

City to update impact-fee study

By Eleanor Evans Staff Writer eleanore@nwanews.com

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BENTONVILLE — Fees associated with the development of land in Bentonville are about to be reviewed and updated.

At its meeting Tuesday night, the Bentonville City Council unanimously decided to authorize Mayor Terry Coberly to enter into a contract with TischlerBise Inc. to update the city's impact-fee study.

Impact fees are paid by developers and builders when developing land in the city. If these new developments create changes in sewer, water or fire protection, it is the responsibility of the developers and builders to handle those additional needs.

At the request of Bentonville Community Development director Troy Galloway, the city also approved a \$9,000 budget adjustment to fully fund the updated study.

The fees currently include water, sewer, parks, library, police and fire, but the Department of Community Development has also included storm water as a possible addition to the list of fees because of increased expenses, as well as state and federal regulations associated with storm-water maintenance.

According to terms of the contract, TischlerBise will first review annual projections of population, employment, housing, commercial, industrial and other nonresidential square-footage data for at least five years to forecast changes in the data for the years ahead.

Over a seven-task process in evaluating the impact fees, the firm will present a final report to the City Council and make recommendations for updates, if needed. "It is advisable to update these studies approximately every five years in a dynamic-growth environment such as ours," Galloway said in a memo issued to Coberly July 21.

The council also approved the following items: • A rezoning at 501 N. W. A St. from single-family residential (R-1) to duplex and patio home residential (R-2) because the buyer wants to turn the property

into a bed and breakfast;

- A rezoning at 603 N. W. 17 th Court from R-1 to R-2 so the owner can develop a duplex family subdivision named Oakwood Park;
- A rezoning at 907 S. E. Third St. from R-1 to residential estate (R-E) because the property owner obtained additional land and is therefore seeking a property-line adjustment that meets requirements for the R-E designation;
- A final plat for Rolling Acres, off Shell Road, that includes 93 single-family residential lots;
- A final plat for the Stoneburrow addition, Phase I, a 193-lot single-family residential subdivision off Tater Black Road;
- A lot split at 907 S. E. Third St. that would split 4.32 acres into three lots from four lots;
- The reappointment of John Sparks to the Bentonville Parks Advisory Board;
- An ordinance designating a pole attachment study;
- A resolution that authorizes the mayor to enter into a contract with CEI Engineering for additional services for the I-10 Interceptor for a cost to not exceed \$2,500
- A budget adjustment of \$6,100 to purchase a street-cut saw for the Water and Sewer Department;
- A bid of \$73,310 to Altec Industries for an aerial truck for the Street Department;
- A change order to the Northeast J Street project for \$18,600;
- An award of a \$57,160 bid to Red Line Contractors for demolishing the old MFA Building;
- An ordinance prohibiting parking in front of mailboxes between the hours of 7:30 a.m. and 5:30 p.m. Monday through Saturday;
- The Disadvantaged Enterprise Program Guide; and
- Allowing the mayor and clerk to enter into a contract agreement with Crafton Tull and Associates for the Henderson Lift Station.

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Contact: webmaster@nwanews.com