Resolution accepting an award from the Arkansas Site Development Program in the amount of \$142,500.00 and authorizing the City to enter into a grant agreement with the Arkansas Economic Development Commission. A budget adjustment is needed.

Council Members Hook & Patterson, asked about the grant, Mayor Orman & Tyler Overstreet, explained it's basically to get the land "shovel ready" for industrial use. This involves tackling the groundwork like environmental studies, sewer capacity, and road work to prepare the site. There aren't any official plans for the property yet, since the council will make the final call on what actually happens with the land.

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

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

Ordinance passes (7-0)

**20. Resolution 4-28-26 H: Approving a Change Order Authorizing an Amended Agreement with CEI Engineering**

A Resolution authorizing an amended agreement with CEI Engineering, in the amount of \$144,000.00, for bidding services, construction administration, and construction observation for Phase 2 of the McCollum Sidepath project. No budget adjustment is needed.

Council Member Hook asked about the backlog, and Patrick, Director of Finance, indicated this will help decrease the backlog

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

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

Ordinance passes (7-0)

**V. Utility Board Non Consent Agenda Items**

**1. Ordinance 2026-88: to Waive Bids to Order 750 Copper Underground Wire (Bentonville Health Care Campus)**

Approval of an Ordinance to waive competitive bidding to purchase 750 Copper u/g wire from Stuart Irby, 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 4-0. 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 (7-0).

City Attorney Nick Henry read the Emergency Clause, calling for immediate enactment.

Motion to approve by Council Member Sanchez, seconded by Council Member Burckart Emergency Clause passes (7-0).

**4. Ordinance 2026-89: Approving a Waiver of Bid to Purchase a Direct Replacement Compost Grinder**

Staff request City Council approval of an Ordinance to waive competitive bidding for the purchase of a direct replacement grinder for the Compost Facility through JWC Environmental. This is a budgeted sole source item, it is neither practical or feasible to solicit competitive bids. Utility Board approved 4-0. 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 (7-0).

City Attorney Nick Henry read the Emergency Clause, calling for immediate enactment.

Motion to approve by Council Member Sanchez, seconded by Council Member Burckart Emergency Clause passes (7-0).

**IV. Planning**

**1. Ordinance 2026-90: Lot Split - Lots 2 & 3 of Hanwa Addition - 2500 SW Regional Airport Blvd (LS22-0051)**

*The Planning Commission voted 5-0, recommending approval.*

An Ordinance Accepting A Lot Split Of Lot 1 Of Hanwa Addition Creating New Lots 2 And 3 Of Hanwa 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).

**2. Ordinance 2026-91: Lot Split - Lots 2 & 3 of McKissic Springs Addition - South of Motley Rd, east of SW Hydrangea Rd (LS26-0006)**

*The Planning Commission voted 5-0, recommending approval.*

An Ordinance Accepting A Lot Split Of Lot 1 Of Mckissic Springs Addition Creating New Lots 2 And 3 Of Mckissic Springs 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).

**3. Ordinance 2026-92: Rezoning - Brad and Cindy Esslinger Trust - DN-3, Downtown High Density Residential to DN-4, Downtown Mixed-Use Residential - 306 SE 2nd Street (RZ26-0021)**

*The Planning Commission voted 5-0, recommending approval.*

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of DN-3, Downtown High Density 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 Sooter

Ordinance passes (7-0).

**4. Ordinance 2026-93: Rezoning - Rankin - A-1, Agriculture to R-1, LowDensity Single-Family Residential - 101 Oakhurst Street (RZ26-0022)**

*The Planning Commission voted 5-0, recommending approval.*

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of A-1, Agricultural To R-1, Low Density Single Family 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).

Motion to adjourn by Council Member Burckart, seconded by Council Member Acree,  
7:21pm

**VI. Committee Reports**

- 1. Patterson:** A & P: New home for Visit Bentonville and Bentonville Chamber in the Massey Building
- 2. Seba:** Active Transportation: Tunnel is in process, and the accident reports came through
- 3. Hook:** Observations regarding the traffic on the East Central project.

The next Bentonville City Council meeting will be Tuesday May 12, 2026.



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

