

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Tentative Agenda

Tuesday, October 29, 2024

4:30 PM

City Hall Room 219

City Council Members

Council Member Robert B. Stafford Ward 1

Council Member D'Andre Jones Ward 1

Council Member Sarah Moore Ward 2

Council Member Mike Wiederkehr Ward 2

Council Member Scott Berna Ward 3

Council Member Sarah Bunch Ward 3

Council Member Teresa Turk Ward 4

Council Member Holly Hertzberg Ward 4

Mayor Lioneld Jordan

City Attorney Kit Williams

City Clerk Treasurer Kara Paxton

ZOOM INFORMATION:

1. **WEBINAR ID: 871 1370 8619**

[PUBLIC REGISTRATION LINK: HTTPS://US06WEB.ZOOM.US/WEBINAR/REGISTER/WN_W50XVR3XRM2VFAS7NJ9USA](https://us06web.zoom.us/join/87113708619)

AGENDAITEMCOMMENT@FAYETTEVILLE-AR.GOV

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****MAYOR' S ANNOUNCEMENTS, PROCLAMATIONS AND RECOGNITIONS****CITY COUNCIL MEETING PRESENTATIONS, REPORTS AND DISCUSSION ITEMS**

1. **MONTHLY FINANCIAL REPORT AND SALES TAX REPORT - CHIEF FINANCIAL OFFICER**

A. CONSENT**A.1. AGAR, LLC. (SERVICE CONTRACT):**

A RESOLUTION TO AWARD RFP 24-12 AND AUTHORIZE A CONTRACT WITH AGAR LLC IN THE AMOUNT OF \$84,882.00 FOR THE CURATION AND INSTALLATION OF THE WEST AVENUE PARKING GARAGE MURAL (2024-648)

A.2. DEADHORSE MOUNTAIN ROAD (MASTER PLAN APPROVAL):

A RESOLUTION TO APPROVE AND ADOPT A MASTER PLAN FOR 220 ACRES ON DEADHORSE MOUNTAIN ROAD (2024-653)

A.3. AREA AGENCY ON AGING OF NORTHWEST ARKANSAS (LEASE AGREEMENT):

A RESOLUTION TO APPROVE A LEASE AGREEMENT WITH THE AREA AGENCY ON AGING OF NORTHWEST ARKANSAS THROUGH DECEMBER 31, 2025 FOR THE WALKER PARK SENIOR ACTIVITY AND WELLNESS CENTER IN THE AMOUNT OF \$1.00 PER YEAR, WITH AN AUTOMATIC RENEWAL FOR SEVEN ADDITIONAL ONE YEAR TERMS (2024-646)

A.4. INFRAMARK, LLC. (SERVICE AGREEMENT):

A RESOLUTION TO AWARD RFQ #24-05 AND AUTHORIZE A FIVE YEAR

CONTRACT WITH INFRAMARK, LLC. FOR WASTEWATER TREATMENT OPERATIONS, MAINTENANCE, AND MANAGEMENT SERVICES THROUGH DECEMBER 31, 2029, AND TO APPROVE PAYMENT IN THE AMOUNT OF \$8,450,000.00 FOR SERVICES PROVIDED IN 2025 (2024-634)

A.5. ENVIRONMENTAL CONSULTING OPERATIONS, INC. (SERVICE AGREEMENT):

A RESOLUTION TO APPROVE AMENDMENT NO. 11 TO THE CONTRACT WITH ENVIRONMENTAL CONSULTING OPERATIONS, INC. IN THE AMOUNT OF \$68,000.00 FOR WETLANDS MITIGATION SITE MONITORING AND MANAGEMENT IN 2025 (2024-638)

A.6. NEC, INC. (SERVICE CONTRACT):

A RESOLUTION TO AWARD BID #24-43 AND AUTHORIZE A CONTRACT WITH NEC, INC. IN THE AMOUNT OF \$155,903.50 FOR THE SALEM ROAD ADA IMPROVEMENTS PROJECT, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$20,000.00 (2024-647)

A.7. STEELWORX INDUSTRIAL GROUP, LLC. (SERVICE CONTRACT):

A RESOLUTION TO AWARD BID #24-39 AND AUTHORIZE A CONTRACT WITH STEELWORX INDUSTRIAL GROUP, LLC, IN THE AMOUNT OF \$554,956.00 FOR THE CONSTRUCTION OF THE ELMHURST AND MCCLINTON PHASE I DRAINAGE IMPROVEMENTS PROJECT, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$60,000.00, AND TO APPROVE A BUDGET ADJUSTMENT – 2019 DRAINAGE BOND PROGRAM (2024-616)

A.8. FAYETTEVILLE WAREHOUSE PARTNERS, LLC. (LAND PURCHASE):

A RESOLUTION TO AUTHORIZE THE PURCHASE OF PROPERTY LOCATED ON NORTH GREGG AVENUE OWNED BY FAYETTEVILLE WAREHOUSE PARTNERS, LLC FOR THE AMOUNT OF \$261,473.00, PLUS \$10,000.00 FOR CLOSING COSTS, AND TO APPROVE A BUDGET ADJUSTMENT – 2019 STREET IMPROVEMENT BOND PROJECT (2024-599)

A.9. RAILROAD CROSSING ELIMINATION STUDY (COST SHARE AGREEMENT):

A RESOLUTION TO APPROVE A COST SHARE AGREEMENT WITH THE CITY OF SPRINGDALE IN THE TOTAL AMOUNT OF \$144,000.00 FOR THE RAILROAD CROSSING ELIMINATION STUDY, OF WHICH \$62,400.00 WILL BE THE CITY OF FAYETTEVILLE'S RESPONSIBILITY (2024-649)

A.10. MCCLELLAND CONSULTING ENGINEERS, INC. (CONTRACT AMENDMENT):

A RESOLUTION TO APPROVE AMENDMENT NO. 1 TO THE ENGINEERING SERVICES AGREEMENT WITH MCCLELLAND CONSULTING ENGINEERS IN THE AMOUNT OF \$101,682.00 TO INCLUDE CONSTRUCTION PHASE AND ADDITIONAL DESIGN SERVICES, AND TO APPROVE A BUDGET ADJUSTMENT (2024-664)

A.11. FAYETTEVILLE FIRE DEPARTMENT ADMINISTRATIVE POLICY (ADOPTION):

A RESOLUTION TO APPROVE AND ADOPT THE FAYETTEVILLE FIRE DEPARTMENT EXTERNAL AGENCY RELATIONS POLICY (2024-590)

A.12. FAYETTEVILLE POLICE DEPARTMENT POLICIES (ADOPTION):

A RESOLUTION TO APPROVE AMENDMENTS TO FAYETTEVILLE POLICE DEPARTMENT POLICIES (2024-641)

A.13. 4TH JUDICIAL DISTRICT DRUG TASK FORCE (GRANT ACCEPTANCE):

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF A STATE DRUG CRIME ENFORCEMENT AND PROSECUTION GRANT FOR STATE FUNDING OF THE FOURTH JUDICIAL DISTRICT DRUG TASK FORCE IN THE AMOUNT OF \$533,067.00, TO AUTHORIZE MAYOR JORDAN TO SIGN ALL NECESSARY DOCUMENTS TO RECEIVE THE GRANT FUNDS, AND TO APPROVE A BUDGET ADJUSTMENT (2024-601)

A.14. 2025 SELECTIVE TRAFFIC ENFORCEMENT PROJECT (GRANT ACCEPTANCE):

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF A 2025 SELECTIVE TRAFFIC ENFORCEMENT PROJECT GRANT AWARD IN THE AMOUNT OF \$40,600.00, AND TO APPROVE A BUDGET ADJUSTMENT (2024-581)

B. UNFINISHED BUSINESS

B.1. URBAN FORESTRY MANAGEMENT PLAN (APPROVAL):

A RESOLUTION TO APPROVE AND ADOPT THE URBAN FORESTRY MANAGEMENT PLAN (2024-1677)

CONTACT THE OFFICE OF THE CITY CLERK TREASURER FOR AGENDA ITEM HISTORY FROM FEBRUARY 2, 2024 TO OCTOBER 1, 2024.

AT THE OCTOBER 1, 2024 CITY COUNCIL MEETING THIS RESOLUTION WAS TABLED TO THE NOVEMBER 7, 2024 CITY COUNCIL MEETING.

B.2. ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR:

AN ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR BY ENACTING A

NEW (H) PROTECTIONS FOR SINGLE-FAMILY ZONED DISTRICTS TO PROVIDE THE SAME PROTECTIONS FOR ADJOINING SINGLE FAMILY RESIDENTIAL DISTRICTS AS CURRENTLY REQUIRED FOR URBAN THOROUGHFARE AND ALL MULTI-FAMILY DISTRICTS (2024-585)

AT THE OCTOBER 1, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING.

AT THE OCTOBER 15, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE SECOND READING.

B.3. ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR (ENACTING USE UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE):

AN ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR BY ENACTING USE UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE FOR URBAN CORRIDOR IN SECTION (B) (2) (2024-614)

AT THE OCTOBER 15, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING.

B.4. T-HANGAR (REVISED LEASE & RATE INCREASE):

A RESOLUTION TO APPROVE A REVISED T-HANGAR LEASE FORMAT UPDATING TERMS AND CONDITIONS, INCREASING RENT FOR 2025 BY 15%, AND ADOPTING A YEARLY 3% INFLATION ADJUSTMENT BEGINNING IN 2026, AND TO AUTHORIZE MAYOR JORDAN TO SIGN THE T-HANGAR LEASES (2024-579)

AT THE OCTOBER 15, 2024 CITY COUNCIL MEETING THIS RESOLUTION WAS TABLED TO THE NOVEMBER 7, 2024 CITY COUNCIL MEETING.

B.5. FIRST REPAIR, INC. (SERVICE CONTRACT):

RESOLUTION APPROVING A CONTRACT WITH FIRST REPAIR, INC. OF EVANSTON, ILLINOIS TO TRAIN FAYETTEVILLE LEADERS TO REPAIR HARM DONE TO AFRICAN AMERICANS IN FAYETTEVILLE (2024-589)

AT THE OCTOBER 15, 2024 CITY COUNCIL MEETING THIS RESOLUTION WAS TABLED TO THE NOVEMBER 7, 2024 CITY COUNCIL MEETING.

C. NEW BUSINESS

C.1. VACATION-2024-0022: (EAST OF 111, 123, AND 135 S. PADDOCK LOOP/TREETOPS, 526):

AN ORDINANCE TO APPROVE VAC-24-22 FOR PROPERTY LOCATED EAST OF 111, 123, AND 135 SOUTH PADDOCK LOOP IN WARD 1 TO VACATE A

0.02 ACRE PORTION OF GENERAL UTILITY EASEMENT (2024-650)

C.2. VACATION-2024-0018: (314 W. LAFAYETTE ST./UNIVERSITY BAPTIST CHURCH, 484):

AN ORDINANCE TO APPROVE VAC-24-18 FOR PROPERTY LOCATED AT 314 WEST LAFAYETTE STREET IN WARD 2 TO VACATE 0.34 ACRES OF STREET RIGHT-OF-WAY (2024-660)

C.3. VACATION-2024-0020: (WEST END OF W. TREADWELL ST./MODUS STUDIO, 522):

AN ORDINANCE TO APPROVE VAC-24-20 FOR PROPERTY LOCATED AT THE WEST END OF WEST TREADWELL STREET IN WARD 2 TO VACATE 0.22 ACRES OF STREET RIGHT-OF-WAY (2024-661)

C.4. REZONING-2024-0042: (1055 N. POLLARD AVE./ADONA, 445):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-42 FOR APPROXIMATELY 0.84 ACRES LOCATED AT 1055 NORTH POLLARD AVENUE IN WARD 2 FROM R-O, RESIDENTIAL OFFICE AND NC, NEIGHBORHOOD CONSERVATION, TO NS-G, NEIGHBORHOOD SERVICES-GENERAL (2024-652)

C.5. REZONING-2024-0043: (1236 W. MT. COMFORT RD./SCHWARTING, 404):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-43 FOR APPROXIMATELY 0.30 ACRES LOCATED AT 1236 WEST MOUNT COMFORT ROAD IN WARD 2 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN (2024-654)

C.6. REZONING-2024-0044: (2001 W. 18TH ST./ARNOLD, 598):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-44 FOR APPROXIMATELY 0.90 ACRES LOCATED AT 2001 WEST 18TH STREET IN WARD 1 FROM C-1, NEIGHBORHOOD COMMERCIAL, TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN (2024-655)

C.7. REZONING-2024-0045: (2286 W. STONE ST./KJJ, 520):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-45 FOR APPROXIMATELY 0.20 ACRES LOCATED AT 2286 WEST STONE STREET IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN (2024-656)

C.8. REZONING-2024-0046: (510 W. PRAIRIE ST./SCOTT, 523):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-46 FOR APPROXIMATELY 0.16 ACRES LOCATED AT 510 WEST PRAIRE STREET IN WARD 2 FROM R-O, RESIDENTIAL-OFFICE TO DG, DOWNTOWN GENERAL (2024-657)

C.9. REZONING-2024-0048: (N. MEADOWLANDS DR/DOUBLE SPRINGS BROTHERS LLC, 400):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-48 FOR APPROXIMATELY 1.40 ACRES LOCATED ON NORTH MEADOWLANDS DRIVE IN WARD 4 FROM R-O, RESIDENTIAL-OFFICE TO CS, COMMUNITY SERVICES (2024-658)

C.10. REZONING-2024-0049: (1893 N. RUPPLE RD./CONRAD, 361):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-49 FOR APPROXIMATELY 1.04 ACRES LOCATED AT 1893 NORTH RUPPLE ROAD IN WARD 4 FROM RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN (2024-659)

C.11. APPEAL: LARGE SCALE DEVELOPMENT-2024-0011: (SOUTHEAST OF S. NELSON HACKETT BLVD & E. SOUTH ST./URBAN LOFTS AT NELSON HACKETT, 523):

A RESOLUTION TO GRANT THE APPEAL OF CITY COUNCIL MEMBER D'ANDRE JONES AND DENY LARGE SCALE DEVELOPMENT APPLICATION LSD-2024-0011 (2024-616)

PROPOSED AGENDA ADDITIONS

D. CITY COUNCIL AGENDA SESSION PRESENTATIONS

D.1. WALKER PARK SENIOR ACTIVITY AND WELLNESS CENTER REPORT - CHASE GIPSON

E. CITY COUNCIL TOUR

F. ANNOUNCEMENTS

G. ADJOURNMENT