

CITY OF SPRINGDALE
City Council Committee Agenda
Monday, March 2nd, 2026
City Council Chambers (2nd Floor)
201 Spring Street, Springdale, AR 72764
Meetings begin at 5:30p.m.

Committee of the Whole

1. **A Resolution** endorsing participation in the Sales and Use Tax Refund Program authorized by the Consolidated Incentive Act of 2003 and Ark Code Ann. §15-4-2706(d). Presented by Ernest Cate, City Attorney. Pgs. 1-3
2. **A Resolution** authorizing the destruction of District Court records. Presented by Ernest Cate, City Attorney. Pgs. 4-5

Finance Committee by Chairman Jeff Watson

3. **A Resolution** authorizing the Mayor and City Clerk to renew a contract with the Downtown Springdale Alliance to promote, preserve, and enhance downtown Springdale, and to facilitate the implementation of the Downtown Master Plan. Presented by Ernest Cate, City Attorney. Pgs. 6-10
4. **A Resolution** authorizing the expenditure of funds to acquire property from Crutcher Warehouse, LLC, for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. Pgs 11-16
5. **A Resolution** authorizing the expenditure of funds to acquire property from Lourdes Ayala for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. Pgs. 17-22
6. **A Resolution** authorizing the execution of an engineering services contract for 2026 Springdale bridge Maintenance. Presented by Ben Peters, Engineering Director. Pg. 23
7. **A Resolution** authorizing the Mayor to pay invoices for the relocation of electric infrastructure from overhead to underground for the East Emma Streetscape

Project. Project No. 23BPS14. Presented by Ben Peters, Engineering Director. Pgs. 24-26

8. **A Resolution** authorizing the Mayor to enter into a Safe Streets and Roads for All Grant agreement for Dean's Trail Phase IIIB and committing match funding. Presented by Ben Peters, Engineering Director. Pgs. 27-45

Police and Fire Committee by Chairman Brian Powell

9. **A Resolution** authorizing the purchase of replacement generators and upgrades to other generators for the Springdale Fire Department. Presented by Blake Holte, Fire Chief. Pgs. 46-50

RESOLUTION NO. _____

**A RESOLUTION ENDORSING PARTICIPATION IN
THE SALES AND USE TAX REFUND PROGRAM
AUTHORIZED BY THE CONSOLIDATED INCENTIVE
ACT OF 2003 AND ARK. CODE ANN. §15-4-2706(d).**

WHEREAS, in order for a business to be eligible for the investment tax incentives contained in Ark. Code Ann. §15-4-2706(d), the governing body of the municipality in which the business is located must pass a resolution endorsing the participation of the business in the tax refund program;

WHEREAS, Ark. Code Ann. §15-4-2706(d) provides that the governing body of the municipality must specify that the Department of Finance and Administration is authorized to refund local sales taxes to a business participating in the tax refund program;

WHEREAS, said endorsement must be made on specific form available from the Arkansas Economic Development Commission;

WHEREAS, Ayrshire Electronics of Arkansas, LLC (dba Keytronic), 5564 Chief Truman Brewer Street, Springdale, AR 72764, wishes to participate in, and be eligible for, the investment tax incentives contained in Ark. Code Ann. §15-4-2706(d), due to the location of its facility in the City of Springdale, Arkansas; and,

WHEREAS, Ayrshire Electronics of Arkansas, LLC (dba Keytronic), has agreed to furnish the City of Springdale all information necessary for its participation in the tax refund program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the participation of Ayrshire Electronics of Arkansas, LLC (dba Keytronic), in the tax refund program contained in Ark. Code Ann. §15-4-2706(d) is hereby endorsed, and the Department of Finance and Administration is authorized to refund local sales taxes to Ayrshire Electronics of Arkansas, LLC (dba Keytronic), and this resolution shall take effect immediately.

PASSED AND APPROVED this 10th day of March, 2026.

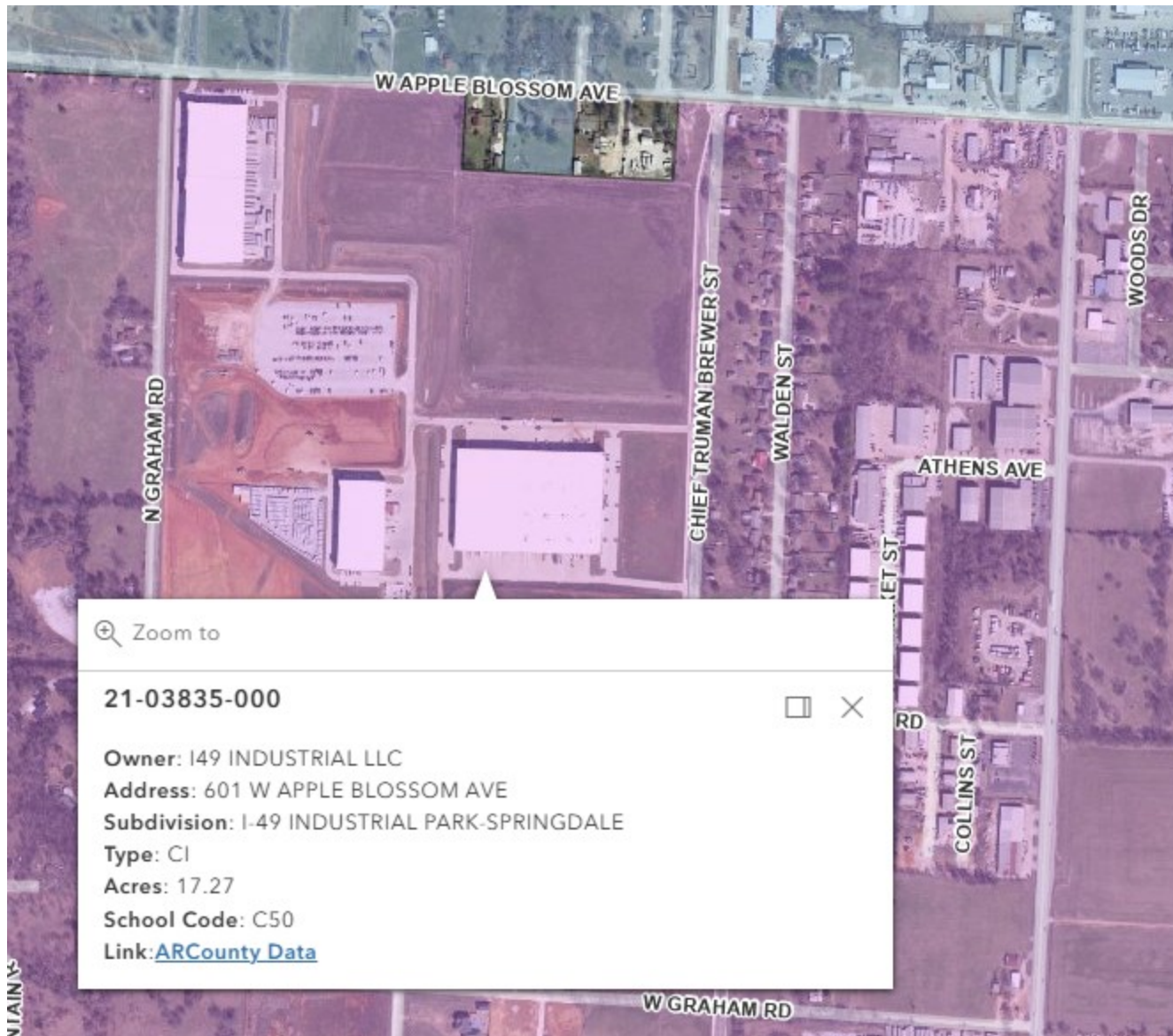
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE
DESTRUCTION OF DISTRICT COURT
RECORDS.**

WHEREAS, there is presently a shortage of storage space to maintain certain records at the Springdale District Court;

WHEREAS, Arkansas law allows for the destruction of certain records of the Springdale District Court that are not otherwise required to be kept by law, or are documents that have been digitally archived; and,

WHEREAS, Arkansas Code Ann. §13-4-204, §14-2-203, and §14-59-114, and §16-10-211(b), each provide for the destruction of certain records with the permission of the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor is hereby authorized to arrange for the destruction, by shredding, of certain Springdale District Court records and other documents as indicated on the attached Exhibit, in accordance with Arkansas law.

PASSED AND APPROVED this 10th day of March, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

SPRINGDALE DISTRICT COURT RECORDS TO BE DESTROYED IN 2026

- 2019-2022 CIVIL/SMALL CLAIMS BANK DEPOSITS – 24 BOXES
- 2019 CLEARED BETHEL HEIGHTS WARRANTS – 1 BOX
- 2021 CLEARED BETHEL HEIGHTS WARRANTS – 1 BOX
- 2013-2022 RTC/CLEARED WARRANTS – 27 BOXES
- 2021 VJ RECEIPTS – 5 BOXES
- 2022 VJ RECEIPTS – 5 BOXES
- 2015 SEARCH WARRANTS, 2014-2015 COUNTY SUBPEONAS, 1994 INACTIVE WARRANTS, 2020-2022 DEPOSIT SLIPS, 2022 CLEARED WARRANTS – 1 BOX
- 2020-2021 TIME PAY CONTRACTS – 3 BOXES
- 2022 AND OLDER TIME PAY CONTRACTS – 1 BOX
- 2020 RECEIPT BOOKS – 2 BOXES
- 2020 TOT TICKETS – 1 BOX
- 1990 CLEARED WARRANTS – 1 BOX
- 2019-2020 CREDIT CARDS RECEIPTS – 5 BOXES
- 2020-2021 BETHEL HEIGHTS END OF MONTH REPORTS – 1 BOX
- 2019-2021 SEARCH WARRANTS – 1 BOX
- EARLY 2000 BANK STATEMENTS – 1 BOX
- 2020 VJ RECEIPTS – 4 BOXES
- 2019-2020 CREDIT CARD AND BANK DEPOSITS – 1 BOX
- 2021 CREDIT CARD RECEIPTS – 2 BOXES
- WARRANTS CLEARED PRIOR TO 2023 AND 2021-2022 SEARCH WARRANTS – 1 BOX
- 2018 BONDSMAN PAPERWORK – 1 BOX
- 2022 VJ RECEIPTS – 6 BOXES
- WORKSHEET COPIES IN SCAN – 11 BOXES

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO RENEW A CONTRACT WITH THE DOWNTOWN SPRINGDALE ALLIANCE TO PROMOTE, PRESERVE, AND ENHANCE DOWNTOWN SPRINGDALE, AND TO FACILITATE THE IMPLEMENTATION OF THE DOWNTOWN MASTER PLAN.

WHEREAS, in 2015, the City Council for the City of Springdale, Arkansas, passed an Ordinance establishing the Downtown Master Plan for downtown Springdale;

WHEREAS, the intent of the Downtown Master Plan is to promote, preserve, and enhance the development, preservation, and beautification of Downtown Springdale, which benefits all the residents of the City of Springdale;

WHEREAS, on March 23, 2021, the City Council of the City of Springdale, Arkansas, passed Ordinance No. 5579, authorizing a contract between the City of Springdale and the Downtown Springdale Alliance ("the DSA"), allowing for the DSA to perform certain services for the City of Springdale related to the Downtown Master Plan;

WHEREAS, the contract with the DSA was extended for additional one (1) year terms by way of Resolution No. 36-22 passed on April 26, 2022, by way of Resolution No. 44-23 passed on April 11, 2023, by way of Resolution No. 58-24 on May 14, 2024, and by way of Resolution No. 33-25 passed on February 25, 2025, said term expiring on February 28, 2026;

WHEREAS, the City of Springdale desires to renew the existing contract with the DSA for a period of two (2) years;

WHEREAS, incorporated herein by reference and attached hereto as Exhibit "A" is a contract between the City of Springdale and the DSA, allowing for the DSA to perform certain services for the City of Springdale related to the Downtown Master Plan, as set out in the contract, for the sum of \$150,000.00 per year of the contract term;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to renew a contract, which is incorporated herein by reference, with the Downtown Springdale Alliance, and to pay the sum not to exceed \$150,000.00 per year to the Downtown Springdale Alliance, as set out in the Contract, said money to be paid from general fund.

PASSED AND APPROVED this 10th day of March, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

CONTRACT FOR SERVICES

This Contract for Services entered into this ____ day of _____, 2026, by and between the **City of Springdale, Arkansas** (hereafter "City") and **Downtown Springdale Alliance** (hereafter "DSA") pursuant to the following terms and conditions:

WHEREAS, DSA is a not-for-profit entity functioning as critical civic infrastructure dedicated to the professional management, coordination, and stewardship of the Springdale downtown core; and

WHEREAS, the City has invested significantly in public facilities including Shiloh Square, Turnbow Park, and Luther George Park, which require specialized management to convert regional growth into durable local economic value; and

WHEREAS, in order to fund and maintain such public facilities and to enact the Downtown Master Plan, it is vital to have a vibrant Downtown with an infrastructure that promotes the Downtown and to have a tax base both in terms of ad valorem tax and sales taxes that will fund and promote City, and that compact, mixed-use downtown development represents the City's highest-yielding tax base on a value-per-acre basis, and the City recognizes DSA as its primary performance-based service provider to protect this asset; and

WHEREAS, DSA has previously engaged in a contract for the City, and through this agreement, seeks to continue those services in a defined manner by providing services relevant to City projects in Downtown;

WHEREAS, City does not have the ability to provide the services to be rendered as outlined herein below and has no staff or office in the City devoted to such services; and

WHEREAS, no other entity, public or private, is providing the services to the inhabitants and citizens of the City or to the City that are to be provided herein; and

WHEREAS, City has the inherent authority to enter this Contract pursuant to A.C.A. § 14-54-101 and §14-55-102; and

WHEREAS, services provided herein by DSA are unique and City finds it impractical and unfeasible to obtain the services provided herein through a formal competitive bidding and has, by appropriate action of its City Council, waived such requirement of bidding; and

WHEREAS, pursuant to Arkansas law, it is required that a contract be developed between City and DSA to establish that City is not merely contributing to DSA, but that City will and shall receive unique benefits from this contractual agreement.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, the parties agree as follows:

1. **CONSIDERATION:** The City shall pay and DSA agrees to accept an annual sum of \$150,000.00 as consideration for the services rendered. Payments shall be made bi-annually in the amount of \$75,000.00 during the first business Monday of the Second Quarter and the first business Monday of the Fourth Quarter.
2. **TERM:** The term of this Contract shall be for twenty-four (24) months, commencing on March 1, 2026, and terminating on February 29, 2028, unless otherwise extended by mutual agreement.
3. **SERVICES TO BE PROVIDED:** DSA's primary purpose, which is aligned with the City's goals, is "To Promote a Vibrant Downtown Springdale." In consideration of the funds paid by the City, DSA will provide the following specific services:
 - a. Stewardship of the Downtown Master Plan
 - i. Plan Alignment: Act as the primary steward of the 675-acre Downtown Master Plan, ensuring public and private development decisions align with adopted principles.
 - ii. Development Coordination: Serve as a concierge and liaison for property owners, developers, and the City to accelerate deal velocity and reduce regulatory friction.
 - b. Economic Development & Business Support
 - i. Business Vitality: Actively engage in business recruitment and retention, focusing on hospitality, retail, and food-and-beverage providers.
 - ii. Market Intelligence: Maintain an active inventory of downtown sites and provide market data to support strategic business placement.
 - c. Downtown Brand Management
 - i. Narrative Strategy: Craft and communicate a compelling narrative that connects Springdale's food, culture, and outdoor amenities into a recognizable regional and national identity.
 - ii. Tourism Alignment: Coordinate with the Explore Springdale and the Advertising & Promotion (A&P) Commission to convert regional visitation into overnight stays and increased local spending.
 - d. Public Space Activation & Public Events Coordination
 - i. Asset Management: Provide professional management and activation coordination for key public assets, including Shiloh Square, Turnbow Park, and Luther George Park.
 - ii. Event Reservation & Liaison Services:
 1. Manage all public space reservation applications, guiding event producers through the City's formal approval process.
 2. Serve as the primary liaison between external event producers and City departments (Police, Fire, Parks, Public Works) to ensure safety and compliance.
 3. Provide expert guidance on facility utilization, site layouts, business impact notifications, and on-site support for downtown parade street closures and signature productions.

4. **Signature Activations:** Produce high-quality, culturally grounded programming that brings consistent life to public spaces.
4. **REPORTING & PERFORMANCE METRICS:** To ensure transparency and accountability, DSA shall provide the following,
 - a. **KPI Scorecard:** Adopt and report against a 5–10 KPI scorecard aligned to the customer/user operating framework,
 - b. **Reporting:** Deliver quarterly written reports and/or presentations to City administration and/or Council detailing progress, attendance data, business satisfaction, and estimated economic impact
 - c. **Fiscal Transparency:** Demonstrate a diversified revenue mix, positioning City funds as a base to leverage private and philanthropic investment,
5. **STATUS OF DSA:** The parties agree that DSA shall be deemed an independent contractor in every respect. The City assumes no responsibility for services provided by DSA, and the City has no financial interest in DSA.
6. **NON-ASSIGNMENT:** DSA understands and agrees that the services to be rendered are to be rendered by DSA and shall not be subcontracted or assigned to any other party or person without the express written consent of City.
7. **COMPLIANCE WITH LAW:** DSA agrees that in the performance of this Contract, it shall comply with all local, state, and federal laws and regulations, including but not limited to bans on discrimination based on race, sex, color, national origin, gender, or disability. DSA further recognizes that, as it relates to the specific funds provided herein by the City, some of its activities are subjected to the Freedom of Information Act ("FOIA"), and accordingly, it will comply with the FOIA as it relates to requests for information pertaining to the use of such funds. The funds given in consideration of the services by DSA in the agreement are exclusive to the implementation of the consideration by DSA. Funds provided herein are separate from DSA's other non-FOIA revenues, donations, and compensation. DSA is not a public entity, is not primarily funded by public funds, and is otherwise a private independent entity separate and apart from the City.
8. **DISCLAIMER:** The parties hereto acknowledge that this Contract is for the providing of the services listed herein and this Agreement in no way suggests the City endorses or agrees with any position taken by DSA or any groups affiliated with it.
9. **NON-APPROPRIATION:** DSA recognizes that the funding provided for in this Contract is contingent upon the appropriation of public funds by the City. If City does not appropriate monies for this Contract, there shall be no penalty assessed against City and this Contract shall be null, void and of no effect.
10. **COMPLETE AGREEMENT:** It is agreed that neither party hereto is relying upon any oral or written information or representations made by the other prior to the signing of this Contract unless expressly provided herein, and that this Contract constitutes the

entire agreement between the parties and same shall not be hereafter amended or modified unless reduced to writing and signed by the parties hereto

11. **SEVERABILITY:** If any provision of this Contract is declared to be invalid or unenforceable, the remainder of this Contract and the application of such provision to the other party of circumstances shall not be affected thereby, the provisions of this Contract being severable in any such instance. If any sentence or portion shall be adjudged to be invalid or unenforceable, then that article shall be deemed to be amended to delete therefrom the portion adjudicated to be invalid or unenforceable.

12. **AUTHORITY:** The parties hereto agree that by the execution of this Contract, the persons signing this Contract herein below have been authorized by the respective bodies to lawfully enter this Contract and bind each of the parties hereto.

IN WITNESS WHEREOF, the parties have set their hands the date first above written.

CITY OF SPRINGDALE

By: _____
Mayor

WITNESS:

By: _____
City Clerk

DOWNTOWN SPRINGDALE ALLIANCE

By: _____
Paxton Roberts, Executive Director

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM BS CRUTCHER WAREHOUSE, LLC, FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6.

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6 (Tract 23), said lands being owned by BS Crutcher Warehouse, LLC, also known as Washington County Tax Parcel No. 815-27754-000 and 815-27755-000, located at 1200 and 1202 S. Crutcher St., Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$510,500.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$560,500.00 to acquire the Property, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$50,000.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 1200 and 1202 S. Crutcher St. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by BS Crutcher Warehouse, LLC., for the total sum of \$560,500.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 10th day of March, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE BS CRUTCHER WAREHOUSE, LLC PROPERTY
(24.11± ACRE/1,050,176± SQUARE FEET);
LOCATED AT 1200 & 1202 CRUTCHER STREET,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

BY

REED & ASSOCIATES, INC.
3739 N. STEELE BLVD., SUITE 322
FAYETTEVILLE, ARKANSAS

FILE NO. 6891-23

AS OF

JANUARY 23, 2026
(REVISED)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 1200 & 1202 Crutcher Street, Springdale, Arkansas
Client: City of Springdale
Fee Owner: BS Crutcher Warehouse, LLC
Mailing Address: 1200 & 1202 Crutcher Street, Springdale, AR, 72764

Area Of The Whole:	24.11± ACS, or 1,050,176± SF	Permanent Utility Easement:	.52± AC, 22,742± SF
Area Of Remainder:	23.18± ACS, or 1,009,721± SF	Temporary Construction Easement:	.09± AC, 3,619± SF
Area Of Acquisition:	0.93± AC, or 40,455± SF		

HIGHEST AND BEST USE:

Whole Property	As Vacant –Industrial Development As Improved-Continued Industrial Use
Remainder Property	As Vacant –Industrial Development As Improved-Continued Industrial Use

ACQUISITION COMPENSATION:

Before

Land: 1,050,176± SF @ \$4.00/SF (Rounded)	\$	4,200,700	
Improvements: N/A – See Cost to Cure	\$	0	
Total:		\$	4,200,700

After

Land: 1,009,721± SF @ \$3.91/SF (Rounded)	\$	3,948,000	
Improvements: Less Cost to Cure: Parking, Signage	\$	255,000	
Total		\$	<u>3,693,000</u>

FAIR MARKET VALUE OF ACQUISITION	\$	507,700
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Temporary Construction Easement:		<u>2,800</u>
Total Compensation as of: January 23, 2026	\$	510,500

ALLOCATION OF COMPENSATION

Land: 40,455± SF @ \$4.00/SF (RND)	\$	161,800	
Permanent Utility Easement: 22,742± SF @ \$4.00/SF (RND)	\$	90,900	
Temporary Construction Easement:	\$	2,800	
Improvements: N/A – See Cost to Cure	\$	0	
Damages: Not Applicable	\$	0	
Cost to Cure Items: Parking, Signage	\$	<u>255,000</u>	
Total Compensation:	\$	510,500	

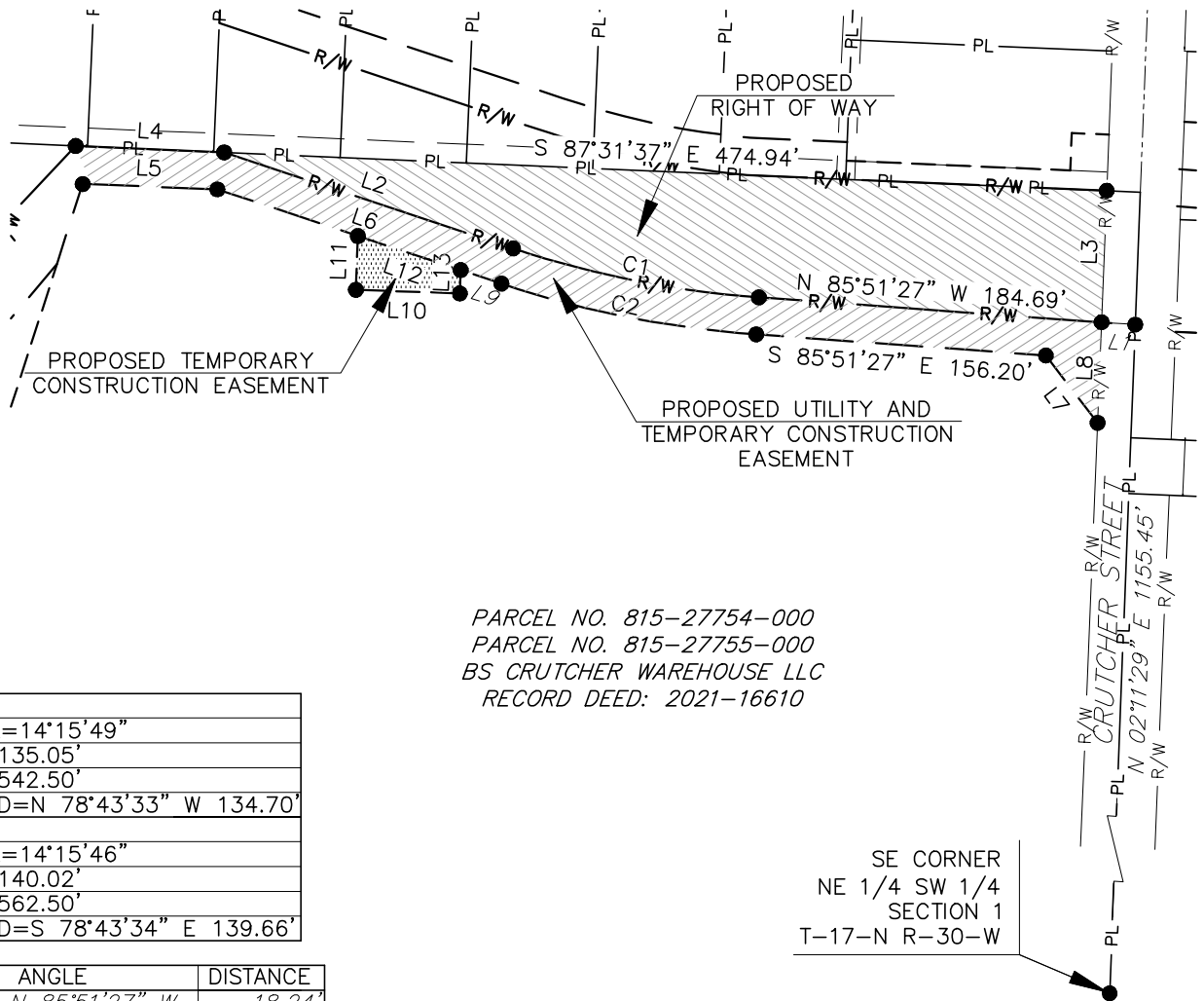


Shannon Reed Mueller, MAI, R/W-AC, CG2302
REED & ASSOCIATES, INC.




Robert M. Potts, CG0823
REED & ASSOCIATES, INC.





PARCEL NO. 815-27754-000
 PARCEL NO. 815-27755-000
 BS CRUTCHER WAREHOUSE LLC
 RECORD DEED: 2021-16610

C1
DELTA=14°15'49"
ARC=135.05'
RAD=542.50'
CHORD=N 78°43'33" W 134.70'
C2
DELTA=14°15'46"
ARC=140.02'
RAD=562.50'
CHORD=S 78°43'34" E 139.66'

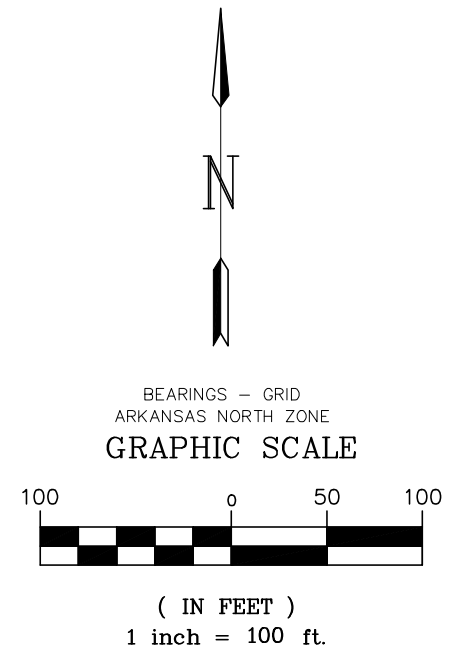
LINE	ANGLE	DISTANCE
L1	N 85°51'27" W	18.24'
L2	N 71°38'33" W	163.70'
L3	S 02°16'44" W	70.80'
L4	N 87°31'37" W	79.85'
L5	S 87°31'44" E	72.44'
L6	S 71°38'33" E	160.90'
L7	S 37°25'17" E	45.60'
L8	N 02°16'44" E	54.15'
L9	N 71°38'33" W	23.00'
L10	N 88°01'01" W	55.98'
L11	N 02°04'53" E	28.93'
L12	S 71°38'33" E	58.35'
L13	S 02°13'33" W	12.48'

AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED RIGHT OF WAY	40,455	0.93
PROPOSED UTILITY AND TEMP. CONST. EASEMENT	22,742	0.52
PROPOSED TEMP. CONST. EASEMENT	3,619	0.09

LEGEND

—— PL ——— PL ———	EXISTING PROPERTY LINE
—— R/W ———	EXISTING RIGHT OF WAY LINE
—— ———	PROPOSED EASEMENT LINE
—— ———	PROPOSED TEMP. CONST. EASEMENT LINE

THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF THE SIZE, SHAPE AND LOCATION OF THE PROPOSED EASEMENTS AND DOES NOT CONSTITUTE A PLAT OR SURVEY OF THE GRANTOR'S PROPERTY.



PAGE 1 OF 2



4300 SOUTH J.B. HUNT DRIVE
 SUITE 240
 ROGERS, ARKANSAS 72758
 479 257-9188

CITY OF SPRINGDALE
 SPRINGDALE, ARKANSAS
 SUNSET AVENUE
 IMPROVMENTS



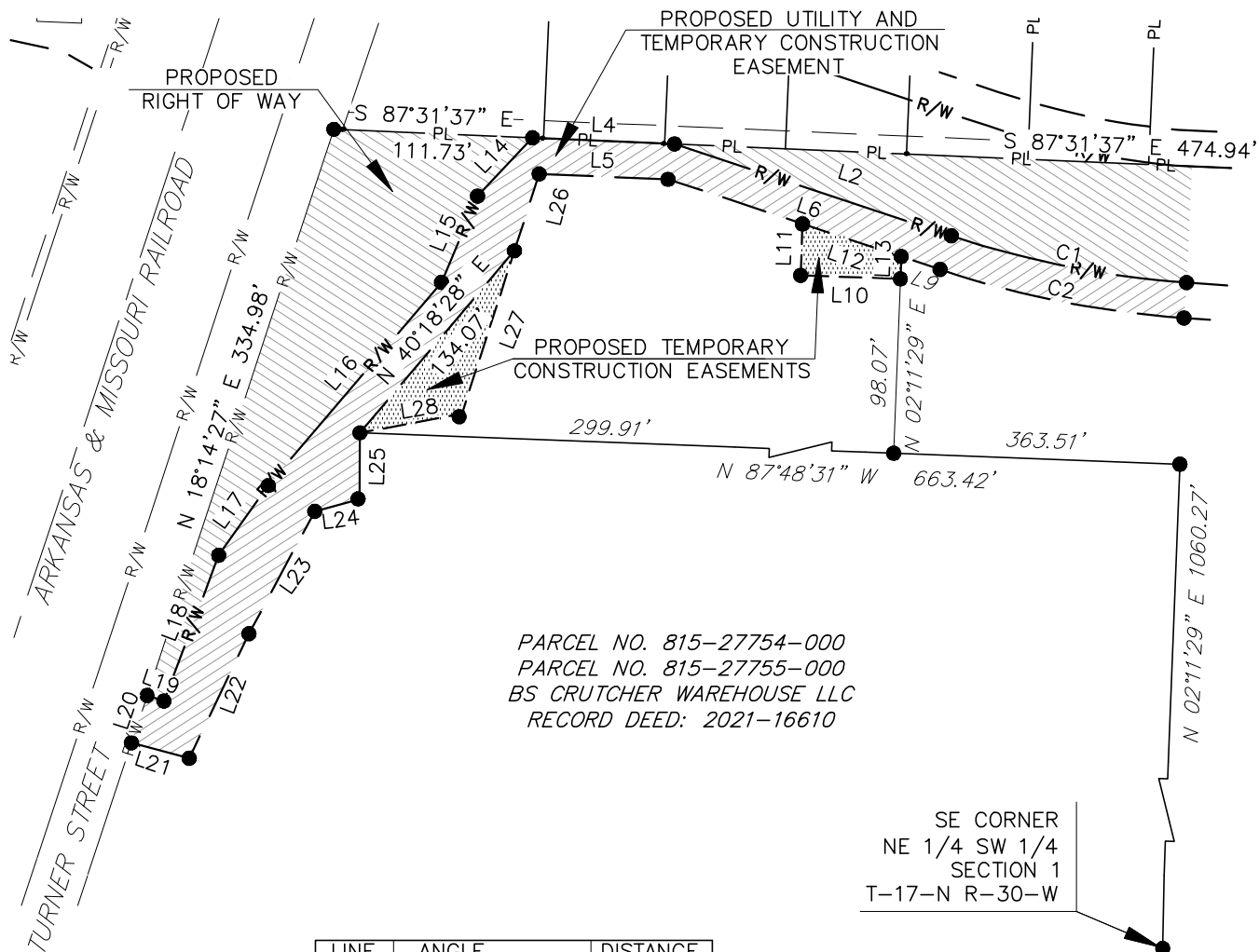
JOB NO.
 23T21010

DATE
 NOV. 28, 2025

"EXHIBIT A"

TRACT
 23

Page 14



PARCEL NO. 815-27754-000
 PARCEL NO. 815-27755-000
 BS CRUTCHER WAREHOUSE LLC
 RECORD DEED: 2021-16610

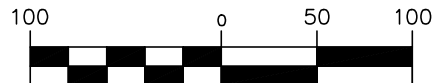
SE CORNER
 NE 1/4 SW 1/4
 SECTION 1
 T-17-N R-30-W

LINE	ANGLE	DISTANCE
L14	S 43°14'59" W	45.00'
L15	S 22°44'51" W	52.50'
L16	S 40°26'35" W	150.00'
L17	S 35°19'41" W	48.03'
L18	S 20°35'16" W	87.51'
L19	N 71°45'33" W	10.00'
L20	S 18°14'27" W	28.04'
L21	S 74°59'36" E	33.56'
L22	N 25°37'08" E	77.59'
L23	N 28°15'33" E	78.15'
L24	N 75°07'05" E	26.06'
L25	N 00°17'11" E	37.41'
L26	N 17°49'51" E	45.50'
L27	S 17°49'51" W	95.98'
L28	S 79°15'50" W	58.36'



BEARINGS — GRID
 ARKANSAS NORTH ZONE

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

LEGEND

— PL — PL —	EXISTING PROPERTY LINE
— R/W —	EXISTING RIGHT OF WAY LINE
— — —	PROPOSED EASEMENT LINE
- - - - -	PROPOSED TEMP. CONST. EASEMENT LINE

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PAGE 2 OF 2



4300 SOUTH J.B. HUNT DRIVE
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CITY OF SPRINGDALE
 SPRINGDALE, ARKANSAS
 SUNSET AVENUE
 IMPROVMENTS



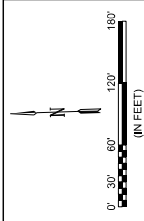
JOB NO.
 23T21010

DATE
 NOV. 28, 2025

"EXHIBIT A"

TRACT
 23

Page 15



STA: 10+00.00
BEGIN JOB

N= 677001.0526
E= 681671.4354

CPR3

STA: 9+95.69
BEGIN HOLCOMB
STREET ALIGNMENT

N= 682564.1522
E= 682564.1522

SURVEY CONTROL POINTS		
POINT #	NORTHING	EASTING
1	676671.0990	683608.8070
3	677036.5320	681525.8510
6	675833.3010	684973.8220
7	675079.4400	684941.6640
8	674298.0000	684850.7840
9	673388.4180	684867.5510
		ELEVATION
		1354.873
		1355.044
		1352.234
		1344.435
		1343.626
		1343.491
		DESCRIPTION
		1/2"IN REBAR WITH GC CAP
		1/2"IN REBAR WITH GC CAP
		1/2"IN REBAR WITH GC CAP
		1/2"IN REBAR WITH GC CAP
		1/2"IN REBAR WITH GC CAP
		1/2"IN REBAR WITH GC CAP

STA: 10+00.00
BEGIN TURNER
STREET ALIGNMENT

N= 676619.1578
E= 682564.1522



THE DOCUMENT ALONG WITH THE
INFORMATION CONTAINED
HEREIN IS THE PROPERTY OF
GARVER AND ITS ASSOCIATES.
IT IS TO BE USED ONLY FOR THE
PROJECT AND SITE SPECIFICALLY
IDENTIFIED HEREIN. IT IS NOT TO
BE REPRODUCED, COPIED, OR
DISTRIBUTED IN ANY MANNER
WITHOUT THE WRITTEN
CONSENT OF GARVER AND ITS
ASSOCIATES.

REVISED PRELIMINARY
PLANS
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY



CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

SUNSET AVENUE AND
POWELL STREET
IMPROVEMENTS

SURVEY CONTROL

JOB NO: 23721010
DATE: JUNE 2025
DESIGNED BY: ZTM
DRAWN BY: KNR

SPRINGDALE, ARKANSAS

DRAWING NUMBER
G-004

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM LOURDES AYALA FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6.

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Lourdes Ayala, also known as Washington County Tax Parcel No. 815-27731-000, located at 404 West Sunset, Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$207,500.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$218,500.00 to acquire the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$11,000.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 404 W. Sunset for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Lourdes Ayala, for the total sum of \$218,500.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 10th day of March, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE LOURDES AYALA PROPERTY
(.53± ACRE/23,100± SQUARE FEET);
LOCATED AT 404 W. SUNSET AVENUE,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

BY

REED & ASSOCIATES, INC.
3739 N. STEELE BLVD., SUITE 322
FAYETTEVILLE, ARKANSAS

FILE NO. 6891-5

AS OF

JANUARY 8, 2026

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 404 W. Sunset Avenue, Springdale, Arkansas
Client: City of Springdale
Fee Owner: Lourdes Ayala
Mailing Address: 404 W. Sunset Avenue, Springdale, AR 72764

Area Of The Whole:	.53± AC, or 23,100± SF	Permanent Utility Easement:	.0459± AC, 2,000± SF
Area Of Remainder:	.471± AC, or 20,515± SF	Temporary Construction Easement:	0.00± AC, 0± SF
Area Of Acquisition:	.059± AC, or 2,585± SF		

HIGHEST AND BEST USE:

Whole Property	As Vacant – Commercial Development As Improved-Continued Commercial / Bakery Use
Remainder Property	As Vacant – Commercial Development As Improved-Continued Commercial / Bakery Use

ACQUISITION COMPENSATION:

Before

Land: 23,100± SF @ \$9.75/SF (Rounded)	\$	225,250
Improvements: Buildings & Site Improvements	\$	578,050
Total:		\$ 803,300

After

Land: 20,515± SF @ \$8.80/SF (Rounded)	\$	180,550
Improvements: Buildings & Site Improvements	\$	415,250
Total		\$ 595,800

FAIR MARKET VALUE OF ACQUISITION	\$	207,500
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Temporary Construction Easement	\$	0
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Total Compensation as of: January 8, 2026	\$	207,500
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ALLOCATION OF COMPENSATION

Land: 2,585± SF @ \$9.75/SF (RND)	\$	25,200
Permanent Utility Easement: 2,000± SF @ \$9.75	\$	19,500
Temporary Construction Easement: Not Applicable	\$	0
Improvements: Paving, Striped Parking, Parking Bumpers/Bollards, Landscaping/Trees	\$	32,000
Damages: Restaurant Building	\$	130,800
Cost to Cure Items: Not Applicable	\$	0
Total Compensation:	\$	207,500



Shannon Reed Mueller, MAI, R/W-AC, CG2302
REED & ASSOCIATES, INC.




Robert M. Potts, CG0823
REED & ASSOCIATES, INC.



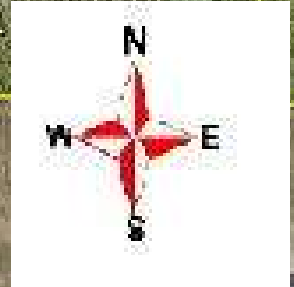
UINAJAY,
D ARANA

LOPEZ, TONY
OLIVER

ROSALES-
MENDOZA,
MAIRA L

ROSALES-
MENDOZA,
MAIRA L

DEEGAN, MIKE
&



FAMILY
TED
ERSHIP

500

406

AYALA,
LOURDES

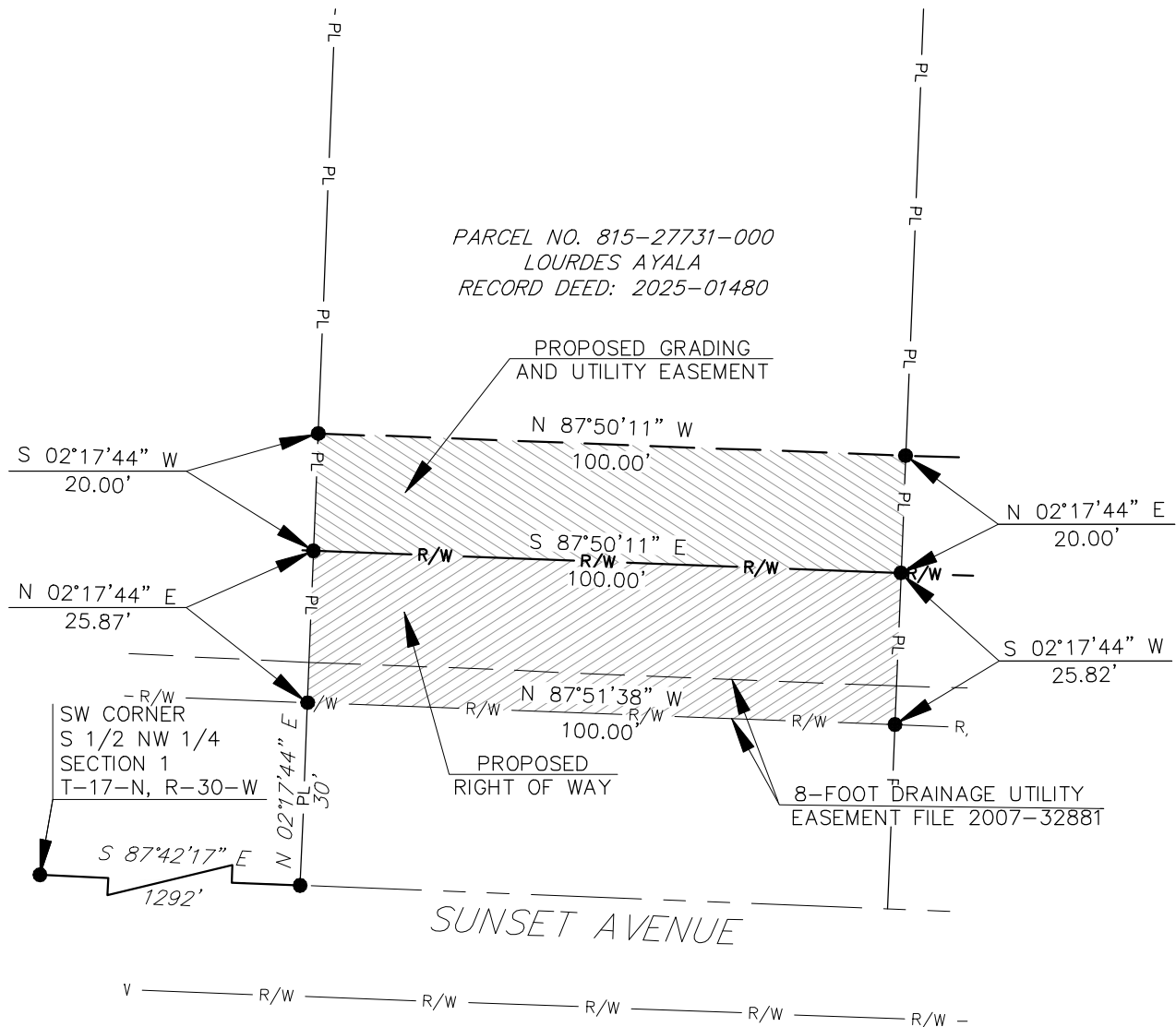
404

CERVANTES,
RAFAEL
DOMINGUEZ &

402

W SUNSET AVE

PARCEL NO. 815-27731-000
 LOURDES AYALA
 RECORD DEED: 2025-01480



AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED RIGHT OF WAY	2,585	0.06
PROPOSED GRADING AND UTILITY EASEMENT	2,000	0.05

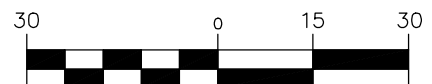
LEGEND

— PL — PL —	EXISTING PROPERTY LINE
— R/W —	EXISTING RIGHT OF WAY LINE
— —	EXISTING EASEMENT LINE
— R/W —	PROPOSED RIGHT OF WAY LINE
— —	PROPOSED EASEMENT LINE

THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF THE SIZE, SHAPE AND LOCATION OF THE PROPOSED EASEMENTS AND DOES NOT CONSTITUTE A PLAT OR SURVEY OF THE GRANTOR'S PROPERTY.

BEARINGS — GRID
 ARKANSAS NORTH ZONE

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



4300 SOUTH J.B. HUNT DRIVE
 SUITE 240
 ROGERS, ARKANSAS 72758
 479 257-9188

CITY OF SPRINGDALE
 SPRINGDALE, ARKANSAS
 SUNSET AVENUE
 IMPROVMENTS



JOB NO.
 23T21010

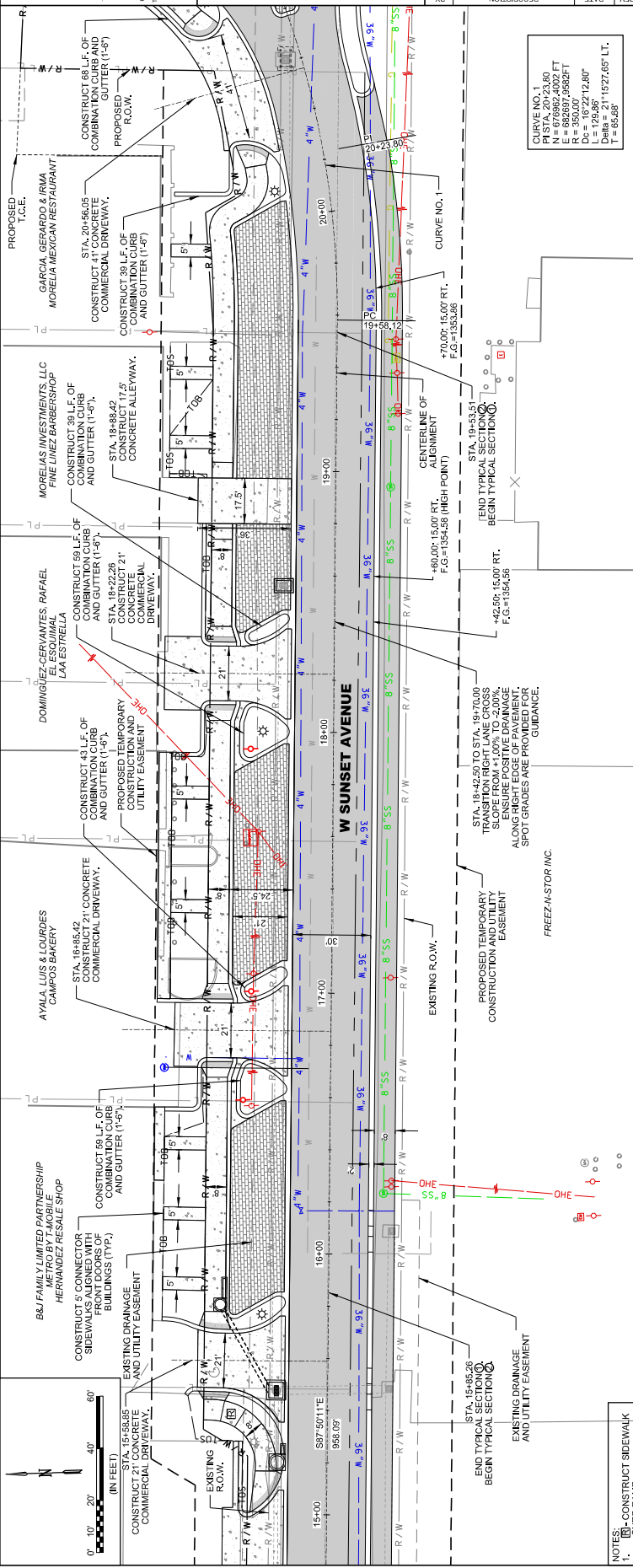
DATE
 AUG. 5, 2025

"EXHIBIT A"

TRACT
 5

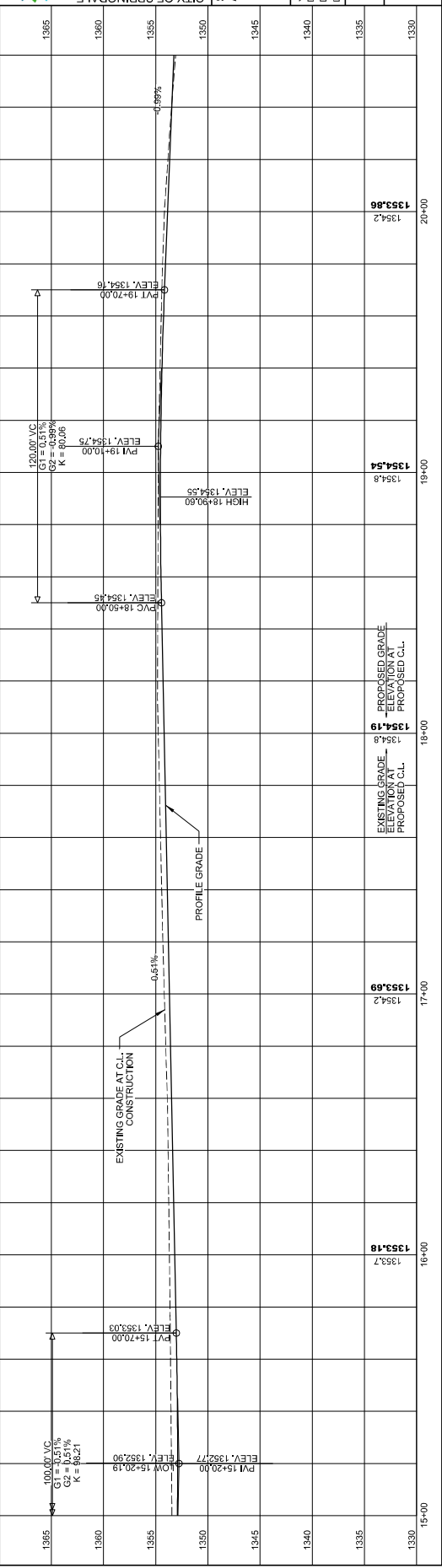


FINAL FOR REVIEW ONLY
NOT FOR CONSTRUCTION



CURVE NO. 1
P = 1527.65' LT.
N = 67692.4002 FT
E = 682697.5622 FT
D = 350.07' (10.67°)
L = 129.26'
Delta = 21°15'27.65" LT.
T = 66.68'

NOTES:
1. - CONSTRUCT SIDEWALK CURB RAMP.



CITY OF SPRINGDALE
SUNSET AVENUE AND
TOWELL STREET
SPRINGDALE, ARKANSAS
SUNSET AVENUE PLAN
AND PROFILE

JOB NO.: 23721010
DATE: NOV, 2025
DESIGNED BY: ZTM
DRAWN BY: TWM
DRAWING NUMBER
C-502

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN
ENGINEERING SERVICES CONTRACT FOR 2026
SPRINGDALE BRIDGE MAINTENANCE**

WHEREAS, the City of Springdale is in need of bridge maintenance on several bridges around town;

WHEREAS, the selection committee has selected Michael Baker International as the most qualified firm for design;

WHEREAS, the design has a fee not to exceed \$50,000.00 for Basic Services and reimbursable expenses, and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
FOR THE CITY OF SPRINGDALE, ARKANSAS,**

Section 1. The Mayor and City Clerk are hereby authorized to execute an engineering services contract with Michael Baker International for engineering services related to the 2026 Springdale Bridge Maintenance project in an amount not to exceed \$50,000.00 to be paid for out of the Street Fund.

Section 2. The Mayor is hereby authorized to execute change orders to this contract provided the cumulative total does not exceed 10% of the original contract price.

PASSED AND APPROVED this ____ day of March, 2026

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

RESOLUTION NO._____

**A RESOLUTION AUHTORIZING THE MAYOR
TO PAY INVOICES FOR THE RELOCATION OF
ELECTRIC INFRASTRUCTURE FROM
OVERHEAD TO UNDERGROUND FOR THE
EAST EMMA STREETSCAPE PROJECT
23BPS14**

WHEREAS, the City of Springdale desires to relocate the overhead electric to underground for the East Emma Ave Streetscape project, and;

WHEREAS, AEP has determined the cost of their work to be \$258,963.20

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR
THE CITY OF SPRINGDALE, ARKANSAS**, that

- 1. The Mayor is hereby authorized to execute all appropriate agreements necessary to facilitate the relocation of electric facilities at a cost of \$258,963.20. To be paid from the 2023 Bond Program 23BPS14.

PASSED AND APPROVED this ____ day of March, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

211319180

002516329000000000001592160780670000000000006



TOTAL AMOUNT DUE: \$251,632.90

Due Date: March 25, 2026

Amount Enclosed \$

MAYOR DOUG SPROUSE
201 Spring St
Springdale AR 72764-4554
United States

Make Check Payable and Send To:
American Electric Power
PO Box 371883
Pittsburgh PA 15250-7883

Invoice: 159-216078067

Invoice Date: February 23, 2026

Please tear on dotted line and return top portion with your payment.

Invoice: 159-216078067

INVOICE

Invoice Date: February 23, 2026

Payment Terms: Net 30

Due Date: March 25, 2026

Contract No: DWMS00000644883

Page: 1

Customer No: 11319180

Purchase Order: 88295189

Line	Description	Quantity	UOM	Unit Amt	Net Amount
1	Install Other Facility CONSTRUCTION COSTS FOR E EMMA AVE UNDERGROUND CONVERSION.	1.00		251,632.90	251,632.90

Subtotal:

251,632.90

TOTAL AMOUNT DUE:**251,632.90 USD**

CONSTRUCTION COSTS FOR E EMMA AVE UNDERGROUND CONVERSION.

Debit/Credit card payments using Discover, MasterCard or Visa can be made online at www.aepmiscreceivables.com or by calling 1-866-270-7946.
Maximum of 4 payments of \$5,000 within 30 days are accepted. A fee will be assessed by the card vendor.

Please Wire/ACH Funds To SWEPCO-Distribution
Citibank, N.A. New York
ABA/Routing# 021000089
Account # 30484499

For billing questions, please call: (800) 566-5499

Original

211319180

00007330520000000001592160780750000000000007



TOTAL AMOUNT DUE: \$7,330.52
Due Date: March 15, 2026

Amount Enclosed \$

MAYOR DOUG SPROUSE
 201 Spring St
 Springdale AR 72764-4554
 United States

Make Check Payable and Send To:
 American Electric Power
 PO Box 371883
 Pittsburgh PA 15250-7883

Invoice: 159-216078075
 Invoice Date: **February 13, 2026**

Please tear on dotted line and return top portion with your payment.

Invoice: 159-216078075

INVOICE



Invoice Date: **February 13, 2026**

Payment Terms: Net 30
 Due Date: March 15, 2026
 Contract No: DWMS00000644887

Page: 1
 Customer No: 11319180
 Purchase Order: 87485446

Line	Description	Quantity	UOM	Unit Amt	Net Amount
1	Install Other Facility REMOVAL OF OVERHEAD EQUIPMENT ON EAST EMMA AVE	1.00		7,330.52	7,330.52

Subtotal: 7,330.52

TOTAL AMOUNT DUE: 7,330.52 USD

REMOVAL OF OVERHEAD EQUIPMENT ON EAST EMMA AVE

Debit/Credit card payments using Discover, MasterCard or Visa can be made online at www.aepmiscreceivables.com or by calling 1-866-270-7946. Maximum of 4 payments of \$5,000 within 30 days are accepted. A fee will be assessed by the card vendor.

Please Wire/ACH Funds To SWEPCO-Distribution
 Citibank, N.A. New York
 ABA/Routing# 021000089
 Account # 30484499

For billing questions, please call: (800) 566-5499

Original

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR
TO ENTER INTO A SAFE STREETS AND
ROADS FOR ALL GRANT AGREEMENT FOR
DEAN’S TRAIL PHASE IIIB AND COMMITTING
MATCH FUNDING**

WHEREAS, on May 15th 2024 the City of Springdale submitted a U.S. Department of Transportation Safe Streets and Roads for All (SS4A) grant application for the Dean’s Trail Phase IIIB project, and;

WHEREAS, Springdale was awarded \$5,187,280 from the Fiscal Year 2024 SS4A program, and;

WHEREAS, An SS4A grant agreement has been prepared between the City of Springdale and the USDOT Federal Highway Administration, and;

WHEREAS, the SS4A program requires a minimum 20% local funding match.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that

1. The Mayor is hereby authorized to execute all appropriate agreements necessary to facilitate the award and implementation of the SS4A grant, and;
2. The City of Springdale hereby commits \$1,296,820 in match funding for the Dean’s Trail Phase IIIB grant award, to be paid out of the 2023 Bond Fund.

PASSED AND APPROVED this ____ day of March, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

- 1. Federal Award No.**
693JJ32640254
- 2. Effective Date**
See No. 16 Below
- 3. Assistance Listings No.**
20.939
- 4. Award To**
City of Springdale
201 Spring St.
Springdale, AR 72764
- 5. Sponsoring Office**
U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop E71-117
Washington, DC 20590
- Unique Entity Id.: ZBMBECHKABQJ6
TIN No.: 71-6015810
- 6. Period of Performance**
Effective Date of Award – January 30, 2031
- 7. Total Amount**
Federal Share: \$5,187,280
Recipient Share: \$1,296,820
Other Federal Funds: \$0
Other Funds: \$0
Total: \$6,484,100
- 8. Type of Agreement**
Grant
- 9. Authority**
Section 24112 of the Infrastructure Investment and Jobs Act (IIJA, Pub. L. 117–58, November 15, 2021)
- 10. Procurement Request No.**
HSA250334PR
- 11. Federal Funds Obligated**
Base Phase (Pre-NEPA) \$137,920
- 12. Submit Payment Requests To**
See Article 5.
- 13. Accounting and Appropriations Data**
15X0176E50.0000.055SR60500.5592000000.
41010.61006600

14. Description of the Project

The Dean’s Trail Phase IIIB project will create a shared use path connection between the terminus of Dean’s Trail Phase IIIA at Don Tyson Parkway in Springdale, Arkansas and the existing shared use path at Lake Fayetteville. This connection will create a loop in the southeast quadrant of the city, separating vulnerable road users from Arkansas Highway 265 and US Highway 412 and allow for greater regional connectivity with the 40-mile Razorback Regional Greenway.

RECIPIENT

15. Signature of Person Authorized to Sign

Signature Date
Name: Doug Sprouse
Title: Mayor

FEDERAL HIGHWAY ADMINISTRATION

16. Signature of Agreement Officer

Signature Date
Name: Robert S. Miller, II
Title: Agreement Officer

U.S. DEPARTMENT OF TRANSPORTATION
GRANT AGREEMENT UNDER THE
FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the United States Department of Transportation’s (the “**USDOT**”) Federal Highway Administration (the “**FHWA**”) and the City of Springdale, AR (the “**Recipient**”).

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All (“**SS4A**”) Grant for the Construction of “Dean’s Trail Phase IIIB” in Springdale, Arkansas to separate vulnerable road users from the AR265 and US412 corridors.

The parties therefore agree to the following:

ARTICLE 1
GENERAL TERMS AND CONDITIONS

1.1 General Terms and Conditions.

- (a) In this agreement, “**General Terms and Conditions**” means the content of the document titled “General Terms and Conditions Under the Fiscal Year 2024 Safe Streets and Roads for All (“**SS4A**”) Grant Program,” dated November 4, 2025 which is available at <https://www.transportation.gov/grants/ss4a/grant-agreements> under “Fiscal Year 2024.” Articles 7–33 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.
- (b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (IIJA, div. G §§ 70901-27).
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient’s non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

ARTICLE 2
APPLICATION, PROJECT, AND AWARD

2.1 Application.

Application Title: Dean’s Trail Phase IIIB

Application Date: 05/15/2024

2.2 Award Amount.

SS4A Grant Amount: \$5,187,280

2.3 Federal Obligation Information.

Federal Obligation Type: Multiple

Obligation Condition Table		
Phase the Project	Allocation of the SS4A Grant	Obligation Condition
Base Phase: Pre-NEPA	\$137,920	
Phase 1: Final Design, Right-of-Way, and Utility Relocation	\$540,000	The Recipient shall not expend any funds (Federal or non-Federal) for, seek reimbursement of eligible costs, or otherwise begin any part of the final design and construction of an Implementation Project unless and until: (1) The requirements of the National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (“NEPA”), Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) (“NHPA”), and any other applicable environmental laws and regulations have been met; and (2) FHWA, or a State with applicable NEPA Assignment authority, has approved the NEPA document for the Project and provided the Recipient with a written notice that the environmental review process is complete; and (3) FHWA has obligated additional funds for this phase and notified the Recipient in writing that the Recipient may proceed to the next activity after NEPA approval, and the Recipient has acknowledged receipt in writing of FHWA’s notification. Recipient shall not proceed with any such activities until (2) and (3) as described in this section are met. Costs that are incurred before (2) and (3) as described in this section are met are not allowable costs under this agreement. Extent of activities that are permissible before NEPA is complete are those activities constituting “preliminary design” as specified in FHWA Order 6640.1A.

Obligation Condition Table		
Phase the Project	Allocation of the SS4A Grant	Obligation Condition
Phase 2: Construction	\$4,509,360	The Recipient shall not expend any funds (Federal or non-Federal) for, seek reimbursement of eligible costs, or otherwise begin any part of the construction or final design and construction of an Implementation Project unless and until: (1) The requirements of the National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (“NEPA”), Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) (“NHPA”), and any other applicable environmental laws and regulations have been met; and (2) FHWA, or a State with applicable NEPA Assignment authority, has approved the NEPA document for the Project and provided the Recipient with a written notice that the environmental review process is complete; and (3) FHWA has obligated additional funds for this phase and notified the Recipient in writing that the Recipient may proceed to the next activity after NEPA approval, and the Recipient has acknowledged receipt in writing of FHWA’s notification. Recipient shall not proceed with any such activities until (2) and (3) as described in this section are met. Costs that are incurred before (2) and (3) as described in this section are met are not allowable costs under this agreement. Extent of activities that are permissible before NEPA is complete are those activities constituting “preliminary design” as specified in FHWA Order 6640.1A.

2.4 Budget Period.

Base Phase Budget Period: Effective Date of Award –July 28, 2027

Phase 1 Budget Period: Reserved

Phase 2 Budget Period: Reserved

2.5 Grant Designation.

Designation: Implementation

ARTICLE 3 SUMMARY PROJECT INFORMATION

3.1 Summary of Project's Statement of Work.

The project will be completed in three phases.

Phase IIIB is planned to pick up from an existing below-grade crossing at Don Tyson Parkway and span over AR265 with an above-grade crossing to improve safety and mobility.

Completing Phase IIIB of Dean's Trail is essential to expanding the connectivity and feasibility of the city's active transportation network as it completes the loop and provides shared use paths and access to four subdivisions, three apartment complexes, three schools and countless businesses. Increasing the shared use path for residents, employees, patrons, clients, and students in the surrounding area will open new means of transportation and options for an area of town that has largely had limited active transportation facilities. The main roads surrounding the project corridor are all included in the City of Springdale's identified High Injury Network.

3.2 Project's Estimated Schedule.

Implementation Schedule (Construction)

Milestone	Schedule Date
Planned NEPA Completion Date:	July 28, 2026
Planned Construction Substantial Completion and Open to Public Use Date:	July 30, 2029
Planned SS4A Final Report Date:	January 30, 2030

3.3 Project's Estimated Costs.

(a) Eligible Project Costs

Eligible Project Costs	
SS4A Grant Amount:	\$5,187,280
Other Federal Funds:	\$0
State Funds:	\$0
Local Funds:	\$1,296,820
In-Kind Match:	\$0
Other Funds:	\$0
Total Eligible Project Cost:	\$6,484,100

(b) Cost Classification Table – For Planning and Demonstration Grants with demonstration activities and Implementation Grants Only

Cost Classification	Total Costs	Non-SS4A Previously Incurred Costs	Eligible Costs
Land, structures, rights-of-way, appraisals, etc.	\$275,000		\$275,000
Construction	\$5,728,802		\$5,728,802
Contingency	\$480,298		\$480,298
Project Total	\$6,484,100		\$6,484,100

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

ARTICLE 4

CONTACT INFORMATION

4.1 Recipient Contact(s).

Tristan Hill
Active Transportation Coordinator
City of Springdale, AR
201 Spring St.
Springdale, AR 72762
(479) 750-8550
thill@springdalear.gov

4.2 Recipient Key Personnel.

Name	Title or Position
Tristan Hill	Active Transportation Coordinator
Steve Hatfield	Special Projects Administrator

4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager
Federal Highway Administration
Office of Safety
HSSA-1, Mail Stop: E71-117
1200 New Jersey Avenue, S.E.
Washington, DC 20590
202-366-2822
SS4A.FHWA@dot.gov

and

Agreement Officer (AO)
Federal Highway Administration
Office of Acquisition and Grants Management
HCFA-42, Mail Stop E62-310
1200 New Jersey Avenue, S.E.
Washington, DC 20590
HCFASS4A@dot.gov

and

Division Administrator – Arkansas
Agreement Officer’s Representative (AOR)
700 West Capitol Ave, Suite 3130
Little Rock, AR 72201
(501) 324-5625
Arkansas.fhwa@dot.gov

and

Valera McDaniel
Arkansas Division Office Lead Point of Contact
Grants Program Manager
700 West Capitol Ave, Suite 3130
Little Rock, AR 72201
(501) 324-5326
valera.mcdaniel@dot.gov

ARTICLE 5 USDOT ADMINISTRATIVE INFORMATION

5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the “AO”) are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327. Note: This clause is only applicable to grants that do not include construction.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

5.2 Reimbursement Requests

- (a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.
- (b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.
- (c) The Recipient’s supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient’s share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer’s Representative (the “AOR”) may withhold processing that request until the Recipient provides sufficient detail.
- (d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.
- (e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.
- (f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

ARTICLE 6

SPECIAL GRANT TERMS

- 6.1** SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.
- 6.2** The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.
- 6.3** SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.
- 6.4** The Recipient of an Implementation Grant agrees to update its Action Plan within two years of the date of this agreement to: align with all Comprehensive Safety Action Plan components in Table 1 of the SS4A FY 2024 NOFO corresponding with any “no” responses in the Self-Certification Eligibility Worksheet; ensure that the Action Plan’s safety focus includes all road users, including pedestrians, bicyclists, and motor vehicle safety; and ensure that the Action Plan was last updated not more than three years prior.
- 6.5** The Recipient acknowledges that it is required to conduct certain environmental analyses and to prepare and submit to FHWA, or State with applicable NEPA Assignment authority, documents required under NEPA, and other applicable environmental statutes and regulations before the Government will obligate funds for Option Phase 1 under this agreement and provide the Recipient with a written notice to proceed with Option Phase 1.
- 6.6** The Government’s execution of this agreement does not in any way constitute pre-approval or waiver of any of the regulations imposed upon Recipient under the applicable Federal rules, regulations and laws regarding SS4A projects undertaken in accordance with the terms and conditions of this agreement. The Recipient shall comply with all applicable Federal requirements before incurring any costs under this agreement.
- 6.7** There are no other special grant requirements.

ATTACHMENT A
PERFORMANCE MEASUREMENT INFORMATION

Study Area: The project is located in the southeast quadrant of Springdale, AR between two High Injury Network routes, US412 and AR265 near Don Tyson Parkway and Ivey Ln., including a grade-separated crossing at Highway 265.

Baseline Measurement Date: July 1, 2027

Baseline Report Date: October 31, 2027

Table 1: Performance Measure Table

Measure	Category and Description	Measurement Frequency and Reporting Deadline
Safety Performance	Fatalities: Total annual fatalities in the project location(s)	Annually and within 120 days after the end of the period of performance
Safety Performance	Serious Injuries: Total annual serious injuries in the project location(s) [if available]	Annually and within 120 days after the end of the period of performance
Safety Performance	Crashes by Road User Category: Total annual crashes in the project location(s) broken out by types of roadway users involved (e.g., pedestrians, bicyclists, motorcyclist, passenger vehicle occupant, commercial vehicle occupant)	Annually and within 120 days after the end of the period of performance
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance
Outcomes and Benefits	Quantitative Project Benefits: Quantification of evidence-based projects or strategies implemented (e.g., miles of	Within 120 days after the end of the

Measure	Category and Description	Measurement Frequency and Reporting Deadline
	sidewalks installed, number of pedestrian crossings upgraded, etc.)	period of performance
Outcomes and Benefits	Qualitative Project Benefits: Qualitative description of evidence-based projects or strategies implemented (e.g., narrative descriptions, testimonials, high-quality before and after photos, etc.)	Within 120 days after the end of the period of performance
Outcomes and Benefits	Project Location(s): GIS/geo coordinate information identifying specific project location(s)	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

ATTACHMENT B CHANGES FROM APPLICATION

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" after "Scope," "Schedule," or "Budget." If there are changes to the budget, please complete the table below. Otherwise, leave the table below blank.

Scope: N/A

Schedule: Propose extending project schedule to start in March 2026 rather than April 2025, and to conclude in October 2027. The reason for this proposed schedule adjustment is to align with an updated date of grant agreement execution, allow for adequate time to complete NEPA prior to beginning construction, and ensure adequate time for closeout activities to take place during the grant period of performance.

Budget: Due to recent cost analysis, propose reallocating \$172,400 in architectural and engineering fees, \$228,700 in project inspection fees and \$400,000 in relocation expenses and payments to Construction, raising the construction total by \$801,100 to \$5,728,802. There is no change to cost share or total grant amount.

The table below provides a summary comparison of the project budget.

Fund Source	Application		Section 3.3	
	\$	%	\$	%
Previously Incurred Costs (Non-Eligible Project Costs)				
Federal Funds				
Non-Federal Funds				
Total Previously Incurred Costs				
Future Eligible Project Costs				
SS4AFunds				
Other Federal Funds				
Non-Federal Funds				
Total Future Eligible Project Costs				
Total Project Costs				

ATTACHMENT C
[RESERVED]

ATTACHMENT D
[RESERVED]

ATTACHMENT E LABOR AND WORKFORCE

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with “X” in the following table align with the application:

X	The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. <i>(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)</i>
	The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. <i>(Describe the training programs in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. <i>(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)</i>
	The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements. <i>(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. <i>(Describe the partnership and workforce strategies in the supporting narrative below.)</i>
	The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in Attachment B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>
	The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

The City of Springdale promotes robust job creation and supports good-paying jobs by providing firms resident in Springdale a five-percent preference up to a maximum of \$5,000.00 when submitting a bid or quote for commodities, as outlined in the Springdale, Arkansas Code of Ordinances. The project will be bid to the standards outlined by federal, state and local law, and will allow local firms the same bidder preference as requested, thereby promoting and supporting the local workforce. The City of Springdale makes no effort to prevent employees of contractors, consultants, or vendors from forming or joining unions.

ATTACHMENT F
CRITICAL SECURITY INFRASTRUCTURE AND RESILIENCE

1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	The Recipient complies with 2 CFR 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment.

2. Supporting Narrative.

N/A This grant will not fund the purchase of Information Technology and/or Operational Technology.

ATTACHMENT G
[RESERVED]

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE
PURCHASE OF REPLACEMENT GENERATORS
AND UPGRADES TO OTHER GENERATORS
FOR THE SPRINGDALE FIRE DEPARTMENT**

WHEREAS, the Springdale Fire Department is in need of replacement generators at Fire Station 1 and Fire Station 6, and electrical upgrades to the generators at the Mickey Jackson Training Center, and

WHEREAS, the upgraded generators will be able to handle full building loads in the event of a disaster, and will be able to function on emergency power when needed, and

WHEREAS, the Fire Department has funds budgeted for the purchase in their 2026 Budget, and

WHEREAS, bids were received, with Milestone Construction Company, LLC winning the project, and

WHEREAS, the upgrades to several existing generators and electrical upgrades to the generators at the Mickey Jackson Training Center will be paid for out of the Springdale Fire Department’s 2026 Budget, in an amount not to exceed \$252,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Council authorizes the purchase of replacement generators at Fire Station 1 and Fire Station 6, and electrical upgrades to the generators at the Mickey Jackson Training Center, to be paid for out of the Fire Department’s 2026 Budget, in an amount not to exceed \$252,000.00, and the Mayor is hereby authorized to execute any contracts related to the purchase.

PASSED AND APPROVED this 10th day of March, 2026.

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Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney



DEPARTMENT FUNDING REQUEST

Department:		Date:
Point of Contact:	Amount Requested: \$	
Date to be Presented to Committee: ____/____/20____		
Brief Description of Funding Request:		
Funding Source: (General Fund, Special Fund, etc.)		
IS IT BUDGETED?		
YES ☐		NO ☐
\$0 - \$42,920.00 No Council Approval Needed		☐ \$0 - \$4,999
Request to Waive Bidding? BUY BOARD SOLE SOURCE		☐ \$5,000 - \$42,920.00 Requires 3 Quotes
Signature: <i>[Handwritten Signature]</i>		☐ \$42,921.00 + Requires Bid
Please attach supplemental information		Request to waive bidding? ☐ Buy Board ☐ Sole Source



Bid Tabulation

Project: Springdale Fire Station No. 1 - Auxiliary Power Improvements

Bid Date & Time: 2/19/26 @ 2:00 PM

Low Bid	Bid Package No. 1B - General Package							
Milestone Cons 14,500	Bidder Amount	Milestone Construction 14,500						
-	Alt. 1	-						
0	Addenda	1						
	Bond Cost	-						

Low Bid	Bid Package No. 22A - Plumbing							
A-Team 2,445	Bidder Amount	A-Team 2,445						
-	Alt. 1	-						
0	Addenda	1	0					
	Bond Cost	-						

Low Bid	Bid Package No. 26A - Electrical							
Strieb 101,754	Bidder Amount	Strieb 101,754	Master Electric 110,400	Fleming Electric No Bid	AWJ Electric No Bid	Craine's No Bid		
-	Alt. 1	-						
-	Alt. 2	-						
1017.54	Addenda	1	1	1	1			
	Bond Cost	\$ 1,017.54	993.60		-	-		

\$ 119,717 Total



Bid Tabulation

Project: Springdale Fire Station No. 6 - Auxiliary Power Improvements

Bid Date & Time: 2/19/26 @ 2:00 PM

Low Bid	Bid Package No. 1B - General Package								
Milestone Cons	Bidder	Milestone Construction							
4,275	Amount	4,275							
-	Alt. 1	-							
-	Addenda	1							
42.75	Bond Cost	42.750							
Low Bid	Bid Package No. 22A - Plumbing								
A-Team	Bidder	A-Team							
1,979	Amount	1,979							
-	Alt. 1	-							
-	Addenda	1							
98.95	Bond Cost	98.950							
Low Bid	Bid Package No. 26A - Electrical								
Streib	Bidder	Streib	Master Electric	Fleming Electric	AWJ Electric	Craine's			
63,914	Amount	63,914	68,937	No Bid	No Bid	No Bid			
-	Alt. 1	-							
-	Alt. 2	-							
-	Addenda	1			1	1			
639.14	Bond Cost	639.144	620.43		-	-			

\$ 70,949 Total



Bid Tabulation

Project: Springdale Fire Station Training Center - Auxiliary Power Improvements

Bid Date & Time: 2/19/26 @ 2:00 PM

Low Bid	Bid Package No. 1B - General Package							
Milestone Cons 10,950	Bidder Amount	Milestone Construction 10,950						
-	Alt. 1	-						
0	Addenda	1						
	Bond Cost	-						

Low Bid	Bid Package No. 22A - Plumbing							
A-Team 7,256	Bidder Amount	A-Team 7,256						
-	Alt. 1	-						
0	Addenda	1	0	0	0			
	Bond Cost	-						

Low Bid	Bid Package No. 26A - Electrical							
Master Electric 13,790	Bidder Amount	Steib 38,780	Master Electric 13,790	Fleming Electric No Bid	AWJ Electric No Bid	Craine's No Bid		
-	Alt. 1	-						
137.9	Alt. 2	-						
	Addenda	1			1	1		
	Bond Cost	387.80	137.90		-	-		

\$ 32,134 Total