

Combined Committee of the Whole & City Council Meeting Minutes August 11, 2026



The City Council of Bentonville, Arkansas, met in regular session on Tuesday, August 11, 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, Beckie Seba, Aubrey Patterson, Chris Sooter, Dan Grover, and Cindy Acree. Bill Burckart, 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 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 28, 2026 meeting minutes were presented for approval. Motion made by Council Member Sanchez, seconded by Council Member Patterson. Motion approved (7-0)

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 (7-0).

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

I. Committee of the Whole Discussion

1. Informational: Quarterly Financial Update

2. Informational: 2025 Financial Audit

Submission of the 2025 financial audit to Council.

3. Informational: Update on Water System Performance

Update on IDIQ contractor progress and our purchase of water.

4. Informational: RFP for Commercial Real Estate, Brokerage, Transaction, and Business Recruitment Services

A discussion on the potential for a Request for Proposals to hire a qualified firm to assist in commercial real estate activities for the City of Bentonville.

5. Informational: Bus Stop Installation Status

6. Informational: Flock Camera Update

7. Informational: Consent Agenda Discussion

8. Consent Agenda Discussion

Council discussed placing the following items on the Consent Agenda:

New Business Items: 7, 8, 9, 10, 11, 12, 13, 14 and 15

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, Beckie Seba, Aubrey Patterson, Chris Sooter, Dan Grover, and Cindy Acree. Council Member Bill Burckart 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 city staff and the public attended remotely via Zoom.

I. New Business

1. July 2026 Commercial Landscape Award - 200 East Central Avenue

Recognition by City Council of the landscaping of commercial property at 200 East Central Avenue. The property was selected by the Tree & Landscape Advisory Committee and is the July 2026 Commercial Landscaping of the Month award winner.

2. July 2026 Residential Landscape Award- 1700 Mystic Avenue

Recognition by City Council of the landscaping of residential property at 1700 Mystic Avenue. The property was selected by the Tree & Landscape Advisory Committee and is the July 2026 Residential Landscaping of the Month award winner.

3. Postponed: Ordinance Amending the Property Maintenance Regulations

An Ordinance amending the property maintenance code to allow for clearly delineated, managed landscape areas and other purposes. No budget adjustment is needed.

Council discussed the proposed ordinance amending the City's property maintenance regulations to address managed landscapes and native plantings. The discussion centered on how the City could recognize and permit intentionally maintained native and pollinator landscapes while continuing to distinguish those areas from properties that are simply overgrown or not properly maintained.

Council discussed concerns regarding the appearance and maintenance of native landscapes, enforcement standards, and the need for clear criteria that would allow Code Enforcement to determine when a landscape is intentionally managed. Members also discussed the importance of providing residents with the ability to use native plants without those landscapes being treated as violations of the City's property-maintenance requirements.

Within Public Comment, Mark Haney discussed the pro side to having native plants in the community.

Shelli Kerr discussed the Ordinance was based on the June meeting notes, and the proposed changes had been under consideration by the City's Tree & Landscape Advisory Board, which had previously been reviewing the Native and Pollinator Landscape Ordinance, including questions concerning enforcement and staffing.

Council very much appreciated all the time and coordination Shelli, and planning put into this, and apologized for the further questioning in light of more understanding.

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

Postponement passes (7-0).

4. Ordinance 2026-141: Public Hearing and Ordinance Vacating a Right of Way and Establishing a Drainage Easement (VAC26-0034)

The Planning Commission voted 6-0, recommending approval.

Public Hearing and approval of an Ordinance vacating a Right of Way Vacation located at Lot 13, Block 11 and Block 14 of Gilmore's Addition (VAC26-0034) and establishing a Drainage Easement.

Mayor Orman opened the public hearing online and in person. Seeing no comment she closed the public.

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

Ordinance passes (7-0).

5. Ordinance 2026-142: Public Hearing and Ordinance Vacating an Access Easement (VAC26-0036)

The Planning Commission voted 6-0, recommending approval.

Public Hearing and approval of an Ordinance vacating an Access Easement Vacation located between Lot 50A and 5A of Hanover Subdivision Phase 1 (VAC26-0036).

Mayor Orman opened the public hearing online and in person. Seeing no comment she closed the public.

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

Ordinance passes (7-0).

6. Ordinance 2026-143: Public Hearing and Ordinance Vacating a Utility Easement (VAC26-0039)

The Planning Commission voted 6-0, recommending approval.

Public Hearing and approval of an Ordinance vacating a Utility Easement Vacation located at Lot 1 of Baker's Park Addition (VAC26-0039).

Mayor Orman opened the public hearing online and in person. Seeing no comment she closed the public.

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

Ordinance passes (7-0).

II. New Business – Consent Agenda

New Business Items 7-15 were placed on the Consent Agenda and considered collectively.

7. Resolution 8-11-26 A: Public Hearing Date – VAC26-0037

Resolution setting August 25, 2026, as the public hearing date for the proposed utility easement vacation involving Lots 12, 13, 14 and 15, Block 9 of Gilmore's Addition.

8. Resolution 8-11-26 B: Public Hearing Date – VAC26-0038

Resolution setting August 25, 2026, as the public hearing date for the proposed utility easement vacation involving Lot 2, Block 4 of Dunn & Davis Addition.

9. Resolution 8-11-26 C: Public Hearing Date – VAC26-0040

Resolution setting August 25, 2026, as the public hearing date for the proposed utility easement vacation involving Lot 3, Block 4 of Dunn & Davis Addition.

10. Resolution 8-11-26 D: Design Excellence Grant – Parks & Recreation Master Plan

Resolution authorizing the Mayor and City Clerk to accept a \$20,000 Design Excellence Grant from the Walton Family Foundation to support the Parks and Recreation Master Plan Project.

11. Resolution 8-11-26 E: Crafton Tull – Phillips Park Construction Administration

Resolution amending the agreement with Crafton Tull & Associates, Inc. to provide construction administration services for the Phillips Park project in the amount of \$48,976.00.

12. Resolution 8-11-26 F: SWX Construction – Phillips Park North Restroom Pavilion

Resolution authorizing an agreement with SWX Construction for the Phillips Park North Restroom Pavilion Project. Base Contract: \$539,686.37 10% Contingency: \$53,968.63 Total Not to Exceed: \$593,655.00

13. Resolution 8-11-26 G: RTC Lowell – Dump Truck & Equipment Purchase

Resolution authorizing the purchase of a 2026 International HV507 Cab and Chassis, dump body and winter-weather equipment from RTC Lowell utilizing Sourcewell Awarded Contract #032824-NVS, Proposal #4388. Total Purchase: \$339,653.34

14. Resolution 8-11-26 H: Walton Family Foundation – Adaptive AI Traffic Signal Technology Grant

Resolution authorizing acceptance of a \$700,000 grant from the Walton Family Foundation to evaluate adaptive artificial intelligence-based traffic signal technologies.

15. Resolution 8-11-26 I: Luttrell Enterprises – Airport Mowing Contract Amendment

Resolution amending the City's agreement with Luttrell Enterprises for additional finish mowing services at the Bentonville Municipal Airport, increasing the contract price by \$362.65 per mowing cycle.

City Attorney Nick Henry read the Consent Agenda Items by title only. Motion to approve by Council Member Sanchez, seconded by Council Member Sooter.
Consent Agenda passes (7-0).

III. Utility Board

1. Resolution 8-11-26 J: Garver, LLC – Water System Pressure Management Analysis

Resolution authorizing the Mayor and City Clerk to enter into an agreement with Garver, LLC for a Pressure Management Analysis of Bentonville's water distribution system.

Contract Amount: \$91,881.00

The Bentonville Utility Board previously approved the agreement by a vote of 4-0.

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

Resolution passes (7-0).

IV. Planning

1. Ordinance 2026-144: Laurel Canyon Planned Unit Development Amendment – PUD25-0002

Ordinance amending Ordinance 2026-36 concerning the Laurel Canyon Planned Unit Development at 902, 904, 906, 908 and 1002 SE 3rd Street.

The Planning Commission previously voted 6-0 to recommend approval.

Council Member Sanchez and Patterson & others discussed concerns over parking spaces. During Public Comment Scott and Chris from the development team spoke regarding the project, and how they, and others, were investing in this complex.

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

Ordinance passes (6-1 NO: Patterson).

2. Ordinance 2026-145: Atkins Rezoning – 403 NW 7th Street – RZ26-0037

Ordinance rezoning property located at 403 NW 7th Street from R-1, Suburban Single-Family to T3.1, Neighborhood Edge.

The Planning Commission previously voted 6-0 to recommend approval.

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

Ordinance passes (7-0).

3. Ordinance 2026-146: Pinnacle Buttes Properties, LLC Rezoning – 204 Lake Street – RZ26-0038

Ordinance rezoning property located at 204 Lake Street from R-1, Suburban Single-Family to T3.2, Neighborhood Transition.

The Planning Commission previously voted 6-0 to recommend approval.

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

Ordinance passes (7-0).

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

Voting portion of council closed at 8:55pm

Next City Council Meeting will be Tuesday August 25, 2026.



Stephanie Orman, Mayor



Malorie Marrs, City Clerk

