

Combined Committee of the Whole & City Council Meeting Minutes June 23, 2026



The City Council of Bentonville, Arkansas, met in regular session on Tuesday June 23, 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, Aubrey Patterson, and Chris Sooter. Council Members Dan Grover, and Cindy Acree were 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 May 26th meeting minutes, seconded by Council Member Burckart passes (6-0)

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 (6-0)

I. Committee of the Whole Discussion

Committee of the Whole turned over to Council Member Sooter

1. Informational: Natural Landscapes: The Tree and Landscape Advisory Board has requested an exemption to the 8" tall grass and weed regulations to allow property owners to intentionally install and maintain native and pollinator landscapes.

Staff is seeking guidance from the City Council to inform next steps.

2. Informational Item on Proposed Amendments to Noise Regulations: Informational item to discuss proposed amendments to the noise regulations.

3. Consent Agenda Discussion: New Business Items: 2, 4, 5, 9, 10, 11, 12, 13 & Utility Board 5

Council Member Sooter closed Committee of the Whole Discussion, Mayor Orman opened regular City Council meeting.

Present were Council Members Octavio Sanchez, Holly Hook, Bill Burckart, Beckie Seba, Aubrey Patterson, and Chris Sooter. Council Members Dan Grover, and Cindy Acree were 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.

I. New Business

1. Resolution 6-23-26 A: Recognize Detective Corporal Jason Beeler on his Retirement from the City

Resolution Request that the City Council adopt a formal resolution recognizing, commending, and congratulating Detective Corporal Jason Beeler on his retirement from the Bentonville Police Department, effective July 1, 2026. This resolution recognizes Detective Corporal Beeler's 22 years of dedicated service to the Bentonville Police Department and the citizens of Bentonville and extends best wishes for health, happiness, and continued success in his future endeavors.

Corporal and members of the PD plus his family & the Mayor stood for applause and a picture.

II. New Business: Consent Agenda Items: 2, 4, 5, 9, 10, 11, 12, 13

2. Resolution 6-23-26 B: Accept Bureau of Justice Assistance (BJA) Grant

Resolution to recognize and accept the Bureau of Justice Assistance (BJA) grant in amount of \$39,499.93 under the Fiscal Year (FY) 2025 Bulletproof Vest Partnership (BVP) program. This is a 50/50 reimbursement of funds and will be used for purchases of bullet proof vest from 2025 to 2027. A budget adjustment is needed to recognize and appropriate funds upon repayment.

4. Appointment of William Akins to the Bentonville Utility Board

Appointment of William Akins, based on staff recommendation to the Mayor, to the Bentonville Utility Board. Mr. Akins will be filling Fred Johnson's unexpired term that ends December 31, 2026.

5. Appointment of Alexander Brice to the Bentonville Utility Board

Appointment of Alexander Brice, based on staff recommendation to the Mayor, to the Bentonville Utility Board

9. Resolution 6-23-26 C: Setting a Public Hearing for a Right of Way Vacation & Establishing a Utility Easement (VAC26-0026)

Approve Resolution to set a Public Hearing for July 14, 2026 for Right of Way Vacation with a Utility Easement Dedication located at Lot 1 of Wal-Mart Campus Subdivision Phase 2 (VAC26-0026).

10. Resolution 6-23-26 D: Setting a Public Hearing for a Right of Way Vacation & Establishing a Utility Easement (VAC26-0027)

Approve Resolution to set a Public Hearing for July 14, 2026 for a Right of Way Vacation with a Utility Easement dedication located at Lot 1 of Walmart Campus Subdivision Phase 2 (VAC26-0027).

11. Resolution 6-23-26 E: Setting a Public Hearing for a General Easement Vacation (VAC26 0030)

Approve Resolution to set Public Hearing for July 14, 2026 for a General Easement Vacation located at Block 3, Lot 19 of Hazel Park Subdivision (VAC26-0030).

12. Resolution 6-23-26 F: Setting a Public Hearing for a General Easement Vacation (VAC26 0031)

Approve Resolution to set a Public Hearing for July 14, 2026 for a General Easement Vacation located at Block 3, Lot 18 of Hazel Park Subdivision (VAC26-0031).

13. Resolution 6-23-26 G: Approve Supplemental Agreement #1 for Greenhouse Road Improvements

Staff recommends approval of Supplemental Agreement No. 1 to Burns & McDonnell's contract for the Greenhouse Road Improvements project. This agreement expands the scope of work to include environmental clearance documentation, traffic design plans, roadway design (including Kimmel Road, RCB, and Greenhouse typical sections), bridge design plans, and floodplain modeling. No budget adjustment is needed

Utility Board Consent item: 5

5. Resolution 6-23-26 J: Approving Amendment #1 for the 2026 Sewer Model Expansion Shell Basin Interceptor

Staff is requesting approval of a resolution authorizing the Mayor and the City Clerk to enter into an Agreement for Amendment #1 with Olsson, Inc. in the amount of

\$977,277.00. This is to amend the current model expansion contract to initiate concurrent design services for improvements with the lower Shell Basin. The project is funded by the ALWF loan. Utility Board approved 4-0. No budget adjustment 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 Seba
Consent Agenda passes (6-0)

II. New Business Non Consent Agenda Items

3. Ordinance 2026-120: Revising No. 2019-148 Creating the Bentonville Utility Board

Revising the Utility Board Creation Ordinance No. 2019-148 to require in-person attendance for Board Members. No budget adjustment is needed.

Council Member Burckart asked about any new, current qualifications for Utility Board. Mayor Orman indicated nothing new/specific changes in the bylaws

City Attorney Nick Henry read the ordinance by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Seba.

Ordinance passes (6-0).

6. Ordinance 2026-121: Public Hearing and Ordinance Vacating an Access Easement (VAC26-0007)

Public Hearing and approval of an Ordinance vacating an Access Easement Vacation located between Lot 74 and 169 of Original Town of Bentonville Subdivision (VAC26-0007).

Mayor Orman opened the public hearing online and in person. No comments, Mayor 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 (6-0).

7. Ordinance 2026-122: Public Hearing and Ordinance Vacating a Right of Way (VAC26-0014)

Public Hearing and approval of an Ordinance vacating a Right of Way of Crooked Road in the City of Bentonville (VAC26-0014).

Mayor Orman opened the public hearing online and in person. No comments, Mayor 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 (6-0).

8. Ordinance 2026- 123: Public Hearing and Ordinance Vacating a Utility Easement (VAC26-0029)

Public Hearing and approval of an Ordinance vacating a Utility Easement Vacation located at Lots 16-18 of 2nd East Side Addition (VAC26-0029).

Mayor Orman opened the public hearing online and in person. No comments, Mayor 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 (6-0).

III. Utility Board Non Consent Items

1. Ordinance 2026-124: Approving a Waiver of Bid & Reserve Slots for 3 Substation Transformers from Prolec - GE

Due to volatility in the transformer market, BEUD is waiving competitive bidding and entering into an agreement with Prolec - GE to reserve slots for 3 substation transformers for future BEUD capital projects concerning substations for \$450,000.00. 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. A 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 (6-0).

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

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

Seba.

ER Clause passes (6-0).

2. Resolution 6-23-26 H: Authorizing a Contract Amendment to the Water and Wastewater Capacity Fee Analysis

A resolution requested by Staff for Council to authorize the Mayor and City Clerk to enter into a professional services agreement Amendment with Raftelis Finances Consultants, Inc. (Raftelis) reducing the contract amount by \$16,200.00 for a revised amount not to exceed \$43,400 and extending the contract time to December 31, 2026. Utility Board approved 4 0. A budget adjustment is needed.

In conjunction with Utility Board Item 3, Council Member Burckart discussed the scope of the Water Capacity fee, and an update on the plans. Preston Newbill discussed the Capacity fee study, along with the rates, addressing his questions

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

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

Resolution passes (6-0).

3. Resolution 6-23-26 I: Authorizing a Contract Amendment - Water & Wastewater Rate Analysis and Financial Plan

A resolution requested by Staff for Council to authorize the Mayor and City Clerk to enter into a professional services agreement Amendment with Raftelis Finances Consultants, Inc. (Raftelis) in an amount not to exceed \$16,200.00. Utility Board approved 4-0. No budget adjustment is needed.

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

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

Resolution passes (6-0).

4. Ordinance 2026- 125: Adopting Revisions for the 2026 Water Utilities Department Specifications Update

Staff requests council approval of an ordinance adopting revisions to the Water Utilities Department Specifications. The focus of the proposed revision was to provide more opportunity for development to take advantage of reduced and/or zero setbacks and other features of the recently adopted Unified Development Code by

allowing flexibility in the placement of water and sewer utilities if certain requirements are met. 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 Seba.

Ordinance passes (6-0).

IV. Planning

1. Ordinance 2026-126: Fish - 503 SW Third Street (RZ26-0026)

The Planning Commission voted 6-0, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Suburban Single-Family To T4.1, Neighborhood General; 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 (6-0).

2. Ordinance 2026-127: Srunn - 5036 SW Shell Road (RZ26-0027)

The Planning Commission voted 5-1, recommending approval.

An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Suburban Single-Family To T3.2, Neighborhood Transition; And For Other Purposes.

Council requested a summary of the Planning Commission discussion after a microphone malfunction limited portions of the public comment. Staff explained that the intersection is recognized as a challenging location, is currently under review by ARDOT, and is being reevaluated through the City's enhanced review process. Council received the information and discussion concluded.

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 (4, YES: Burckart, Sanchez, Seba & Sooter- 2, NO: Hook & Patterson).

Motion for adjournment from the voting portion by Seba, seconded by Hook.

Adjournment at 8:18pm

V. Committee Updates

1. Council Member Seba:

Airport Shared that the recent Neighborhood Open House was well attended and positively received

Public Art noted that additional **250th Celebration** submissions are still needed; and that proposals have been received for the Watertower Road project and that efforts are continuing to identify additional proposals with a greater Northwest Arkansas Council (NWACC) focus.

2. Council Member Hook:

Tree & Landscape staff are finalizing the tree canopy assessment. Announced the Fall Tree Giveaway is scheduled for October 10. And continual conversation on the native plant topic.

3. Council Member Burckart:

Parade of Homes is approaching.

4. Council Member Patterson:

A&P: Provided an update on the Visit Bentonville Destination Master Plan, noting ongoing progress.

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



Malorie Marrs, City Clerk



Stephanie Orman, Mayor

