



**CITY OF CENTERTON
SPECIAL
CITY COUNCIL MEETING
OCTOBER 27, 2020**

(1) Roll Call-

The Special City Council Meeting was called to order by Mayor, Bill Edwards at 6:00 p.m. Those Present and answering roll call were Mayor Bill Edwards, Misty Elam, Darren Warren, Josie Reed, Keith Higginbotham, Wayne Low and Robin Reed. Those present and not answering role call were City Clerk Todd Wright, City Attorney Brian Rabal, Director of Public Works Rick Hudson, Fire Chief Matt Thompson, Fire Marshal Paul Higginbotham, Chief Building Inspector Robert Coffelt, Planning Director Lorene Burns, Senior Planner Nicole Gibbs, City Planner Donna Wonsower and Planning Commission Chairman Jeff Seyfarth.

(2) Ordinance-

- **Ordinance 2020-46- AN ORDINANCE ACCEPTING THE FINAL SUBDIVISION PLAT OF MORNINGSIDE ESTATES PHASE 3, CREATING LOTS 104-167 AND TRACT "6", CITY OF CENTERTON, BENTON COUNTY, ARKANSAS.**

Mayor Edwards addressed the Council, stating that this Ordinance is to accept the Final Plat of Phase 3 of the Morningside Estates Subdivision on Seba Road and Keller Road. He said it was recommended for approval by the Planning Commission at their 10/20/2020 meeting, and there were no public comments.

Mayor Edwards asked the Council if there were any questions. There were none.

Wayne Low made a motion to read the ordinance by title only, with a 2nd from Misty Elam. All council members voted in favor and the motion carried. Brian Rabal read the ordinance by title only. Josie Reed made a motion to suspend the rule requiring the reading of the ordinance on 3 separate occasions with a 2nd from Keith Higginbotham. All council members voted in favor and the motion carried. Keith Higginbotham made a motion to

adopt the ordinance with a 2nd from Misty Elam. All council members voted in favor and the motion carried.

(2) Resolutions -

- **Resolution 2020-31- A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK, AS REPRESENTATIVES OF THE CITY OF CENTERTON, ARKANSAS, TO ENTER INTO AN AGREEMENT WITH MODUS STUDIO ARCHITECTURAL AND PROTOTYPING FAYETTEVILLE, ARKANSAS FOR A REMODEL OF CENTERTON FIRE STATION NUMBER 2.**

Mayor Edwards addressed the Council, stating that this Resolution is to enter into an agreement with Modus Studio for Architect and Prototype Services for the remodel of Fire Station #2 for Seeping Quarters for the new Ambulance Service, to be housed there at a later time. He said we did submit for RFQ's and received three (3) applicants. He said Modus was selected, and that we do have current experience with them working on the New City Hall.

Mayor Edwards asked the Council if there were any other questions. There were none.

Keith Higginbotham made a motion to read the Resolution by title only, with a 2nd from Wayne Low. All Council Members voted in favor and the motion carried. Brian Rabal read the Resolution by title only. Wayne Low made a motion to adopt the Resolution, with a 2nd from Josie Reed. All Council Members voted in favor and the motion carried.

- **Resolution 2020-15- A RESOLUTION ADOPTING THE CENTERTON COMPREHENSIVE PLAN PURSUANT TO ARKANSAS CODE ANNOTATED 14-56-414.**

Mayor Edwards addressed the Council, stating that this Resolution is to adopt the 2040 Comprehensive Plan for the City of Centerton. He gave a brief history of the project, stating that it started in December of 2018. He said we did apply for a grant for this project and received 60,000.00 from the Wal-Mart Family Foundation, Centerton A & P Commission appropriated \$30,000.00 and the City of Centerton appropriated \$30,000.00. He said RFQ's were solicited, where Houseal Lavigne, of Chicago, was contracted as Consultants on the project. He said they were the consultants for the City of Bentonville, as well, and that the two (2) plans will work together, as we continue to grow. He said we consulted Community Leaders, Business Owners, and other City Personnel, as well as Northwest Arkansas Regional Planning. He said a Steering Committee was

formed and consulted with. He commended the Planning Staff and the Planning Commission for all of their efforts and for holding Public Hearings for input. He said our current Master Street Plan was reviewed and adopted in 2009 and in 2013. He said the majority of the Maser Street Plan remains the same, with some changes, as the City continues to grow. He said this is a “working document” and will continue to need to be reviewed on a regular basis. He said any changes shown on the Master Street Plan would take place at the time of development of those properties. He said the Master Land Use Plan was also adopted in 2009 and again in 2013, and is used mainly as a document to see how surrounding Land Uses apply, as well as the wishes of the City. He said this is a Policy Document, and said that the City Council must approve all Rezone Requests that are recommended by the Planning Commission. He said any request for rezoning of property has to go through that process. He said including the almost 2 years of work on this project, with all of the Public Hearings, the City mailed out 7100 letters to citizens, informing them of this Plan, as well as on our Social Media posts. He said it is also on the City Website. He said any comments sent by e-mail have been included in the City Council Dropbox packets. He said the Comprehensive Plan is to guide the decision-making by the Planning Commission, City Council and the Mayor. He said it gives our City direction, as we continue to grow.

Mayor Edwards opened the meeting for public comments.

Christy Antonacci – 13969 Noah Road – Was concerned about effects to her property, as they have a Gravette address, but fall in the Centerton Planning Area. Her concern was for High-Density Housing and Industrial Uses. **Planning Director Lorene Burns** pointed out existing Industrial Uses in that area, as well as the intent of ArDOT to make a connection with the Bella Vista By-Pass in that area, to connect to the airport.

Jennifer McKeown – Attorney for Deborah & James Hodges – Wanted to state again publicly, that they are opposed to the extension of Rainbow Farms Road, being proposed on the Master Street Plan. She said it could sever 10 Acres from their currents property, rendering it useless for farming activities.

Luke Charlton – 13946 Noah Road - Was concerned about Industrial Use being recommended for their area. He wanted assurance that there would be buffering for any Industrial Development.

Councilman Darren Warren said this is just a plan, to give us guidance. He said the City is not coming out tomorrow and rezoning land and building roads. He said the City is not just going to come in there and divide your property or rezone the property to Industrial Use. He said if you decide to sell your property to a developer, the City wants to be able to provide for connectivity of roads. He said it may be 5 years or 10 years down the road, or maybe never, but it gives us

guidance, if it were to happen. He said a lot of hard work has gone into this, and feels it is a good Plan.

Megan Driggs – Was concerned about the proposed Collector Road at South Fork (Blake, Shane and Hailey Drives). **Rick Hudson – Director of Public Works** – Stated that all of those roads were developed with a future connection to the south (Fish Hatchery Road) or west (Hwy 279) in the plans, but nothing has been developed to the south of that property yet. He said this connection really needs to happen. He said none of those streets today would meet Fire Code Requirements, due to there only being one emergency access. **Councilman Wayne Low** said he lives on Shane Drive, and that the connection has been planned since 1997 or 1998.

Kenneth Dills – 13981 Noah Road – Wanted to protect their property and their way of life on Noah Road. He was concerned with the proposed High-Density housing portion of the Plan. He said he preferred more Low-Density housing, as well as more balance in the Plan.

Barry King – 710 Gower Court – Asked about the plan and timeline for the expansion of Town Vu Road. **Senior Planner Nicole Gibbs** said we are coordinating with Bentonville on Town Vu Road. She said the last discussions were about downgrading Town Vu to a Major Collector Road w/ 80' ROW. **Mayor Edwards** said he understands that the plan is to improve Town Vu to two (2) lanes, with sidewalks on both sides. He also mentioned our trail on Allen Road coming down Town Vu and meeting up with Bentonville's trail, eventually connecting to the Razorback Greenway. **Rick Hudson** said the goal of the Wal-Mart Foundation is for the trail is to connect all of the way to Bentonville West High School. He said there is a 10' Trail on the south side of the design for the Town Vu Bridge. Hudson detailed some of the trail plans for the City.

Bapuji Vakkalagadd - Expressed concern with the upgrading of Bush Road to a Minor Arterial Road, as he is in the middle of putting together a Concept Plan for development, and this new ROW will affect this project. He pointed out that other existing developments on Bush Road did not have to give that much ROW, so it will not be consistent. **Rick Hudson** said unfortunately, we have to collect ROW as we go, and we may have to go back and address some of those other developments in the future. He said our goal is to collect ROW based on the Master Street Plan, for the future anticipated volume, which the road will need to be able to handle.

Sue Rake – 14038 Noah Road – Asked for clarification of their property on Noah Road. She also asked if Centerton was planning on annexing this area. **Mayor Edwards** said we do have land in our City Limits on Kitty Road, and there is no plan of annexation. He explained how the "Planning Area" works, as far as it being one (1) mile outside of the City Limits. He did say there are currently some voluntary annexations taking place within the city.

Mayor Edwards asked the Council if there were any other questions. There were none.

Darren Warren made a motion to read the Resolution by title only, with a 2nd from Robin Reed. All Council Members voted in favor and the motion carried. Brian Rabal read the Resolution by title only. Darren Warren made a motion to adopt the Resolution, with a 2nd from Wayne Low. All Council Members voted in favor and the motion carried.

(3) Other Business – None

(4) Adjourn-

Wayne Low made a motion to adjourn at 7:06 p.m. with a 2nd from Misty Elam. All council members voted in favor and the motion carried.

Bill Edwards, Mayor

Todd Wright, City Clerk