

- The next Committee Meeting will be held on Monday, July 19, 2021 at 5:30p.m held in the Council Chambers, located at 201 Spring Street, Springdale, Arkansas.
- Committee agendas will be available on the Friday before this meeting.

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
TUESDAY, July 13th, 2021**

5:55 p.m. Pre Meeting Activities

Pledge of Allegiance
Invocation – Jeff Watson

6:00 p.m. **OFFICIAL AGENDA**

1. *Large Print* agendas are available.
2. Call to Order – Mayor Doug Sprouse
3. Roll Call – Denise Pearce, City Clerk
Recognition of a Quorum.
4. Presentation of Spirit Award- Victoria Hennessey
5. A Public Hearing on a petition to abandon a portion of a drainage easement on Lot 73 Thornbury Subdivision, Phase V.
6. Comments from Citizens
The Council will hear brief comments from citizens present at the meeting during this period on issues not on the Agenda. No action will be taken tonight. All comments will be taken under advisement.
7. Approval of Minutes – June 22, 2021: **Minutes located at the back of Agenda: Pgs. 62-75**
8. Procedural Motions
 - A. Entertain Motion to read all Ordinances and Resolutions by title only.
 - B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s) **10, 14A-14B, 15, and 16.** Motion must be approved by two-thirds (2/3) of the council members).*
9. **An Appeal** from the Planning Commission decision to deny their conditional use request from Inglesia de Dios Pentecostal located at 1880 S. Pleasant Street. Presented by Maria Perez, representative for Inglesia de Dios Pentecostal M.I. This appeal was tabled from 6/22/21 Council Meeting. **Pgs. 3-7**
10. Ordinance Committee by Chairman Mike Overton

An Ordinance to approve the action of Natural State Rock and Republic, located at 500 N. Main Street, Springdale, Arkansas, in filing an application for operation as a private club permitted from the Arkansas Alcohol Beverage Control Division of the Arkansas Department of Finance and Administration; To comply with ARK. Code Ann. §3-9-222(a)(1); and to declare an emergency. **Pg. 8**
11. Finance Committee by Chairman Jeff Watson

A. **A Resolution** accepting the transfer of funds and clarifying the restriction on the expenditure of those funds. Forwarded from Committee with recommendation for approval. **Pg. 9**

B. **A Resolution** authorizing Public Works to order vehicles. Forwarded from Committee with recommendation for approval. **Pgs. 10-27**

C. **A Resolution** authorizing the execution of a contract for 2021 Springdale Street Overlay. Forwarded from Committee with recommendation for approval. **Pgs. 28-30**

D. **A Resolution** authorizing the execution of a construction contract for 40th Street (18BPS4). Forwarded from Committee with recommendation for approval. **Pgs. 31-35**

12. Parks and Recreation Committee by Chairman Mike Lawson

A Resolution authorizing Phase II of the restoration of Rabbit Foot Lodge. Forwarded from Committee with **no** recommendation for approval. **Pgs. 36-37**

13. Police and Fire Committee by Chairman Brian Powell

A Resolution authorizing the Police Chief to order vehicles. Forwarded from Committee with recommendation for approval. **Pgs. 38-40**

14. Planning Commission Report and Recommendation by Patsy Christie, Director of Planning and Community Development

A. **An Ordinance** accepting a new addition to the City of Springdale, Arkansas to be known as Sundance, a subdivision to the City of Springdale, Arkansas, and declaring an emergency. **Pgs. 41-45**

B. **An Ordinance** accepting the revised Final Plat of Spring Meadows Subdivision to the City of Springdale, Arkansas, and declaring an emergency. **Pgs. 46-49**

15. **An Ordinance** releasing, vacating, and abandoning a portion of a drainage easement located on property in Springdale, Benton County, Arkansas, to declare an emergency and for other purposes. Presented by Ernest Cate, City Attorney. **Pgs. 50-52**

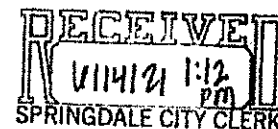
16. **An Ordinance** authorizing the City Clerk to file a Clean-Up Lien for the removal of overgrown brush and debris on property located at within the City of Springdale, Arkansas (704 Geneva), and declaring an emergency. Presented by Ernest Cate, City Attorney. **Pgs. 53-61**

17. Comments from Council Members.

18. Comments from City Attorney.

19. Comments from Mayor.

20. Adjournment.



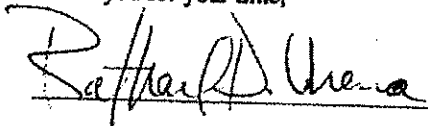
From: Iglesia de Dios Pentecostal M.I- Monte Sinai

Dear Committee of Springdale,

Today the Church Iglesia de Dios Pentecostal M.I- Monte Sinai will be appealing the decision that was made on June 1st by the City Chambers. Our application was denied due to the parking spaces that are on the property and how it would be a conflict with the other businesses at our location during the times we had set for services. There is a total of 52 parking spaces and we are being exceeded to have 42 spaces available. We want to inform you that the Iglesia de Dios Pentecostal M.I-Monte Sinai at the moment has a total of 38 active members including children. In general, the most spaces we will be using is 15 and do not think it is necessary to have more than 42 (which the city is requiring us to have) at the moment. After the decision from June 1st, the leaders from the Church came to an agreement so there will not be a conflict with the parking spaces and the businesses around the location to change the days of congregational services (please see attached days and hours).

From our understanding with the owner this is a first come first serve open lot but we wanted to respect the businesses around us also and we took that time to communicate with them. To emphasize, the hours with the Beauty Salon is the only one that will be open every day and during the times we would have services but other businesses are either closed by 5pm or closed for the day so it will not affect with parking (Sir Speedy, Speedi Taxes, Precision Martial Arts, Nationwide). The Beauty Salon does ask for us to provide them with 4 parking spaces from Monday-Sunday. They will be open Monday-Friday 10am-8pm, Saturday 9am-7pm and on Sunday 10 am-4pm. So, on Friday we will have a 1-hour difference and on Sunday we will be having services the time they are open. We believe that the parking should not be an issue for us because the 2 days that we will have services even though there is a total of 52 spaces 4 will be issued to the salon as asked and the remainder will be open (48 parking spaces) more than exceeded. If needed we also communicated with First Nation Bank that is also adjacent to the location to be able to use 10 parking spaces from their property and they did agree to let us use if we needed (A letter has been attached for parking agreement with First National Bank). We hope that this letter can be taken into consideration so that the Iglesia de Dios Pentecostal M.I- Monte Sinai can be able to use 1880 S. Pleasant St #D as a place to congregate for church services.

Thank you for your time,


Pastor Rafael Ureña


Pastor Mirta Ureña

Minutes Verbatim from Planning Commission Meeting 06/01/2021

Public Hearing – Conditional Use

The following will be verbatim.

Mr. Parsley: C21-13, Iglesia de Dios Pentecostal M.I., 1880 South Pleasant Street, Use unit 42, church/synagogue in a C-2 presented by Maria Perez.

Ms. Perez: Hello, good evening. My name is Maria Perez and I am presenting Iglesia de Dios Pentecostal M.I..

Mr. Parsley: Staff comments.

Ms. Christie: O.K.

Mr. Thomas: I was under the impression that this was tabled so we don't have a power point for it.

Ms. Christie: The Ingress and Egress to this property is acceptable except that you have two commercial buildings on this site, the off street parking and loading area is unacceptable. They are required to have forty two (42) parking spaces based on the Fire Marshall's recommendation based on occupancy of 146 people.

Ms. Perez: 167

Ms. Christie: I'm sorry?

Ms. Perez: It is 167 they gave us.

Ms. Christie: 167; O.K. 42 parking spaces. There are only 52 spaces on the entire site. The hours of service that they are handling provides a conflict with the other uses that are on this piece of property. They indicated that they would have services throughout the week. There is signed shared agreement but we didn't have an allocation of what each of those uses were and how many spaces were assigned for each. They will have services on Sunday at 11 a.m. and 2 p.m. and Tuesday evening service at 7 and a Friday service at 7 and a Saturday at 8. The salon and the martial arts place are both open during those times so they wouldn't have those spaces to give up. Sir Speedy is open probably not at that time except on weekends. I just don't think that there is adequate parking at this location. So my recommendation is to deny the conditional use.

Mr. Parsley: Any questions or comments from the audience; to the Commission. It will be a call for the vote:

Ms. Mueller: Call for the vote.

Mr. Parsley: Call for the vote by Ms. Mueller.

Ms. Pounders: Parsley – no; Peters – no; Tyler – no; Austin – no; Cover – no; Mueller – no; Parker – no.

Mr. Parsley: This does not pass 7-0.

Ms. Christie: You have the right to file an appeal with the City Council. You have to do that within fifteen (15) days. You have to indicate why you think that the Planning Commission is in error and you have to notify the adjacent property owners again.

Ms. Perez: Yes, ma'am. Real quick, it is my understanding. I should have brought an update. From my understanding, it was 25 parking spaces that they gave us. I wasn't aware of the 42 on that. When we communicated with the Fire Marshal there was another gentleman by the name of Gary. I heard 25, so I wasn't aware of the 42.

Ms. Christie: It is based on the occupancy load and it is one parking space for each 4 persons and 167 would require you to have 42 spaces.

Mr. Perez: O.K. thank you.

New Days and Hours of Church Service

- Sunday School –11am
Sunday Services- 12pm
- Fridays- 7pm

ORDINANCE NO. _____

AN ORDINANCE TO APPROVE THE ACTION OF NATURAL STATE ROCK & REPUBLIC, LOCATED AT 500 N. MAIN STREET, SPRINGDALE, ARKANSAS, IN FILING AN APPLICATION FOR OPERATION AS A PRIVATE CLUB PERMITTED FROM THE ARKANSAS ALCOHOL BEVERAGE CONTROL DIVISION OF THE ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION; TO COMPLY WITH ARK. CODE ANN. §3-9-222(a)(1); AND TO DECLARE AN EMERGENCY.

WHEREAS, Natural State Rock & Republic, located at 500 N. Main Street, Springdale, Arkansas 72764, seeks to obtain a permit to operate as a private club in compliance with the Arkansas Beverage Control Division ("ABC") Rules and Regulations and applicable Arkansas statutes;

WHEREAS, Act 1112 of 2017, codified at Ark. Code Ann. §3-9-222(a)(1), requires applicants for a Private Club License to obtain approval of the governing body of the city where the private club is to be located;

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

Section 1. Pursuant to Ark. Code Ann. §3-9-222(a)(1), the City of Springdale, Arkansas, approves the action of Natural State Rock & Republic to follow the statutory process to file a Private Club Application with the Department of Finance and Administration, Alcoholic Beverage Control Division, for the location at 500 N. Main Street, Springdale, Arkansas 72764.

Section 2. A copy of this ordinance may be provided to the ABC Division of the Arkansas Department of Finance and Administration as evidence that the City Council of the City of Springdale, Arkansas, has authorized such a use within this zoning classification, and according to Ark. Code Ann. §3-9-222(a)(1).

Section 3: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of July, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING THE TRANSFER OF
FUNDS AND CLARIFYING THE RESTRICTION ON
THE EXPENDITURE OF THOSE FUNDS**

WHEREAS, the Area Agency On Aging of Northwest Arkansas Foundation has been holding \$104,543.91 of funds donated for the construction of a new senior center in Springdale, and

WHEREAS, these funds have been transferred to the City Springdale,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City of Springdale accepts the responsibility of safe keeping these funds and they shall be deposited into an account with the restriction that they shall only be used for the construction of a new senior center in Springdale.

PASSED AND APPROVED this 13th day of July, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING PUBLIC WORKS
TO ORDER VEHICLES**

WHEREAS, Enterprise expects the vehicle shortage to continue into 2022;
and

WHEREAS, in 2022 the Public Works Department will need replacement
vehicles and a renewal of the lease program for them, and

WHEREAS, the lease program was acquired utilizing a cooperative
purchasing program as authorized by Arkansas Statue 19-11-249, therefore
competitive bidding will not be required.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the City Council
hereby authorizes the Public Works Director to renew the lease program with
Enterprise, where Enterprise will be able to order vehicles for us.

PASSED AND APPROVED this 13th day of July, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



FLEET
MANAGEMENT

Open-End (Equity) Lease Rate Quote

Quote No: 5016132

Prepared For: City of Springdale, Arkansas Smith, James				Date 05/27/2021 AE/AM CLG/1MC
Unit #				
Year	2021	Make	RAM	Model 3500 Chassis
Series	Tradesman/SLT/Laramie/Limited 4x4 Crew Cab 172.4 in. WB			
Vehicle Order Type	Ordered	Term 48	State AR	Customer# 566753
\$ 32,106.84	Capitalized Price of Vehicle ¹			
\$ 0.00	*	Sales Tax <u>0.0000%</u> State <u>AR</u>		
\$ 30.00	*	Initial License Fee		
\$ 0.00	Registration Fee			
\$ 200.00	Other: (See Page 2)			
\$ 0.00	Capitalized Price Reduction			
\$ 0.00	Tax on Capitalized Price Reduction			
\$ 0.00	Gain Applied From Prior Unit			
\$ 0.00	*	Tax on Gain On Prior		
\$ 0.00	*	Security Deposit		
\$ 0.00	*	Tax on Incentive (Taxable Incentive Total : \$0.00)		
\$ 32,306.84	Total Capitalized Amount (Delivered Price)			
\$ 484.60	Depreciation Reserve @ <u>1.5000%</u>			
\$ 109.70	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²			
\$ 594.30	Total Monthly Rental Excluding Additional Services			
Additional Fleet Management				
Master Policy Enrollment Fees				
\$ 0.00	Commercial Automobile Liability Enrollment			
	Liability Limit <u>\$0.00</u>			
\$ 0.00	Physical Damage Management			
\$ 0.00	Full Maintenance Program ³ Contract Miles <u>0</u>			
	Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>			
\$ 0.00	Additional Services SubTotal			
\$ 0.00	Sales Tax	<u>9.5000%</u>	State <u>AR</u>	
\$ 594.30	Total Monthly Rental Including Additional Services			
\$ 9,046.04	Reduced Book Value at <u>48</u> Months			
\$ 400.00	Service Charge Due at Lease Termination			

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name
Exterior Color (0 P) Bright White Clearcoat
Interior Color (0 I) Diesel Gray/Black w/HD Vinyl 40/20/40 S
Lic. Plate Type Government
GVWR 0

Comp/Coll Deductible	<u>0 / 0</u>
OverMileage Charge	<u>\$ 0.00</u> Per Mile
# Tires <u>0</u>	Loaner Vehicle Not Included

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color	(0 P) Bright White Clearcoat
Interior Color	(0 I) Diesel Gray/Black w/HD Vinyl 40/20/40 S
Lic. Plate Type	Government
GVWR	0

Quote based on estimated annual mileage of 10,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.
Lessee hereby authorizes this vehicle order, agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement and agrees that Lessor shall have the right to collect damages in the event Lessee fails or refuses to accept delivery of the ordered vehicle. Lessee certifies that it intends that more than 50% of the use of the vehicle is to be in a trade or business of the Lessee.

LESSEE City of Springdale, Arkansas
BY

TITLE DATE

* INDICATES ITEMS TO BE BILLED ON DELIVERY.
¹ Capitalized Price of Vehicle May be Adjusted to Reflect Final Manufacturer's Invoice. Lessee Hereby Assigns to Lessor anyManufacturer Rebates And/Or Manufacturer Incentives Intended for the Lessee, Which Rebates And/Or Incentives Have Been UsedBy Lessor to Reduce the Capitalized Price of the Vehicle.
² Monthly Lease Charge Will Be Adjusted to Reflect the Interest Rate on the Delivery Date (Subject to a Floor).
³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Other Totals

Description	(B)illed or (C)apped	Price
Pricing Plan Delivery Charge	B	\$ 100.00
Courtesy Delivery Fee	C	\$ 200.00
Total Other Charges Billed		\$ 100.00
Total Other Charges Capitalized		\$ 200.00
Other Charges Total		\$ 300.00

VEHICLE INFORMATION:

2021 RAM 3500 Chassis Tradesman/SLT/Laramie/Limited 4x4 Crew Cab 172.4 in. WB - US
Series ID: DD8L93

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$38,547	\$41,875.00
Total Options	\$0.00	\$0.00
Destination Charge	\$1,695.00	\$1,695.00
Total Price	\$40,242.00	\$43,570.00

SELECTED COLOR:

Exterior: PW7-(0 P) Bright White Clearcoat
Interior: X8-(0 I) Diesel Gray/Black w/HD Vinyl 40/20/40 Split Bench Seat or HD Vinyl 40/20/40 Split Bench Seat w/2_G or Cloth 40/20/40 Bench Seat or Cloth 40/20/40 Premium Bench Seat or Premium Cloth Bucket Seats

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
2GA	Quick Order Package 2GA Tradesman	NC	NC
APA	Monotone Paint Application	STD	STD
CEU	Black Key Fob	Included	Included
CLP	Door Sill Scuff Pads	Included	Included
CUN	Overhead Console	Included	Included
DFX	Transmission: 8-Speed Auto (8HP75-LCV)	STD	STD
DMF	4.10 Axle Ratio	STD	STD
ESB	Engine: 6.4L V8 Heavy Duty HEMI	STD	STD
GPG	Power Black Trailer Tow Mirrors	Included	Included
JKH	Glove Box	Included	Included
LBA	Map/Courtesy Lamp	Included	Included
LBT	Overhead Cupholder Lamp	Included	Included
LCH	Rear Dome Lamp	Included	Included
LE4	Black Exterior Mirrors	Included	Included
LEB	Exterior Mirrors w/Supplemental Signals	Included	Included
LEC	Exterior Mirrors Courtesy Lamps	Included	Included
LEG	Trailer Tow Mirrors	Included	Included
LME	Halogen Quad Headlamps	Included	Included
LNJ	Mirror Running Lights	Included	Included
MM5	Matte Black Grille Surround	Included	Included
NAS	50 State Emissions	NC	NC
NHJ	Exterior Mirrors w/Heating Element	Included	Included
PW7_01	(0 P) Bright White Clearcoat	NC	NC
TCM	Tires: LT275/70R18E BSW On/Off Road	STD	STD
TX	HD Vinyl 40/20/40 Split Bench Seat	STD	STD
UA1	Radio: Uconnect 3.0	STD	STD
WBN	Wheels: 18" x 8" Steel	STD	STD
X8_01	(0 I) Diesel Gray/Black w/HD Vinyl 40/20/40 Split Bench Seat or HD Vinyl 40/20/40 Split Bench Seat w/2_G or Cloth 40/20/40 Bench Seat or Cloth 40/20/40 Premium Bench Seat or Premium Cloth Bucket Seats	NC	NC
Z8F	GVWR: 11,000 lbs	Included	Included

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors with turn signal indicator
- Convex Driver Mirror: convex driver and passenger mirror
- Mirror Type: manual extendable trailer mirrors
- Door Handles: black
- Front And Rear Bumpers: black front and rear bumpers
- Front Tow Hooks: 2 front tow hooks
- Body Material: galvanized steel/aluminum body material
- : trailering with harness
- Grille: black grille
- Upfitter Switches: upfitter switches

Convenience Features:

- Air Conditioning manual air conditioning
- Cruise Control: cruise control with steering wheel controls
- Power Windows: power windows with driver and passenger 1-touch down
- Auto Locking: auto-locking doors
- Passive Entry: Keyless Go proximity key
- Steering Wheel: steering wheel with manual tilting
- Day-Night Rearview Mirror: day-night rearview mirror
- Front Cupholder: front and rear cupholders
- Overhead Console: mini overhead console
- Glove Box: glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Dashboard Storage: dashboard storage
- IP Storage: bin instrument-panel storage
- Rear Underseat Storage Tray: rear underseat storage tray
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 2 12V DC power outlets

Entertainment Features:

- radio AM/FM/Satellite-prep with seek-scan
- Radio Data System: radio data system
- Speakers: 6 speakers
- Wireless Connectivity: wireless phone connectivity
- Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type delay-off aero-composite halogen headlamps
- Cab Clearance Lights: cab clearance lights
- Front Wipers: variable intermittent wipers
- Tinted Windows: light-tinted windows
- Dome Light: dome light with fade
- Front Reading Lights: front reading lights
- Variable IP Lighting: variable instrument panel lighting
- Display Type: analog appearance
- Tachometer: tachometer
- Voltmeter: voltmeter
- Trip Odometer: trip odometer
- Oil Pressure Gauge: oil pressure gauge
- Water Temp Gauge: water temp. gauge
- Oil Temp Gauge: oil temperature gauge
- Engine Hour Meter: engine hour meter
- Clock: in-radio display clock
- Systems Monitor: systems monitor
- Check Control: redundant digital speedometer
- Water Temp Warning: water-temp. warning

Low Oil Level Warning: low-oil-level warning
Low Coolant Warning: low-coolant warning
Lights On Warning: lights-on warning
Key In Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning
Turn Signal On Warning: turn-signal-on warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Driver Front Impact Airbag: driver and passenger front-impact airbags
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Rear Child Safety Locks: rear child safety locks
Ignition Disable: Sentry Key immobilizer
Electronic Stability: electronic stability
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 2 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Fore/Aft: manual driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest with storage
Rear Seat Type: rear full bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: vinyl front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Deluxe Sound Insulation: deluxe sound insulation
Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: urethane shift knob
Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 410-hp, 6.4-liter V-8 (premium)

Standard Transmission:

Transmission 8-speed automatic w/ OD and auto-manual

Prepared For: City of Springdale, Arkansas Smith, James				Date 05/27/2021 AE/AM CLG/1MC
Unit #				
Year	2021	Make	RAM	Model 2500
Series	Tradesman 4x4 Crew Cab 6.3 ft. box 149 in. WB			
Vehicle Order Type	Ordered	Term 48	State AR	Customer# 566753
\$ 32,811.14	Capitalized Price of Vehicle ¹			
\$ 0.00	*	Sales Tax <u>0.0000%</u> State <u>AR</u>		
\$ 30.00	*	Initial License Fee		
\$ 0.00	Registration Fee			
\$ 200.00	Other: (See Page 2)			
\$ 0.00	Capitalized Price Reduction			
\$ 0.00	Tax on Capitalized Price Reduction			
\$ 0.00	Gain Applied From Prior Unit			
\$ 0.00	*	Tax on Gain On Prior		
\$ 0.00	*	Security Deposit		
\$ 0.00	*	Tax on Incentive (Taxable Incentive Total : \$0.00)		
\$ 33,011.14	Total Capitalized Amount (Delivered Price)			
\$ 495.17	Depreciation Reserve @ <u>1.5000%</u>			
\$ 113.17	Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²			
\$ 608.34	Total Monthly Rental Excluding Additional Services			
Additional Fleet Management				
Master Policy Enrollment Fees				
\$ 0.00	Commercial Automobile Liability Enrollment			
	Liability Limit <u>\$0.00</u>			
\$ 0.00	Physical Damage Management			
\$ 0.00	Full Maintenance Program ³ Contract Miles <u>0</u>			
	Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>			
\$ 0.00	Additional Services SubTotal			
\$ 0.00	Sales Tax <u>9.5000%</u> State <u>AR</u>			
\$ 608.34	Total Monthly Rental Including Additional Services			
\$ 9,242.98	Reduced Book Value at <u>48</u> Months			
\$ 400.00	Service Charge Due at Lease Termination			

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name
Exterior Color (0 P) Bright White Clearcoat
Interior Color (0 I) Black w/Cloth 40/20/40 Bench Seat or Cl
Lic. Plate Type Government
GVWR 0

Comp/Coll Deductible 0 / 0
OverMileage Charge \$ 0.00 Per Mile
Tires 0
Loaner Vehicle Not Included

Quote based on estimated annual mileage of 10,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.
Lessee hereby authorizes this vehicle order, agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement and agrees that Lessor shall have the right to collect damages in the event Lessee fails or refuses to accept delivery of the ordered vehicle. Lessee certifies that it intends that more than 50% of the use of the vehicle is to be in a trade or business of the Lessee.

LESSEE City of Springdale, Arkansas	TITLE	DATE
BY		

* INDICATES ITEMS TO BE BILLED ON DELIVERY.
¹ Capitalized Price of Vehicle May be Adjusted to Reflect Final Manufacturer's Invoice. Lessee Hereby Assigns to Lessor any Manufacturer Rebates And/Or Manufacturer Incentives Intended for the Lessee, Which Rebates And/Or Incentives Have Been Used By Lessor to Reduce the Capitalized Price of the Vehicle.
² Monthly Lease Charge Will Be Adjusted to Reflect the Interest Rate on the Delivery Date (Subject to a Floor).
³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Other Totals

Description	(B)illed or (C)apped	Price
Pricing Plan Delivery Charge	B	\$ 100.00
Courtesy Delivery Fee	C	\$ 200.00
Total Other Charges Billed		\$ 100.00
Total Other Charges Capitalized		\$ 200.00
Other Charges Total		\$ 300.00



Open-End (Equity) Lease Rate Quote

Quote No: 5016122

VEHICLE INFORMATION:

2021 RAM 2500 Tradesman 4x4 Crew Cab 6.3 ft. box 149 in. WB - US
Series ID: DJ7L91

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$39,050	\$41,475.00
Total Options	\$1,462.00	\$1,590.00
Destination Charge	\$1,695.00	\$1,695.00
Total Price	\$42,207.00	\$44,760.00

SELECTED COLOR:

Exterior: PW7-(0 P) Bright White Clearcoat
Interior: X9-(0 I) Black w/Cloth 40/20/40 Bench Seat or Cloth 40/20/40 Bench Seat (Fleet)

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
2GA	Quick Order Package 2GA Tradesman	NC	NC
A6B	Tradesman Level 2 Equipment Group	\$1,053.00	\$1,145.00
APA	Monotone Paint	STD	STD
CBE	40/20/40 Split Bench Seat	Included	Included
CDP	4 Way Front Headrests	Included	Included
CDR	Front Armrest w/Cupholders	Included	Included
CFM	Rear Folding Seat	Included	Included
CK9	Delete Carpet	NC	NC
CLF	MOPAR Front & Rear Rubber Floor Mats	Included	Included
CSJ	2 Way Rear Headrest Seat	Included	Included
DFX	Transmission: 8-Speed Auto (8HP75-LCV)	STD	STD
DME	3.73 Axle Ratio	STD	STD
ESB	Engine: 6.4L V8 Heavy Duty HEMI MDS	STD	STD
GFA	Rear Window Defroster	Included	Included
GFE	Rear Power Sliding Window	Included	Included
JVA	Manual Adjust 4-Way Driver Seat	Included	Included
JWA	Manual Adjust 4-Way Front Passenger Seat	Included	Included
MRU	MOPAR Black Tubular Side Steps (Fleet)	\$409.00	\$445.00
NAS	50 State Emissions	NC	NC
PW7_01	(0 P) Bright White Clearcoat	NC	NC
RSD	SiriusXM Satellite Radio	Included	Included
TWD	Tires: LT245/70R17E BSW AS	STD	STD
UAA	Radio: Uconnect 3 w/5" Display	STD	STD
V9	Cloth 40/20/40 Bench Seat	Included	Included
WDA	Wheels: 17" x 7.5" Steel Styled	STD	STD
X9_01	(0 I) Black w/Cloth 40/20/40 Bench Seat or Cloth 40/20/40 Bench Seat (Fleet)	NC	NC
Z7F	GVWR: 10,000 lbs	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Side Steps: yes
- Door Handles: black
- Front And Rear Bumpers: black front and rear bumpers
- Rear Step Bumper: rear step bumper
- Box Style: regular
- Body Material: galvanized steel/aluminum body material
- : class V trailering with harness, hitch
- Grille: black grille

Convenience Features:

- Air Conditioning manual air conditioning
- Console Ducts: console ducts
- Cruise Control: cruise control with steering wheel controls
- Power Windows: power windows with driver and passenger 1-touch down
- Illuminated Entry: illuminated entry
- Auto Locking: auto-locking doors
- Passive Entry: Keyless Go proximity key
- Steering Wheel: steering wheel with manual tilting
- Day-Night Rearview Mirror: day-night rearview mirror
- Front Cupholder: front and rear cupholders
- Floor Console: partial floor console with box
- Overhead Console: mini overhead console
- Glove Box: glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Dashboard Storage: dashboard storage
- IP Storage: bin instrument-panel storage
- Rear Underseat Storage Tray: rear underseat storage tray
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 2 12V DC power outlets

Entertainment Features:

- radio SiriusXM AM/FM/Satellite-prep with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speakers: 6 speakers
- 1st Row LCD: 1 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type delay-off aero-composite halogen headlamps
- Cab Clearance Lights: cargo bed light
- Front Wipers: variable intermittent wipers
- Rear Window Defroster: rear window defroster
- Rear Window: power rear windshield
- Tinted Windows: deep-tinted windows
- Dome Light: dome light with fade
- Front Reading Lights: front reading lights
- Variable IP Lighting: variable instrument panel lighting
- Display Type: analog appearance
- Tachometer: tachometer
- Voltmeter: voltmeter
- Compass: compass
- Exterior Temp: outside-temperature display

Low Tire Pressure Warning: tire specific low-tire-pressure warning
Trip Odometer: trip odometer
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Oil Temp Gauge: oil temperature gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Engine Hour Meter: engine hour meter
Clock: in-radio display clock
Systems Monitor: systems monitor
Rear Vision Camera: rear vision camera
Water Temp Warning: water-temp. warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS: four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Tailgate/Rear Door Lock Type: manual tailgate/rear door lock
Rear Child Safety Locks: rear child safety locks
Ignition Disable: Sentry Key immobilizer
Electronic Stability: electronic stability stability control with anti-roll
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints with tilt
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity: max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Fore/Aft: manual driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest with storage
Rear Seat Type: rear full bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: cloth front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: urethane shift knob
Floor Mats: rubber front and rear floor mats
Interior Accents: chrome/metal-look interior accents

Standard Engine:

Engine 410-hp, 6.4-liter V-8 (premium)

Standard Transmission:

Transmission 8-speed automatic w/ OD and auto-manual

Prepared For: City of Springdale, Arkansas Smith, James				Date 05/27/2021 AE/AM CLG/1MC
Unit #				
Year 2021 Make RAM Model 1500 Classic				
Series Tradesman 4x4 Crew Cab 5.6 ft. box 140 in. WB				
Vehicle Order Type Ordered Term 48 State AR Customer# 566753				
\$ 28,177.22		Capitalized Price of Vehicle ¹		All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote. Order Information Driver Name Exterior Color (0 P) Bright White Clearcoat Interior Color (0 I) Black w/Cloth 40/20/40 Bench Seat or CI Lic. Plate Type Government GVWR 0
\$ 0.00 *		Sales Tax <u>0.0000%</u> State <u>AR</u>		
\$ 30.00 *		Initial License Fee		
\$ 0.00		Registration Fee		
\$ 200.00		Other: (See Page 2)		
\$ 0.00		Capitalized Price Reduction		
\$ 0.00		Tax on Capitalized Price Reduction		
\$ 0.00		Gain Applied From Prior Unit		
\$ 0.00 *		Tax on Gain On Prior		
\$ 0.00 *		Security Deposit		
\$ 0.00 *		Tax on Incentive (Taxable Incentive Total : \$0.00)		
\$ 28,377.22		Total Capitalized Amount (Delivered Price)		
\$ 425.66		Depreciation Reserve @ <u>1.5000%</u>		
\$ 101.61		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²		
\$ 527.27		Total Monthly Rental Excluding Additional Services		
Additional Fleet Management				
Master Policy Enrollment Fees				
\$ 0.00		Commercial Automobile Liability Enrollment		
		Liability Limit <u>\$0.00</u>		
\$ 0.00		Physical Damage Management		
\$ 0.00		Full Maintenance Program ³ Contract Miles <u>0</u>		
		Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>		
\$ 0.00		Additional Services SubTotal		
\$ 0.00		Sales Tax <u>9.5000%</u>		
\$ 527.27		Total Monthly Rental Including Additional Services		
\$ 7,945.54		Reduced Book Value at <u>48</u> Months		
\$ 400.00		Service Charge Due at Lease Termination		
		State <u>AR</u>		

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color	(0 P) Bright White Clearcoat
Interior Color	(0 I) Black w/Cloth 40/20/40 Bench Seat or CI
Lic. Plate Type	Government
GVWR	0

Quote based on estimated annual mileage of 10,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.
Lessee hereby authorizes this vehicle order, agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement and agrees that Lessor shall have the right to collect damages in the event Lessee fails or refuses to accept delivery of the ordered vehicle. Lessee certifies that it intends that more than 50% of the use of the vehicle is to be in a trade or business of the Lessee.

LESSEE City of Springdale, Arkansas	TITLE	DATE
BY		

* INDICATES ITEMS TO BE BILLED ON DELIVERY.
¹ Capitalized Price of Vehicle May be Adjusted to Reflect Final Manufacturer's Invoice. Lessee Hereby Assigns to Lessor anyManufacturer Rebates And/Or Manufacturer Incentives Intended for the Lessee, Which Rebates And/Or Incentives Have Been UsedBy Lessor to Reduce the Capitalized Price of the Vehicle.
² Monthly Lease Charge Will Be Adjusted to Reflect the Interest Rate on the Delivery Date (Subject to a Floor).
³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Other Totals

Description	(B)illed or (C)apped	Price
Pricing Plan Delivery Charge	B	\$ 100.00
Courtesy Delivery Fee	C	\$ 200.00
Total Other Charges Billed		\$ 100.00
Total Other Charges Capitalized		\$ 200.00
Other Charges Total		\$ 300.00

VEHICLE INFORMATION:

2021 RAM 1500 Classic Tradesman 4x4 Crew Cab 5.6 ft. box 140 in. WB - US
Series ID: DS6L98

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$37,171	\$38,995.00
Total Options	\$1,445.00	\$1,570.00
Destination Charge	\$1,695.00	\$1,695.00
Total Price	\$40,311.00	\$42,260.00

SELECTED COLOR:

Exterior: PW7-(0 P) Bright White Clearcoat
Interior: X9-(0 I) Black w/Cloth 40/20/40 Bench Seat or Cloth 40/20/40 Bench Seat (Fleet)

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
29B	Quick Order Package 29B Tradesman	NC	NC
AJY	Popular Equipment Group	\$805.00	\$875.00
APA	Monotone Paint	STD	STD
ASN	Tradesman Package	Included	Included
C1G	Rotary Shifter-Black	Included	Included
CB9	2nd Row In Floor Storage Bins	Included	Included
CBE	40/20/40 Split Bench Seat	Included	Included
CDR	Front Armrest w/3 Cupholders	Included	Included
CFM	Rear Folding Seat	Included	Included
CK9	Delete Carpet	NC	NC
CL8	Delete Floor Mats	Included	Included
CUY	Storage Tray	Included	Included
DFT	Transmission: 8-Speed Automatic (850RE)	STD	STD
DMC	3.21 Rear Axle Ratio	STD	STD
ERB	Engine: 3.6L V6 24V VVT	STD	STD
GXM	Remote Keyless Entry w/All-Secure	Included	Included
JP8	Manual Adjust Seats	Included	Included
MRU	MOPAR Black Tubular Side Steps	\$640.00	\$695.00
NAS	50 State Emissions	NC	NC
PW7_02	(0 P) Bright White Clearcoat	NC	NC
RSD	SiriusXM Satellite Radio	Included	Included
RT7	No Satellite Coverage w/HI/AK/PR/VI/GU	Included	Included
TTM	Tires: P265/70R17 BSW AS	STD	STD
UAA	Radio: Uconnect 3 w/5" Display	STD	STD
V9	Cloth 40/20/40 Bench Seat	Included	Included
WFP	Wheels: 17" x 7" Steel	STD	STD
WMJ	Center Hub	Included	Included
X9B	SiriusXM Radio Service	Included	Included
X9H	For More Info, Call 800-643-2112	Included	Included
X9_01	(0 I) Black w/Cloth 40/20/40 Bench Seat or Cloth 40/20/40 Bench Seat (Fleet)	NC	NC
XXU	Electronic Shift	STD	STD
Z6D	GVWR: 6,800 lbs	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Side Steps: yes
- Door Handles: black
- Front And Rear Bumpers: black front and rear bumpers with black rub strip
- Rear Step Bumper: rear step bumper
- Box Style: regular
- Body Material: galvanized steel/aluminum body material
- : class III trallering with harness, hitch
- Grille: black grille

Convenience Features:

- Air Conditioning manual air conditioning
- Console Ducts: console ducts
- Cruise Control: cruise control with steering wheel controls
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: keyfob (all doors) remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Valet Key: valet function
- Trunk FOB Controls: keyfob trunk/hatch/door release
- Steering Wheel: steering wheel with manual tilting
- Day-Night Rearview Mirror: day-night rearview mirror
- Front Cupholder: front and rear cupholders
- Overhead Console: mini overhead console
- Glove Box: glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Dashboard Storage: dashboard storage
- Interior Concealed Storage: interior concealed storage
- IP Storage: bin instrument-panel storage
- Rear Underseat Storage Tray: rear underseat storage tray
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet

Entertainment Features:

- radio SiriusXM AM/FM/Satellite-prep with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speakers: 6 speakers
- 1st Row LCD: 1 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

- Headlamp Type delay-off aero-composite halogen headlamps
- Cab Clearance Lights: cargo bed light
- Front Wipers: variable intermittent wipers
- Tinted Windows: deep-tinted windows
- Dome Light: dome light with fade
- Variable IP Lighting: variable instrument panel lighting
- Display Type: analog appearance
- Tachometer: tachometer
- Voltmeter: voltmeter
- Compass: compass
- Exterior Temp: outside-temperature display

Low Tire Pressure Warning: tire specific low-tire-pressure warning
Trip Odometer: trip odometer
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Oil Temp Gauge: oil temperature gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Engine Hour Meter: engine hour meter
Clock: in-radio display clock
Systems Monitor: systems monitor
Rear Vision Camera: rear vision camera
Water Temp Warning: water-temp. warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front ventilated disc brakes
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: Sentry Key immobilizer
Panic Alarm: panic alarm
Electronic Stability: electronic stability
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Fore/Aft: manual driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest with storage
Rear Seat Type: rear full bench seat
Rear Folding Position: rear seat fold-up cushion
Rear Seat Armrest: rear seat centre armrest
Leather Upholstery: cloth front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Deluxe Sound Insulation: deluxe sound insulation
Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: urethane shift knob
Interior Accents: chrome/metal-look interior accents

Concealed Cargo Storage: concealed cargo storage

Standard Engine:

Engine 305-hp, 3.6-liter V-6 (regular gas)

Standard Transmission:

Transmission 8-speed automatic w/ OD and auto-manual

RESOLUTION NO XX-21

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR 2021 SPRINGDALE STREET OVERLAY

WHEREAS, Thirty street segments in central Springdale are planned to be overlaid as part of Springdale's 2021 Overlay Program, and

WHEREAS, Funds for this project are included in the 2021 Public Works/Street Construction Budget, and

WHEREAS, City of Springdale Engineering Department prepared specifications and requested sealed bids, and

WHEREAS, the low bid received was \$919,040.44 from APAC Central, Inc.

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

1. The Mayor is hereby authorized to execute a contract in the amount of \$919,040.44 with APAC Central, Inc. for the 2021 Springdale Street Overlay project.
2. The Mayor is authorized to approve construction change orders as long as the cumulative total of the change orders do not exceed 10% of the contract price.

PASSED AND APPROVED this 13th day of July, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



Engineering Department

www.SpringdaleAR.gov

June 23, 2021

Brad Baldwin
Director of Engineering
269 E. Randall Wobbe Ln.
Springdale, AR 72764

RE: Recommendation of Award – 2021 Overlay Project

Dear Brad:

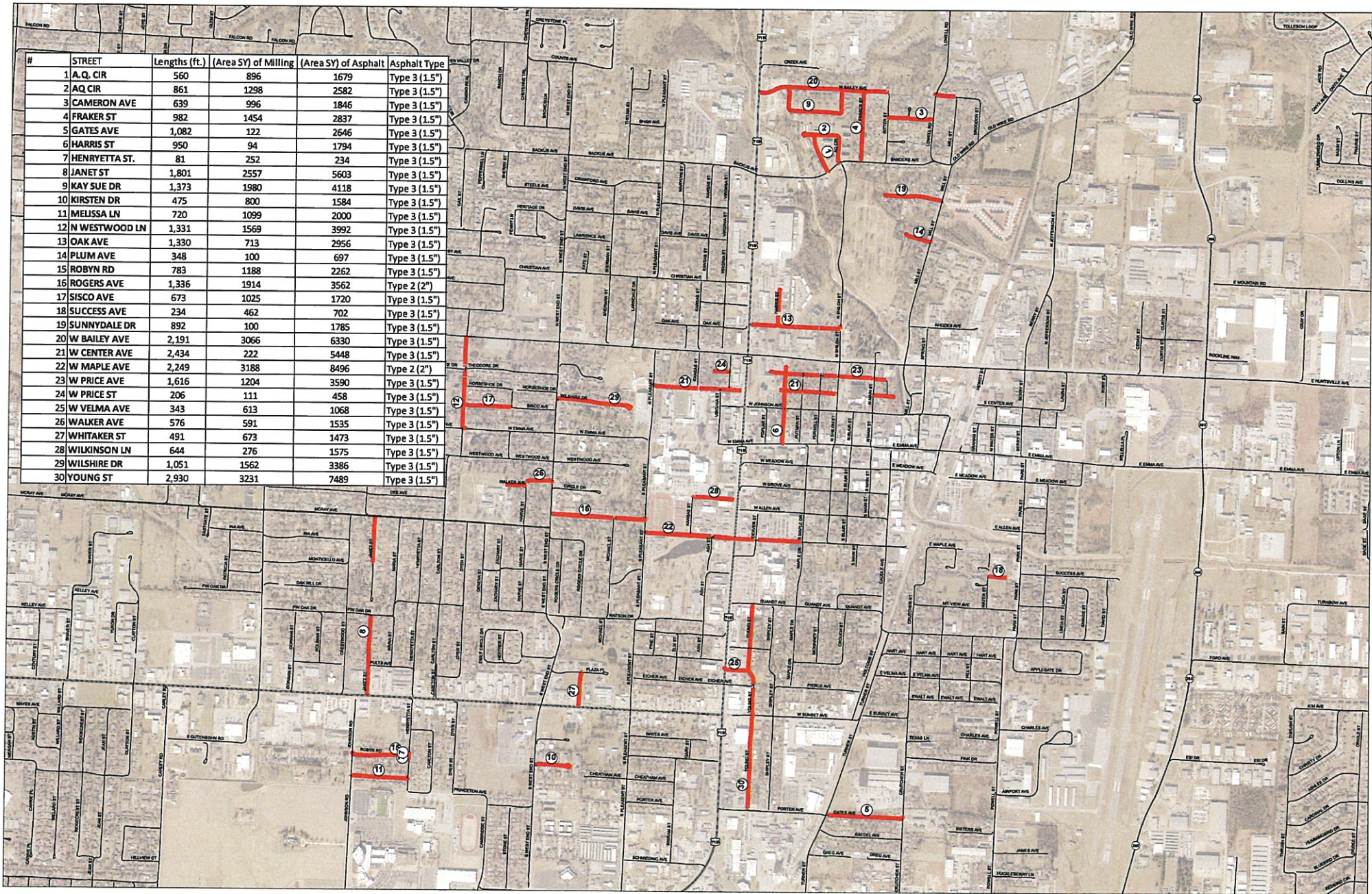
Bids were received for the 2021 Overlay Project at the City of Springdale, Arkansas, in the office of James Smith at the City Public Works building, 269 West Randall Wobbe Lane, Springdale, Arkansas, 72764 at 2:00 p.m. on June 15, 2021 and publicly read aloud.

A total of three bids were received with Apac – Central, Inc. being the low bidder at \$919,040.44.

We believe that the bid submitted by Apac – Central, Inc. in the amount of \$919,040.44 represents a good value for the City of Springdale. We recommend that the construction contract for the 2021 Overlay Project be awarded to Apac – Central, Inc.

Sincerely,

Ryan Carr, Deputy Director of Engineering Operations



— Streets
 — Proposed Overlay Streets

Springdale Arkansas 2021 Street Overlay Plan



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION
OF A CONSTRUCTION CONTRACT
FOR 40TH STREET (18BPS4)**

WHEREAS, sealed bids were received on June 3rd 2021 for improvements to a portion of 40th Street; and

WHEREAS, McCelland Consulting Engineers, Inc. recommends that the contract be awarded to APAC-Central, Inc. for a price of \$7,593,824.44;

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a contract with APAC-Central, Inc. for improvements to 40th Street for \$7,593,824.44.

Section 2. The Mayor is authorized to approve construction change orders as long as the cumulative total of the change orders does not exceed 10% of the original contract price.

PASSED AND APPROVED this 13th day of July, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

June 22, 2021

Brad Baldwin, P.E.
City Engineer
269 E. Randall Wobbe Ln
Springdale, AR 72764

RE: 18-2147 N. 40th Street Improvements
Recommendation for Award of Construction Contract

Dear Mr. Baldwin,

We received and opened bids for the above referenced project on June 10, 2021 at 10:00 am. There were two (2) General Contractors who submitted full bids for the project.

APAC-Central, Inc. from Fayetteville, AR was the low bidder with a Base Bid and Deductive Alternate applied for the amount of \$7,593,824.44. The 2nd bid was by Crossland Heavy Contractors of Columbus, KS, Inc. at \$7,684,659.85 for the Base Bid with Deductive Alternate applied. Both bids were within 1% of one another, suggesting that the overall project cost as bid is both reasonable and competitive. The deductive alternate was for the substitution of aggregate fill with "hillside" as embankment material and, the reduced excavation quantity that will result based on a thinner overall pavement section. If only the Base Bid is considered, Crossland Heavy Contractors has the lower bid at \$7,629,809.85, with APAC-Central a close second at \$7,646,646.94, a difference of only \$16,837.09 (0.2%). The certified bid tabulation is attached for reference. The Engineer's construction cost estimate for the project was \$8,106,303.

There are seemingly conflicting bases for award within the Bid Project Manual. In Section 103. Award and Execution of Contract, on page SS-21 of the City of Springdale Capital Improvement Program Standard Specifications for Street and Drainage Construction, states "The lowest bid shall be determined by deducting any permitted deductive alternates desired to be exercised by the Owner from the total (base) bid." Based on this criterion, given the City would accept the Deductive Alternate, APAC-Central is the low bidder at \$7,593,824.44. Conversely, Section 00100 Instructions to Bidders, Part 20, Basis of Award, as well as the section titled "Basis of Award" on page 8 of the Bid Form either implies or states that the award goes to the lowest Total Base Bid. Based on this criteria, Crossland Heavy is the low bidder at \$ 7,629,809.85. Finally,

18-2147- N. 40th Street Improvements
Brad Baldwin

based on the statement in Section 103 of the aforementioned Standard Specifications, "the Owner reserves the right to reject any or all proposals, to waive any technicalities..."

In light of consideration of the above statement, we recommend awarding the bid to APAC-Central, Inc., in the amount of \$7,593,824.44, since they are the lowest bidder with an accepted deductive alternate, based on the bid award criteria as established in the City's Standard Specifications.

APAC-Central has a valid Arkansas Contractor's License (License No. 0011840422, valid to 04.30.22). MCE has reviewed the bid and have knowledge of their experience with work on several successful projects; we believe them to be qualified for this project. They are listed as providing Highway, Railroad, Airport Construction, Municipal & Utility Construction on the Arkansas Contractors Licensing Board website. According to their bid documentation, they will be carrying out approximately 40% of the work with their own forces; they are required to do at least 40%.

please do not hesitate to call should you have any questions and as always, thank you for allowing us to be of service.

Sincerely,



A handwritten signature in black ink, appearing to read "E. Anderson", with a long horizontal flourish extending to the right.

Eric Anderson
Associate, MCE-Fayetteville
(479) 443.2377
eanderson@mce.us.com

Enclosure: Certified Bid Tabulation



Signature: 
Eric Anderson, P.E. #18410
Date: 6/10/2021

* DENOTES MATHEMATICAL ERROR

Bid Tabulation

N. 40th Street Improvements
#18BP54
Springdale, AR
MCE Project #18-2147

				APAC-Central, Inc. 0011840422		Crossland Heavy Contractors 0067301121	
ITEM NUMBER	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
GENERAL PROVISIONS							
1	Roadway Construction Control	LS	1	\$109,000.00	\$109,000.00	\$180,000.00	\$180,000.00
2	Act 291, 1993 Trench and Excavation Safety Systems	LS	1	\$5,100.00	\$5,100.00	\$10,000.00	\$10,000.00
3	Erosion Control	LS	1	\$8,800.00	\$8,800.00	\$57,000.00	\$57,000.00
4	Traffic Control and Maintenance	LS	1	\$275,000.00	\$275,000.00	\$130,000.00	\$130,000.00
5	Mobilization (5% Total Bid Amount)	LS	1	\$354,000.00	\$354,000.00	\$105,000.00	\$105,000.00
EARTHWORKS							
6	Clearing and Grubbing	LS	1	\$290,000.00	\$290,000.00	\$220,000.00	\$220,000.00
7	Excavation (Plan Quantity)	CY	28,210	\$9.75	\$275,047.50	\$10.00	\$282,100.00
8	Embankment (Plan Quantity)	CY	12,200	\$25.00	\$305,000.00	\$22.00	\$268,400.00
9	Rock Excavation	CY	400	\$163.50	\$65,400.00	\$120.00	\$48,000.00
10	Subgrade Preparation (Plan Quantity)	SY	24,636	\$1.40	\$34,490.40	\$1.25	\$30,795.00
11	Curb Backfill and Grading	STA	58	\$4,000.00	\$232,000.00	\$950.00	\$55,100.00
12	4" Topsoil Placement (Yard/Greenspace Areas)	SY	12,000	\$2.95	\$35,400.00	\$3.25	\$39,000.00
13	4" Topsoil Placement (Other Areas)	SY	6,900	\$2.95	\$20,355.00	\$3.25	\$22,425.00
14	Under Cut & Backfill	CY	1,830	\$34.50	\$63,135.00	\$30.00	\$54,900.00
STORM DRAINAGE							
15	18" RCP, Class III, Outside Roadway	LF	3,046	\$60.80	\$185,196.80	\$83.00	\$252,818.00
16	18" RCP, Class III, Inside Roadway	LF	1,000	\$63.30	\$63,300.00	\$114.00	\$114,000.00
17	24" RCP, Class III, Outside Roadway	LF	750	\$74.80	\$56,100.00	\$104.00	\$78,000.00
18	24" RCP, Class III, Inside Roadway	LF	920	\$82.50	\$75,900.00	\$164.00	\$150,880.00
19	30" RCP, Class III, Outside Roadway	LF	1,645	\$105.00	\$172,725.00	\$146.00	\$240,170.00
20	30" RCP, Class III, Inside Roadway	LF	227	\$160.00	\$36,320.00	\$173.00	\$39,271.00
21	36" RCP, Class III, Outside Roadway	LF	960	\$198.00	\$190,080.00	\$173.00	\$166,080.00
22	5' x 4' RC Box Culvert	LF	240	\$678.00	\$162,720.00	\$650.00	\$156,000.00
23	18" FES to RCP Culvert	EA	2	\$1,722.60	\$3,445.20	\$925.00	\$1,850.00
24	24" FES to RCP Culvert	EA	1	\$1,825.26	\$1,825.26	\$1,050.00	\$1,050.00
25	4" Drop Inlet (Type A-1 and Type B-1)	EA	48	\$4,860.00	\$233,568.00	\$7,990.00	\$387,540.00
26	4' x 4' Structure Into Top RC Box Culvert	EA	2	\$9,420.00	\$18,840.00	\$11,700.00	\$23,400.00
27	4' Junction Box	EA	1	\$5,000.00	\$5,000.00	\$9,150.00	\$9,150.00
28	Reverse Throat Drop Inlet	EA	4	\$8,600.00	\$34,400.00	\$15,900.00	\$63,600.00
29	4' x 8' Drop Inlet	EA	1	\$10,100.00	\$10,100.00	\$16,800.00	\$16,800.00
30	8' x 8' Junction Box	EA	1	\$15,000.00	\$15,000.00	\$26,000.00	\$26,000.00
31	4' x 10' Drop Curb Inlet STA. 9+20 LT	EA	1	\$8,000.00	\$8,000.00	\$11,100.00	\$11,100.00
32	4' x 10' Junction Box	EA	2	\$7,200.00	\$14,400.00	\$16,900.00	\$33,800.00
33	10' x 11' Drop Curb Inlet STA. 9+20 RT	EA	1	\$16,700.00	\$16,700.00	\$16,900.00	\$16,900.00
34	5' x 20' Area Inlet (Structure E4)	EA	1	\$16,500.00	\$16,500.00	\$25,700.00	\$25,700.00
35	4' x 10' Area Inlet (Structure E2A & E3)	EA	2	\$7,550.00	\$15,100.00	\$13,900.00	\$27,800.00
36	4' Drop Inlet Extension	EA	30	\$1,600.00	\$48,000.00	\$1,670.00	\$50,100.00
37	8' Drop Inlet Extension	EA	16	\$2,200.00	\$35,200.00	\$2,660.00	\$42,560.00
38	4' Wide Rear Opening	EA	1	\$3,850.00	\$3,850.00	\$3,100.00	\$3,100.00
39	Headwall and Wingwall, 18" RCP STA. 6+75 RT	EA	1	\$2,850.00	\$2,850.00	\$7,800.00	\$7,800.00
40	Headwall for 5' x 4' Culverts	EA	2	\$4,750.00	\$9,500.00	\$5,300.00	\$10,600.00
41	Rear Opening	EA	1	\$4,210.00	\$4,210.00	\$4,800.00	\$4,800.00
BASE & PAVING							
42	4" Class 7 Aggregate Base	SY	24,636	\$6.10	\$150,279.60	\$9.50	\$234,042.00
43	6" Class 7 Aggregate Base (Side Street)	SY	728	\$12.45	\$9,063.60	\$17.00	\$12,376.00
44	2" ACHM Surface Course	TON	2,470	\$91.00	\$224,770.00	\$125.00	\$308,750.00
45	3" ACHM Surface Course (Side Street)	TON	105	\$118.15	\$12,405.75	\$153.00	\$16,065.00
46	3" ACHM Binder Course	TON	3,680	\$81.00	\$298,080.00	\$98.00	\$360,640.00
47	Asphalt Concrete Patching for Maintenance of Traffic	TON	250	\$285.00	\$71,250.00	\$340.00	\$85,000.00
48	Aggregate Base for Roadway Maintenance	TON	150	\$48.25	\$7,237.50	\$56.00	\$8,400.00
MISCELLANEOUS CONSTRUCTION							
49	Concrete Curb and Gutter, Standard	LF	11,557	\$15.35	\$177,399.95	\$18.80	\$217,271.60
49	Concrete Median- Pedestrian Refuge	SY	378	\$100.00	\$37,800.00	\$160.00	\$60,480.00
50	(6" Depth) Concrete Sidewalk	SY	2,975	\$54.50	\$162,137.50	\$61.00	\$181,475.00
51	(6" Depth) Concrete Trail	SY	6,710	\$58.50	\$392,535.00	\$56.00	\$375,760.00
52	6" Thick Concrete Driveway Apron	SY	1,790	\$55.75	\$99,792.50	\$76.00	\$136,040.00
53	Asphalt Driveway	SY	540	\$60.80	\$32,832.00	\$28.00	\$15,120.00
54	Gravel Driveway	SY	351	\$27.40	\$9,617.40	\$20.00	\$7,020.00
55	6" Thick Concrete Driveway	SY	853	\$85.00	\$72,505.00	\$77.00	\$65,681.00
56	Asphalt & Concrete Driveway Removal	SY	1,673	\$11.85	\$19,825.05	\$9.00	\$15,057.00
57	Sodding, Greenspace & Yards	SY	12,915	\$4.40	\$56,826.00	\$4.75	\$61,346.25
58	Seeding & Mulching	ACRE	1	\$5,000.00	\$7,100.00	\$5,300.00	\$7,526.00
59	Additional Watering	MG	100	\$108.57	\$10,857.00	\$120.00	\$12,000.00
60	Mailboxes	EA	27	\$217.90	\$5,883.30	\$240.00	\$6,480.00
61	4" Yellow Skip Line (Thermoplastic)	LF	2,330	\$0.65	\$1,514.50	\$0.75	\$1,747.50
62	4" Yellow Solid Line (Thermoplastic)	LF	11,460	\$0.65	\$7,449.00	\$0.75	\$8,595.00
63	6" Yellow Solid Line (Thermoplastic)	LF	210	\$4.40	\$924.00	\$4.75	\$997.50
64	24" Stop Bar, White (Thermoplastic)	LF	100	\$17.45	\$1,745.00	\$19.50	\$1,950.00
65	Various Pavement Markings (Thermoplastic)	EA	46	\$298.57	\$13,734.22	\$335.00	\$15,410.00
66	"SCHOOL" Pavement Marking, White (Thermoplastic)	EA	1	\$926.05	\$926.05	\$1,035.00	\$1,035.00
67	1" Wide Crosswalk Bar, White (Thermoplastic)	LF	620	\$8.75	\$5,425.00	\$9.75	\$6,045.00
68	Various Street Signs (as indicated on Striping & Signage Plans)	EA	33	\$315.95	\$10,426.35	\$350.00	\$11,550.00
69	Yield Line, White, Thermoplastic	LF	80	\$21.80	\$1,744.00	\$24.00	\$1,920.00
70	Type 4 Object Marker, OM4-3	EA	3	\$108.57	\$325.71	\$121.00	\$363.00
71	Install Barbed Wire Fence	LF	3,080	\$16.35	\$50,358.00	\$9.00	\$27,720.00
72	Install & Remove Temporary Barbed Wire Fence, Tract 4	LF	640	\$32.70	\$20,928.00	\$9.00	\$5,760.00
73	Welded Pipe Fencing, Tract 4	LF	42	\$97.71	\$4,103.82	\$155.00	\$6,510.00

74	Install Welded Pipe Gate	EA	4	\$853.70	\$2,614.80	\$1,850.00	\$7,400.00
75	Install Chain Link Fence	LF	555	\$91.50	\$50,782.50	\$43.00	\$23,865.00
76	Install Chain Link Gate	EA	1	\$326.85	\$326.85	\$3,200.00	\$3,200.00
77	Install 6" Tall Black Iron Fence	LF	216	\$326.85	\$70,599.60	\$106.00	\$22,896.00
78	Install Wood Post Fence	LF	587	\$97.71	\$57,355.77	\$44.00	\$25,828.00
79	Handicap Ramp Concrete	SF	282	\$74.10	\$20,896.20	\$100.00	\$28,200.00
80	Cast-in-Place Tactile Panel	SF	592	\$59.95	\$35,490.40	\$29.00	\$17,168.00
81	Project Signs	EA	2	\$817.10	\$1,634.20	\$900.00	\$1,800.00
92	Rectangular Rapid Flashing Beacon with Signs, Post and Foundation, Complete	EA	6	\$11,710.00	\$70,260.00	\$13,200.00	\$79,200.00
83R	Circular Flashing Beacon	EA	2	\$10,620.00	\$21,240.00	\$11,900.00	\$23,800.00
84	Galvanized Steel Handrail	LF	181	\$99.40	\$17,991.40	\$110.00	\$19,910.00
85	Concrete Block Retaining Wall	SF	1,000	\$57.00	\$57,000.00	\$63.00	\$63,000.00
86R	10' Wide Asphalt Walking Trail, 2" Depth, at Smith Elementary School	SF	330	\$57.40	\$18,942.00	\$43.00	\$14,190.00
87	Type A Light Fixture, Pole, and Foundation (28" pole) Installed	EA	11	\$7,081.40	\$77,895.40	\$6,500.00	\$71,500.00
88	Type B Light Fixture, Pole, and Foundation (28" pole) Installed	EA	11	\$7,081.40	\$77,895.40	\$6,500.00	\$71,500.00
89	1" PVC Conduit in Trench	LF	6,218	\$13.10	\$81,455.80	\$10.50	\$65,289.00
90	1-1/2" PVC Conduit in Trench	LF	2,480	\$14.15	\$35,092.00	\$15.50	\$38,440.00
91	Pull Boxes Installed	EA	2	\$1,906.50	\$3,813.00	\$40.00	\$80.00
92	3/8" AWC Conductors Installed	LF	2,480	\$8.75	\$21,700.00	\$9.25	\$22,940.00
93	3/8" AWC Conductors Installed	LF	6,218	\$4.35	\$27,048.30	\$6.00	\$37,308.00
94	Electric Utility Service Installed (including primary service conduit, secondary service conduit and conductor, and commercial power pedestal)	EA	2	\$10,240.00	\$20,480.00	\$8,300.00	\$16,600.00
95	Pond Infill and Grading, Tract 4	LS	1	\$31,000.00	\$31,000.00	\$25,000.00	\$25,000.00
96	Removal and Installation of Stone along Concrete Driveway	LS	1	\$5,000.00	\$5,000.00	\$5,300.00	\$5,300.00

SUB-TOTAL

\$6,227,828.58

\$6,403,655.85

WATER AND SEWER IMPROVEMENTS (SCHEDULE 2)							
1	Utility Mobilization (Max 5% of Bid Schedule 2)	LS	1	\$66,000.00	\$66,000.00	\$50,000.00	\$50,000.00
2	Utility Trench Excavation Safety Systems	LS	1	\$22,000.00	\$22,000.00	\$10,000.00	\$10,000.00
3	Erosion and Sediment Control for Utility Construction	LS	1	\$22,000.00	\$22,000.00	\$6,000.00	\$6,000.00
4	Traffic Control for Utility Construction	LS	1	\$33,000.00	\$33,000.00	\$10,000.00	\$10,000.00
5	Sanitary Sewer Bypass Pumping	LS	1	\$16,500.00	\$16,500.00	\$9,000.00	\$9,000.00
6	12" Class 50 DIP Water Main	LF	4,664	\$106.80	\$498,115.20	\$110.00	\$513,040.00
7	12" Class 50 DIP Restrained Joint Water Main	LF	320	\$141.60	\$45,312.00	\$130.00	\$41,600.00
8	8" Class 50 DIP Restrained Joint Water Main	LF	394	\$97.71	\$38,497.74	\$87.00	\$34,278.00
9	8" Class 50 DIP Epoxy Lined Sewer Main	LF	39	\$408.55	\$15,933.45	\$125.00	\$4,875.00
10	8" Class 50 DIP Restrained Joint Epoxy Lined Sewer Main	LF	66	\$463.00	\$30,558.00	\$145.00	\$9,570.00
11	AWWA C153 Ductile Iron Water Main Fittings	LBS	5,000	\$10.90	\$54,500.00	\$10.00	\$50,000.00
12	1" Service Line	LF	1,069	\$32.70	\$34,956.30	\$38.00	\$40,622.00
13	2" PVC SCH40 Water Service Casing by Direct Bury	LF	780	\$49.00	\$38,220.00	\$24.00	\$18,720.00
14	12" Butterfly Valve w/Box	EA	10	\$4,902.00	\$49,020.00	\$4,200.00	\$42,000.00
15	8" Gate Valve w/Box	EA	5	\$2,724.00	\$13,620.00	\$2,050.00	\$10,250.00
16	3-Way FH Assembly	EA	10	\$5,992.00	\$59,920.00	\$7,700.00	\$77,000.00
17	6" x 6" Tapping Sleeve and Valve w/Box	EA	1	\$6,500.00	\$6,500.00	\$5,300.00	\$5,300.00
18	8" x 8" Tapping Sleeve and Valve w/Box	EA	4	\$7,081.50	\$28,326.00	\$6,200.00	\$24,800.00
19	12" x 12" Tapping Sleeve and Valve w/Box	EA	1	\$13,000.00	\$13,000.00	\$10,500.00	\$10,500.00
20	8" X 1" Service Tap	EA	1	\$1,100.00	\$1,100.00	\$600.00	\$600.00
21	12"x1" Service Tap	EA	25	\$1,307.35	\$32,683.75	\$800.00	\$15,000.00
22	16" Steel Encasement by Direct Bury	LF	261	\$190.00	\$49,590.00	\$160.00	\$41,760.00
23	Single 1" Water Meter Setting w/ Box	EA	2	\$1,307.35	\$2,614.70	\$1,350.00	\$2,700.00
24	Single 5/8" Water Meter Setting w/ Box	EA	6	\$1,307.35	\$7,844.10	\$1,200.00	\$7,200.00
25	Double 5/8" Water Meter Setting w/Box	EA	20	\$1,852.00	\$37,040.00	\$1,500.00	\$30,000.00
26	PRV w/ Box at Meter Setting	EA	40	\$1,743.15	\$69,726.00	\$1,000.00	\$40,000.00
27	Frost Proof Yard Hydrant	EA	1	\$544.75	\$544.75	\$900.00	\$900.00
28	8" Anchor Collar	EA	2	\$1,634.20	\$3,268.40	\$3,300.00	\$6,600.00
29	Cut & Cap Existing 12" Water Main	EA	1	\$4,350.00	\$4,350.00	\$3,100.00	\$3,100.00
30	Cut & Cap Existing 8" Water Main	EA	4	\$3,257.13	\$13,028.52	\$2,600.00	\$10,400.00
31	Cut & Cap Existing 6" Water Main	EA	1	\$2,750.00	\$2,750.00	\$2,000.00	\$2,000.00
32	Asphalt Pavement Repair	LF	50	\$87.15	\$4,357.50	\$120.00	\$6,000.00
33	Temp. Asphalt Pavement Repair	LF	475	\$32.70	\$15,532.50	\$34.00	\$16,150.00
34	Temp. Concrete Pavement Repair	LF	70	\$61.00	\$4,270.00	\$64.00	\$4,480.00
35	Concrete Curb & Gutter Repair	LF	10	\$54.50	\$545.00	\$35.00	\$350.00
36	Temp. Curb & Gutter Repair	LF	30	\$38.15	\$1,144.50	\$35.00	\$1,050.00
37	Concrete Sidewalk Repair	LF	10	\$54.50	\$545.00	\$60.00	\$600.00
38	Temp. Sidewalk Repair	LF	69	\$27.25	\$1,716.75	\$13.00	\$819.00
39	Temp. Gravel Drive Repair	LF	95	\$21.80	\$2,071.00	\$13.00	\$1,235.00
40	Full Depth Flowable Fill Backfill	LF	160	\$92.23	\$14,766.40	\$105.00	\$16,800.00
41	Full Depth Class 7 ABC Backfill	LF	1,453	\$43.60	\$63,350.80	\$35.00	\$50,855.00

SUB-TOTAL (SCHEDULE 2)

\$1,418,818.36

\$1,226,154.00

BASE BID

\$7,646,646.94

\$7,629,809.85

Deductive Alternate #1

				APAC-Central, Inc. 0011840422		Crossland Heavy Contractors 0067301121	
DAR1-1	Aggregate Embankment (Replaces Item #9- Embankment)	CY	10,955	\$23.50	\$257,442.50	\$30.00	\$328,650.00
DAR1-2	Excavation (Plan Quantity) (Replaces Item #7- Excavation)	CY	27,670	\$9.75	\$269,782.50	\$10.00	\$276,700.00
DAR1-3	Excavation (Plan Quantity)(Use Unit Price from Schedule above)	CY	-28,210	\$9.75	-\$275,047.50	\$10.00	-\$282,100.00
DAR1-4	Embankment (Plan Quantity)(Use Unit Price from Schedule above)	CY	-12,700	\$25.00	-\$305,000.00	\$22.00	-\$268,400.00

Total Amount Base Bid

\$7,646,646.94

\$7,629,809.85

Total Amount Deductive Alternate No. 1

-\$52,822.50

\$54,850.00

Base Bid & Deductive Alternate No. 1 (Total)

\$7,593,824.44

\$7,684,659.85

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING PHASE II OF THE
RESTORATION OF RABBIT FOOT LODGE**

WHEREAS, Phase I of the restoration of Rabbit Foot Lodge is complete with a final construction cost of \$411,759.12 and

WHEREAS, the architect estimates the cost of phase II to be about \$553,709, and

WHEREAS, the Mayor recommends the funding for phase II;

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

Section 1. Expenditures for this project will be paid from the General Fund reserves, and

Section 2. The Mayor and City Clerk are hereby authorized to execute an architecture services contract with Clements & Associates Architecture, Inc. for phase II of the Restoration of Rabbbit Foot Lodge.,

PASSED AND APPROVED this 13th day of July, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



**EXTERIOR RESTORATION/REHABILITATION – PHASE II
RABBIT FOOT LODGE
SPRINGDALE, ARKANSAS**

**SCHEMATIC COST OPINION OF PROBABLE CONSTRUCTION COST
June 28, 2021**

General Conditions:	\$62,308.00
Scaffolding:	6,000.00
Testing:	3,900.00
Mass Earthwork & Site Demolition:	18,810.00
Erosion Control:	2,118.00
French Drain:	900.00
Termite Treatment:	1,428.00
Stone Terrace:	24,015.00
Concrete Sidewalk:	10,058.00
Landscaping Allowance:	13,000.00
Concrete Footings & Piers:	34,434.00
Steel Guard Rails:	27,116.00
ADA Ramp:	6,240.00
Rear Platform/Stoop:	2,625.00
Porch Framing:	49,363.00
Wood Railings:	16,024.00
Wood Lattice:	12,833.00
Painting:	49,808.00
Column Replacements:	35,871.00
Final Cleaning & Staining of Logs:	<u>34,400.00</u>
 Sub-Total:	 \$411,251.00
Fee:	41,125.00
Bond:	9,047.00
Insurance:	18,095.00
Contingency:	25,000.00
A/E Fee:	<u>49,191.00</u>
 PHASE II -Total Rabbit Foot Lodge Construction Cost:	 \$553,709.00



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE POLICE
CHIEF TO ORDER VEHICLES**

WHEREAS, Ford expects the vehicle shortage to continue into 2022; and

WHEREAS, in 2022 the Police Department will need 12 marked vehicles and a renewal of the lease program for unmarked vehicles, and

WHEREAS, both purchases will be made utilizing a cooperative purchasing program as authorized by Arkansas Statue 19-11-249, therefore competitive bidding will not be required.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the City Council hereby authorizes the Police Chief to order 12 marked vehicles to be delivered in 2022 and to renew the lease program with Enterprise.

PASSED AND APPROVED this 13th day of July, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



CITY of SPRINGDALE

POLICE DEPARTMENT
OFFICE OF THE CHIEF OF POLICE

To: Mayor Sprouse
Cc: Wyman Morgan, Colby Fulfer
From: Chief Mike Peters
Date: 6/29/2021
Re: Vehicle Purchase

Mayor,

You are probably aware of the vehicle inventory shortage that we are experiencing nationally. Recently we have learned how the shortage will affect us for both marked and unmarked vehicles in the coming year.

We spoke with the dealership that we order our marked vehicles from, and they said that Ford expects the vehicle shortage to continue into 2022. The dealership added that it is likely if we do not make our order in mid-July we may not receive any police package marked vehicles in 2022. They added that they expect the state to publish vehicle bids much earlier than normal, probably mid-July, in reaction to this.

Our unmarked vehicles are through a lease program with Enterprise. Today we met with Enterprise and they told us that they have been informed by several manufacturers that any vehicles ordered after August may not be delivered in 2022.

Our unmarked vehicles are paid from an equipment account that is funded through court fees. Since 2019 we have budgeted \$40,000 and that has been adequate for our unmarked vehicle needs.

With guidance from the vehicle dealership we added 10% to the 2021 state bid, which would bring the price per vehicle to around \$37,000.

I am asking to order up to 12 marked vehicles for not more than \$444,000. I am also asking permission to notify Enterprise that we intend to renew our unmarked vehicle order for 2022 for up to \$40,000.

The estimated delivery of the marked and unmarked vehicles is March – April 2022, so these funds would not be expended until then.

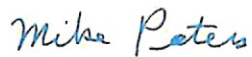
ADMINISTRATION BUILDING, 201 NORTH SPRING STREET, SPRINGDALE, ARKANSAS 72764
(479) 751-4542
CHIEF MIKE PETERS

CITY of SPRINGDALE

POLICE DEPARTMENT OFFICE OF THE CHIEF OF POLICE

I would like to add that we have received a total of \$70,635 from insurance settlements from vehicle crashes this year, which went into the city general fund. Of those damaged vehicles three were total loss and are no longer in service. We have auctioned twelve vehicles so far this year for a total of \$32,025, and are in the process of auctioning an additional ten vehicles, which will also go into the general fund.

Sincerely,

A handwritten signature in blue ink that reads "Mike Peters".

Mike Peters
Chief of Police

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A NEW ADDITION
TO THE CITY OF SPRINGDALE, ARKANSAS TO
BE KNOWN AS SUNDANCE, A SUBDIVISION TO
THE CITY OF SPRINGDALE, ARKANSAS, AND
DECLARING AN EMERGENCY**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
SPRINGDALE, ARKANSAS:** That whereas, there has been duly presented to
the City Planning Commission of Springdale, Arkansas, a plat of certain lands in
the City of Springdale, Washington County, Arkansas, being more particularly
described as follows, too-wit:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE
NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE
EAST LINE THEREOF S02°31'45"W 467.40' TO AN EXISTING REBAR, THENCE CONTINUING
ALONG SAID EAST LINE S02°00'49"W 186.68' TO AN EXISTING REBAR ON THE NORTH
LINE OF TYSON HEIGHTS PHASE I, THENCE LEAVING SAID EAST LINE AND ALONG SAID
NORTH SUBDIVISION LINE N87°24'40"W 1326.11', THENCE LEAVING SAID NORTH
SUBDIVISION LINE N 02°39'53" E 657.79' TO A POINT ON THE NORTH LINE OF SAID
FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°15'00"E 1322.88' TO THE
POINT OF BEGINNING, CONTAINING 19.94 ACRES, MORE OR LESS. SUBJECT TO THAT
PORTION IN JULIO ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED
TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF
RECORD.

AND WHEREAS, said Planning Commission has approved the plat as
presented by petitioner, and has approved the dedication of streets, rights-of-way
and utility easements as shown upon said plat and join with the said petitioner in
petitioning the City Council to accept said Sundance Subdivision to the City of
Springdale, Arkansas.

AND WHEREAS, a hearing was held upon the acceptance of said plat by
the City Planning Commission and that there appeared no protestants to the
acceptance and dedication:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF SPRINGDALE, ARKANSAS**, that the Sundance Subdivision, as
shown on the plat approved by the City Planning Commission, a copy of which is
attached to this ordinance and made a part hereof as through set out herein word
for word, be and the same is hereby accepted by the City of Springdale,
Washington County, Arkansas, and the City hereby accepts for the use and
benefit of the public the dedications contained therein.

EMERGENCY CLAUSE: It is hereby declared that an emergency exists
in that the owner of property will be deprived of the full use and enjoyment of
their property and will not be able to complete the sale of their property within
thirty days and therefore an emergency exists.

The ordinance passed this _____ day of _____, 2021.

CITY OF SPRINGDALE.
SPRINGDALE, ARKANSAS

BY: _____
DOUG SPROUSE - MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

SUNDANCE SUBDIVISION - FINAL PLAT - SHEET 1 OF 3

LEGAL DESCRIPTION (PARCEL #15-30622-200):

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE THEREOF 502°31'45" W 467.40' TO AN EXISTING REBAR, THENCE CONTINUING ALONG SAID EAST LINE 502°00'49" W 186.68' TO AN EXISTING REBAR ON THE NORTH LINE OF TYSON HEIGHTS PHASE I, THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH SUBDIVISION LINE N87°24'40" W 1326.11', THENCE LEAVING SAID NORTH SUBDIVISION LINE N 02°39'53" E 657.79' TO A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID NORTH LINE S87°15'00" E 1322.88' TO THE POINT OF BEGINNING, CONTAINING 19.94 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN JULIO ROAD RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTES:

- 1) 5/8" REBAR AND CAP #1642 SET AT ALL PROPERTY CORNERS
- 2) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 43' IN WIDTH.
- 3) ALL RIGHT-OF-WAY RETURN RADII ARE 25'.
- 4) LOTS 1 & 31-45 SHALL NOT ACCESS JULIO ROAD.
- 5) LOTS 17 IS A NON-BUILDABLE LOT.
- 6) THERE ARE NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRING WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON THE SUBJECT PROPERTY.
- 7) THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE SUBJECT PROPERTY.
- 8) THERE IS NO KNOWN ARMY CORP OF ENGINEERS WETLANDS DETERMINATION IN PROGRESS WHICH AFFECTS SUBJECT PROPERTY.
- 11) MAINTENANCE OF THE DETENTION POND AT CALCULATED STORAGE VOLUME, PLUS REQUIRED FREEBOARD, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
- 12) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.
- 13) THIS PLAT FILED FOR THE PURPOSE OF PLACING LOTS 1-73 ON RECORD.

LAST SITE VISIT:

MAY 18, 2021

BASIS OF BEARING:

GPS OBSERVATION - ARKANSAS NORTH ZONE

BASIS OF ELEVATION:

CITY OF SPRINGDALE GPS MONUMENT 1-7 - NAVD 88

BUILDING SETBACKS (SF-3, ONE-FAMILY):

FRONT	25 FEET
BACK	20 FEET
SIDE (INTERIOR)	8 FEET
SIDE (EXTERIOR)	30 FEET

SIDEWALK DIMENSIONS (ALL LOTS):

SIDEWALK: 5' WIDE
GREENSPACE: 5' BETWEEN BACK-OF-CURB & SIDEWALK

STREET DEDICATION:

CLASSIFICATION: LOCAL STREET - LOW VOLUME

LENGTH:

SUNDANCE DRIVE:	1318.95'
SUNCREST DRIVE:	991.87'
ROSECOMB DRIVE:	619.14'

TOTAL: 1658.33'

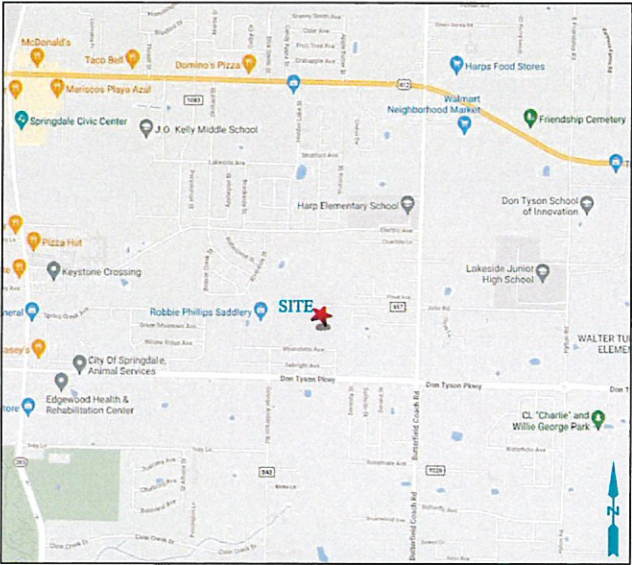
FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0009F. DATED 05/16/2008)

GENERAL SURVEY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

VICINITY MAP



VICINITY MAP NOT TO SCALE

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK 2004 AT PAGE 42768
- 2) FINAL PLAT OF TYSON HEIGHTS, PHASE I, FILED IN BOOK 24 AT PAGE 148
- 3) FINAL PLAT OF HIDDEN LAKE SUBDIVISION, PHASE VI, FILED IN BOOK 17 AT PAGE 32
- 4) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 22882
- 5) FINAL PLAT OF SONOMA SUBDIVISION FILED IN BOOK 23A AT PAGE 140
- 6) WARRANTY DEED FILED IN BOOK 2014 AT PAGE 10643
- 7) WARRANTY DEED FILED IN BOOK 1131 AT PAGE 381
- 8) ORDINANCE NO. 5018 FILED IN BOOK 2016 AT PAGE 5914
- 9) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 35496
- 10) WARRANTY DEED FILED IN BOOK 2017 AT PAGE 16168
- 11) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 6222
- 12) QUITCLAIM DEED FILED IN BOOK 2011 AT PAGE 14346
- 13) CORRECTION DEED FILED IN BOOK 2010 AT PAGE 25827
- 14) WARRANTY DEED FILED IN BOOK 2018 AT PAGE 27776

LINE TABLE:

LINE BEARING	DISTANCE
01 S 02°10'37" E 134.41'	
02 N 02°10'37" W 103.51'	
03 N 02°10'37" W 118.52'	
04 S 02°10'37" E 116.42'	

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
01	25.00'	38.99'	15.15'	S 42°08'44" E	89°20'59"
02	25.00'	38.99'	15.56'	S 42°51'16" E	90°10'01"
03	25.00'	39.44'	15.54'	S 42°29'29" E	89°59'25"
04	25.00'	39.39'	15.37'	S 42°19'33" W	90°03'35"
05	25.00'	41.58'	17.52'	S 42°52'21" E	90°05'53"
06	25.00'	124.71'	12.50'	N 33°10'34" W	95°10'19"
07	25.00'	37.29'	16.83'	S 42°26'27" W	70°44'02"
08	25.00'	124.57'	12.50'	N 33°10'34" W	95°10'19"
09	13.49'	26.60'	26.13'	S 19°43'41" W	10°40'20"
10	28.50'	27.73'	57.00'	S 42°26'27" E	130°02'41"
11	13.49'	26.60'	26.13'	N 33°10'34" W	10°40'20"
12	25.00'	111.33'	11.13'	S 20°40'01" W	25°46'26"
13	25.00'	41.58'	24.24'	S 42°10'31" E	74°21'18"
14	25.00'	37.03'	25.13'	N 34°06'09" W	57°40'10"
15	25.00'	41.00'	41.59'	N 33°10'34" W	48°33'30"
16	25.00'	111.43'	12.46'	N 00°00'00" E	134°43'33"
17	25.00'	111.33'	11.13'	N 15°24'38" E	25°46'26"
18	25.00'	39.00'	15.18'	S 25°40'01" W	89°20'59"
19	25.00'	39.39'	15.37'	N 42°19'33" E	90°03'35"
20	25.00'	3.49'	5.48'	N 00°00'00" E	45°11'26"
21	25.00'	5.12'	6.12'	N 42°10'31" E	44°21'18"
22	25.00'	3.49'	5.48'	N 00°00'00" E	45°11'26"
23	25.00'	3.49'	5.48'	N 00°00'00" E	45°11'26"
24	25.00'	39.39'	15.37'	N 42°19'33" E	90°03'35"
25	25.00'	39.39'	15.37'	N 42°19'33" E	90°03'35"
26	25.00'	39.39'	15.37'	N 42°19'33" E	90°03'35"
27	25.00'	39.39'	15.37'	N 42°19'33" E	90°03'35"

PROJECT SITE ADDRESS: 6000 BLOCK JULIO ROAD

SPRINGDALE, ARKANSAS

PARCEL:

#815-30622-200

ACREAGE:

19.94 +/-

CURRENT ZONING:

SF-3

PROPOSED USE:

SUBDIVISION
72 SINGLE-FAMILY LOTS
1 UNBUILDABLE DETENTION LOT

OWNER/DEVELOPER:

GATEWAY HOMES LLC
PO BOX 6095
SPRINGDALE, AR 72766
PHONE: (479) 957-5422

ENGINEER/SURVEYOR:

BATES & ASSOCIATES, INC.
7230 S. PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350

STATE RECORDING NUMBER:
500-17N-29W-0-08-330-72-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 18TH DAY OF MAY, 2021.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW

DATE

OWNER

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

RESOLUTION:

_____ HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND

ORDINANCE.

CERTIFICATES OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

ACCEPTANCE OF DEDICATIONS:

DATE CITY CLERK

DATE MAYOR

DATE SECRETARY, PLANNING

DATE CHAIRMAN, PLANNING COMMISSION

DATE DIRECTOR, COMMUNITY DEVELOPMENT DIVISION

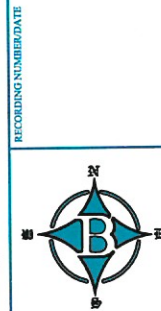
DATE ENGINEER, SPRINGDALE WATER UTILITIES

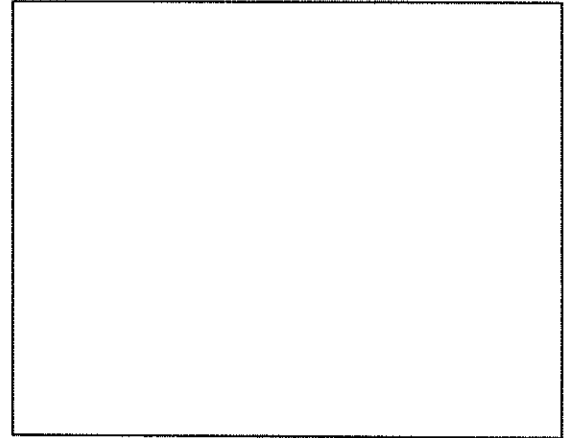
DATE DIRECTOR, PUBLIC WORKS

RECORDING NUMBER/DATE



- LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND ON THE CHANGING
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 - PROPOSED LOT LINES
 - EXISTING LOT LINES
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ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE REVISED FINAL
PLAT OF SPRING MEADOWS SUBDIVISION TO THE
CITY OF SPRINGDALE, ARKANSAS, AND DECLARING
AN EMERGENCY.**

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

WHEREAS, there has been duly presented to the City Planning Commission of Springdale, Arkansas, a plat of certain lands in the City of Springdale, Benton County, Arkansas, being more particularly described as follows, to-wit:

WARRANTY DEED DESCRIPTION: 2012-19258

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18,
TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said plat and join with said Petitioner in petitioning the City Council to accept the said REVISED FINAL PLAT OF SPRING MEADOWS SUBDIVISION to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the REVISED FINAL PLAT OF SPRING MEADOWS SUBDIVISION, as shown on the plat approved by the Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

REVISED FINAL PLAT

OF

SPRING MEADOWS SUBDIVISION

IN THE CITY OF
SPRINGDALE, ARKANSAS

WORK ORDER #
12903

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 15047/0445 J, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 16, 2007.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND FEATURES ONLY.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR HAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- A. SPECIAL WARRANTY DEED: BENTLEY HOLDINGS, L.L.C. RECORDED MAY 24, 2012, DOCUMENT FILE NO. 2012-18256.
B. ARDOT RIGHT OF WAY: ARDOT JOB NUMBER 020264, BY ORATION TULL, RIGHT OF WAY ACQUISITION HWY 71B - HWY 285 (SPRINGDALE) (S) BENTON COUNTY, ROUTE 285.

WARRANTY DEED 2012-18256

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS.

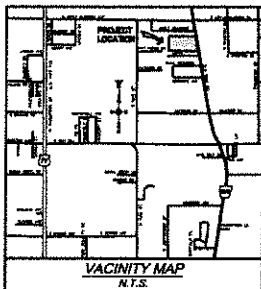
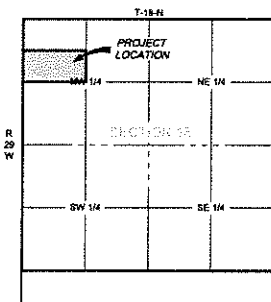
QUITCLAIM DEED

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LYING WEST OF THE "OLD WIRE" ROAD, OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS.

SEPTIC SYSTEM NOTE:

OWNERSHIP, OPERATION AND MAINTENANCE OF THE SEPTIC TANK EFFLUENT PUMPING (STEP) SYSTEM TANK, PUMP, PUMP CONTROLS, AND PLUMBING TO AND FROM THE TANK TO THE SERVICE LINE SHUT OFF VALVE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO ALLOW THE INSPECTION, AND EMERGENCY REPAIR OR MAINTENANCE OF SUCH SYSTEMS AT THE PROPERTY OWNER'S EXPENSE. IF, IN THE OPINION OF THE CITY, IS NECESSARY TO PROTECT THE PUBLIC HEALTH AND ENVIRONMENT.

CURVE DATA				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	89.70'	85.00'	78.15'	S47°51'47"W
C2	89.40'	85.00'	83.86'	S47°50'40"E
C3	87.68'	85.00'	78.64'	S47°50'20"W
C4	13.10'	100.00'	13.14'	S88°30'27"W
C5	23.80'	35.00'	22.36'	N73°18'33"E
C6	15.52'	85.00'	15.00'	N80°16'30"W
C7	85.10'	85.00'	82.30'	S79°14'30"W
C8	84.62'	85.00'	81.88'	S78°23'37"W
C9	85.00'	85.00'	81.81'	S47°50'20"E
C10	85.00'	85.00'	82.36'	S19°10'00"E
C11	18.14'	100.00'	18.14'	S88°30'27"W
C12	18.14'	100.00'	18.14'	S88°30'27"W
C13	18.14'	100.00'	18.14'	S88°30'27"W
C14	18.14'	100.00'	18.14'	S88°30'27"W
C15	18.14'	100.00'	18.14'	S88°30'27"W
C16	18.14'	100.00'	18.14'	S88°30'27"W
C17	18.14'	100.00'	18.14'	S88°30'27"W
C18	18.14'	100.00'	18.14'	S88°30'27"W
C19	18.14'	100.00'	18.14'	S88°30'27"W
C20	18.14'	100.00'	18.14'	S88°30'27"W
C21	18.14'	100.00'	18.14'	S88°30'27"W
C22	18.14'	100.00'	18.14'	S88°30'27"W
C23	18.14'	100.00'	18.14'	S88°30'27"W
C24	18.14'	100.00'	18.14'	S88°30'27"W
C25	18.14'	100.00'	18.14'	S88°30'27"W
C26	18.14'	100.00'	18.14'	S88°30'27"W
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C32	18.14'	100.00'	18.14'	S88°30'27"W
C33	18.14'	100.00'	18.14'	S88°30'27"W
C34	18.14'	100.00'	18.14'	S88°30'27"W
C35	18.14'	100.00'	18.14'	S88°30'27"W
C36	18.14'	100.00'	18.14'	S88°30'27"W
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C38	18.14'	100.00'	18.14'	S88°30'27"W
C39	18.14'	100.00'	18.14'	S88°30'27"W
C40	18.14'	100.00'	18.14'	S88°30'27"W
C41	18.14'	100.00'	18.14'	S88°30'27"W
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C62	18.14'	100.00'	18.14'	S88°30'27"W
C63	18.14'	100.00'	18.14'	S88°30'27"W
C64	18.14'	100.00'	18.14'	S88°30'27"W
C65	18.14'	100.00'	18.14'	S88°30'27"W
C66	18.14'	100.00'	18.14'	S88°30'27"W
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C71	18.14'	100.00'	18.14'	S88°30'27"W
C72	18.14'	100.00'	18.14'	S88°30'27"W
C73	18.14'	100.00'	18.14'	S88°30'27"W
C74	18.14'	100.00'	18.14'	S88°30'27"W
C75	18.14'	100.00'	18.14'	S88°30'27"W
C76	18.14'	100.00'	18.14'	S88°30'27"W
C77	18.14'	100.00'	18.14'	S88°30'27"W
C78	18.14'	100.00'	18.14'	S88°30'27"W
C79	18.14'	100.00'	18.14'	S88°30'27"W
C80	18.14'	100.00'	18.14'	S88°30'27"W
C81	18.14'	100.00'	18.14'	S88°30'27"W
C82	18.14'	100.00'	18.14'	S88°30'27"W
C83	18.14'	100.00'	18.14'	S88°30'27"W
C84	18.14'	100.00'	18.14'	S88°30'27"W
C85	18.14'	100.00'	18.14'	S88°30'27"W
C86	18.14'	100.00'	18.14'	S88°30'27"W
C87	18.14'	100.00'	18.14'	S88°30'27"W
C88	18.14'	100.00'	18.14'	S88°30'27"W
C89	18.14'	100.00'	18.14'	S88°30'27"W
C90	18.14'	100.00'	18.14'	S88°30'27"W
C91	18.14'	100.00'	18.14'	S88°30'27"W
C92	18.14'	100.00'	18.14'	S88°30'27"W
C93	18.14'	100.00'	18.14'	S88°30'27"W
C94	18.14'	100.00'	18.14'	S88°30'27"W
C95	18.14'	100.00'	18.14'	S88°30'27"W
C96	18.14'	100.00'	18.14'	S88°30'27"W
C97	18.14'	100.00'	18.14'	S88°30'27"W
C98	18.14'	100.00'	18.14'	S88°30'27"W
C99	18.14'	100.00'	18.14'	S88°30'27"W
C100	18.14'	100.00'	18.14'	S88°30'27"W



BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE, FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATINGS AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LAW OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

AUTHORIZED REPRESENTATIVE _____ DATE _____

RESOLUTION: RESOLVED THAT _____ MEMBER, IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION SHOWN ON THIS PLAT.

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINING TO THIS PLAT AND TO THE OFFICE OF REDEVOPMENT SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS		CITY CLERK CITY OF SPRINGDALE
		MAYOR CITY OF SPRINGDALE
APPROVAL FOR RECORDING		DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION		CHAIRMAN PLANNING COMMISSION
		SECRETARY, PLANNING
WATER AND SEWER		ENGINEER SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE		DIRECTOR, PUBLIC WORKS

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, L.P.E. NO. 1156, AR

DATE _____

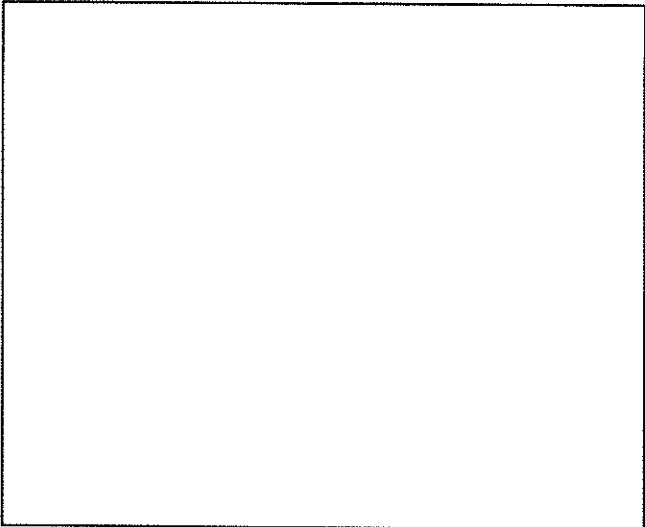


SHEET 1 of 2



ORDINANCE NO. _____

**AN ORDINANCE RELEASING,
VACATING, AND ABANDONING A
PORTION OF A DRAINAGE
EASEMENT LOCATED ON
PROPERTY IN SPRINGDALE,
BENTON COUNTY, ARKANSAS, TO
DECLARE AN EMERGENCY AND
FOR OTHER PURPOSES.**



WHEREAS, Nick Campbell and Lashonda Campbell have petitioned the City Council for the City of Springdale, Arkansas, to release, vacate and abandon a portion of a drainage easement on Lot 73, Thornbury Subdivision, Phase V, to the City of Springdale, Benton County, Arkansas, as per plat of said addition on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, more commonly known as 3533 Sagely Lane, and more particularly described in Section 1 below;

WHEREAS, after legal notice of the hearing was published as required by law, a hearing was held on the matter in front of the Springdale City Council, and at the hearing the City Council made the following findings: That all utility companies have filed their written consents to the releasing, vacating and abandoning a portion of the utility easement as shown on the copy of the plat incorporated by reference and said copy and consents are on file in the office of the City Clerk for the City of Springdale, Arkansas;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS:

Section 1: That the City of Springdale, Arkansas hereby releases, vacates and abandons all of their rights, together with the rights of the public generally, in the property described as follows:

A Part of Lot 73, Thornbury Subdivision, Phase V, as per Final Plat of said Subdivision on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said Lot 73; thence S14°57'31"E 95.54 feet along the West line of said Lot 73 to the true point of beginning; thence leaving the West line of said Lot 73, the following bearings and distances: N59°26'09"E 132.19 feet; S88°11'44"E 9.49 feet; N61°36'30"E 21.19 feet; N87°29'37"E 13.95 feet; S82°34'46"E 33.03 feet to a point on the North line of an existing Twenty (20) foot wide utility easement as per survey plat 2007, Page 634 of the land records of Benton County, Arkansas; thence S39°02'12"W 18.80 feet along said easement to a point on the boundary of the 100 year flood plain; thence leaving said utility easement and following the flood plain boundary, the following bearings and distances: N84°17'22"W 3.44 feet; N89°59'59"W 12.15 feet; S72°38'44"W 14.55 feet; S75°04'11"W 13.48 feet; S68°11'55"W 14.02 feet; thence S65°13'28"W 12.43 feet; S48°21'59"W 20.91 feet; S56°18'34"W 12.52 feet; S59°55'54"W 19.06 feet; S61°33'26"W 23.69 feet; S60°56'43"W 5.85 feet; S75°13'16"W 39.17 feet; feet to a point on the West line of said Lot 73; thence leaving said flood plain boundary, N14°57'31"W 14.13 feet to the point of beginning, containing 4284 square feet, more or less.

PARCEL NO.: 21-01431-000

A survey showing the property abandoned is hereby incorporated by reference.

Section 2: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this 13th day of July, 2021.

Doug Sprouse, Mayor

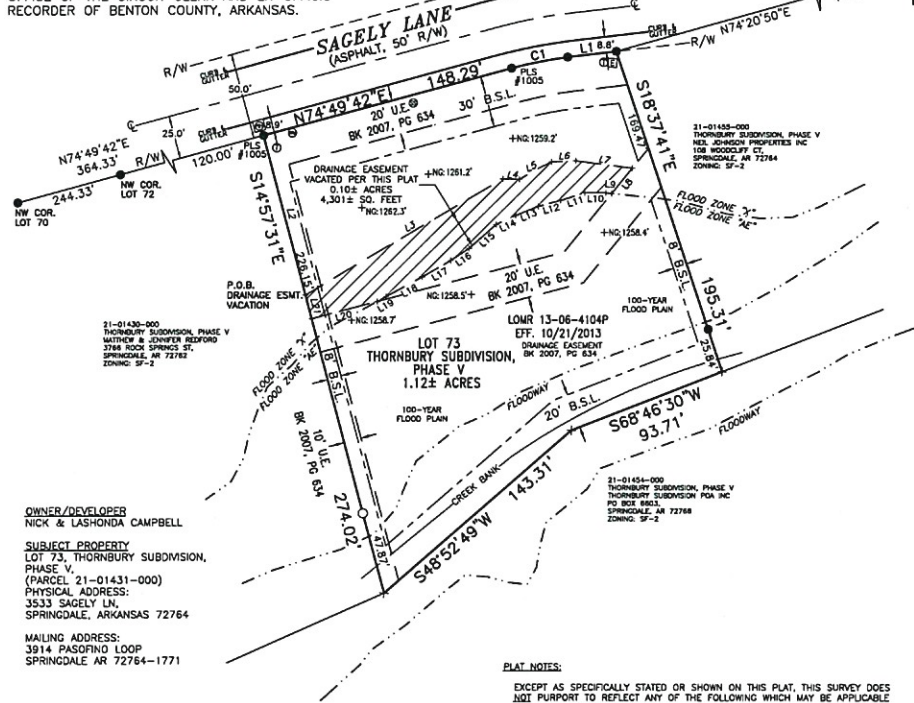
ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

SURVEY DESCRIPTION — 21-01431-000:
LOT 73, THORNBURY SUBDIVISION, PHASE V, AS PER
FINAL PLAT OF SAID SUBDIVISION ON FILE IN THE
OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO
RECORDER OF BENTON COUNTY, ARKANSAS.



OWNER/DEVELOPER
NICK & LASHONDA CAMPBELL

SUBJECT PROPERTY
LOT 73, THORNBURY SUBDIVISION,
PHASE V,
(PARCEL 21-01431-000)
PHYSICAL ADDRESS:
3533 SAGELY LN,
SPRINGDALE, ARKANSAS 72764

MAILING ADDRESS:
3914 PASOPINO LOOP
SPRINGDALE AR 72764-1771

FLOOD DESIGNATION:
THIS PROPERTY DOES LIE PARTIALLY IN ZONE 'A/AE'
(SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR
FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF
BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS,
MAP NUMBER 05007C0435 J, EFFECTIVE DATE SEPTEMBER 28, 2007.

SURVEY DESCRIPTION — AREA OF D.E. TO BE VACATED:
A PART OF LOT 73, THORNBURY SUBDIVISION, PHASE V, AS PER
FINAL PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE
CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 73; THENCE
S14°57'31"E 95.54 FEET ALONG THE WEST LINE OF SAID LOT 73
TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE WEST
LINE OF SAID LOT 73, THE FOLLOWING BEARINGS AND DISTANCES:
N59°26'09"E 132.19 FEET; S88°11'44"E 9.49 FEET;
N61°36'30"E 21.19 FEET; N87°29'37"E 13.95 FEET;
S82°34'46"E 33.03 FEET TO A POINT ON THE NORTH LINE OF
AN EXISTING TWENTY (20) FOOT WIDE UTILITY EASEMENT AS PER
SURVEY PLAT 2007, PAGE 634 OF THE LAND RECORDS OF BENTON
COUNTY, ARKANSAS; THENCE S39°02'12"W 18.80 FEET ALONG SAID
EASEMENT TO A POINT ON THE BOUNDARY OF THE 100 YEAR
FLOOD PLAIN; THENCE LEAVING SAID UTILITY EASEMENT AND
FOLLOWING THE FLOOD PLAIN BOUNDARY, THE FOLLOWING BEARINGS
AND DISTANCES:
N84°17'22"W 3.44 FEET; N89°59'59"W 12.15 FEET;
S72°38'44"W 14.55 FEET; S75°04'11"W 13.48 FEET;
S68°11'55"W 14.02 FEET; S65°13'28"W 12.43 FEET;
S48°21'59"W 20.91 FEET; S56°18'34"W 12.52 FEET;
S59°55'54"W 19.06 FEET; S61°33'26"W 23.69 FEET;
S60°56'43"W 5.85 FEET; S75°13'16"W 39.17 FEET;
FEET TO A POINT ON THE WEST LINE OF SAID LOT 73; THENCE
LEAVING SAID FLOOD PLAIN BOUNDARY, N14°57'31"W 14.13 FEET TO
THE POINT OF BEGINNING, CONTAINING 4284 SQUARE FEET, MORE
OR LESS.

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES
NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE
TO THE SUBJECT REAL ESTATE:

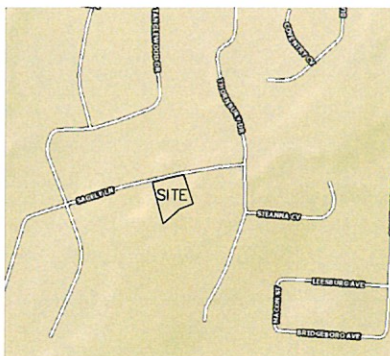
EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE
TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION
RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS
WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND
SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM
STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS
NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR
CONSIDERED AS A PART OF THIS SURVEY.



VICINITY MAP

REPLAT OF LOT 73 THORNBURY SUBDIVISION, PHASE V SPRINGDALE, ARKANSAS

**CITY OF SPRINGDALE
CERTIFICATE OF OWNERSHIP & DEDICATION:**

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL
ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND
ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO
DEDICATE TO THE CITY OF SPRINGDALE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY
CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF SPRINGDALE) THE
EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE
REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO
SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN
SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE	OWNER
DATE	OWNER

CERTIFICATE OF SURVEY & ACCURACY:
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND
CORRECT SURVEY AND THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED
BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS.

PROFESSIONAL SURVEYOR _____ DATE _____

CITY OF SPRINGDALE APPROVAL FOR RECORDING:

DATE _____ DIRECTOR, PLANNING AND COMMUNITY
DEVELOPMENT DIVISION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	33.05'	33.02'	N78°51'24"E	7°34'26"

CERTIFICATE OF ACCEPTANCE: THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS
CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE
BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY
SHOWN BELOW.

SHOWN BELOW.	DATE	SIGNATURE
STREET AND DRAINAGE	_____	DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
WATER AND SEWER	_____	WATER AND SEWER SUPERINTENDENT
APPROVAL FOR RECORDING	_____	SECRETARY, PLANNING COMMISSION
	_____	CHAIRMAN, PLANNING COMMISSION
ACCEPTANCE OF DEDICATIONS	_____	CITY CLERK
	_____	MAYOR

TRANSMITTAL, OWNERSHIP AND ORDINANCE: THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT
TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO THE OWNERS
OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS,
PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED. THE UNDERSIGNED
CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED
PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT
THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE
CITY ATTORNEY ON _____

OWNER NAME _____ SIGNATURE _____ DATE _____
OWNER NAME _____ SIGNATURE _____ DATE _____

BASIS OF BEARINGS: ARKANSAS STATE PLANE
COORDINATE SYSTEM
(NORTH ZONE)

STATE LAND SURVEYOR FILE CODE
500-18N-30W-0-23-310-04-1005

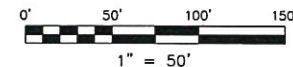
PROPOSED USE:
RESIDENTIAL
ZONING:
SF-2
SF-2 BUILDING SETBACKS:
FRONT- 30'
SIDE- 8'
REAR- 20'



LINE	BEARING	DISTANCE
L1	N83°15'17"E	28.37'
L2	S14°57'31"E	95.54'
L3	N59°26'09"E	132.19'
L4	S88°11'44"E	9.49'
L5	N61°36'30"E	21.19'
L6	N87°29'37"E	13.95'
L7	S82°34'46"E	33.03'
L8	S39°02'12"W	18.80'
L9	N84°17'22"W	3.44'
L10	N89°59'59"W	12.15'
L11	S72°38'44"W	14.55'
L12	S75°04'11"W	13.48'
L13	S68°11'55"W	14.02'
L14	S65°13'28"W	12.43'
L15	S48°21'59"W	20.91'
L16	S56°18'34"W	12.52'
L17	S59°55'54"W	19.06'
L18	S61°33'26"W	23.69'
L19	S60°56'43"W	5.85'
L20	S75°13'16"W	39.17'
L21	N14°57'31"W	14.13'

LEGEND

- + COMPUTED POINT
- ⊕ ELEVATION BENCHMARK
- ⬢ ELECTRIC BOX
- EXISTING IRON REBAR
- ⊙ SANITARY SEWER MANHOLE
- SET 1/2" IRON REBAR
- ⊙ STORM DRAIN MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER METER
- CENTERLINE ROAD
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PROPERTY LINE



SHEET OF 1	REVISIONS			 118 S. BRIDGES AVE. FARMINGTON, MISSISSIPPI 39074 P: 662-844-8792 F: 662-844-8793 www.aramississippi.com	 ALAN REID A PROFESSIONAL LAND SURVEYOR 1000 N. UNIVERSITY BLVD. SUITE 200 BIRMINGHAM, AL 35203 (205) 988-8888 www.alanreid.com	DRAFTSMAN	DF
	DATE	DESCRIPTION	BY			DATE	03/08/2021
	05/18/2021	REVISED REPLAT	DF			CHECKED	JC
	06/15/2021	ADJUSTED EASEMENT VACATION AREA	DF			SCALE	1" = 40'
						SHEET SIZE	18" x 24"
NICK & LASHONDA CAMPBELL 3533 SAGELY LANE SPRINGDALE, ARKANSAS 72764							
REPLAT OF LOT 73 THORNBURY SUBDIVISION, PHASE V, SPRINGDALE, ARKANSAS							

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE CITY
CLERK TO FILE A CLEAN-UP LIEN FOR
THE REMOVAL OF OVERGROWN BRUSH
AND DEBRIS ON PROPERTY LOCATED
WITHIN THE CITY OF SPRINGDALE,
ARKANSAS AND DECLARING AN EMERGENCY**

WHEREAS, the following real property
located in Springdale, Washington County,
Arkansas, is owned as set out below:

PROPERTY OWNER: Miguel Ramirez
LEGAL DESCRIPTION: PT W1/2 NE NW(55 X 125) .16 A. FURTHER DESCRIBED
FROM 2013-10623 AS: A part of the West Half (W1/2) of the Northeast Quarter (NE1/4) of the
Northwest Quarter (NW1/4) of Section 2, Township Seventeen (17) North, Range Thirty (30) West,
Washington County, Arkansas, being described as follows: Beginning at a found iron pin which is 198
feet North and 304 feet East of the Southwest corner of said twenty-acre tract; thence North 55.0 feet;
thence North 89 degrees 46 minutes 38 seconds East 125.0 feet; thence South 55.0 feet; thence South 89
degrees 46 minutes 38 seconds West 125.0 feet to the POINT OF BEGINNING, containing 0.16 acres,
more or less and subject to the right-of-way of Geneva Street along the East line thereof.
LAYMAN'S DESCRIPTION: 704 Geneva
PARCEL NO.: 815-28878-000

WHEREAS, the owner was given notice, pursuant to Ark. Code Ann. §14-54-903, of the unsightly and
unsanitary conditions on the properties described above, and instructed to clean the properties in accordance
with Sections 42-77 and 42-78 of the Springdale Code of Ordinances;

WHEREAS, the property owner of record did not abate the situation on these properties, and as a result,
the City of Springdale was required to abate the conditions on these properties and incurred cost as follows, and
as shown in the attached Exhibits:

Clean-up costs and \$361.16 and administrative costs – \$22.05-704 Geneva (815-28878-000)

WHEREAS, the property owners have been given at least 30 days written notice of the public hearing
in accordance with Ark. Code Ann. §14-54-903, as shown in the attached Exhibits;

WHEREAS, Ark. Code Ann. §14-54-904 authorizes the City Council to assert a clean-up lien on these
properties to collect the amounts expended by the City in cleaning up these properties;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF
SPRINGDALE, ARKANSAS**, pursuant to Ark. Code Ann. §14-54-904, the City Council certifies that the

following real property shall be placed on the tax books of the Washington County Tax Collector as delinquent taxes and collected accordingly:

\$383.21, plus 10% for collection – 704 Geneva (Parcel No.815-28878-000)

Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 20____.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:



Ernest B. Cate, CITY ATTORNEY

Ernest B. Cate
City Attorney
ecate@springdalear.gov

Taylor Samples
Senior Deputy City Attorney
tsamples@springdalear.gov

David D. Phillips
Deputy City Attorney
dphillips@springdalear.gov

Ryan Renauro
Deputy City Attorney
rrenauro@springdalear.gov



SPRINGDALE™
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

201 Spring Street • Springdale, Arkansas 72764
Phone (479) 750-8173 • Fax (479) 750-4732
www.SpringdaleAR.gov

Giselle Gonzalez
Case Coordinator/Victim Advocate
ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

Lynda Belvedersi
Administrative Legal Assistant
lbelvedresi@springdalear.gov

Jacque Roth
File/Discovery Clerk
jroth@springdalear.gov

June 3, 2021

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED AND
REGULAR MAIL**

Miguel Ramirez
3300 Grainger Cir.
Springdale, AR 72764-8329

RE: Notice of clean-up lien on property located at 704 Geneva, Springdale,
Washington County, Arkansas, Tax Parcel No. 815-28878-000

Dear Property Owner/Lienholder:

On January 3, 2021, notice was posted on property located at 704 Geneva, Springdale, Arkansas, that the property was in violation of Springdale City Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days. Notice was mailed to the owner of record on January 7, 2021, that the City intended to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if the violations were not remedied. The notice also applied to any violations that may be found on the property within the next 12 months.

Subsequent to the above-referenced violation notice being issued, a city code violation was found to have existed on the property. As a result, the City of Springdale took action to remedy the violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or about April 30, 2021. As of this date, the total costs incurred by the City of Springdale to clean this property are \$361.16. I have enclosed an invoice evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$7.05 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before July 13, 2021, a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, July 13, 2021, at 6:00 p.m. in the City Council

Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. If this amount is paid prior to the hearing, no lien will be pursued.

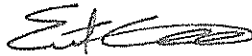
Please remit the total sum of \$368.21, which includes \$361.16 for cleaning up the property and \$7.05 for certified mailings to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Lynda Belvedresi, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office. .

If you desire to contest the amount sought above, you will need to contact Neighborhood Services Division at 479-756-7712 for an appointment and you will be given a court date in Springdale District Court where you will have the opportunity to state your case before the District Court Judge.

This letter is also being mailed by regular mail to Miguel Ramirez at the address above. Delivery of that letter by the U.S. Postal Service shall warrant service should the certified letter be returned.

If you should have any questions, please let me know.

Sincerely,



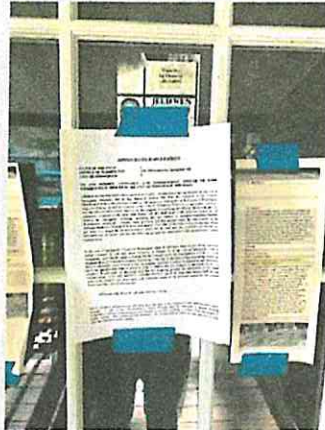
Ernest Cate
City Attorney

enclosures
EC:lb



CITY ABATEMENT-2021 - Friday, April 30, 2021 8:54:11 AM (Ricardo)

User Name	Ricardo
User #	4792634217
Form Started	4/30/2021 8:54:11 AM
Form Submitted	4/30/2021 9:50:26 AM
Property Address	704 Geneva
Before Picture	Attached Data



Before Picture

Attached Data



Before Picture

Attached Data



Before Picture

Attached Data



Type of Abatement

Lien

Date of Abatement

Friday, April 30, 2021 8:54:00 AM

Officer on Site-

R. Calderon

Labor Rate Recovery

Employee

Henry Hernandez

HH Benefit Rate

\$54.84

Method of Compliance

1 Method of Compliance

Mowing,Property Clean Up - Junk and Trash

Equipment Used

Equipment

753-Hustler Midmount,743 Kubota,6021 Service Truck-Landscaping

753-Hustler Midmount

\$40.00

743 Kubota

\$65.00

6024 4x4 Service Truck

\$35.00

Time of Abatement in

1

Hours

Number of Temporary

2

Laborers

Temporary Labor Rate

48.00

Recovery

Employee labor recovery

54.84

per hour

Total Employee Cost

54.84

Equipment Cost per hour

140.00

Total Equipment Cost

140.00

Disposal Cost Recovery

\$118.32

Number of Tires Removed

0

(\$2 Each)

Number of Electronics
Removed (\$10 Each) 0

Containers of Chemicals
(\$1 Each) 0

Freon Removal Recovery
(\$20 each) 0

Total Cost of Abatement 361.16

Items Removed from
Property Multiple trash bags removed and other small trash items.

Final Photos

Attached Data



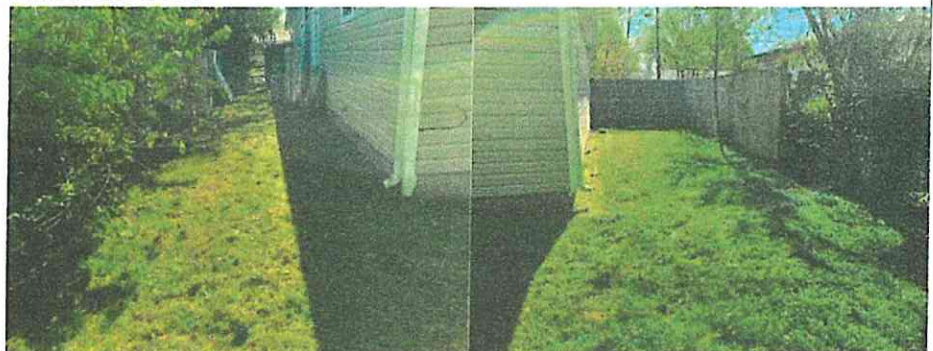
Final Photos

Attached Data



Final Photos

Attached Data



Final Photos

Attached Data



The City Council of the City of Springdale met in regular session on Tuesday, June 22, 2021, in the City Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 1
Amelia Williams	Ward 3
Jeff Watson	Ward 3
Mike Overton	Ward 2
Mike Lawson	Ward 4
Kevin Flores	Ward 2
Randall Harriman	Ward 1
Mark Fougerousse	Ward 4 (Arrived Late)
Ernest Cate	City Attorney
Denise Pearce	City Clerk/Treasurer

Department heads present:

Mike Irwin	Fire Chief
Mike Peters	Police Chief
Wyman Morgan	Director of Financial Services
Patsy Christie	Planning & Comm. Dev. Director
Brad Baldwin	Public Works & Eng. Director
Ron Findley	Community Engagement Director
Colby Fulfer	Chief of Staff
Chad Wolf	Parks and Recreation Director
Mark Gutte	IT Director

RECOGNITION OF ROSE LAWRENCE, MAYOR'S ADMINISTRATIVE ASSISTANT

Mayor Sprouse recognized Rose Lawrence, his Administrative Assistant, who is retiring from the City of Springdale after 32 years of service. She was presented a proclamation by the Mayor.

Mayor Sprouse introduced Anna McKinney as the new Administrative Assistant.

CITIZEN COMMENTS

Jannie Lane announced this Friday at 9:30 a.m. there will be a parade of cars and motorcycles leaving the Senior Center and driving by the house of Harry Joiner wishing him a happy birthday. He is a WWII Veteran and is 97 years old. He is a big participant of the Senior Center but his health has prevented him from being there lately.

APPROVAL OF MINUTES

Council Member Harriman moved the minutes of the June 8, 2021 City Council meeting be approved as presented. Council Member Flores made the second.

There was a voice vote of all ayes and no nays.

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Harriman made the motion to read all Ordinances and Resolutions by title only and to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for all items listed on this agenda. Council Member Williams made the second.

The vote:

Yes: Powell, Williams, Watson, Overton, Lawson, Flores, Harriman

No: None

SPRINGDALE VETERAN'S MEMORIAL ORIGANIZATION "VIRTUAL FLY-THROUGH" PRESENTATION

Jeff Vinger, representing the Veterans Memorial Organization, presented a virtual fly-through presentation on continuing efforts for the proposed Springdale Veteran's Memorial that will be located in JB Hunt Park.

They went through a national design competition for the design covering all five acres. The winning design was submitted by Conor O'Shea of Hinterlands Urbanism and Landscape LLC, Chicago, Illinois. Now is time for major fundraising for this project. The grand total is \$5,816,950 to develop the memorial.

APPEAL BY MARIA PEREZ OF INGLESIA DE DIOS PENTECOSTAL M.I. ON DENIAL BY THE PLANNING COMMISSION FOR A CONDITIONAL USE REQUEST FOR A CHURCH TO BE LOCATED AT 1880 S. PLEASANT STREET

Maria Perez presented an appeal of Planning Commission's denial of a conditional use request at their June 1st meeting by Inglesia De Dios Pentecostal M.I. for a church to be located at 1880 S. Pleasant Street.

The application was denied due to the parking spaces on the property being in conflict with other businesses at that location using them during the times set for services.

Planning Director Patsy Christie said this request would require 52 parking spaces. There are only 42 spaces in the whole complex. The concern is there is not adequate parking for a church at this location.

Ms. Perez said they did change their time of services so it would not conflict with the other businesses. She said they do not have a lot of members and don't feel like it will be a problem with parking. She has a parking agreement letter with First Security Bank stating they will let them use 10 of their parking spaces. It still needs to be signed.

Mrs. Christie said until the letter is signed they cannot consider it for this application.

Ms. Perez said the plan is to grow and buy a building. They are planning on signing a three year lease at this location but were told the owner will work with them if it doesn't work out.

After discussion, it was decided to table the appeal and allow the applicant to work with city staff and the owner of the building on changes that might work for the proposed church.

Council Member Harriman made the motion to table this appeal to the July 13, 2021 City Council meeting. Council Member Williams made the second.

The vote:

Yes: Williams, Watson, Lawson, Flores, Harriman, Fougrousse, Powell

No: Overton

RESOLUTION NO. 77-21 – APPROVING THE REAPPOINTMENT OF DERECK GIBSON TO THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SPRINGDALE

Mayor Sprouse presented a Resolution approving the reappointment of Dereck Gibson to the Board of Commissioners of the Housing Authority of the City of Springdale.

RESOLUTION NO. ____

A RESOLUTION APPROVING THE REAPPOINTMENT TO THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SPRINGDALE

WHEREAS, Derek Gibson is currently serving as Chairman on the Board of Commissioners and has proven to be a valuable member of this Commission; and

WHEREAS, Derek Gibson's term expired April 9th, 2021; and

WHEREAS, the Board of Commissioners of the Housing Authority, under authority of Arkansas Code 14-169-208, have re-appointed Derek Gibson to a term beginning April 9th, 2021 and expiring on April 9th, 2026, subject to City Council approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the reappointment of Derek Gibson to the Board of Commissioners of the Housing Authority is hereby approved.

PASSED AND APPROVED this ____ day of June, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Watson moved the Resolution be adopted. Council Member Harriman made the second.

The vote:

Yes: Watson, Overton, Lawson, Harriman, Fougrousse, Powell, Williams

No: None

The Resolution was numbered 77-21.

Council Member Flores was out of the room for this vote.

ORDINANCE NO. 5609 – REZONING 9 ACRES OWNED BY HYLTON ROAD REAL ESTATE, LLC, LOCATED AT THE SOUTH END OF AND ALONG THE WEST SIDE OF HYLTON ROAD, APPROXIMATELY 1,200 FEET SOUTH OF BUTTERFLY AVENUE, FROM A-1 TO SF-2; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 9 acres owned by Hylton Road Real Estate, LLC, located at the south end of and along the west side of

Hylton Road, approximately 1,200 feet south of Butterfly Avenue, from A-1 to SF-2; and declaring an emergency.

Planning Commission recommended approval at their June 1, 2021 meeting.

After reading the title of the Ordinance, Council Member Watson moved the Ordinance “Do Pass”. Council Member Williams made the second.

The vote:

Yes: Overton, Lawson, Flores, Harriman, Fougrousse, Powell, Williams, Watson

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Lawson, Flores, Harriman, Fougrousse, Powell, Williams, Watson, Overton

No: None

The Ordinance was numbered 5609.

ORDINANCE NO. 5610 – REZONING 2.72 ACRES OWNED BY G & C FAMILY, LLC (JEFFERY J. GEARHEART), LOCATED AT 1710 S. POWELL STREET, FROM C-2 TO I-1; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 2.72 acres owned by G & C Family, LLC (Jeffery J. Gearheart), located at 1710 S. Powell Street, from C-2 to I-1; and declaring an emergency.

Planning Commission recommended approval at their June 1, 2021 meeting.

After reading the title of the Ordinance, Council Member Overton moved the Ordinance “Do Pass”. Council Member Harriman made the second.

The vote:

Yes: Flores, Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson, Flores

No: None

The Ordinance was numbered 5610.

ORDINANCE NO. 5611 – REZONING 15.12 ACRES OWNED BY BRENDA LAZENBY LOCATED NORTH OF 3018 E. ROBINSON AVENUE, EAST OF APPLE BUTTER STREET, FROM MF-12 TO PUD; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 15.12 acres owned by Brenda Lazenby located north of 3018 E. Robinson Avenue, east of Apple Butter Street, from MF-12 to PUD; and declaring an emergency.

Mrs. Christie read the development plan for Barberry Court, the Planned Unit Development, to be constructed by Rausch Coleman Homes NWA, LLC on this property. (This will be filed with the Ordinance at the County) Proposed are 87 residential homes.

Planning Commission recommended approval at their June 1, 2021 meeting.

After reading the title of the Ordinance, Council Member Overton moved the Ordinance “Do Pass”. Council Member Harriman made the second.

The vote:

Yes: Fougrousse, Powell, Williams, Overton, Lawson, Flores, Harriman

No: Watson

Council Member Powell moved the Emergency Clause be adopted. Council Member Overton made the second.

The vote:

Yes: Powell, Williams, Overton, Lawson, Flores, Harriman, Fougrousse

No: Watson

The Ordinance was numbered 5611.

ORDINANCE NO. 5612 – REZONING PROPERTY OWNED BY AMBER MENDEZ AND RODOLFO VELAZQUEZ LOCATED AT 1297 COOPER DRIVE, FROM A-1 TO MF-24; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning property owned by Amber Mendez and Rodolfo Velazquez located at 1297 Cooper Drive, from A-1 to MF-24; and declaring an emergency.

Planning Commission recommended approval at their June 1, 2021 meeting.

After reading the title of the Ordinance, Council Member Watson moved the Ordinance “Do Pass”. Council Member Harriman made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Flores, Harriman, Fougrousse, Powell

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Watson, Overton, Lawson, Flores, Harriman, Fougrousse, Powell, Williams

No: None

The Ordinance was numbered 5612.

ORDINANCE NO. 5613 – REZONING PROPERTY OWNED BY JOHN A. MATHIAS
LOCATED AT 1001 AND 1235 COOPER DRIVE, FROM C-2 TO MF-24; AND
DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning property owned by John A. Mathias located at 1001 and 1235 Cooper Drive, from C-2 to MF-24; and declaring an emergency.

Planning Commission recommended approval at their June 1, 2021 meeting.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass”. Council Member Flores made the second.

The vote:

Yes: Overton, Lawson, Flores, Harriman, Fougrousse, Powell, Williams, Watson

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Lawson, Flores, Harriman, Fougrousse, Powell, Williams, Watson, Overton

No: None

The Ordinance was numbered 5613.

ORDINANCE NO. 5614 – REZONING PROPERTY OWNED BY ISC, LLC (GREGG
EDWARDS) LOCATED AT 2200, 2300 AND 2400 S. OLD MISSOURI ROAD FROM
C-5 TO I-1; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 4.10 acres owned by ISC, LLC (Gregg Edwards) located at 2200, 2300 and 2400 S. Old Missouri Road, from C-5 to I-1; and declaring an emergency.

Planning Commission recommended approval at their June 1, 2021 meeting.

After reading the title of the Ordinance, Council Member Overton moved the Ordinance “Do Pass”. Council Member Harriman made the second.

The vote:

Yes: Flores, Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson, Flores

No: None

The Ordinance was numbered 5614.

ORDINANCE NO. 5615 – REZONING PROPERTY OWNED BY TERRY AND LAVONA PRESLEY LOCATED ON THE WEST SIDE OF S. 64TH STREET, SOUTH OF WATKINS AVENUE, FROM A-1 TO C-2; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 4.88 acres owned by Terry and Lavona Presley located on the west side of S. 64th Street, south of Watkins Avenue, from A-1 to C-2; and declaring an emergency.

Planning Commission recommended approval at their June 1, 2021 meeting.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass”. Council Member Flores made the second.

The vote:

Yes: Fougrousse, Powell, Williams, Watson, Overton, Lawson, Flores, Harriman

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Powell, Williams, Watson, Overton, Lawson, Flores, Harriman, Fougrousse

No: None

The Ordinance was numbered 5615.

ORDINANCE NO. 5616 – REZONING 6.265 ACRES OWNED BY CHILDREN'S SAFETY CENTER INC. LOCATED AT 3284 GENE GEORGE BLVD., FROM A-1 TO C-2; AND TO DECLARE AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 6.265 acres owned by Children's Safety Center Inc. located at 3284 Gene George Blvd., from A-1 to C-2; and declaring an emergency.

Planning Commission recommended approval at their June 1, 2021 meeting.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass”. Council Member Fougrousse made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Flores, Harriman, Fougrousse, Powell

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Watson, Overton, Lawson, Flores, Harriman, Fougrousse, Powell, Williams

No: None

The Ordinance was numbered 5616.

RESOLUTION NO. 78-21 – APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO CARSON ENGINEERING AND MANUFACTURING, INC., IN CONNECTION WITH L21-18, A LARGE SCALE DEVELOPMENT

Planning Director Patsy Christie presented a Resolution approving a waiver of street improvements, drainage, curbs, gutters and sidewalks as set forth in Ordinance No. 3725 to Carson Engineering and Manufacturing Inc. in connection with L21-18, a Large Scale Development located on Bain Street.

Council Member Overton made the motion to adopt the Resolution with Option 1. Council Member Lawson made the second.

RESOLUTION NO. ____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO CARSON ENGINEERING AND MANUFACTURING, INC. IN CONNECTION WITH L21-18 A LARGE SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver of street improvements to including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L21-18, a Large Scale Development for Carson Engineering and Manufacturing, Inc. and the Planning Commission recommends approval of payment in lieu of for the waiver request.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to Bain Street including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L21-18, a Large Scale Development for Carson Engineering and Manufacturing, Inc.

PASSED AND APPROVED THIS ____ DAY OF JUNE, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

The vote:

Yes: Overton, Lawson, Flores, Harriman, Fougrousse, Powell, Williams, Watson

No: None

The Resolution was numbered 78-21.

**RESOLUTION NO. 79-21 – AUTHORIZING A CHANGE IN STAFFING OF THE
FIRE DEPARTMENT TO ADD FIREFIGHTERS**

Council Member Brian Powell presented a Resolution authorizing a change in staffing of the Fire Department to add an additional six firefighters to staff an additional 5th ambulance.

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING A CHANGE IN STAFFING OF
THE FIRE DEPARTMENT**

WHEREAS, the Fire Chief would like to add an additional 5th ambulance to serve the citizens of Springdale; and

WHEREAS, staffing an additional ambulance would require six additional firefighters at an annual cost of \$358,958 for salaries and benefits;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City Council supports increasing the current authorization of 72 firefighters to 78, effective August 1, 2021, for the addition of a fifth ambulance and hereby approves this change.

PASSED AND APPROVED this ____ day of June, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Harriman moved the Resolution be adopted. Council Member Williams made the second.

The vote:

Yes: Lawson, Flores, Harriman, Fougrousse, Powell, Williams, Watson, Overton

No: None

The Resolution was numbered 79-21.

PULLED FROM AGENDA - PROPOSED RESOLUTION AUTHORIZING A CHANGE IN STAFFING OF THE FIRE DEPARTMENT TO ADD BATTALION CHIEFS

Fire Chief Mike Irwin asked that this Resolution be removed and brought up at budget time.

ORDINANCE NO. 5617 – RELEASING, VACATING AND ABANDONING A PORTION OF A DEDICATED PUBLIC STREET, PURSUANT TO ARK. CODE ANN. §14-54-104(2), IN HENSON HEIGHTS 2ND SUBDIVISION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS; AND DECLARING AN EMERGENCY

Mayor Sprouse presented an Ordinance releasing, vacating and abandoning a portion of a dedicated public street, pursuant to Ark. Code Ann. §14-54-104(2), in Henson Heights 2nd Subdivision to the City of Springdale, Washington County, Arkansas; and declaring an emergency.

On April 10, 1964, the subdivision plat for Henson Heights 2nd Subdivision was filed for record in the Washington County land records. The plat contained a fifty (50) foot wide street dedication (originally known as Evans Avenue, but now known as Annie Laurie Avenue) along the northern boundary of the Subdivision.

After taking into consideration all the facts and circumstances associated with this matter, it is in the best interests of the City to vacate that portion of "Evans Avenue" located east of Lot 19 of Henson Heights 2nd Subdivision.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass”. Council Member Flores made the second.

The vote:

Yes: Flores, Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson, Flores

No: None

The Ordinance was numbered 5617.

RESOLUTION NO. 80-21 – AUTHORIZING THE GRANT OF A CONSERVATION EASEMENT ON PROPERTY OWNED BY THE CITY OF SPRINGDALE, ARKANSAS, PURSUANT TO THE ARKANSAS CONSERVATION EASEMENT ACT, ARK. CODE ANN. §15-20-401, ET SEC. (RABBIT FOOT LODGE)

Mayor Sprouse presented a Resolution authorizing the grant of a conservation easement on property owned by the City of Springdale owned by the City of Springdale, Arkansas, pursuant to the Arkansas Conservation Easement Act, Ark. Code Ann. §15-20-401, et sec. (Rabbit Foot Lodge).

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING THE GRANT OF A
CONSERVATION EASEMENT ON PROPERTY OWNED BY THE
CITY OF SPRINGDALE, ARKANSAS, PURSUANT TO THE
ARKANSAS CONSERVATION EASEMENT ACT, ARK. CODE
ANN. §15-20-401, *et seq.***

WHEREAS, the City of Springdale, Arkansas, owns property known as Parcel No. 815-29767-200 and Parcel No. 815-29767-211, Washington County, Arkansas; and Parcel No. 21-00172-010 Benton County, Arkansas (collectively "the Property");

WHEREAS, the City of Springdale, Arkansas, wishes to avail itself of the provisions of the Arkansas Conservation Easement Act, Ark. Code Ann. §15-20-401, *et seq.*, (the "Act"), for the purposes of retaining or protecting natural, scenic, or open-space values of the Property; assuring the Property's availability for agricultural, forest, recreational, or open-space use; protecting natural resources; and, maintaining or enhancing air or water quality of the Property;

WHEREAS, in order to comply with the provisions of the Act with regard to the Property, the City wishes to grant to the Northwest Arkansas Land Trust a Conservation Easement on the Property, as shown on the attached Exhibit "A", which will be filed for record with land records of Washington County, Arkansas, and Benton County, Arkansas;

WHEREAS, the Conservation Easement is necessary in preserving and maintaining the Property consistent with the purposes of the Act; and

WHEREAS, both the Act and Ark. Code Ann. §14-54-302 provides that the Mayor and City Clerk may execute the attached easement document when authorized to do so by Resolution approved by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor and City Clerk are hereby authorized to execute the attached Grant of Conservation Easement and Declaration of Covenants document granting a conservation easement to the Northwest Arkansas Land Trust on the Property pursuant to the Act.

PASSED AND APPROVED this ____ day of June, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Harriman moved the Resolution be adopted. Council Member Flores made the second.

The vote:

Yes: Fougrousse, Powell, Williams, Watson, Overton, Lawson, Flores, Harriman

No: None

The Resolution was numbered 80-21.

RESOLUTION NO. 81-21 – EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE TO APPLY FOR STBGP-A FUNDING FOR CONSTRUCTION OF PHASE I OF GENE GEORGE BOULEVARD FROM DON TYSON PARKWAY TO NEW HOPE ROAD

Mayor Sprouse presented a Resolution expressing the willingness of the City of Springdale to apply for STBGP-A Funding for construction of Phase I of Gene George Boulevard from Don Tyson Parkway to New Hope Road.

RESOLUTION NO. ____

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE TO APPLY FOR STBGP-A FUNDING FOR CONSTRUCTION OF PHASE I OF GENE GEORGE BLVD FROM DON TYSON PARKWAY TO JOHNSON MILL BOULEVARD

WHEREAS, the Cities of Springdale and Johnson have received STBGP-A funding for the design, right-of-way, and utility relocation of Gene George Blvd Phase I widening from Don Tyson Parkway to Johnson Mill Boulevard,

WHEREAS, project design, land acquisition, and utility relocation has been completed and there is a need to begin construction,

WHEREAS, Brothers Construction was the lowest bidder at \$4,797,830.50.

WHEREAS, the City of Springdale is responsible for 70% of the 20% local match and the City of Johnson is responsible for 30% of the 20% local match

Funding Source	Percent Share	Cost Share
Federal Aid	80%	\$4,863,269.04
City of Springdale	14%	\$851,072.08
City of Johnson	6%	\$364,745.18
Project Totals	100%	\$6,079,086.30

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that: The City of Springdale is committed to the Gene George Blvd project from Don Tyson Parkway to Johnson Mill Road and recognizes its regional significance. The required matching funds are committed in an amount not to exceed \$851,072.08.

PASSED AND APPROVED this ____ day of June, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

Council Member Powell moved the Resolution be adopted. Council Member Williams made the second.

The vote:

Yes: Powell, Williams, Watson, Overton, Lawson, Flores, Harriman, Fougrousse

No: None

The Resolution was numbered 81-21.

RESOLUTION NO. 82-21 – SETTING A HEARING DATE ON A PETITION BY NICK CAMPBELL AND LASHONDA CAMPBELL TO ABANDON A PORTION OF A DRAINAGE EASEMENT IN THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS

City Attorney Ernest Cate presented a Resolution setting a hearing date for July 13, 2021, on a petition by Nick Campbell and Lashonda Campbell to abandon a portion of a drainage easement on Lot 73, Thornbury Subdivision, Phase V, Benton County, Arkansas.

RESOLUTION NO. ____

**A RESOLUTION SETTING A HEARING DATE ON
A PETITION TO ABANDON A PORTION OF A
DRAINAGE EASEMENT IN THE CITY OF
SPRINGDALE, BENTON COUNTY, ARKANSAS.**

WHEREAS, Nick Campbell and Lashonda Campbell have petitioned for the abandonment of a portion of a drainage easement on Lot 73, Thornbury Subdivision Phase V, to the City of Springdale, Benton County, Arkansas, as per plat of said addition on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, also known as Benton County Tax Parcel No. 21-01431-000, 3533 Sagely Lane, and being more particularly described as follows:

A Part of Lot 73, Thornbury Subdivision, Phase V, as per Final Plat of said Subdivision on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said Lot 73; thence S14°57'31"E 95.54 feet along the West line of said Lot 73 to the true point of beginning; thence leaving the West line of said Lot 73, the following bearings and distances: N59°26'09"E 132.19 feet; S88°11'44"E 9.49 feet; N61°36'30"E 21.19 feet; N87°29'37"E 13.95 feet; S82°34'46"E 33.03 feet to a point on the North line of an existing Twenty (20) foot wide utility easement as per survey plat 2007, Page 634 of the land records of Benton County, Arkansas; thence S39°02'12"W 18.80 feet along said easement to a point on the boundary of the 100 year flood plain; thence leaving said utility easement and following the flood plain boundary, the following bearings and distances: N84°17'22"W 3.44 feet; N89°59'59"W 12.15 feet; S72°38'44"W 14.55 feet; S75°04'11"W 13.48 feet; S68°11'55"W 14.02 feet; thence S65°13'28"W 12.43 feet; S48°21'59"W 20.91 feet; S56°18'34"W 12.52 feet; S59°55'54"W 19.06 feet; S61°33'26"W 23.69 feet; S60°56'43"W 5.85 feet; S75°13'16"W 39.17 feet; feet to a point on the West line of said Lot 73; thence leaving said flood plain boundary, N14°57'31"W 14.13 feet to the point of beginning, containing 4284 square feet, more or less.

WHEREAS, the City Council finds that a hearing date should be set on the request to abandon the portion of the drainage easement;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that July 13, 2021, at 6:00 p.m. is set as

the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

PASSED AND APPROVED this ____ day of June, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

Council Member Watson moved the Resolution be adopted. Council Member Lawson made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Flores, Harriman, Fougrousse, Powell

No: None

The Resolution was numbered 82-21.

CITY COUNCIL COMMITTEE MEETING

Due to the holiday on July 5th, the next City Council committee meeting will be held on Tuesday, July 6, 2021, in the multi-purpose room.

ADJOURNMENT

Council Member Overton made the motion to adjourn. Council Member Lawson made the second.

After a voice vote of all ayes and no nays, the meeting adjourned at 7:43 p.m.

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer