

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



The City Council of Bentonville, Arkansas, met in regular session on Tuesday, July 28, 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, Chris Sooter, Dan Grover, 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 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.

The July 14, 2026 meeting minutes were presented for approval. Motion made by Council Member Sanchez, seconded by Council Member Patterson. Motion approved (8-0)

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. Seconded by Council Member Sanchez. Motion approved (8-0).

Committee of the Whole was turned over to Council Member Sooter.

I. Committee of the Whole Discussion

1. Water System Performance Update

Council received an informational update regarding water system performance.

2. Capital Program Planning & Priorities

Council received information and discussed capital program planning and priorities.

3. Consent Agenda Discussion

Council discussed placing the following items on the Consent Agenda:

New Business Items: 2, 4, 5, 6, 7, 9, 10, 11, 12, 14, 15, and 16.

Utility Board Item: 1.

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

Present were Council Members Octavio Sanchez, Holly Hook, Bill Burckart, Beckie Seba, Aubrey Patterson, Chris Sooter, Dan Grover, 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 city staff and the public attended remotely via Zoom.

I. New Business

1. Ordinance 2026-134: Amending the Electric Code Ordinance

An Ordinance amending Sec. 14-163, Local Additions and Modifications to the Electric Code, to remove the prohibition of #14 NMB, a 14-gauge wire. No budget adjustment is needed.

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

Ordinance passes (8-0).

II. New Business – Consent Agenda

2. Resolution 7-28-16 A: Amending Contract with Superior Automotive Group

A Resolution amending an agreement with Superior Automotive Group to modify the upfitting for five (5) Durango PPV AWD police vehicles. No budget adjustment is needed.

4. Resolution 7-28-16 B: Accepting a Grant from Fidelity for the America 250 Student Art Project

A Resolution accepting a grant from Fidelity in the amount of \$20,000.00 to support the America 250 student art project. A budget adjustment is needed.

5. Resolution 7-28-16 C: Approving Artwork to be Installed on Public Property in Dave Peel Park

A Resolution accepting a loan of artwork titled *River of Life* by James Hall from OZ Art NWA for display on public property in Dave Peel Park at no cost to the City. No budget adjustment is needed.

6. Appointment of Bronwen Gregory to Public Art Advisory Board

Appointment of Bronwen Gregory to the Public Art Advisory Board (PAAB) to fulfill the unexpired term of Position 2. The position was vacant due to a resignation. The term expires December 31, 2027.

7. Resolution 7-28-16 D: Approving the 2026 Annual Action Plan for the CDBG Program

A Resolution approving the 2026 Annual Action Plan (AAP) for the CDBG Program and authorizing the City to enter into agreements with sub-recipients. No budget adjustment is needed.

9. Resolution 7-28-16 E: Setting a Public Hearing for a Right of Way Vacation (VAC26-0034)

A Resolution setting a Public Hearing for August 11, 2026, for a Right of Way Vacation located at Lot 13, Block 11 of Gilmore's Addition (VAC26-0034).

10. Resolution 7-28-16 F: Setting a Public Hearing for an Access Easement Vacation (VAC26-0036)

A Resolution setting a Public Hearing for August 11, 2026, for an Access Easement Vacation located between Lot 50A and 5A of Hanover Subdivision Phase 1 (VAC26-0036).

11. Resolution 7-28-16 G: Setting a Public Hearing for a Utility Easement Vacation (VAC26-0039)

A Resolution setting a Public Hearing for August 11, 2026, for a Utility Easement Vacation located at Lot 1 of Baker's Park Addition (VAC26-0039).

12. Resolution 7-28-16 H: Authorizing Change Order #1 with Flintco for the Bentonville Adult Recreation Center

A Resolution authorizing Change Order #1, in the amount of \$168,074.00, to Flintco for added scope and additions to the Bentonville Adult Recreation Center. No budget adjustment is needed.

14. Resolution 7-28-16 I: Approving Olsson Amendment #2 for Walton & Central Intersection Improvements

A Resolution approving Amendment #2 to Olsson's professional services agreement for the Walton & Central Intersection Improvements project to reconcile additional engineering services performed since Amendment #1, update construction-phase services, and add bid and award phase services, in the increased amount of \$223,255.00. No budget adjustment is needed.

15. Resolution 7-28-16 J: Approving Olsson Amendment #1 for SW 2nd & 'O' Drainage Improvements

A Resolution approving Amendment #1 to Olsson's professional services agreement to include bidding services for the SW 2nd & 'O' Drainage Improvements project, in the amount of \$25,000.00. No budget adjustment is needed.

16. Resolution 7-28-16 K: Approving a Budget Adjustment for Sidewalk, Curb & Gutter Concrete Repairs

A Resolution approving a budget adjustment to reallocate budgeted funds for needed sidewalk, curb, and gutter concrete repairs to be performed by a contractor per unit prices approved under IFB-24-26. A budget adjustment is needed.

III. Utility Board – Consent Agenda

1. Resolution 7-28-16 L: Approving the Vaughn/Old Farm Lift Station, Force Main, & Gravity Sewer Agreement

The Utility Board approved the item 4-0. No budget adjustment is needed.

A Resolution authorizing the Mayor and City Clerk to enter into an agreement with Halff Associates, Inc. in the amount of \$792,230.00 for engineering services related to the Vaughn/Old Farm Lift Station, Force Main, and Gravity Sewer project.

City Attorney Nick Henry read the Consent Agenda by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Acree
Consent agenda passes (8-0).

IV. New Business – Non-Consent Agenda Items

3. Ordinance 2026-135: Establishing Fees for Code Enforcement

An Ordinance establishing a tiered administrative fee structure for City abatement of property maintenance code violations. No budget adjustment is needed.

City Attorney Nick Henry read the Ordinance by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Hook.
Ordinance passes (8-0).

8. Ordinance 2026-136: Public Hearing & Ordinance Vacating an Alley Right of Way (VAC26-0035)

The Planning Commission voted 6-0, recommending approval.

Public Hearing and consideration of an Ordinance vacating an Alley Right of Way located at Lot 13, Block 11 of Gilmore's Addition (VAC26-0035).

Mayor Orman opened the Public Hearing. Mayor Orman Closed the public hearing with no discussion.

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

Ordinance passes (8-0).

13. Ordinance 2026-137: Establishing Fees for the Bentonville Half Marathon for Parks and Recreation

An Ordinance establishing fees for the 2027 Run Bentonville Half Marathon. No budget adjustment is needed.

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

Ordinance passes (8-0).

V. Planning

1. Ordinance 2026-138: Rezoning – SNUG Properties, LLC – R-1, Suburban Single-Family to T3.2, Neighborhood Transition – 1108 Royal Dr (RZ26-0032)

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 T3.2, Neighborhood Transition; and for other purposes.

Council Member Hook restated that she is not aligned with this rezoning. Tyler Overstreet rehashed the rezone was originally slated to be a T 4.1 but changed to a 3.2 after being tabled. With the main difference allowing duplexes

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

Ordinance passes (7-1 NO: Hook).

2. Ordinance 2026-139: Rezoning – STEM Lands, LLC – T5.1, Town Center Low to T5.2, Town Center High – 607 SW F Street (RZ26-0018)

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 T5.1, Town Center Low to T5.2, Town Center High; and for other purposes.

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

Ordinance passes (8-0).

Motion to adjourn by Council Member Acree seconded by Council Member Hook.

Adjournment at 7:00pm

VI. Other Business / Announcements / Comment

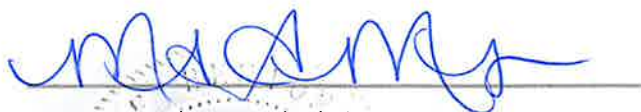
Committee Updates

- 1. Patterson: A & P:** Bentonville Hotels remain full with better occupancy than 2025
- 2. Seba: Active Transportation Committee:** Discussion on better lighting for cyclist, and Greenway Safety.
- 3. Hook: Tree and Landscaping:** The Ordinance pertaining to the Native Landscapes will be coming to council next meeting, thank you to Shelli Kerr with Planning for all her detailed help

Next City Council Meeting will be Tuesday August 11th, 2026.



Stephanie Orman, Mayor



Malorie Marrs, City Clerk

