



Bentonville council to vote on impact fees

By Eleanor Evans Staff Writer // eleanore@nwanews.com

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BENTONVILLE — New impact fees, and changes to current ones, will go before the Bentonville City Council at its meeting Tuesday.

The council will vote on ordinances amending the city's fire and water capacity impact fees, as well as ordinances that would establish library, police and parks / open space impact fees.

All changes, if approved, would take effect only on new developments in the city.

In May, aldermen listened to a presentation by Carson Bise, vice president of TischlerBise Fiscal, Economic and Planning Consultants, on an updated development impact-fee study for the city.

When the issue was first looked at in 2002, six fees were studied, but only three — for sewer, water and fire services — were approved by the council.

The study recommended a decrease in police and sewer fees, which was approved by the council in May. All other fees would be increased.

The proposed parks and library fees are applicable only to attached and detached residential development; all other fees are applicable to residential and nonresidential development. The fees vary, depending on type of unit and will be charged to property owners.

If the fees are approved, new residential property owners will see the greatest increase — from \$ 373 to \$ 1, ® for attached developments and from \$ 504 to \$ 1, 650 for detached singlefamily developments. Owners of new office buildings and other nonresidential properties will see decreases in the fees.

But if approved, the fees would enable the city to accommodate its inevitable growth. According to the study, the impact fees would improve 76 acres of citywide parks and 33 acres of open space, expand major recreational facilities and add 3. 25 miles of trails.

If library impact fees are approved, they will recover the \$ 2 million city contribution to the library expansion, as well as add 3, 450 new collection materials each year.

If all impact fees are approved, city revenue would accumulate to \$ 18. 3 million over the next five years.

The meeting will be held at 6 p. m. Tuesday in the council chambers.

The council will also discuss the following items:

- An ordinance accepting annexation of territory into the city;
- A final plat for the Stone Meadow subdivision, located at the intersection of Glen Road and Featherston Road, requested by Palmco Properties LLC;
- A rezoning from singlefamily residential (R-1) to central residential, high density (R-C 3) for 11 acres at 206 S. W. Second St., requested by Main Street Builders;
- A lot split for the Cohiba subdivision, located at Southeast Walton Boulevard and Southeast C Street, requested by Gild Corporation;
- A property line adjustment for Comfort Suites, located on Southeast Walton Boulevard, requested by Kyle Naples;
- A public hearing and an ordinance for a drainage easement vacation in Lots 3 and 5 of the Covington Center Subdivision, requested by MMSL Realty, LLC;
- An award of a bid to Decco Contractors in the amount of \$ 351, 550. 48 for the 2006 overlay project;
- A budget adjustment in the amount of \$ 52, 724. 48 for the street department;
- A budget adjustment in the amount of \$ 13, 835. 25 for the police department's parking lot;
- An award of a bid to Scruggs Equipment for a combination hydro-jet sewer cleaner truck in the amount of \$ 212, 784;
- An award of a blanket bid for underground boring services for the electric department, which will be opened on Tuesday;
- A resolution declaring certain property belonging to the city as surplus;
- A budget adjustment for the library in the amount of \$ 2, 565. Funds were provided through the Bentonville Library Foundation and will be used for door security at the library;
- An ordinance authorizing the city to enter an agreement for siren battery backup with Radiophone of Northwest Arkansas in the amount of \$ 150, 000, waiving the requirement of competitive bidding and declaring an emergency;
- An approval of a payment for the Jerry Cook case;
- A resolution authorizing the city to enter an agreement with Crafton Tull engineers for survey, design, bid preparation and easement documentation for certain drainage improvements to Bland Valley in an amount not to exceed \$ 35, 000; and
- An ordinance authorizing the city to enter an agreement with Cherokee Builders for the Westside taxiway project for the Bentonville Municipal Airport in the amount of \$ 593, 210, waiving the requirement of competitive bidding and declaring an emergency.