

- **The next City Council Committee Meeting will be held on Monday, October 20th, 2025.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, October 14th, 2025**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Brian Powell

1. Call to Order – Mayor Doug Sprouse
2. Roll Call –Sabra Jeffus, City Clerk
3. Recognition of a Quorum.
4. 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.

5. Approval of Minutes – **Tuesday, September 23rd, 2025.** Pgs. 91-103
6. **Public Hearing** on a Resolution authorizing the issuance of revenue bonds by the Springdale Public Facilities Board for Arkansas Children’s Hospital expansion.
7. **Public Hearing** on a petition to vacate a portion of two utility easements in the City of Springdale, Arkansas.
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)* **11A, 11C, 15A, 16, 17, and**

18 (Motion must be approved by two-thirds (2/3) of the council members)

9. **A Resolution** authorizing the issuance of revenue bonds by the city of Springdale Public Facilities Board to finance a portion of the costs of acquiring, constructing, equipping and furnishing an expansion of the pediatric hospital owned and operated by Arkansas Children's Northwest Inc.; and prescribing other matters relating thereto. Presented by Shep Russell, Bond Counsel. **Pgs. 1-3**

10. Appointments & Reappointments

A. A Resolution approving a reappointment to the Board of Commissioners of the Housing Authority of the City of Springdale. **Pgs. 4-5**

11. Planning Commission Report and Recommendation by Sharon Tromburg, Director of Planning and Community Development

A. An Ordinance amending Article 4, Section 4.3 of the Zoning Ordinance of the City of Springdale, Arkansas, declaring an emergency; and for other purposes. **Pgs. 6-8**

B. An Appeal of the Planning Commission's denial of a Rezoning Petition (R25-50) for J & M Capital Ventures, LLC from Light Industrial District (I-1) & a Low/Medium Density Single Family Residential District (SF-2) to a General Industrial District (I-2) at a property South & West of 2880 Old Wire Road. ***TABLED FROM 9/9 CCM. Pg. 9**

C. An Ordinance amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-50) certain lands located on Old Wire Road, southwest of Bitter Lane, from Low/Medium Density Single Family Residential District (SF-2) to a Light Industrial District (I-1) and declaring an emergency. **Pgs. 10-15**

12. Finance Committee by Chairman Jeff Watson – **Items A-J forwarded from Committee with recommendation for approval.**

- A. **A Resolution** authorizing the Mayor and City Clerk to enter into a lease agreement with the City Church NWA, Inc. on property owned by the City of Springdale. Presented by Colby Fulfer, Chief of Staff. **Pgs. 16-28**
- B. **A Resolution** authorizing the Mayor and City Clerk to enter into an agreement for Professional Services with Garver, LLC for Professional Services related to the preparation of a Unified Development Code for the City of Springdale. Presented by Sharon Tromburg, Planning Director. **Pg. 29**
- C. **A Resolution** authorizing the Mayor and City Clerk to enter into an agreement with Garver, LLC for Professional Services to update the City of Springdale Comprehensive Land Use Plan. Presented by Sharon Tromburg, Planning Director. **Pg. 30**
- D. **A Resolution** amending the 2025 Budget of the City of Springdale. Presented by Colby Fulfer, Chief of Staff. **Pg. 31**
- E. **A Resolution** amending the 2025 Budget of the City of Springdale Fire Department. Presented by Blake Holte, Fire Chief. **Pgs. 32-33**
- F. **A Resolution** amending the 2025 budget of the City of Springdale Neighborhood Services Department. Presented by Ron Findley, Neighborhood Services Director. **Pg. 34**
- G. **A Resolution** authorizing the Mayor and City Clerk to amend a developer's agreement to upgrade Apple Rd. Presented by Ben Peters, Engineering Director. **Pgs. 35-36**
- H. **A Resolution** authorizing the Mayor and City Clerk to enter into an agreement with Creekside Commercial LLC for a cost share to construct a road from 45th Street to 40th Street. Presented by Ben Peters, Engineering Director. **Pgs. 37-40**
- I. **A Resolution** authorizing the Mayor and City Clerk to reimburse Springdale Water Utilities for costs to line the water supply line from Rabbits Foot Spring to Lake Springdale. Presented by Ben Peters, Engineering Director. **Pg. 41**
- J. **A Resolution** authorizing the Mayor and City Clerk to enter into an agreement with Halff Consulting Engineers for the design of a drainage system from Murphy Park to the channel North of Allen Ave. Presented by Ben Peters, Engineering Director. **Pgs. 42-51**

K. **A Resolution** authorizing payment of an invoice (Project No. BPSC1). Presented by Colby Fulfer, Chief of Staff. Pg. 52

13. Police & Fire Committee by Chairman Brian Powell – All Item(s) forwarded from Committee with recommendation for approval.

A. **A Resolution** authorizing the purchase of Fire Training equipment for the Springdale Fire Department and to waive competitive bidding (Project No. CP2504). Presented by Blake Holte, Fire Chief. Pgs. 53-58

14. Parks & Recreation Committee by Chairman Randall Harriman – All Item(s) forwarded from Committee with recommendation for approval.

A. **A Resolution** adopting a trail naming policy to standardize way-finding on Springdale Trails. Presented by Ben Peters, Engineering Director. Pgs. 59-64

15. Ordinance Committee by Chairman Mike Lawson – All Item(s) forwarded from Committee with recommendation for approval.

A. **An Ordinance** approving the Private Club Permit for Backroom Art Lounge & Social Club, and allowing for the application of the required permits from the Arkansas Alcoholic Beverage Control Division per Arkansas code annotated §3-9-222 as amended and for other purposes; and declaring an emergency. Presented by Ernest Cate, City Attorney. Pgs. 65-67

16. **An Ordinance** vacating and abandoning a portion of two utility easements, pursuant to ark. code ann. §14-301-301, *et seq.*, declaring an emergency for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 68-70

17. **An Ordinance** authorizing the City Clerk to file Clean-up Lien for the removal of overgrown brush and debris on property located within the City of Springdale, Arkansas and declaring an emergency (1256 A & B Homestead Loop). Presented by Ernest Cate, City Attorney. Pgs. 71-79

18. **An Ordinance** authorizing the City Clerk to file Clean-up Lien for the removal of overgrown brush and debris on property located within the

City of Springdale, Arkansas and declaring an emergency (Westwood Parcel). Presented by Ernest Cate, City Attorney. Pgs. 80-89

19. **A Resolution** setting a hearing date on a petition to vacate a portion of Barker Lane. Presented by Ernest Cate, City Attorney. Pg. 90

20. Comments from Council Members.

21. Comments from City Attorney.

22. Comments from Mayor.

23. Adjournment.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ISSUANCE OF REVENUE BONDS BY THE CITY OF SPRINGDALE PUBLIC FACILITIES BOARD TO FINANCE A PORTION OF THE COSTS OF ACQUIRING, CONSTRUCTING, EQUIPPING AND FURNISHING AN EXPANSION OF THE PEDIATRIC HOSPITAL OWNED AND OPERATED BY ARKANSAS CHILDREN'S NORTHWEST INC.; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

WHEREAS, pursuant to Ordinance No. 3815 adopted January 10, 2006, as amended (the "Creating Ordinance"), the City Council of the City of Springdale, Arkansas (the "City") created the City of Springdale Public Facilities Board (the "Board"); and

WHEREAS, the Board has the power and authority under the Creating Ordinance and Arkansas Code Annotated §§14-137-101, et seq. (the "Authorizing Legislation") to, among other things, finance the acquisition, construction, equipping and furnishing of health care facilities; and

WHEREAS, Arkansas Children's Northwest, Inc. ("ACNW"), an Arkansas nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), owns and operates a pediatric hospital located at 2601 Gene George Blvd. in the City (the "Hospital"); and

WHEREAS, ACNW proposes to acquire, construct, equip and furnish an expansion of the Hospital (the "Hospital Expansion Project") that will consist of new construction of approximately 49,500 square feet, the renovation of approximately 22,900 square feet and new shell space for future growth of approximately 22,500 square feet; and

WHEREAS, the Hospital Expansion Project will add 15 inpatient beds, two operating rooms and other facility improvements and expansions; and

WHEREAS, ACNW leases space in the medical office building across the street from the Hospital (the "MOB") for outpatient services and the third and fourth floors of the MOB are being built out to add additional exam rooms for outpatients (the "MOB Expansion Project"); and

WHEREAS, the Hospital Expansion Project and the MOB Expansion Project (collectively, the "Expansion Project") are estimated to cost approximately \$82,700,000 and the Board proposes to finance a portion of the costs of the Hospital Expansion Project with the proceeds of revenue bonds to be issued by the Board in the maximum principal amount of \$24,000,000 (the "Bonds") with the balance of the costs of the Expansion Project to be paid from available funds of ACNW, or its affiliates, and gifts or grants, or a combination thereof; and

WHEREAS, the MOB Expansion Project has an estimated cost of \$5,000,000 and will not be financed with the Bonds; and

WHEREAS, the Bonds will be special obligations of the Board to be payable solely from payments received by the Board under a loan agreement with ACNW and from guarantees made by affiliates of ACNW; and

WHEREAS, the Bonds will be issued as "qualified 501(c)(3) bonds" as defined in Section 145 of the Code; and

WHEREAS, a public hearing on the question of the issuance of the Bonds has been held before the City Council on this day following the publication of a notice of such hearing in the Northwest Arkansas Democrat Gazette, a newspaper of general circulation within the City, on September 18, 2025; and

WHEREAS, the City Council has determined that the public purposes for which the Bonds are to be issued serve a proper need;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Springdale, Arkansas:

Section 1. That the issuance of the Bonds by the Board to finance a portion of the costs of the Hospital Expansion Project, all as described above, is hereby authorized and is in all respects approved.

Section 2. That by the adoption of this Resolution the City assumes no liability or responsibility for the repayment of the Bonds.

Section 3. That the provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision shall for any reason be declared illegal or invalid, such declaration shall not affect the validity of the remainder of this Resolution.

Section 4. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall be in force and effect immediately upon and after its passage.

PASSED AND APPROVED THIS ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

CERTIFICATE

The undersigned, City Clerk of the City of Springdale, Arkansas, hereby certifies that the foregoing is a true and compared copy of a Resolution duly adopted by the City Council of the City at its regular meeting place at 6:00 o'clock p.m. on the ____ day of _____, 2025.

City Clerk

(SEAL)

RESOLUTION NO._____

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

WHEREAS, Delia Anderson currently serves on the Housing Authority Commission with a term set to expire on October 27, 2025, and

WHEREAS, the Board members of the Housing Authority of the City of Springdale, Arkansas, serve a term of five years; and

WHEREAS, the Board of Commissioners has recommended the reappointment of Delia Anderson to the Springdale Housing Authority Commission, and

WHEREAS, the Board of Commissioners of the Housing Authority, under authority of Arkansas Code 14-169-208, passed and approved Resolution No. 827-25, reappointing Delia Anderson, subject to the approval of the City Council, for a five-year term that will expire October 27, 2030.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the reappointment of Delia Anderson to the Board of Commissioners of the Housing Authority is hereby approved with a term set to expire on October 27, 2030.

PASSED AND APPROVED this 14th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



SPRINGDALE HOUSING AUTHORITY

P.O. Box 2085 5 Applegate Drive. Springdale, Ar. 72765
Phone: 479-751-0560 Fax: 479-756-8059 TTY/TDD 800-285-1131 or 711

Resolution 827-25

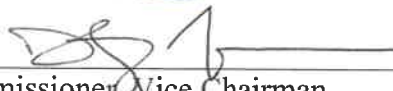
CERTIFICATE OF REAPPOINTMENT

We the Commissioners for the Housing Authority of the City of Springdale, Arkansas, by virtue of the Authority vested in us by the Act to Provide a Method of Filling Vacancies on Municipal Housing Authority Boards, Code 114-169-208. Appointment, etc., of commissioners, employees, do hereby re-appoint Delia Anderson as a Commissioner of the Housing Authority of the City of Springdale, Arkansas, for a term beginning October 28, 2025 and to expire on October 27, 2030.

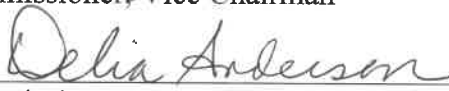
IN WITNESS WHEREOF, we have hereunto signed our names as Commissioners of the Housing Authority of the City of Springdale, Arkansas, and cause the official Corporate Seal of said Authority of Springdale, Arkansas, to be attached hereto this 24th day of September, 2025.



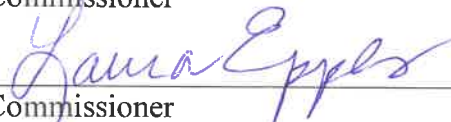
Commissioner, Chairman



Commissioner, Vice Chairman



Commissioner



Commissioner

Commissioner

ATTEST:  Secretary

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ARTICLE 4, SECTION 4.3
OF THE ZONING ORDINANCE OF THE CITY OF
SPRINGDALE, ARKANSAS, DECLARING AN
EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, Article 4, Section 4 of the Zoning Ordinance of the City of Springdale, Arkansas, contains regulations for the various industrial zoning districts in the City of Springdale, Arkansas;

WHEREAS, Article 4, Section 4.3 of the Zoning Ordinance of the City of Springdale, Arkansas, sets forth the permitted uses and the conditional uses on appeal to the Planning Commission in an I-1 Light Industrial zoning district;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Article 4, Section 4.3 of the Zoning Ordinance of the City of Springdale, Arkansas, to include Use Unit 26 (General Industrial) as a conditional use on appeal to the Planning Commission in an I-1 Light Industrial zoning district;

WHEREAS, a public hearing was held before the Springdale Planning Commission on October 7, 2025, after notice was given of said hearing as required by law.

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

Section 1: Article 4, Section 4.3 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to read as follows:

4.3 I-1 - Light industrial districts.

The I-1 light industrial district is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

USES PERMITTED.

Unit 1, city-wide uses by right.

Unit 21, trades and services.

Unit 22, automotive services.

Unit 24, warehousing and wholesale.

Unit 25, limited manufacturing.

Unit 27, parking lot.

Unit 32, temporary buildings.

Unit 33, self-supporting tower or antenna structure or monopole.

Unit 35, transportation services.

Unit 49, commercial assembly.

CONDITIONAL USES PERMISSIBLE ON APPEAL TO THE PLANNING COMMISSION.

Unit 2, city-wide uses by conditional use permit.

Unit 3, utility facilities.

Unit 16, offices, studios and related services.

Unit 26, general industrial

Unit 48, automotive, machinery and equipment open display retail sales.

Unit 51, airport hanger with flight crew quarter.

Unit 54, digital asset mining.

HEIGHT REGULATIONS.

There shall be no maximum height limits in I-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS.

SETBACKS.

Front setback30'

Front setback if parking is allowed between R-O-W and the building50'

Side setback (subject to applicable fire and building codes)0

Rear setback25'

Setbacks adjacent to residential uses50'

GREENSPACE.

Each developed lot shall provide and maintain:

1.A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a five (5) foot landscaped area and a six (6) foot opaque screen shall be required.2.Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten (10) percent of the total surface area of the lot or development.

OFF-STREET PARKING.

See article 7 of this chapter.

Section 2: All other provisions of Article 4 of the Zoning Ordinance of the City of Springdale, Arkansas, not specifically amended by this Ordinance shall remain in full force and effect.

Section 3: Emergency Clause: The implementation of the amended ordinance will be unreasonably delayed if not allowed to take affect immediately, and therefore an emergency is hereby declared to exist and this ordinance shall become effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Memo

Ordinance Amendment



To: PLANNING COMMISSION MEMBERS
From: Sharon Tromburg, Planning Director
Date: October 7, 2025
Re: *Amendment to Article 4, Section 4.3 of the Zoning Ordinance of the City of Springdale, Arkansas, to include Use Unit 26 (General Industrial) as a conditional use on appeal to the Planning Commission in a Light Industrial zoning district (I-1)*

Background: R25-50 August 2025 Planning Commission Meeting

OWNER: J & M Capital Ventures, LLC

REQUEST: I-1 and SF-2 to I-2

LOCATION: Old Wire Road

SIZE: 5.25 acres with existing dirt work operation on western side

INTENT: The applicant's stated intent was to provide additional space for industrial growth

RECOMMENDATION: Land Use Plan says Heavy Industrial & MSP classifies Old Wire Rd. as a collector, with the future W. County Line Rd. (also a collector) along the north.

PUBLIC CONCERNS: Several nearby residents spoke in opposition, citing concerns about air quality and odor from nearby facilities, noise impacts and fear of expansion, traffic and pedestrian safety along Old Wire Road, and potential effects on property values and neighborhood livability.

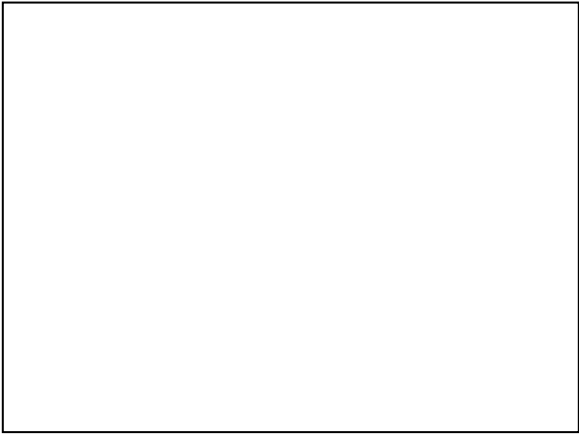
PLANNING COMMISSION DECISION: Request denied (3–4). Yes: Hussein, Harlan, Reynolds and No: Ogunyemi, Austin, Keith, Cloud

City Council Appeal: September 9th, 2025

DECISION: Council upheld the Planning Commission's denial of the I-2 rezoning but approves the downgrading of the request to Light Industrial (I-1). Additionally, council seeks to allow Use Unit 26 (General Industrial) as a conditional use on appeal to the Planning Commission in a Light Industrial zoning district (I-1).

Council voted to initiate the following:

1. **Code Amendment (Ordinance attached):** Amend the zoning ordinance to allow Use Unit 26 (General Industrial Uses) as a *conditional use* in the I-1 zoning district. This provides a case-by-case review process for such uses in lighter industrial areas.
2. **Approved downgrade of zoning request:** Rezoning of the subject property to I-1, allowing the owner to seek a conditional use permit to continue operations, subject to review and approval. Staff will prepare and bring forth an ordinance at an upcoming city council meeting, which will be submitted to and voted on directly by Council.



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-50) CERTAIN LANDS LOCATED ON OLD WIRE ROAD, SOUTHWEST OF BITTER LANE, FROM LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) TO A LIGHT INDUSTRIAL DISTRICT (I-1) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave the notice required by law, set a hearing for August 5, 2025, and by a vote of 3–4 denied the petition of J & M Capital Ventures, LLC;

WHEREAS, on September 9, 2025, the City Council of the City of Springdale, Arkansas, heard an appeal of that decision, initiated by J & M Capital Ventures, LLC, and upon consideration approved a modified petition for a zoning downgrade, thereby rezoning the following described tract of land from Low/Medium Density Single Family Residential District (SF-2) to Light Industrial District (I-1);

Layman's Description: Old Wire Road, southwest of Bitter Lane

Legal Description: EXHIBIT "A" (PART OF WASHINGTON COUNTY PARCEL 815-28676-000) A PART OF WARRANTY DEED RECORDED AS FILE # 2024-1802 OF THE WASHINGTON COUNTY RECORDS AND ALSO BEING DESCRIBED AS A PART OF THE N 1/2 OF THE NW ¼ OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID N 1/2 OF THE NW 1/4; THENCE N 88°14'29" W ALONG THE NORTH LINE OF SAID N 1/2 OF THE NW 1/4 1062.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S 01°45'31" W A DISTANCE OF 485.86 FEET; THENCE N 82°04'00" W A DISTANCE OF 227.04 FEET; THENCE N 77°57'44"W A DISTANCE OF 24.67 FEET; THENCE N 01°45'31" E A DISTANCE OF 457.04 FEET TO THE NORTH LINE OF SAID N 1/2 OF THE NW 1/4; THENCE ALONG SAID NORTH LINE, S 88°14'29" E A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.71 ACRES (118,055 SQ.FT.), MORE OR LESS. ALSO (WASHINGTON COUNTY PARCEL 815-28683-001) A PART OF WARRANTY DEED RECORDED AS FILE # 2024-1802 OF THE WASHINGTON COUNTY RECORDS AND ALSO

BEING DESCRIBED AS A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID NE 1/4 OF THE NW 1/4 OF SAID SECTION 30 AND THE CENTERLINE OF OLD WIRE ROAD; THENCE S 09°08'03" W, 196.06 FEET WITH SAID CENTERLINE OF OLD WIRE TO THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE OF OLD WIRE ROAD, N 88°30'48" W, 377.34 FEET; THENCE S 02°04'10" W, 290.81 FEET TO THE CENTERLINE OF AN EXISTING DITCH; THENCE LEAVING CENTERLINE OF SAID DITCH THE FOLLOWING COURSES; S 82°51'08" E, 119.24 FEET; THENCE S 81°49'26" E, 75.88 FEET; THENCE S 80°24'15" E, 143.19 FEET TO THE CENTERLINE OF SAID OLD WIRE ROAD; THENCE WITH SAID CENTERLINE OF OLD WIRE ROAD, N 09°08'03" E, 334.57 FEET TO THE POINT OF BEGINNING, CONTAINING 2.54 ACRES, MORE OR LESS AND BEING SUBJECT TO A 35 FOOT RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF.

AND WHEREAS, upon hearing the appeal and giving due consideration to arguments both for and against, the City Council of the City of Springdale, Arkansas, resolved that the petitioner may bring forward a petition to rezone the tract of land described herein (R25-50) from Low/Medium Density Single Family Residential District (SF-2) to Light Industrial District (I-1) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Low/Medium Density Single Family Residential District (SF-2) to Light Industrial District (I-1).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

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 _____, 2025

Doug Sprouse, Mayor

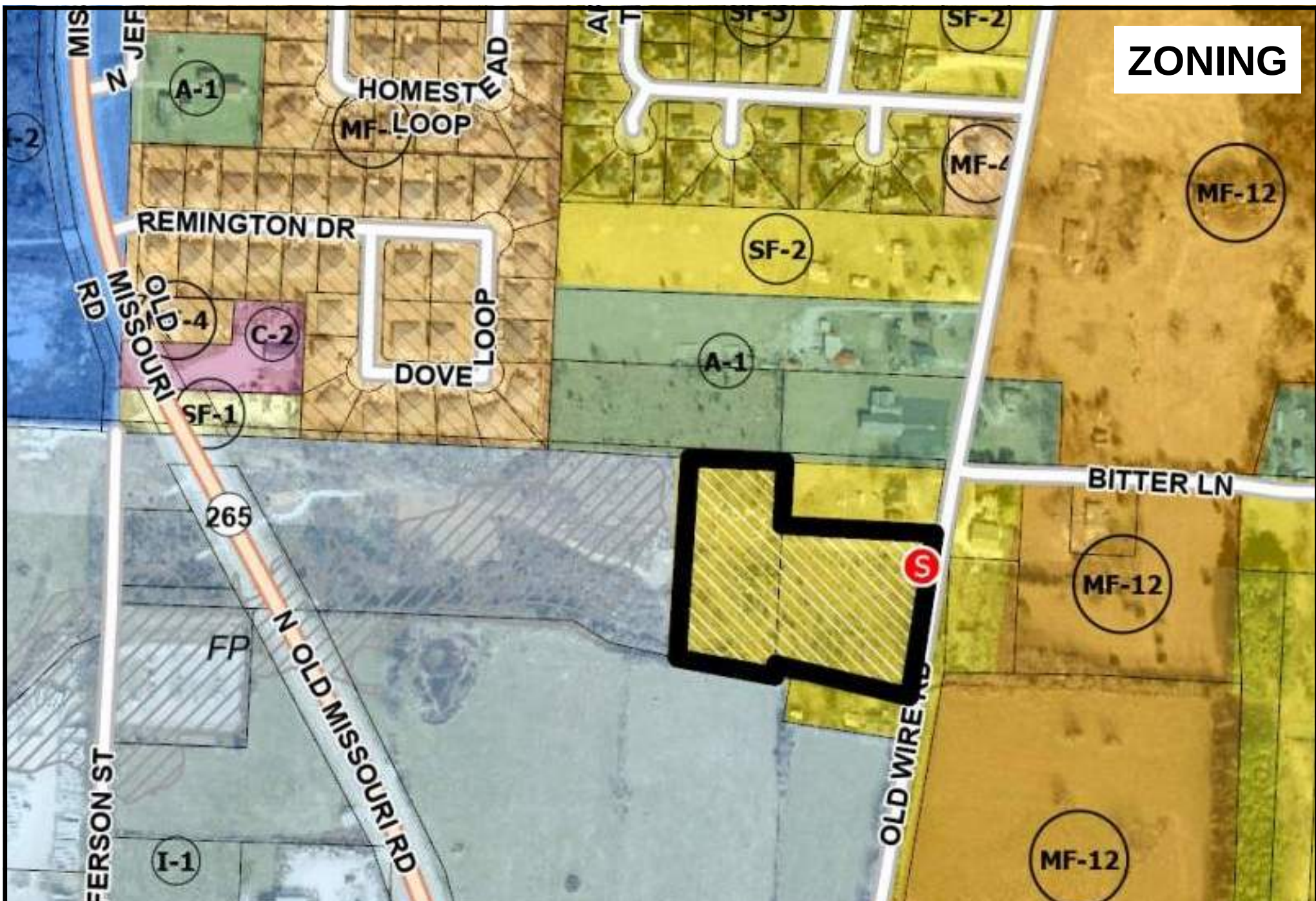
ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

ZONING



Planning Commission Meeting
August 5, 2025



0 600 1200
Feet

PROJECT: R25-50
APPLICANT: J & M Capital Ventures, LLC
LOCATION: South and West of 2880 Old Wire Road
REQUEST: Rezoning from I-1 & SF-2 to I-2



SPRINGDALE
WE'RE MAKING IT HAPPEN

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LAND USE



Planning Commission Meeting
August 5, 2025



0 600 1200
Feet

PROJECT: R25-50
APPLICANT: J & M Capital Ventures, LLC
LOCATION: South and West of 2880 Old Wire Road
REQUEST: Rezoning from I-1 & SF-2 to I-2



SPRINGDALE
WE'RE MAKING IT HAPPEN

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND
CITY CLERK TO ENTER INTO A LEASE AGREEMENT
WITH THE CITY CHURCH NWA, INC. ON PROPERTY
OWNED BY THE CITY OF SPRINGDALE**

WHEREAS, the City owns property located in Washington County, Arkansas, more commonly known as 205 Park Street and 610 E. Grove Avenue, Springdale, Arkansas, Tax Parcel No. 815-24886-000, Parcel No. 815-24887-000, and Parcel No. 815-24888-000 ("the Property");

WHEREAS, The City Church NWA, Inc., has requested to lease the Property for the operation of a church (Use Unit 42 of the City's Zoning Ordinance) and other purposes as allowed by the City;

WHEREAS, the City of Springdale wishes to enter into a lease agreement with The City Church NWA, Inc., to memorialize the terms of their use of the Property;

WHEREAS, the City Church NWA, Inc., wishes to enter into the Lease Agreement attached hereto as Exhibit "A" and incorporated herein by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are authorized to execute the Lease Agreement, attached as Exhibit "A" hereto, with The City Church NWA, Inc., for the purposes contained therein.

PASSED AND APPROVED this ____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into by and between the City of Springdale, Arkansas, hereinafter referred to as “Lessor,” and The City Church NWA, Inc., an Arkansas Nonprofit Corporation, hereinafter referred to as “Lessee.”

WITNESSETH:

1. **Lease of Premises.** The Lessor, in consideration of the public advantages described herein, other good and valuable consideration, and the covenants and agreement to be performed by Lessee, does hereby let, lease and demise unto Lessee the following described premises, and improvements thereon, situate in Springdale, Washington County, Arkansas, to-wit:

The property commonly known as 205 Park Street and 610 E. Grove Avenue, Springdale, Arkansas, consisting of 2.00 acres, more or less; containing two structures (one of 8,800 square feet, more or less, and the other containing a structure of 6,100 square feet, more or less); as well as all areas adjacent thereto and associated therewith, and as delineated on the attached Map which is attached hereto and incorporated herein by reference. Also known as Washington County Tax Parcel No. 815-24886-000, Parcel No. 815-24887-000, and Parcel No. 815-24888-000 ("the Premises").

2. **Term/Use.** To have and to hold the Premises unto Lessee beginning the 1st day of November, 2025, and ending the 31st day of October, 2032. Thereafter, upon mutual agreement of the parties, this Lease may continue (under the same terms provided herein) as a month to month tenancy until terminated by either party. Lessee shall use the Premises for: (a) a church, as set forth as Use Unit 42 in the Zoning Ordinance of the City of Springdale, Arkansas; (b) a coffee shop or café as forth in Use Unit 17A in the Zoning Ordinance of the City of Springdale, Arkansas; or, (c) other use authorized in writing by the City of Springdale. It is agreed by the parties hereto that Lessee shall take possession of the Premises upon the beginning of the Lease Term, with the Rental Amount to begin on January 1, 2026.

3. **Rental Amount.** The Parties agree that Lessee will pay to Lessor the sum of One Dollar (\$1.00) per year in rent beginning January 1, 2026, and continuing each month during the Term of this Lease; and, Lessee also agrees to pay other expenses, including liability insurance, utilities, repairs, and maintenance, as more specifically set forth and provided herein. Each Rental Amount payment shall be due in advance of the first (1st) day of each calendar year during the Lease Term or any extensions thereof, to Lessor and delivered to Lessor as directed in the Notice provision herein.

4. **Shared Parking.** Lessee shall have exclusive use of the parking spaces adjacent to E. Grove Avenue and S. Cleveland Street, and may be designated as “church parking only”. Lessee shall have exclusive use of all other parking spaces located on the Premises at any time Lessee is conducting church services and/or special events on the Premises. Lessee agrees to coordinate with Lessor and/or the Downtown Springdale Alliance regarding the scheduling of special events on the Premises, to ensure no conflicts arise between Lessee’s special events and

events at Luther George Park. Except for the aforementioned parking spaces designated as “church parking only”, it is agreed by the parties that the public shall have use of the parking spaces located on the Premises at all other times.

5. **Lessee Improvements, Maintenance, and Utilities.** Lessee agrees to:

- (a) maintain the grounds of the Premises (mowing, etc.), as well as the playground area, and any exterior restrooms;
- (b) repair the interior or exterior of the building, electrical systems, plumbing, HVAC, roof structure, and any component, including outbuildings;
- (c) be responsible for all costs associated with routine maintenance of the Premises, including but not limited to replacing air filters on a timely basis, replacing light bulbs and ballasts, replacing door knobs and closers, replacing toilet tank floats and handles, lubricating and cleaning;
- (d) be responsible for payment of all utility costs on the Premises during the term of this Agreement;
- (e) make alterations to the Premises, at Lessee's cost, to include all alterations needed in order to bring the Premises into compliance with all Building Codes and Fire Prevention Codes associated with Lessee's use of the Premises as a Church (Use Unit 42 of the City's Zoning Ordinance);
- (f) Any and all improvements installed or made by Lessee during the term of this Agreement shall become Lessor's property upon the termination of this Agreement; for purposes of clarification, audio, video and lighting equipment that is installed by Lessee is not considered “improvements” and may be removed by Lessee at the termination or expiration of the Lease.

6. **Insurance.** Lessor shall provide the requisite insurance on the structure on the Premises (the cost of which is included in the Rental Amount), but Lessee shall be responsible for any insurance on any of Lessee's personal property kept at the Premises. Lessee shall at all times herein maintain a public liability insurance policy with coverage limits of \$1,000,000.

7. **Damage or Destruction of Improvements.** It is mutually agreed that in the event that any of the improvements located on the Premises should be damaged by fire, windstorm, tornado, or other casualty to the extent that such Premises cannot be repaired, and put in condition for their intended use within 90 days from the happening of any of the casualties described above, then the Lessor or Lessee shall have the option to declare this Agreement terminated and at an end, and in that event neither of the parties hereto shall have any further liability under such Agreement.

8. **Covenant Against Liens.** Lessee shall not, by its acts, permit to exist any lien upon the Premises, unless such lien or claim of lien is contested by Lessee, and in such event such contest shall be prosecuted to a final conclusion as speedily as possible, and Lessee shall save and hold harmless Lessor against any and all losses and costs which may necessarily be incurred by Lessor by reason of such lien, and after final determination of such contest, Lessee shall fully pay and discharge any judgment resulting from such contest. Nothing in this Agreement shall be construed as constituting the consent or request of Lessor, expressed or implied, to any contractor, subcontractor, or other person or firm for the performance of any labor, services or materials for use on the Premises or any part thereof, and notice is hereby given that Lessor shall not be liable for any such labor, services or materials furnished to Lessee, nor shall any such liens affect the interest of Lessor in and to the Premises.

9. **Assignment and Subletting.** Lessee shall not assign this Agreement nor shall Lessee have the right to sublet the premises without the express written consent of Lessor.

10. **Termination of Lease.** In the event of default by Lessee as described in Paragraph 11, Lessor may terminate this lease by giving 30 days written notice to Lessee. Notice shall be deemed sufficient if made by sending such notice by regular mail to the party at the address specified in paragraph 14, by personal delivery, or by electronic mail.

11. **Default.** The happening of any one or more of the following events shall constitute default by Lessee:

- (a) Failure to comply with the terms and provisions herein as same relate to Lessee, provided that in the event of Lessee default for nonpayment of rent, Lessee will be notified of such nonpayment and will be given 5 days to cure such default;
- (b) Failure to use the Premises consistent with the purposes described in Paragraph 2 herein.

In the event Lessor shall elect to take possession of the Premises as permitted under this paragraph, Lessor shall be entitled to such possession without being guilty in any manner of trespass, and Lessee agrees to deliver possession immediately upon demand to Lessor.

12. **Hold Harmless and Indemnity.** Lessee agrees to hold Lessor harmless for any damages caused by, or arising from, Lessee's use and possession of the Premises, and further agrees to indemnify Lessor in the event any claim for damages is brought against Lessor as a result of, or arising from, Lessee's use and possession of the Premises. This Agreement is in no way intended to waive the sovereign immunity of Lessor provided in Ark. Code Ann. §21-9-301.

13. **Waiver.** Failure of Lessor or Lessee to complain of any act or omission on the part of the other party, no matter how long the same may continue, shall not be deemed to be a waiver by said party of any of its rights hereunder or a waiver by Lessor or Lessee at any time, expressed or implied, of any breach of any provisions of this lease or a consent to any subsequent breach of the same or any other provision.

14. **Notices.** All notices to be given by the parties hereunder shall be addressed to the party to receive such notice, with postage prepaid, mailed via U.S. Certified Mail, Return Receipt Requested, or via electronic mail to the following:

LESSOR: City of Springdale Mayor's Office
201 N. Spring Street
Springdale, AR 72764
dsprouse@springdalear.gov

LESSEE: The City Church NWA, Inc.
c/o Chris Rathbone
5798 Walden St.
Lowell, AR 72745

The parties hereto may change the above address by notification to the other in writing, as above required.

15. **Binding Agreement.** This agreement shall inure to the benefit and be binding upon the respective parties, their heirs, successors and assigns.

16. **Number and Gender.** Whenever necessary in this agreement and where the context admits, the singular term and the related pronoun shall include the plural and the appropriate gender.

17. **Full Agreement.** The parties acknowledge this Agreement to be their complete and full agreement in regard to the Premises, and neither is relying upon any oral representations not made in this document.

IN WITNESS WHEREOF, the party identified as Lessee has set its hand and seal the day and year written opposite his respective signature, and Lessor has caused this Agreement to be signed by the person who represents that he has the authority to bind Lessor to this Agreement on the day and year written opposite their respective signatures.

LESSEE:

The City Church NWA, Inc.

By: _____
Chris Rathbone

Date

City of Springdale, Arkansas

BY: _____
Doug Sprouse, Mayor

BY: _____
Sabra Jeffus, City Clerk

STATE OF ARKANSAS)
)SS
COUNTY OF WASHINGTON)

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2025.

Notary Public

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 2025.

Notary Public

E MEADOW AVE

PARK ST

9-000

000

000

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0

0

203

815-24888-000

815-24887-000

815-24887-000

20

815-24886-000

815-24886-000

815-24903-000

815-24885-000

815-24885-000

815-24890-000

815-24903-000

815-24903-000

610

815-20920-000

815-20920-000

E GROVE AVE

E GROVE AVE

Park St Building Proposal

Questions Raised

- In the last meeting, there were some questions raised.
- Our proposals attempt to address those concerns and unknowns.



Parking

We understand that **preservation of existing parking** (and creation of new parking) is **a priority for the City** and that this site may be a suitable location for a parking deck in the future. We also understand that construction of a parking deck will require a dedicated bond issue, and so a downtown parking deck east of the railroad tracks is likely not on the immediate needs list. A private development on this site (in the event of a sale to a developer), would likely not involve a public parking element.

We preserve existing parking in all of our proposals, while also reserving the ability of the City to create additional parking in the future. Of significance, City Church only requires exclusive use of the parking lot for Sunday services (3.5% of the week). Parking would remain open during the balance of the week to be used by the public.



Building Condition



The building is in need of repair. An older, unoccupied building deteriorates quickly and attracts unwanted visitors or vandalism. City Church is willing to make significant investments in the interior and exterior of the building. The challenge is the condition of the HVAC systems. **The newest HVAC system** (there are 9 in all) **was installed in 1998**. Subject to the length of the lease, City Church is willing to absorb some or all of the costs associated with the replacement of the HVAC systems as needed.

Purpose

City Church has a long term relationship with the City. City Church spends thousands of dollars each year, and its members spend thousands of hours each year in service to the Springdale community (and in particular, the downtown Springdale community). The old Senior Center location is ideal for City Church to continue its relationship with the City and its service to the community. We have spent hundreds of hours working through diligence on the project and coming up with concepts that work financially for both sides. We believe there is value to the City and its citizens in **having the right partner in that location.**





3 proposals, all of which include the parking lot remaining open to the public except during church service on Sundays.



15 Year Lease

A 15 year lease where City Church takes on all HVAC replacement obligations with rent at \$3000 per month.



10 Year Lease

A 10 year lease where the City is responsible for HVAC replacement with rent at \$3000 per month.



7 Year Lease

A 7 year lease where the City Church takes on all HVAC replacement obligations but pays no rent.

Cost Of A/C Repair: \$250k – \$300k

Initial Investment In Property: Buildout: \$100,000–\$150,000

Lease Cost: 15 Year: \$540,000 10 Year: \$360,000 7 Year: Potentially \$300,000

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK
TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES
WITH GARVER, LLC FOR PROFESSIONAL SERVICES RELATED
TO THE PREPARATION OF A UNIFIED DEVELOPMENT CODE FOR
THE CITY OF SPRINGDALE**

WHEREAS, the City of Springdale recognizes the need to consolidate its existing development regulations into a single Unified Development Code (UDC) as current regulations are dispersed across multiple chapters of the City’s Code of Ordinances, containing outdated standards, redundancies, and inconsistencies that make them difficult to navigate and enforce;

WHEREAS, the City issued Request for Qualifications – Preparation of Unified Development Code, City of Springdale, Arkansas, open to all qualified firms, with the intent of selecting a single consultant to accomplish all services outlined therein;

WHEREAS, an evaluation process was conducted by an advisory committee of staff members appointed by the Mayor, who independently reviewed and scored all submittals based on the team’s relevant experience, qualifications of key personnel, understanding of the project and scope, proposed methodology, demonstrated ability to resolve complex regulatory issues, and consideration of references;

WHEREAS, through this evaluation process, Garver, LLC was selected as the most qualified consultant to prepare the Unified Development Code;

WHEREAS, the UDC will serve as a tool to implement the City’s Comprehensive Land Use Plan, Master Street Plan, Master Trails Plan, and Downtown Master Plan, while also addressing market trends, best practices, and unique local development challenges;

NOW, THEREFORE, BE IT RESOLVED BY THE SPRINGDALE CITY COUNCIL, that the Mayor and City Clerk are hereby authorized to enter into an agreement with Garver, LLC, for professional services related to the preparation of a Unified Development Code, on an hourly basis in an amount not to exceed three hundred eighty-six thousand seven hundred sixty-three dollars and Fifty Cents (\$386,763.50), to be paid from the City’s Unrestricted General Fund.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO
ENTER INTO AN AGREEMENT WITH GARVER, LLC FOR
PROFESSIONAL SERVICES TO UPDATE THE CITY OF
SPRINGDALE COMPREHENSIVE LAND USE PLAN**

WHEREAS, the Comprehensive Land Use Plan provides the foundation for Springdale’s zoning, subdivision, and development regulations, and is a critical component for preparation of the Unified Development Code (UDC);

WHEREAS, the City’s current Comprehensive Land Use Plan was last updated in 2010, and therefore does not reflect more than a decade of growth and change, including the 2020 annexation of the former Bethel Heights;

WHEREAS, Springdale has experienced significant development pressures as one of the fastest-growing cities in Arkansas, and an updated Land Use Plan is urgently needed to guide land use decisions, infrastructure planning, and economic growth;

WHEREAS, the Planning Department originally intended to complete the Unified Development Code as a single comprehensive project, but determined it necessary to separate the processes and prioritize completion of the Land Use Plan to provide the essential policy basis for the forthcoming UDC;

WHEREAS, following an evaluation process conducted by the Unified Development Code Advisory Committee, Garver, LLC was determined to be the most qualified consulting firm and has been requested to prepare the Land Use Plan update;

NOW, THEREFORE, BE IT RESOLVED BY THE SPRINGDALE CITY COUNCIL, that the Mayor and City Clerk are hereby authorized to enter into an agreement with Garver, LLC, for professional services related to the update of the City of Springdale’s Comprehensive Land Use Plan, in an amount not to exceed eighty-three thousand nine hundred thirty-eight dollars (\$83,938.00), to be paid from the City’s Unrestricted General Fund.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

RESOLUTION NO.

**A RESOLUTION AMENDING THE 2025
BUDGET OF THE CITY OF SPRINGDALE**

WHEREAS, the City of Springdale Administration recently experienced a destructive hail storm that damaged a portion of their city-owned vehicles, and

WHEREAS, the City of Springdale has received funds that have not been appropriated from insurance settlements, and

WHEREAS, the Administration has requested that these funds be appropriated to their *Other Equipment Maintenance* account.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2025 Budget of the City of Springdale Administration is hereby amended as follows:

			Present		Amended
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Administration	101-0101-411.51-19	Other Equip. Maintenance	\$2,000.00	\$ 2,897.05	\$ 4,897.05

PASSED AND APPROVED this 14th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO.

**A RESOLUTION AMENDING THE 2025
BUDGET OF THE CITY OF SPRINGDALE
FIRE DEPARTMENT**

WHEREAS, the City of Springdale Fire Department recently experienced a destructive hail storm damaging several city-owned vehicles and an accident that caused damage to Medic 5, and

WHEREAS, the City of Springdale has received funds that have not been appropriated from insurance settlements, and

WHEREAS, the Fire Department has requested that a portion of these funds be appropriated for vehicle repairs.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2025 budget of the City of Springdale Fire Department is hereby amended as follows:

			Present		Amended
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Fire Department	101-0601-422.50-11	Vehicle Maintenance	\$296,208.00	\$83,964.27	\$380,172.27

PASSED AND APPROVED this 14th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

We respectfully request a budget amendment to account 101 0601 422. 50-11 (vehicle maintenance) from insurance recovery funds for the amount of \$83,964.27. This includes multiple hail damage repairs and accident repair of Medic 5.

We have effectively exhausted this budget line with one quarter of the year remaining.

Please let me know if you need further.

Blake Holte
Fire chief

RESOLUTION NO.

**A RESOLUTION AMENDING THE 2025
BUDGET OF THE CITY OF SPRINGDALE
NEIGHBORHOOD SERVICES DEPARTMENT**

WHEREAS, the City of Springdale Neighborhood Services recently experienced a destructive hail storm that damaged a portion of their city-owned vehicles, and

WHEREAS, the City of Springdale has received funds that have not been appropriated from insurance settlements, and

WHEREAS, Neighborhood Services has requested that these funds be appropriated to their *Vehicles* account.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2025 Budget of the City of Springdale Neighborhood Services Department is hereby amended as follows:

			Present		Amended
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Neighborhood Services	101-0111-422.51-11	Vehicles	\$3,500.00	\$21,918.56	\$25,418.56

PASSED AND APPROVED this 14th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO AMEND A DEVELOPER’S AGREEMENT TO UPGRADE APPLE RD.

WHEREAS, An agreement has been entered between the City of Springdale and the developer of Teslar to improve Apple Rd in November of 2024;

WHEREAS, The City of Springdale acquired the two properties needed to complete the improvements;

WHEREAS, The actual bid submitted to the developer by Emery Sapp and Sons exceeded the engineers estimate of improvement costs;

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 amend the agreement for the City’s share from \$322,186 to \$627,131.59 to be paid out of 2023 Bond Funds 23BPS17.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Ernest Cate, City Attorney

BID TABULATION

JOB: Apple Road Improvements
DESCRIPTION:
JOB NO.: 22104901
DATE:

				ESS BID	
ITEM NO.	DESCRIPTION OF ITEMS	CONTRACT QUANTITY	UNIT	UNIT PRICE	TOTAL
1.0	Roadway Construction Control	1	L.S.	\$ 20,540.00	\$ 20,540.00
2.0	Trench and Excavation Safety Systems	1	L.S.	\$ 10,300.00	\$ 10,300.00
3.0	Mobilization	1	L.S.	\$ 97,000.00	\$ 97,000.00
4.0	Traffic Control	1	L.S.	\$ 7,823.00	\$ 7,823.00
5.0	Clearing and Grubbing	1	L.S.	\$ 98,010.00	\$ 98,010.00
6.0	Undercut and Backfill	7088	C.Y.	\$ 33.20	\$ 235,321.60
7.0	Rock Excavation	10	C.Y.	\$ 300.00	\$ 3,000.00
8.0	Excavation (Plan Quantity)	11229	C.Y.	\$ 0.60	\$ 6,737.40
9.0	Embankment (Plan Quantity)	847	C.Y.	\$ 60.90	\$ 51,582.30
10.0	Subgrade Preparation (Plan Quantity)	9591	S.Y.	\$ 1.60	\$ 15,345.60
11.0	4" Topsoil Placement (Other Areas)	7685	S.Y.	\$ 6.40	\$ 49,184.00
12.0	Curb Backfill and Grading	44	STA.	\$ 151.70	\$ 6,674.80
13.0	Erosion Control	1	L.S.	\$ 31,398.00	\$ 31,398.00
14.0	4'X4' Junction Box	2	EACH	\$ 8,420.00	\$ 16,840.00
15.0	4'X4' Concrete Curb Inlet	1	EACH	\$ 8,961.00	\$ 8,961.00
16.0	4'X4' Area Inlet	1	EACH	\$ 12,616.00	\$ 12,616.00
17.0	Reverse Curb Inlet	4	EACH	\$ 12,230.00	\$ 48,920.00
18.0	4' Diameter Concrete Curb (Drop) Inlet	10	EACH	\$ 8,832.00	\$ 88,320.00
19.0	4' Inlet Extensions	6	EACH	\$ 899.00	\$ 5,394.00
20.0	8' Inlet Extensions	8	EACH	\$ 1,594.00	\$ 12,752.00
21.0	30" RCP FES	1	EACH	\$ 1,770.00	\$ 1,770.00
22.0	18" RCP (Under Pavement)	178	L.F.	\$ 107.10	\$ 19,063.80
23.0	18" RCP (Outside Pavement)	205	L.F.	\$ 74.00	\$ 15,170.00
24.0	24" RCP (Under Pavement)	361	L.F.	\$ 137.10	\$ 49,493.10
25.0	24" RCP (Outside Pavement)	577	L.F.	\$ 89.90	\$ 51,872.30
26.0	30" RCP (Under Pavement)	277	L.F.	\$ 178.50	\$ 49,444.50
27.0	30" RCP (Outside Pavement)	251	L.F.	\$ 124.10	\$ 31,149.10
28.0	16" Steel Sleeve	80	L.F.	\$ 120.60	\$ 9,648.00
29.0	8" Gate Valve	16	EACH	\$ 3,263.00	\$ 52,208.00
30.0	8" X 6" Tee	5	EACH	\$ 1,346.00	\$ 6,730.00
31.0	8" Tee	1	EACH	\$ 1,778.00	\$ 1,778.00
32.0	8" X 6" Reducer	2	EACH	\$ 564.00	\$ 1,128.00
33.0	8" Cross	2	EACH	\$ 2,444.00	\$ 4,888.00
34.0	12" x 8" Tapping Sleeve	2	EACH	\$ 10,270.00	\$ 20,540.00
35.0	6" Fire Hydrant Assembly	7	EACH	\$ 7,981.00	\$ 55,867.00
36.0	8" 22.5° Bend	2	EACH	\$ 1,013.00	\$ 2,026.00
37.0	8" Cap	3	EACH	\$ 4,066.00	\$ 12,198.00
38.0	8" D.I. Pipe	2584	L.F.	\$ 92.20	\$ 238,244.80
39.0	6" D.I. Pipe	5	L.F.	\$ 358.50	\$ 1,792.50
40.0	3" ACHM Surface Course (1/2 inch, Nmax = 115)	5911	S.Y.	\$ 30.10	\$ 177,921.10
41.0	10" Aggregate Base Course (Class 7)	6,476	TONS	\$ 25.60	\$ 165,785.60
42.0	6" Concrete Driveway	317	S.Y.	\$ 90.60	\$ 28,720.20
43.0	4" Concrete Sidewalk	2,702	S.Y.	\$ 74.90	\$ 202,379.80
44.0	Standard 6" Curb and Gutter	4598	L.F.	\$ 16.60	\$ 76,326.80
45.0	2" Mountable Curb and Gutter	4342	L.F.	\$ 19.00	\$ 82,498.00
46.0	Mountable Median	1357	L.F.	\$ 93.40	\$ 126,743.80
47.0	Sodding	7540	S.Y.	\$ 4.60	\$ 34,684.00
48.0	Additional Watering	1	M.G.	\$ 181.00	\$ 181.00
49.0	Remove and Relocate Existing Signs	3	EACH	\$ 797.00	\$ 2,391.00
50.0	Remove and Replace Mailbox	1	EACH	\$ 812.00	\$ 812.00
51.0	Install New Barbed Wire Fence	587	L.F.	\$ 15.70	\$ 9,215.90
52.0	Install New Woven Wire Fence	301	L.F.	\$ 40.00	\$ 12,040.00
53.0	Install New Wood Rail Fence	228	L.F.	\$ 31.30	\$ 7,136.40
54.0	Cast in Place Tactile Panel	121	S.F.	\$ 21.20	\$ 2,565.20
55.0	Handicap (ADA) Ramp Concrete	6	EACH	\$ 2,009.00	\$ 12,054.00
56.0	Street Sign Installation	12	EACH	\$ 615.00	\$ 7,380.00
57.0	Roadway Illumination Pole (Complete-in-place)	10	EACH	\$ 17,029.00	\$ 170,290.00
58.0	Street Trees	84	EACH	\$ 547.30	\$ 45,973.20
59.0	24" Striping (Thermoplastic)	168	L.F.	\$ 39.00	\$ 6,552.00
60.0	12" Striping (Thermoplastic)	33	L.F.	\$ 34.00	\$ 1,122.00
61.0	Pavement Symbols (Thermoplastic)	1	EACH	\$ 1,377.00	\$ 1,377.00
62.0	Concrete Pull Box (12"x12")	10	EACH	\$ 2,676.00	\$ 26,760.00
63.0	2" Non Metallic Conduit	2324	L.F.	\$ 26.80	\$ 62,283.20
64.0	Owner Contingency (\$195,000)	1	L.S.	\$ 195,000.00	\$ 195,000.00
65.0	Meter Pedestal	1	EACH	\$ 13,990.00	\$ 13,990.00
66.0	Testing	1	EACH	\$ 24,330.00	\$ 24,330.00
CONSTRUCTION TOTAL				\$	2,948,243.00

Engineering Design Cost	\$	104,100.00
Engineering Construction Administration and Platting Cost	\$	74,300.00
CONSTRUCTION + ENGINEERING TOTAL		\$ 3,126,643.00

Exclusions from City Cost Share:	Waterline Total	\$	407,048.30
	Street Tree Total	\$	45,973.20
	Mountable Median	\$	209,241.80
	Subtotal	\$	662,263.30

Net Total minus Exclusions	\$	2,464,379.70
Requested City Portion (25% of Total Minus Exclusions)	\$	616,094.93
Asphalt Addition for Median Replacement*	\$	11,036.67

City Approved Cost Share	\$	322,185.43
Additional Cost Share Request	\$	304,946.16

*The typical section of Apple Road is designed above the City's typical section with the addition of the mountable median. For cost share purposes the median has been removed as an exclusion. Asphalt would replace the omission of the median. This is the cost of asphalt for the City's portion of the roadway.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH CREEKSIDE COMMERCIAL LLC FOR A COST SHARE TO CONSTRUCT A ROAD FROM 45TH STREET TO 40TH STREET.

WHEREAS, A preliminary plat for Creekfront 49 subdivision has been approved for construction;

WHEREAS, the traffic from the subdivision will increase left turn movements at 45th street and Wagon Wheel Rd and the intersection is too close to the I49 ramp traffic signal for an additional signal;

WHEREAS, the developer has proposed a cost share agreement to split the cost of the new road with the City:

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 enter into an agreement for the construction of a road from 45th Street to 40th street at a 78% City share of \$1,233,156. to be paid out of 2023 Bond Funds.

Additionally, the Mayor and City Clerk are authorized to acquire the necessary right of way in compliance with the Land Acquisition Policy.

The Mayor may approve change orders up to 10% of the original contract amount.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Ernest Cate, City Attorney

DEVELOPMENT AGREEMENT

This Agreement is made and entered into this ____ day of _____, 2025 (the “Effective Date”), by and between the City of Springdale, Arkansas (the “City”) and CREEKSIDE COMMERCIAL LLC (the “Developer”).

RECITALS

WHEREAS, the Developer owns, and is currently developing, certain real estate in the City of Springdale with such property being located south of 45th Street, south of Wagon Wheel Road. (the “**Developer’s Property**”);

WHEREAS, a new road connection between 45th Street and 40th Street, as more fully depicted in the attached Exhibit “A” (the “**Road Project**”) is necessary and in the public interest given the growth and development plans for the area where Developer’s Property is located;

WHEREAS, the Developer is prepared to: (i) dedicate additional real estate from the Developer’s Property in the form of right-of-way for the “**Road Project**”, (ii) to purchase materials, labor and professional services (including engineering services and project administration services provided by a contractors and firms selected by Developer) to design and construct the improvements necessary for the Road Project (the “**Project Costs**”) and (iii) to be financially responsible, along with the City, for a portion of the Project Costs as set forth in this Agreement; and

WHEREAS, the City is prepared (i) at its own expense, to acquire additional real estate from landowners other than the Developer by dedication or through eminent domain as necessary to complete the Road Project (the “**Third-Party Land Acquisition**”); and (ii) to be financially responsible, along with the Developer, for a portion of the Project Costs as set forth in this Agreement.

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

1. Right of Way Acquisition from Third Parties. The City shall exercise diligence and take all reasonable measures to promptly complete the Third-Party Land Acquisition and shall provide written notice to the Developer once the Third-Party Land Acquisition is completed (the “**Acquisition Phase Completion Notice**”). The City shall have until _____ to provide Developer with the Acquisition Phase Completion Notice. If the City fails to provide Developer with the Acquisition Phase Completion Notice by _____, then this Agreement shall become null and void so that Developer has no obligations under this Agreement.

2. Street Improvements. Contingent upon the City timely providing the Acquisition Phase Completion Notice, the Developer shall complete the Road Project in accordance with the City’s requirements and ensure that the Road Project is designed and constructed according to City

standards including, but not limited to, any applicable standards set forth in the City's Master Street Plan. The Developer shall exercise diligence and take all reasonable measures to promptly complete the Road Project and upon completion shall execute all reasonable and necessary legal instruments required for a formal dedication to the City of the Road Project right-of-way and the improvements constructed therein pursuant to this Agreement. The Developer shall select and retain, in its sole discretion, the firms and/or contractors to be used in completing the Road Project and shall be solely responsible for directing their work.

3. Project Cost Reimbursement Terms. The City agrees to reimburse the Developer for seventy-eight percent (78%) of the Project Costs with such share estimated to be \$1,233,156 including carrying a 15% contingency and engineering design fees. City and Developer acknowledge that the estimate shall not serve as a cap and reimbursement shall be based on the total project cost. Payments will be made to the Developer by the City upon submission of documented invoices as work related to the Road Project is performed and/or completed provided that the work is approved by the City and the Developer has provided sufficient proof of payment to the firms and/or contractors performing such work. Paid invoices and/or copies of time records pertaining to the Project Costs must be submitted to the City Engineer before payment is made.

4. Incorporation of Recitals. The parties agree that the recitals set forth above shall constitute material terms and conditions which are incorporated into this Agreement and binding upon the parties.

5. Complete Agreement. It is agreed that neither party hereto is relying upon any oral or written information or representations made by the other prior to signing of this Agreement unless expressly provided herein and that this Agreement constitutes the entire agreement between the parties and the same shall not be hereafter amended or modified unless reduced to writing and signed by the parties hereto.

6. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their heirs, personal representatives, successors and assigns.

CREEKSIDE COMMERCIAL LLC
an Arkansas limited liability company

By: _____

Print Name: Matt Trulove

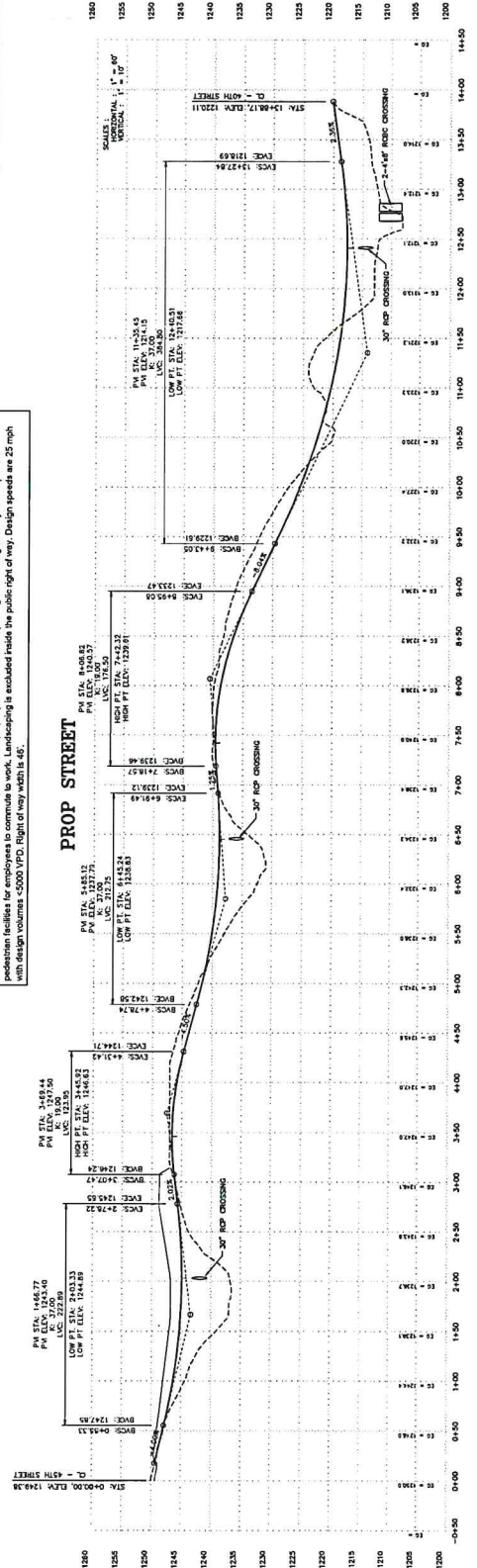
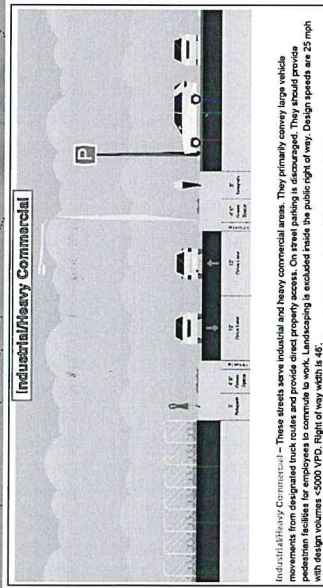
Title: Member

THE CITY OF SPRINGDALE,
ARKANSAS

By: _____

Print Name: _____

Title: _____



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO REIMBURSE SPRINGDALE WATER UTILITIES FOR COSTS TO LINE THE WATER SUPPLY LINE FROM RABBITS FOOT SPRING TO LAKE SPRINGDALE.

WHEREAS, Lake Springdale is a spring fed lake from Rabbits Foot Spring;

WHEREAS, the existing clay pipe conveying this water that was installed in mid-20th century, has become broken and plugged with tree roots, dropping the water level in the lake;

WHEREAS, Springdale Water Utilities has a contract with Insituform to line sewer pipes around town and is willing to add this work to their contract;

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 reimburse Springdale Water Utilities for actual costs to line the existing clay water supply line with a budget of \$200,000. to be paid from unrestricted general fund.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Ernest Cate, City Attorney

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH HALFF CONSULTING ENGINEERS FOR THE DESIGN OF A DRAINAGE SYSTEM FROM MURPHY PARK TO THE CHANNEL NORTH OF ALLEN AVE.

WHEREAS, The drainage system downstream of Murphy Park has been identified as deficient and structural flooding has occurred;

WHEREAS, Halff Engineering was contracted to analyze the drainage system;

WHEREAS, The drainage system needs additional improvements to comply with current stormwater standards as outlined in Chapter 106;

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 enter into a contract with Halff Engineers to analyze and design a drainage upgrade from Murphy Park to the channel north of Allen Ave. with an hourly, not to exceed cost of \$212,500.00 to be paid from unrestricted general fund.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Ernest Cate, City Attorney



August 12, 2025

Ms. Katie Hollingshead, PE, CFM
Senior Project Manager
City of Springdale, Arkansas
201 Spring Street
Springdale, AR 72764

***RE: Murphy Park Drainage Improvements (Halff #57124)
City of Springdale, Arkansas***

Dear Katie,

Halff is pleased to provide this amendment proposal for the bypass improvements for the above referenced contract, which was executed April 18, 2024. We appreciate the opportunity to continue working with you and your team.

UNDERSTANDING OF SCOPE

The City of Springdale (City) proposes the addition of a bypass route to the currently under-design drainage system to minimize the flooding impact along Maple Avenue and the adjacent Mayan Signs building during large storm events. The existing drainage system is of insufficient capacity, and the bypass is intended to supplement flow conveyance.

The main trunk currently under design is generally aligned between Wilkinson Lane to the north (specifically 312 S. Thompson Street), and Maple Avenue to the south, terminating at the Murphy Park Pond.

The proposed bypass route will tie into the main trunk line between Zaxby's and Bayyari properties. From there, it will extend east beneath the block retaining wall and Hwy 71B, follow Allen Street, and continue north to discharge into the existing open channel.

In addition to the bypass improvements, the following components are included:

- Construction of a new outlet structure at Murphy Park Pond designed to increase the weir length.
- Replacement of the existing pedestrian footbridge with a new prefabricated bridge structure.
- Easement documentation creation

It is understood that ARDOT is planning to turn over ownership of N Thompson (Hwy 71B) in the near future. It is anticipated that by the time this project proceeds to construction the city will own this section of Hwy 71B and ARDOT permitting will not be required.

Bidding and reimbursable expenses will be covered under the original contract executed April 18, 2024. Commencement of the bidding phase is contingent on completion of easement acquisitions and the relocation of franchise utilities.

If any of our Understanding of Scope listed above are incorrect or require clarification, please contact us immediately so we can revise this Amendment.

PROPOSED SCOPE OF SERVICES:

Based on our understanding of the proposed improvements, Half proposes to provide the following services:

PHASE 150 – HWY 71B Bypass Segment

A. Surveys:

1. Perform field surveys for the purposes of establishing existing topography and locating existing site features, including streets, driveways, storm drainage systems, water/sanitary sewer and franchised utilities. Cross sections of the route will be performed at 50' intervals, plus breaks, for a varying width of approximately 50'-100' to define existing conditions. The Surveys will be tied to known monuments and placed on the Arkansas State Plain North coordinate system, unless otherwise specified by the City.
2. Perform field surveys to determine existing monumentation and establish land lines, ownership lines, ROW, and easements along the route.
3. Provide current georeferenced aerial imagery (orthorectified).
4. Set temporary benchmarks for use during the design phase.
5. Prepare base sheets in AutoCAD Civil 3D format, latest version, that will be used for the preparation of the construction plans. Plans will be prepared at a 1"=40' scale or larger and will depict existing ground contours at a one (1) foot minimum interval. The base sheets will also depict all existing site features as noted above, underground utilities resulting from Arkansas One-Call locates, and existing ROW.

B. 30% Concept Design Phase:

1. Prepare plan drawings showing all existing facilities. Horizontal scale of drawings to be 1"=40' or larger and vertical scale, if applicable, to be 1"=5'.
2. Prepare concept plan set submittal including the following information:
 - i. Survey data, centerline and stations, existing improvements, benchmarks, existing and proposed ROW, and structures.
 - ii. Prepare an opinion of probable construction costs.
 - iii. We anticipate the City will require a minimum of 2 weeks for review of the concept plan set documents. City comments will be addressed in the preliminary plan set submittal.

C. 65% Preliminary Design Phase:

1. Prepare preliminary plan submittal documents including the following information:
 - i. Prepare plans, profiles, and details of the proposed drainage improvements.
 - ii. Provide cross sections for the improvements.
 - iii. Provide list of Engineer-developed construction details to be incorporated into the plans.
 - iv. Prepare preliminary demolition plans, pavement marking plans (if applicable), and storm water erosion control plans.
 - v. Prepare preliminary technical specifications, special provisions/conditions and front-end contract documents.
 - vi. Prepare an updated opinion of probable construction costs.
 - vii. We anticipate the City will require a minimum of 2 weeks for review of the preliminary plan set documents. City comments will be addressed in the final plan set submittal.
2. Prepare a parcel survey map to include the following information:
 - i. Map to be drawn at 1"=40' scale or larger.
 - ii. Identify existing property, existing and proposed ROW and easements, ownership names, addresses, temporary construction easements (if necessary) and related information along the improvements. Prepare easement documentation with exhibits for up to ten (10) parcels. Easement appraisal and acquisition/procurement services are excluded from this proposal, but these services are anticipated to be performed by the City separate from this scope of work.
3. If necessary, coordinate with impacted franchise utility companies for utility conflict resolution and review utility company prepared relocation plans. Monitor any relocation efforts to be performed by the impacted utility company, and verify the utilities are relocated to the correct locations. Halff does not propose to prepare any franchise utility relocation plans.

D. 100% Final Design Phase:

1. Prepare final plan submittal documents including the following information:
 - i. Prepare final design calculations, all plans, profiles, typical street sections, cross sections, quantities, and other items.
 - ii. Prepare construction details which depict all typical items, including but not limited to, pavement repairs, curbs, drainage inlets and junction boxes, driveways, sidewalks and side paths, pavement markings and signage. If available, the City's standard

drawings/details will be utilized where applicable. Prepare any special details required for the project that are not included in the City's standard details.

- iii. Provide the 1D/2D model drainage design calculations showing estimated water surface elevations (WSEL) and flooding inundation for existing conditions and proposed conditions. The limits of the hydraulic model for the existing underground drainage system are proposed from Murphy Park Pond to the existing downstream open channel aligned between Thompson Street and Maple Drive.
 - iv. As needed, prepare Storm Water Pollution Prevention Plan (SWPPP) in accordance with the requirements of ADEQ General Permit ARR150000, Part II, Section A.4.
 - v. Prepare final technical specifications, special provisions/conditions and front-end contract documents
 - vi. Prepare a final opinion of probable construction costs.
- E. Prepare a recommendation of construction contract time.

PHASE 450 – Bypass Drainage Study

With the selection of Alternative 2, it was stated in the report that further analysis will be needed to determine downstream impacts from the increased flow. The downstream analysis will extend the existing model to Spring Creek. The extended model will only include the main trunkline based on City GIS information. Downstream basins that contribute flow to the trunkline will be delineated based on LiDAR terrain. The downstream analysis will compare the existing conditions with the proposed Alternative 2 for the 10, 25, and 100-year storm events to estimate the potential impacts.

EXCLUSIONS:

- 1. Traffic studies other than as proposed
- 2. FEMA-related coordination and flood studies
- 3. Permitting/coordination with USACE or any other outside governmental agencies
- 4. Right-of-way and easement appraisal and acquisition/procurement services
- 5. Sanitary sewer, water, or franchise utility extension/relocation design
- 6. Construction phase services or construction materials testing
- 7. Off-Site improvements and off-site utility extensions
- 8. Wetlands, and threatened or endangered species investigations

9. Evaluation of existing water and sanitary sewer capacities

10. Street reconstruction design

SCHEDULE:

<u>Phase</u>	<u>Estimated Calendar Days After Receipt of Notice</u>
Drainage Study	60
Concept Phase	60
Preliminary Design Phase	75
Final Design	75

FEE:

- Phase 100 was originally executed on April 18, 2024, for a fee of **\$165,500**. This amendment adds **\$181,500 to Phase 150**, billed on an hourly basis not to exceed the stated amount, resulting in a new total for design fees to **\$347,000**.
- Phase 400 was originally executed on August 13, 2024, for a fee of **\$39,200**. This amendment adds **\$31,000 to Phase 450**, also billed hourly not to exceed, resulting in a new total for drainage study fees to **\$70,200**.

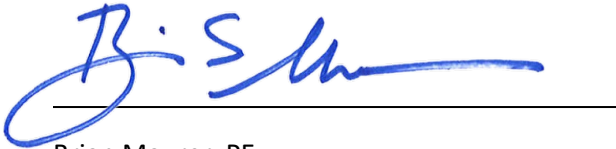
SUMMARY OF FEES		
SERVICE PHASES	BILLING METHOD	FEE AMOUNT
Phase 150 – HWY 71B Bypass Segment	Hourly NTE	\$181,500.00
Phase 450 – Bypass Drainage Study	Hourly NTE	\$31,000.00
TOTAL		\$ 212,500.00

The following employee classifications and billing rates attached will be incorporated into the revised Schedule of Hourly Billing Rates:

H&H Project Manager	\$240.00/Hour
Hydraulic Modeler III	\$200.00/Hour
Hydraulic Modeler II	\$155.00/Hour

Again, we appreciate the opportunity to serve the City. Please let me know if you have any questions or comments.

Sincerely,

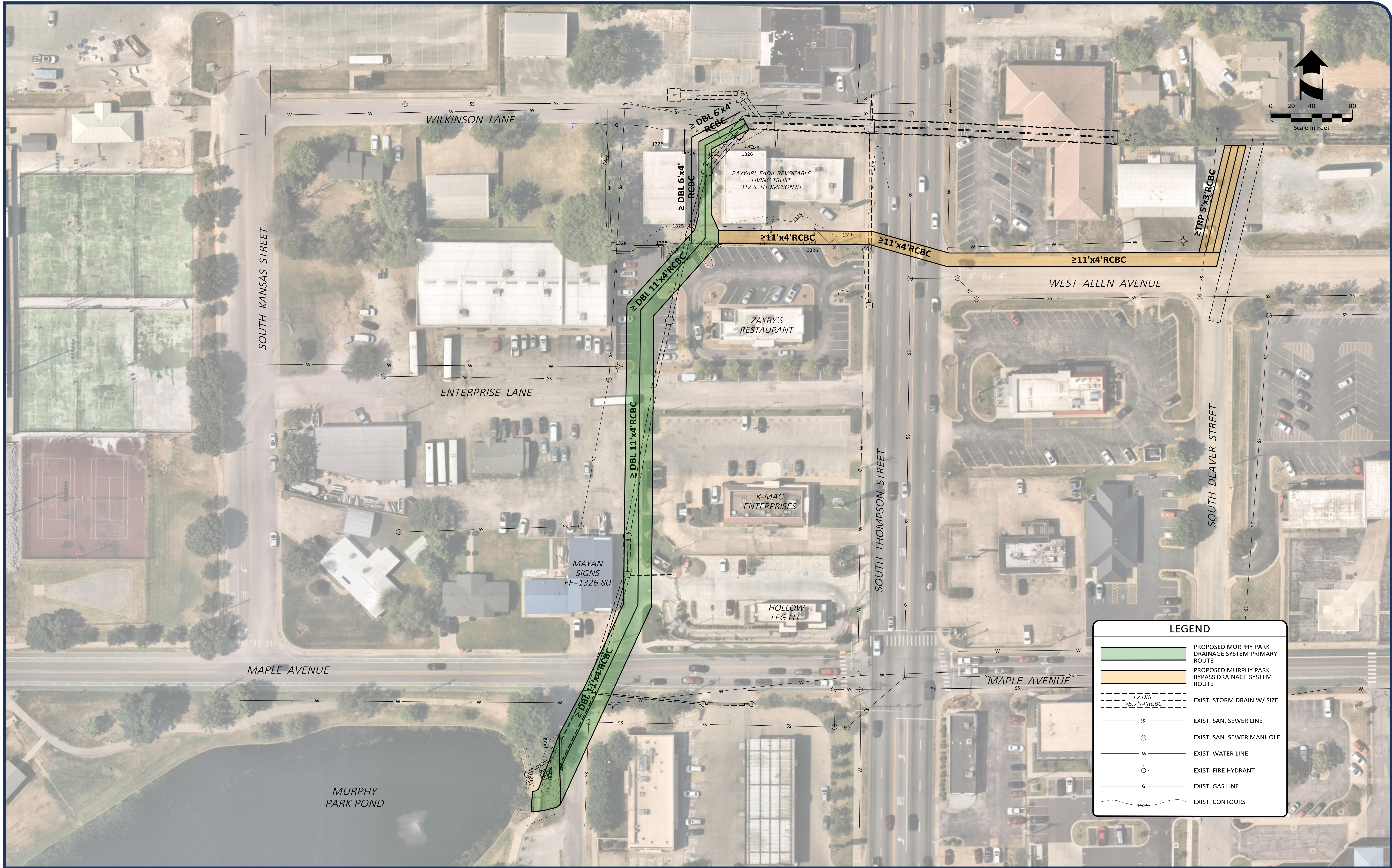


Brian Maurer, PE
Vice President

Approved By:

Doug Sprouse
Mayor

Attachments – Concept Exhibit
Schedule of Hourly Billing Rates



MURPHY PARK DRAINAGE IMPROVEMENTS

 FEBRUARY 2025



THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.

1465 E JOYCE BLVD.
SUITE 200
FAYETTEVILLE, AR 72703
TEL: (479) 485-6100



SCHEDULE OF HOURLY BILLING RATES

(Effective July 1st, 2025)

Principal Engineer	\$ 320.00/Hour
Senior Project Engineer (P.E.)	\$ 285.00/Hour
Senior Project Manager	\$ 220.00/Hour
Project Manager	\$ 175.00/Hour
Project Engineer (P.E.)	\$ 150.00/Hour
Project Engineer	\$ 135.00/Hour
Engineering Technician	\$ 90.00/Hour
Senior CAD Designer	\$ 160.00/Hour
CAD Designer	\$ 140.00/Hour
CAD Technician	\$ 120.00/Hour
Senior Surveyor (PLS)	\$ 235.00/Hour
Surveyor (PLS)	\$ 180.00/Hour
Survey Project Manager	\$ 155.00/Hour
Senior Survey Tech/Sr. Geospatial Tech (SIT)	\$ 130.00/Hour
Survey Tech/Geospatial Tech	\$ 110.00/Hour
3-Man Survey Crew	\$ 270.00/Hour
2-Man Survey Crew	\$ 200.00/Hour
1-Man Survey Crew	\$ 135.00/Hour
Construction Project Manager	\$ 160.00/Hour
Senior Construction Observer	\$ 140.00/Hour
Construction Observer	\$ 115.00/Hour
Landscape Architect Director	\$ 225.00/Hour
Senior Landscape Architect	\$ 185.00/Hour
Landscape Architect	\$ 135.00/Hour
Project Technician	\$ 115.00/Hour
Administrative Assistant	\$ 65.00/Hour
Project Accountant	\$ 115.00/Hour

EXPENSES

Mileage & Per Diem Meals:	CURRENT IRS RATE
All other Direct Costs (ODC), such as hotels, subcontractors, hotels, research fees etc.:	Cost + 10%

BILLING TERMS

1. Hourly charges will be billed in 0.25-hour minimum increments. Some services may be subject to minimum charges.
2. Hourly rates include charges for personnel, equipment, and supplies, but do not include vehicle mileage charges and per diem.
3. Travel time and mileage will be billed portal to portal from Halff's office.
4. Work requested between the hours of 7:00 PM and 6:00 AM and on Saturdays, Sundays, or holidays will be charged at 125% of the noted rates.
5. Services rendered for legal proceedings, including pre-trial hearings, depositions, expert report preparation, and trial testimony, etc. will be charged at 200% of the noted rates.
6. Standard Hourly Rates may be adjusted annually in accordance with the normal salary review practices of Halff Associates, Inc.

RESOLUTION NO.

**A RESOLUTION AUTHORIZING PAYMENT OF
AN INVOICE
(2023 BOND PROJECT NO. 23BSC1)**

WHEREAS, the City of Springdale contracted with Buffalo Builders, LLC, for the construction of the Springdale Senior Center, and

WHEREAS, the City has received the final invoice for \$2,292,562.08 from Buffalo Builders, LLC.

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 pay Buffalo Builders, LLC., \$2,292,562.08 with funds from the 2023 Bond Program.

PASSED AND APPROVED this 14th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF
FIRE TRAINING EQUIPMENT FOR THE SPRINGDALE
FIRE DEPARTMENT AND TO WAIVE COMPETITIVE
BIDDING (PROJECT NO. CP2504)**

WHEREAS, the City of Springdale was awarded an ARPA Grant from the State of Arkansas Governor’s Office for Regional Fire Training, in the amount of \$750,000.00, and

WHEREAS, the Springdale Fire Department is requesting to purchase a flashover simulator, to be used for regional fire training at Mickey Jackson Training Center, and

WHEREAS, the total for the requested flashover simulator is \$114,597.66 to be paid for using the State Award Funds out of the Unrestricted General Fund, and

WHEREAS, the requested flashover simulator is available on the Arkansas State Buy Board, and

WHEREAS, due to the nature of this purchase, the Springdale Fire Department is requesting to waive competitive bidding under Ark Code Ann. §14-58-303.

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

- 1. The Mayor and City Clerk are hereby authorized to appropriate funds for the purchase of a flashover simulator for the Springdale Fire Department, to be used for regional fire training at Mickey Jackson Training Center, in the amount of \$114,597.66, to be paid for using the State Award Funds out of the Unrestricted General Fund.
- 2. Due to the nature of this purchase, competitive bidding is hereby waived under Ark Code Ann. §14-58-303.

PASSED AND APPROVED this 14th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

Quotation

CUSTOMER:	SHIP TO:	QUOTATION NO.	ISSUED DATE	EXPIRATION DATE
Springdale Fire Department PO Box 1521 Springdale AR 72765	Springdale Fire Department AR PO Box 1521 Springdale AR 72765	360183	09/24/2025	10/24/2025
		SALESPERSON	CUSTOMER SERVICE REP	
		LNCS House help@lncurtis.com 877-488-0469	Eric Rogstad erogstad@lncurtis.com 877-488-0469	

REQUISITION NO.	REQUESTING PARTY	CUSTOMER NO.	TERMS	OFFER CLASS
ST2805 JH 19Sep2025	Patrick Lee / Jonathan J. Hanson	C156924	Cash In Advance	NPP-FFE

F.O.B.	SHIP VIA	DELIVERY REQ. BY
DEST	Standard Shipping	

SPECIAL INSTRUCTIONS

Pricing per NPP Gov Contract #PS20015, Firefighting Equipment.

NOTES & DISCLAIMERS

Thank you for this opportunity to quote. We are pleased to offer requested items below. If you have any questions, need additional information, or would like to place an order, please contact your Customer Service Rep as noted above.

Safety Warning Notice: Products offered, sold, or invoiced herewith may have an applicable Safety Data Sheet (SDS) as prepared by the manufacturer of the product. The SDS is provided with the product. In addition, manufacturer's safety and/or warning notices, instructions and information relating to the proper use and care of the product is provided with the product. All applicable SDS, safety and/or warning notices, instructions and other information provided with the product should be thoroughly read, reviewed, and understood prior to handling, distributing, using, reselling, or servicing any and all products provided by Curtis. Materials utilized to clean, repair, maintain and/or service your owned equipment, as well as Curtis owned equipment, may contain per-and polyfluoroalkyl substances (PFAS) to meet national standards or original equipment manufacturer specifications. For other important product notices and warnings, or to request an SDS, product specifications, manufacturer's safety notices, instructions and/or warning notices, please contact Curtis or visit <https://www.lncurtis.com/product-notices-warnings>

Transportation is included in below pricing.

Price valid through 31 December 2025.

Lead times vary. Currently 6 months after acceptance of order.

Payment Terms: 50% on order, 50% on completion. Net 10 days.

Warranty: 1-year limited warranty and unlimited technical phone support for the life of the product.

Subject to Symtech Standard Terms & Conditions.

LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
1	1	EA	SYMTECH FIRE CUSTOM	As Below: Flashover Simulator ST Upper Burn Module Burn Module Consisting of New (1-Way) 10' Standard Height Cargo Container Marine/Industrial Grade Paint (Red unless otherwise specified) Two rear cargo entry doors for loading solid fuel Insulation System: - o High temperature 2,300° F Ceramic insulation system - o Tubular framing between insulation system and shipping container wall - o Inner Wall Lining – reinforced with robust steel - o Outer Wall Lining – 3/16" thick steel plate system on walls and ceiling - o Cargo Doors Lining – 3/16" thick steel plate system - o Flooring – 3/16" Steel plate system covered with pavers Burn Material Support System - o Tubular steel plus C-channel, supports 4' x 8' sheets - o Tubular steel plus C-channel, supports 4' x 4' sheets on cargo doors - o Safety chains to secure and tighten down burn material - o Tubular steel plus C-channel at top as well Burn Crib - o Robust steel material loading crib Water Drainage System - o Drainage of water to the exterior - o Flooring designed to prevent pooling of water to ensure drainage of the unit after operation. Exterior Platform - o Robust steel platform system			

LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
				o Removable OSHA compliant stairway railings and landing system Stair Treads – 36" wide surface non-skid surface Stair Risers – 7" high maximum and 11" minimum tread depth Railings – 1-1/2" x 1-1/2" x 12-gauge square tubing o Removable 5ft loading platform Lower Observation Module Observation Module Consisting of New (1-Way) 20' Standard Height Cargo Container Marine/Industrial Grade Paint (Red unless otherwise specified) Doors – 2 means of egress one per side o Robust steel, non-locking, spring loaded and insulated o Outward door opening trajectory Insulation System o High temperature 2300° F Ceramic insulation system o Tubular framing between insulation system and shipping container wall o Inner Wall Lining – reinforced with robust steel o Outer Wall Lining – 3/16" thick steel plate system Sides - 5' feet down Ceiling - 10' feet o Flooring – 1/8" Steel plate system covered with pavers Interior Baffle o Robust steel swing away baffle system Exterior Roof Vent o Robust steel mechanically operated roof vent capable of locking during chamber operation and transport			

LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
				Trench Vent (for cold smoke removal and faster build up of rollover simulations) Water Drainage System o Drainage of water to the exterior o Flooring designed to prevent pooling of water to ensure drainage of the unit after operation. Code/Safety Compliance NFPA 1402 Standard on Facilities for Fire Training and Associated Props – 2019 edition U.S. Department of Transportation (DOT) Occupational Safety and Health Administration (OSHA) On-Site Assembly Modules fully welded together for longevity and air/fuel control Training One Day Training Program with NFPA-Certified Instructor Warranty & Support 1-Year Warranty. Excludes expected deformation from normal expansion and contraction Unlimited Technical Phone Support for the Life of the Product List Price: \$101,174.26	NFR	\$96,525.00	\$96,525.00
2	1	EA	SYMTECH FIRE CUSTOM	As Below: *Option* Add ST-PRO Air Induction Vent (Fresh Air Intake) and Observation Room Pavers List Price: \$3,608.71	NFR	\$3,443.00	\$3,443.00
3	1	EA	SYMTECH FIRE CUSTOM	As Below: Freight	NFR	\$4,449.00	\$4,449.00



LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
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Small Business
CAGE Code: 5E720
SIC Code: 5099
Federal Tax ID: 94-1214350
UEI #DDLSADSWN7U7

This pricing generally remains firm until 10/24/2025. Pricing is subject to change if product is affected by the implementation of a tariff. Contact us for updated pricing after this date.

Due to market volatility, global supply chain pressures, and supply shortages, we recommend contacting your local L.N. Curtis and sons office prior to placing your order to confirm pricing and availability. This excludes our GSA Contract and other Fixed Price Contracts which are governed by contract-specific prices, terms, and conditions.

Subtotal	\$104,417.00
Estimated Tax Total	\$10,180.66
Transportation	\$0.00
Total	\$114,597.66
View Terms of Sale and Return Policy	

RESOLUTION NO._____

**A RESOLUTION ADOPTING A TRAIL NAMING
POLICY TO STANDARDIZE WAYFINDING ON
SPRINGDALE TRAILS**

WHEREAS, historically trail names in Springdale have been chosen informally and never officially adopted by the City Council, and

WHEREAS, as the city’s active transportation network continues to grow, an increased need for clarity and standardization of wayfinding has become apparent, and

WHEREAS, the Active Transportation Committee has recommended a formal Trail Naming Policy for adoption by the city council in order to address these needs.

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

The City of Springdale hereby adopts the Trail Naming Policy as recommended by the Active Transportation Committee.

PASSED AND APPROVED this ____ day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



Randy Kimbrough, Chair

Purpose:

The purpose of this policy is to establish guidance and standards in the naming of City of Springdale trails and active transportation routes, as well as their associated amenities, with the goals of defining the Active Transportation Committee's role in recommending names to the City Council, establishing uniform application of standards and increasing name recognition. This policy shall not apply to parks, ballfields, structures, or any facilities outside of the purview of the Active Transportation Committee.

Objectives:

1. Ensure that Springdale's trails and active transportation routes are easily identified and located in order to promote both ease of wayfinding and public safety.
2. Ensure that names assigned to trails and active transportation routes are consistent with the values and character of the City of Springdale.
3. Assure quality and relevance of names associated with trails and active transportation routes in order to serve the city in a consistent and permanent manner.
4. Encourage and recognize dedication or donation of lands, amenities and financial contributions by individuals, groups, and/or businesses in Springdale.

Definitions:

Trails and Active Transportation Routes – Any city-owned facility developed for active transportation via walking, running, cycling, etc. These include, but are not limited to, multi-use paths, bike lanes, cycle tracks, shared-use lanes, etc. Generally, these shall not include walking loops and recreational trails established in city parks, as they typically share a name with the park in which they are located. Exceptions may be made on an as-needed basis in instances where the park trail provides a vital active transportation connection, or at the recommendation of the Parks and Recreation Department.

Amenities – Any supplemental facilities directly adjoined to or otherwise associated with a trail or active transportation route. These include, but are not limited to, bridges, tunnels, trailheads, benches, water fountains, bike repair stations, tree plantings, etc.

Naming Criteria:

Priorities and considerations in naming trail and active transportation route facilities shall be as follows:

Historic Names: Names providing historical relevance and context specific to Springdale, history of the area/neighborhood that the facility is located in, or people/groups/organizations that influenced the development of the area. Historic names shall be the preferred selection, and names recommended by the Shiloh Museum of Ozark History shall be given special consideration.

Geography/Geology: Place-based names such as names referencing a street, neighborhood, park, area of the city, natural features etc. These names can help improve ease of wayfinding and location of amenities along the route. They also provide a sense of place and connect residents to facilities and routes named after their area. Proximity and relevance are important considerations when selecting a geographic name.

Individuals, Groups, or Organizations: When naming a facility after an individual, group, or organization, careful consideration should be given to the individual, group or organization's history of community service, involvement, or contribution in Springdale. Priority may be given in naming a facility after individuals, groups or organizations that made significant contributions, gifts or donations to that specific project. Facilities generally should not be named after living individuals, except in special circumstances such as after a significant private donation or exceptionally long-standing leadership, commitment, and/or contribution to the City of Springdale. Prior to naming a facility after a living individual, a thorough review of that individual's background and qualifications should be conducted. Facilities named after deceased individuals should prioritize elected officials, city staff, community stakeholders, and/or historical figures with an exemplary history of dedication to the City of Springdale and its goals or other meritorious contributions to the city and its residents.

Exclusions:

- Any graphic, obscene, explicit, or otherwise offensive names are prohibited.
- Any names in violation of local, state and/or federal law are prohibited.
- Any names that conflict with public grant funding policies established by state and/or federal grant funding programs are also prohibited.

Renaming:

Names for trails and active transportation routes and amenities established under this policy are intended to be permanent in order to ensure consistency in recognition and wayfinding. The renaming of facilities with names established under this policy is strongly discouraged. Facilities should only be changed in name when an existing name is found to be inappropriate or ineffectual.

Procedures:

The Engineering Department shall be responsible for managing the trail naming process and the Active Transportation Coordinator shall be the department's point of contact in matters related to trail naming. The following are applicable procedures for naming and/or renaming trails and active transportation facilities.

Interim/Working Names: As a trail or active transportation route is developed, it may be assigned a working or interim name for internal reference by city staff and stakeholders until a permanent name is selected. Interim or working names may be selected by city staff for the purpose of reference and documentation without Active Transportation Committee recommendation or City Council approval. If an interim or working name is to be kept as the permanent name of a trail or route, it must go through the same selection process and be adopted as a permanent name. All exclusions outlined in the naming criteria shall also apply to interim and working names. A reasonable effort should be made to avoid excessive public references to a trail or route's interim/working name in order to minimize confusion when a permanent name is adopted.

Initial Recommendations: When a new trail or active transportation route is being developed or an existing trail or route is being considered for renaming, it shall be the responsibility of the Active Transportation Committee to examine the route and any associated amenities and formalize a naming recommendation. Amenities may be left unnamed on a case-by-case basis depending on relevance. (E.g., a standard bench installed as part of a project and not donated by an individual, group, or organization may not need a formal name.) The Active Transportation Committee should also take into consideration any relevant public feedback when considering names for recommendation. City staff may also assist the committee when recommending names, as needed. When a name is to be recommended by the Active Transportation Committee, the recommendation must be approved by a majority vote at a regularly scheduled committee meeting and formalized via letter to the City Council signed by the chairman of the committee. Recommendation letters should include the recommended name, a description or depiction of the facility/facilities to be named, and a brief justification for the recommended name(s).

City Council Committee Review: When a name is recommended by the Active Transportation Committee, the recommendation shall be forwarded to the Parks and Recreation Committee of the City Council with an accompanying resolution to formally adopt the name. At that time, the Parks and Recreation Committee may vote whether to forward the naming resolution to the full City Council with recommendation for approval per the standard City Council committee policies and procedures.

Final Approval: After a name has been recommended and the accompanying resolution has been recommended for approval, it shall be the responsibility of the City Council to adopt the resolution and thereby formalize the name. The City Council should vote on the resolution at a regularly scheduled meeting following the standard policies and procedures set forth for the City Council. Only after a name is adopted via resolution by the City Council should the name be used publicly in matters of wayfinding, marketing, external communications, etc. Names and approvals must adhere to all applicable local, state and federal law. The City Council has final approval right and may reject any naming resolution presented.

Rejection and Appeal: If a name is rejected at any point during the approval and adoption procedure, the procedure should begin again with an initial recommendation from the Active Transportation Committee. It is generally recommended that if a name is rejected at any level,

a new name be considered in its place. Rejections of names may be appealed by the Active Transportation Committee. If a name is resubmitted for appeal, the recommendation letter must contain additional details justifying the appeal and again be approved by a majority vote of the Active Transportation Committee.

Exemptions:

Any incidental or special circumstances regarding facility names not otherwise addressed in this policy shall be subject to the discretion of city staff.

The Razorback Greenway is 40-mile multi-use path connecting the cities of Fayetteville, Johnson, Springdale, Lowell, Rogers, Bentonville, and Bella Vista, Miles 14-21 of which are located in Springdale. Any portion of the Razorback Greenway shall be exempt from this naming policy and ineligible for renaming at the city level in order to maintain previously established regional consistency in wayfinding and branding.

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE PRIVATE CLUB PERMIT FOR BACKROOM ART LOUNGE & SOCIAL CLUB, AND ALLOWING FOR THE APPLICATION OF THE REQUIRED PERMITS FROM THE ARKANSAS ALCOHOLIC BEVERAGE CONTROL DIVISION PER ARKANSAS CODE ANNOTATED §3-9-222 AS AMENDED AND FOR OTHER PURPOSES; AND DECLARING AN EMERGENCY

WHEREAS, BACKROOM BRANDS, LLC, has applied for a private club permit as required per A.C.A. §3-9-222, and

WHEREAS, BACKROOM BRANDS, LLC, has provided all the information required in permit application process, and

WHEREAS, the City Council for the City of Springdale hereby approves the application for permit for the proposed location to operate a private club within its city limits, and

WHEREAS, this approval does not authorize the operation of a private club within the City of Springdale but does function as an authorization to apply for a private club permit through the Arkansas Alcoholic Beverage Control Division per A.C.A. §3-9-222.

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

SECTION 1: That the application for private club permit is hereby approved for **KAREN LEIBOWITZ**, as manager for **BACKROOM BRANDS, LLC**, located at 200 S. Holcomb St., Springdale, Arkansas 72764.

SECTION 2: That no private club operations will begin unless and until a permit to operate a private club is issued by the Arkansas Alcoholic Beverage Division.

SECTION 3: That the approval and permit are subject to suspension or revocation by the City in the event the manager or **BACKROOM BRANDS, LLC**, violates any Springdale ordinances pertaining to private club permits or State Law.

SECTION 4: EMERGENCY CLAUSE. IT IS HEREBY ASCERTAINED AND DECLARED THAT THE PERMIT MUST BE ISSUED AS SOON AS POSSIBLE. THEREFORE, IT IS DECLARED THAT AN EMERGENCY EXISTS AND THIS ORDINANCE SHALL BE IN FORCE AND TAKE EFFECT IMMEDIATELY UPON AND AFTER ITS PASSAGE.

[SIGNATURE PAGE FOLLOWS]

ORDERED, this ____ day of _____, 2025.

DOUG SPROUSE, MAYOR

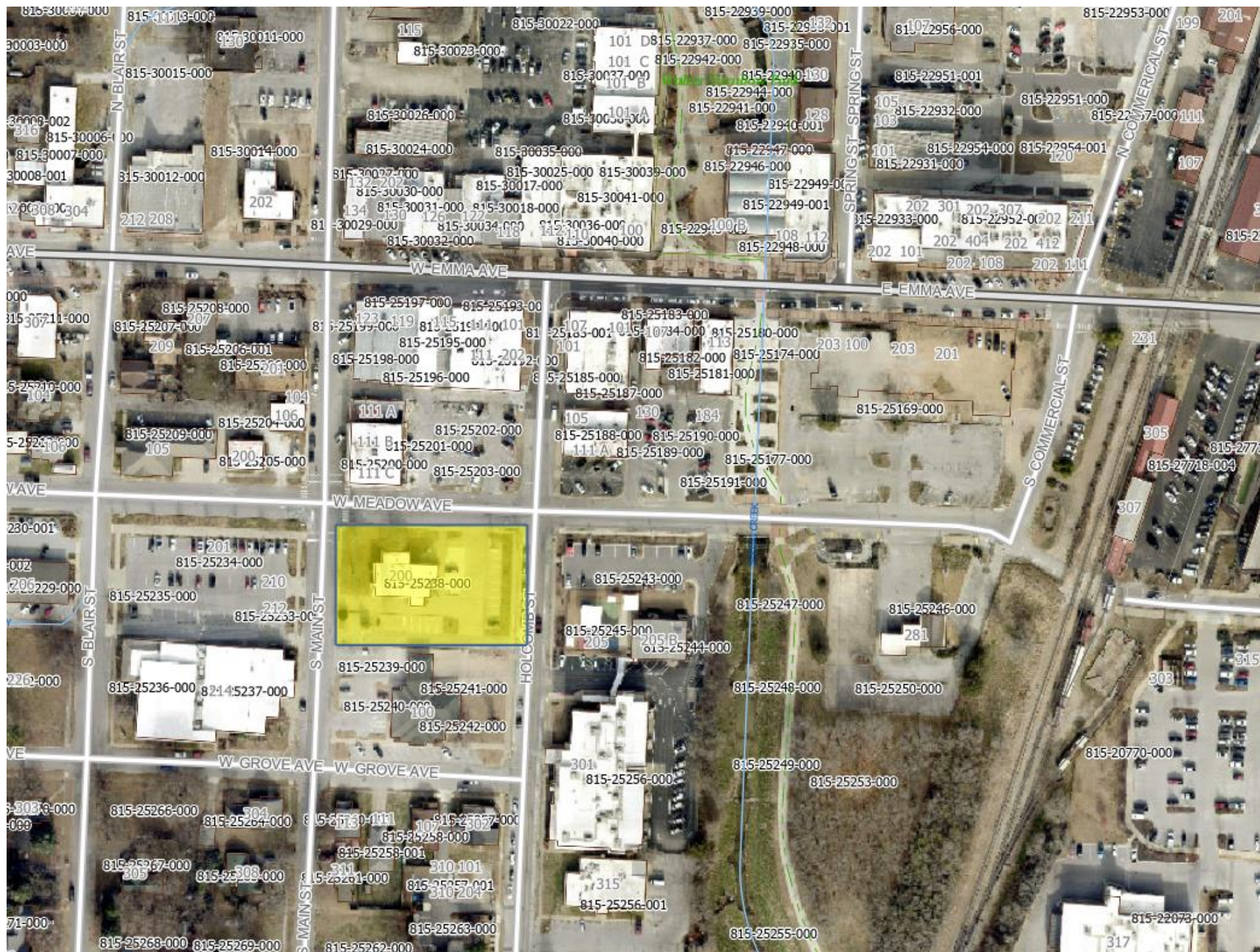
ATTEST:

SABRA JEFFUS, CITY CLERK

I, Sabra Jeffus, City Clerk of Springdale, Arkansas, hereby certify that the above and foregoing is a true and correct copy of Ordinance No. _____ passed by the City Council of the City of Springdale, Benton and Washington Counties, Arkansas, on the ____ day of _____, 2025.

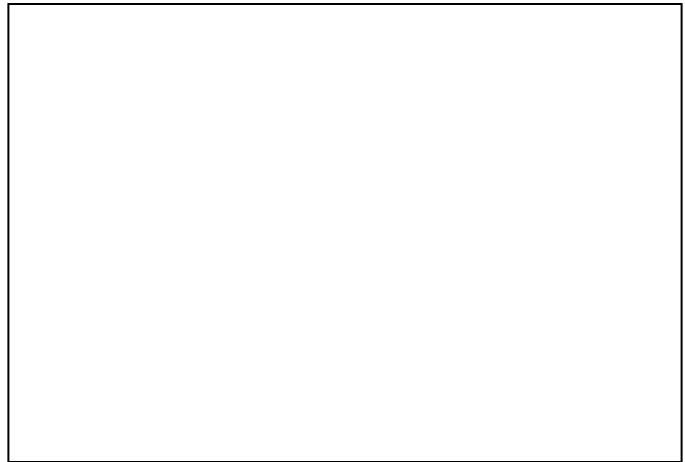
APPROVED AS TO LEGAL FORM:

ERNEST CATE, CITY ATTORNEY



ORDINANCE NO. _____

**AN ORDINANCE VACATING AND
ABANDONING A PORTION OF TWO
UTILITY EASEMENTS, PURSUANT TO
ARK. CODE ANN. §14-301-301, *et seq.*,
DECLARING AN EMERGENCY; AND
FOR OTHER PURPOSES.**



WHEREAS, Executive Who, LLC, has petitioned for the partial abandonment of two utility easements on Parcel No. 815-34340-002, said easements having been filed for record in Plat Book 23A at Page 267 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said partial easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit "A":

UTILITY EASEMENT #1 VACATION DESCRIPTION:

A PART OF LOT 7D OF MARKET SQUARE SUBDIVISION, AS SHOWN IN PLAT FILE 023A-267 OF THE WASHINGTON COUNTY RECORDS, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 7D, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, THENCE S87°39'17"E A DISTANCE OF 75.07 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 7D, N01°38'20"E A DISTANCE OF 210.81 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7D; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 7D, S37°12'23"E A DISTANCE OF 15.94 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 7D, S01°38'20"W A DISTANCE OF 198.51 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LOT 7D; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, N87°38'59"W A DISTANCE OF 3.25 FEET; THENCE N87°39'17"W A DISTANCE OF 6.75 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.05 ACRES (2,047 SQUARE FEET), MORE OR LESS.

UTILITY EASEMENT #2 VACATION DESCRIPTION:

A PART OF LOT 7D OF MARKET SQUARE SUBDIVISION, AS SHOWN IN PLAT FILE 023A-267 OF THE WASHINGTON COUNTY RECORDS, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 7D, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, THENCE S87°39'17"E A DISTANCE

OF 60.06 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 7D, N01°38'20"E A DISTANCE OF 229.25 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7D; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 7D, S37°12'23"E A DISTANCE OF 31.89 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 7D, S01°38'20"W A DISTANCE OF 204.66 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LOT 7D; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, N87°39'17"W A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.10 ACRES (4,339 SQUARE FEET), MORE OR LESS.

WHEREAS, after due notice as required by law, the City Council has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question;

WHEREAS, public interest and welfare will not be adversely affected by the abandonment of the easements herein described.

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

Section 1: That the City of Springdale, Arkansas, hereby releases, vacates and abandons all its interests, with the rights of the public generally, in and to the portion of the utility easements described hereinabove.

Section 2: A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the office of the Recorder of Washington County, Arkansas, and recorded in the Deed records of the County.

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 14th day of October, 2025.

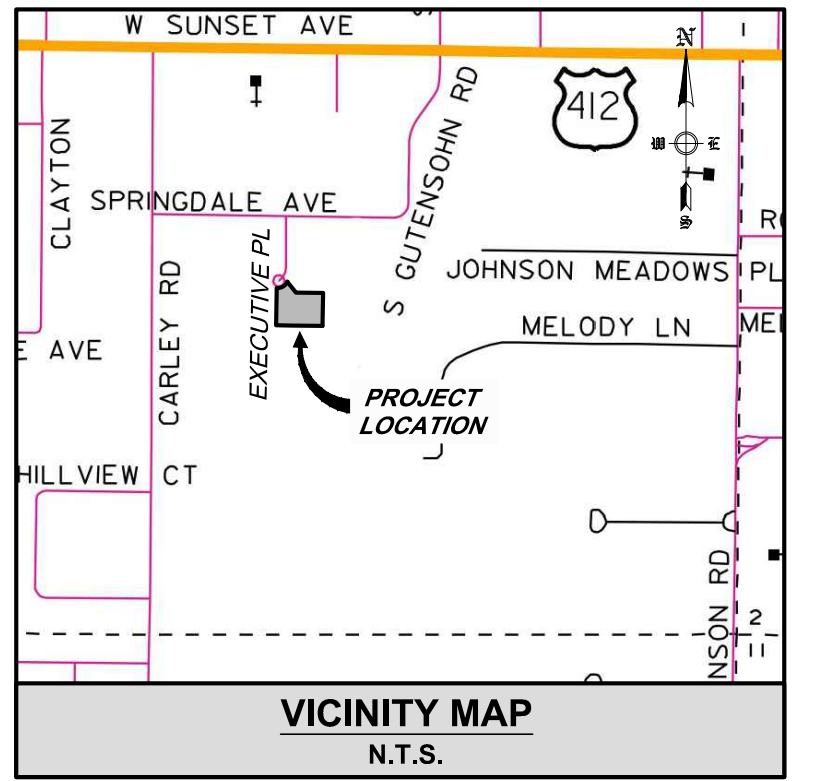
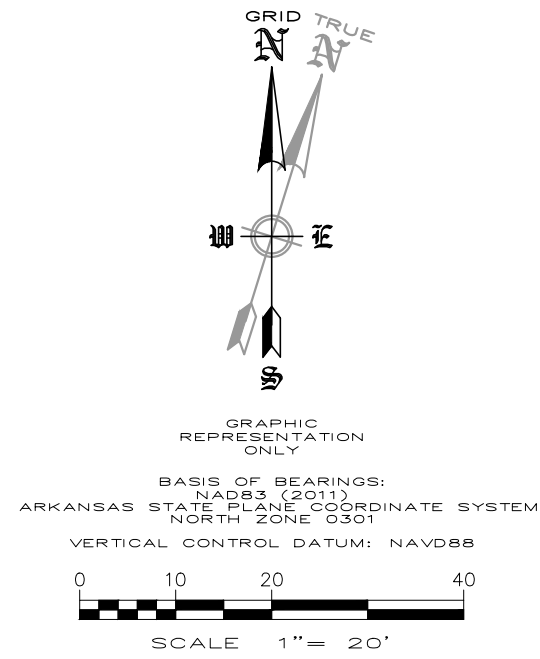
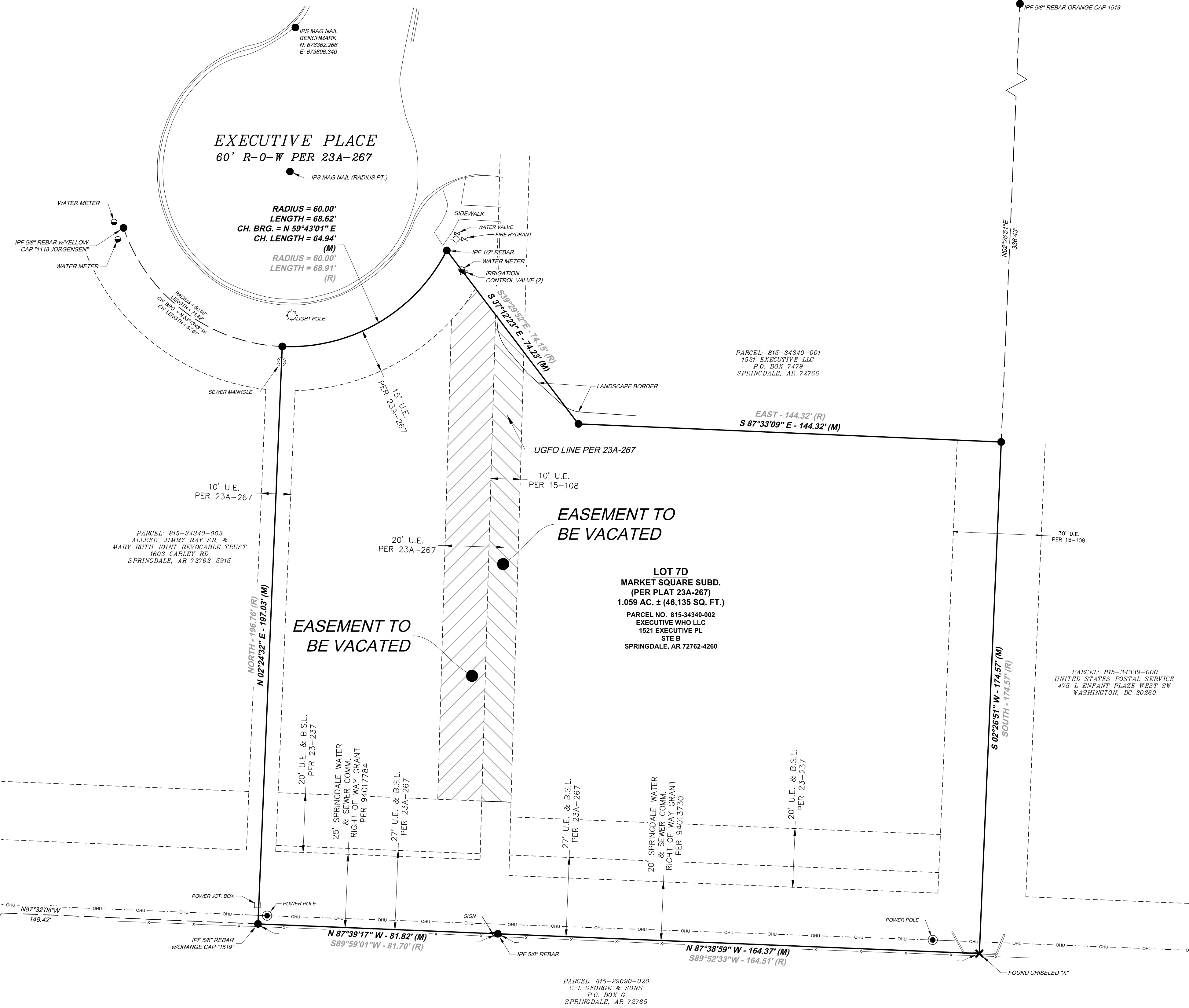
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



LEGAL DESCRIPTION - WARRANTY DEED FILE #2016-34778

LOT 7D (BEING A REPLAT OF 7B OF THE REPLAT OF LOT 7 MARKET SQUARE SUBDIVISION), MARKET SQUARE SUBDIVISION, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 23A AND 267.

OWNER: EXECUTIVE WHO LLC
1521 EXECUTIVE PL
STE B
SPRINGDALE, AR 72762-4260

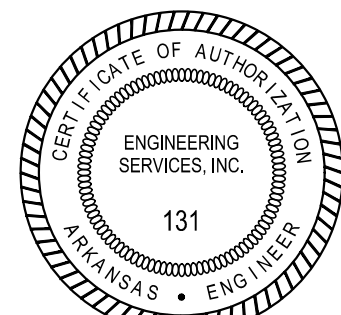
SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 262
SPRINGDALE, AR 72765

WORK ORDER #: 25908

CITY ZONING: C-2

SETBACKS: FRONT W/PARKING - 50'
FRONT W/O PARKING - 30'
SIDE ADJ TO NON-RESIDENTIAL - 0'
SIDE ADJ TO RESIDENTIAL - 20'
REAR - 20'

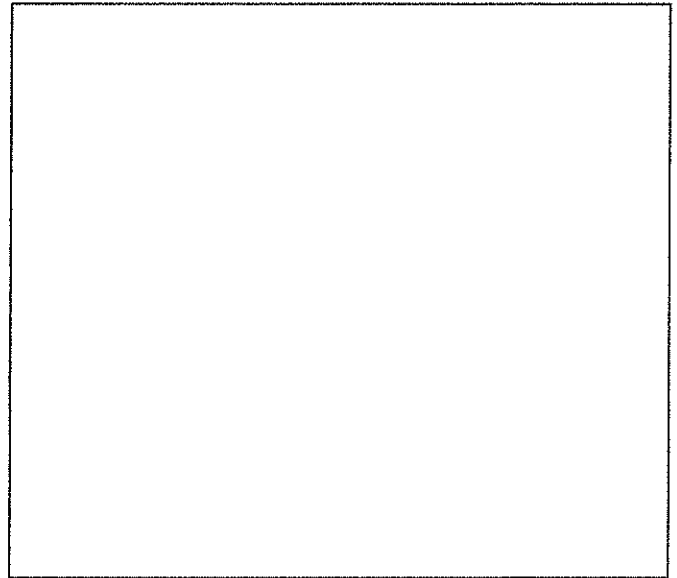
LEGEND		
	PROPERTY LINE	P.O.C. POINT OF COMMENCEMENT
	SECTION LINE	P.O.B. POINT OF BEGINNING
	SECTION 40' LINE	IPF - IRON PIN FOUND (AS NOTED)
	ADJACENT OWNER	▲ FOUND RAILROAD SPIKE
	EASEMENT (AS NOTED)	○ SET 1/2" REBAR w/ CAP "PS 1374"
	RIGHT-OF-WAY	⊙ SET "MAG" NAIL
	BUILDING SETBACK LINE (B.S.L.)	⊙ FOUND COTTON PICKER SPINDLE
	CENTERLINE OF ROAD	✕ CHISELED "X"
	WIRE FENCE LINE	⊙ SANITARY SEWER MANHOLE (SMH)
	CHAIN LINK FENCE LINE	⊙ CLEANOUT (CO)
	WOOD FENCE LINE	⊙ WATER METER (WM)
	OVERHEAD UTILITIES	⊙ FIRE HYDRANT (FH)
	SANITARY SEWER LINE	⊙ WATER VALVE (WV)
	WATER LINE	⊙ GAS METER (GM)
	UNDERGROUND GAS LINE	⊙ POWER POLE (PP)
		XXX' (M) MEASURED DISTANCE
		XXX' (R-#) RECORD DISTANCE
		(Z) ZONING



REVISION	DATE	DESCRIPTION
EASEMENT VACATION EXHIBIT		
FOR EXECUTIVE WHO LLC		
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS		
SCALE: 1"=20'	DATE: May 16, 2025	DRAWN BY: BJR
ENGINEERING SERVICES, INCORPORATED		
SPRINGDALE, ARKANSAS		
© COPYRIGHT 2025, ENGINEERING SERVICES, INC. 5163825-4107 PM ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ENGINEERING SERVICES, INC.	W.O.# 25908	SHEET 1 / 1

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, Benton County, Arkansas, is owned
as set out below:

PROPERTY OWNER: Rosa M. Willett

LEGAL DESCRIPTION: Lot 18, Terry Acres Subdivision, City of Bethel Heights (now
Springdale) Benton County, Arkansas

LAYMAN'S DESCRIPTION: 1256 A & B Homestead Loop

PARCEL: 21-03313-000

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 costs
as follows, and as shown in the attached Exhibits:

\$291.32 clean-up costs and \$24.92 administrative costs – 1256 A & B Homestead Loop (21-03313-000)

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 Benton County Tax Collector as delinquent taxes
and collected accordingly:

\$316.24 plus 10% for collection – 1256 A & B Homestead Loop (21-03313-000)

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 14th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2503784



Date: 08/01/2025
Status: Abated
Property: 1256A & B HOMESTEAD LOOP
City, State, Zip: ,

Officer on Site: Shane Pegram
Abatement Type: Lien
Abatement Date: 07/23/2025
Abatement Start Time: 0825
Abatement End Time: 0925

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$60.00
Equipment Rate	\$113.00
Total Fee: \$291.32	

Method of Compliance: Tall grass and weeds removed from the property using city employees and city equipment.

1 full time, 2 temps 1 truck, trailer and mower.

Shane Pegram
Code Enforcement Officer

08/01/2025
Date





Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@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

Dixie Putt
Administrative Legal Assistant/Paralegal
dputt@springdalear.gov

Christy Pianalto
File/Discovery Clerk
cpianalto@springdalear.gov

September 2, 2025

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

Rosa M. Willett
1256 B Homestead Loop
Springdale, AR 72764-6591

RE: Notice of clean-up lien on property located at 1256 A & B Homestead Loop,
Springdale, Benton County, Arkansas, Tax Parcel No. 21-03313-000

Dear Property Owner/Lienholder:

On July 23, 2025, a notice was posted on property located at 1256 A & B Homestead Loop, 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 May 7, 2025 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 August 1, 2025. As of this date, the total costs incurred by the City of Springdale to clean this property are \$291.32. 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 \$9.92 per letter and a filing fee in the amount of \$15.00 to the Benton 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 October 8, 2025 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, October 14, 2025, 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 \$301.24, which includes \$291.32 for cleaning up the property and \$9.92 for certified mailing 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 Dixie Putt, 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 Rosa M. Willett 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 B. Cate
City Attorney

Enclosures
EBC:dp

Tracking Number:

Remove X

9589071052701057151773

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Feedback

Latest Update

Your item departed our USPS facility in LITTLE ROCK AR DISTRIBUTION CENTER on October 7, 2025 at 9:27 am. The item is currently in transit to the destination.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network
Departed USPS Regional Facility

LITTLE ROCK AR DISTRIBUTION CENTER
October 7, 2025, 9:27 am

Arrived at USPS Regional Facility

LITTLE ROCK AR DISTRIBUTION CENTER
October 5, 2025, 10:18 pm

Unclaimed/Being Returned to Sender

SPRINGDALE, AR 72764
October 2, 2025, 7:06 am

Delivered, Left with Individual

SPRINGDALE, AR 72764
September 5, 2025, 10:27 am

In Transit to Next Facility

September 4, 2025

Arrived at USPS Regional Facility

FAYETTEVILLE AR DISTRIBUTION CENTER

September 3, 2025, 8:52 am

 Hide Tracking History[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus®



Product Information

See Less 

Track Another Package

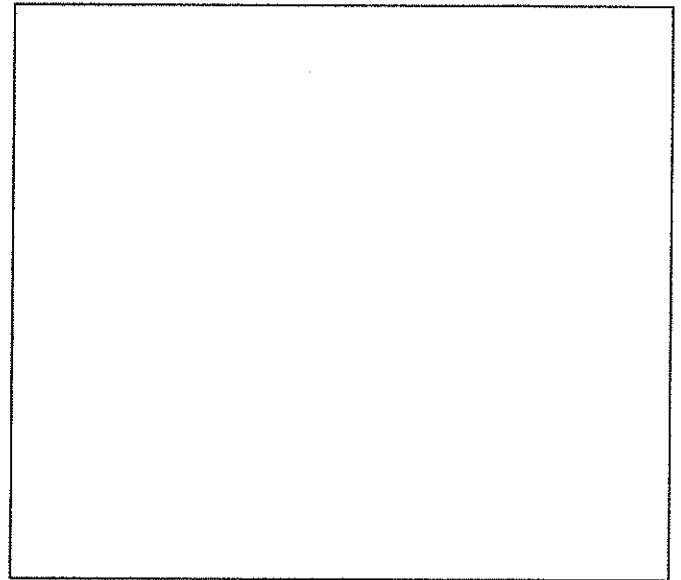
Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

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: Jeff D. Mann

LEGAL DESCRIPTION: Lot Numbered Three (3) in Westwood Addition No. II, to the City of Springdale, Arkansas, as shown upon the recorded plat thereof on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, LESS AND EXCEPT that portion thereof contained in the Deed to Larry DeWeese and wife, recorded Book 574 Page 219. Subject to easements, right-of-ways, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

LAYMAN'S DESCRIPTION: Westwood Parcel

PARCEL NO.: 815-26928-000

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 costs as follows, and as shown in the attached Exhibits:

\$700.64 clean up costs and \$34.84 administrative costs – Westwood Parcel (815-26928-000)

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:

\$735.48 plus 10% for collection – Westwood Parcel (815-26928-000)

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 14th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2502463



Date: 07/03/2025

Status: Abated

Property:

City, State, Zip: ,

Officer on Site: Ricardo Calderon

Abatement Type: Lien

Abatement Date: 07/03/2025

Abatement Start Time: 0916

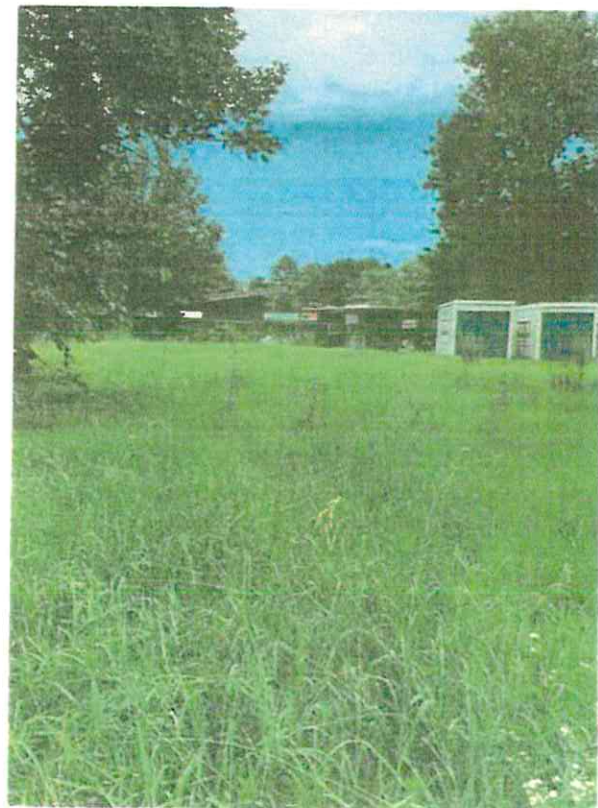
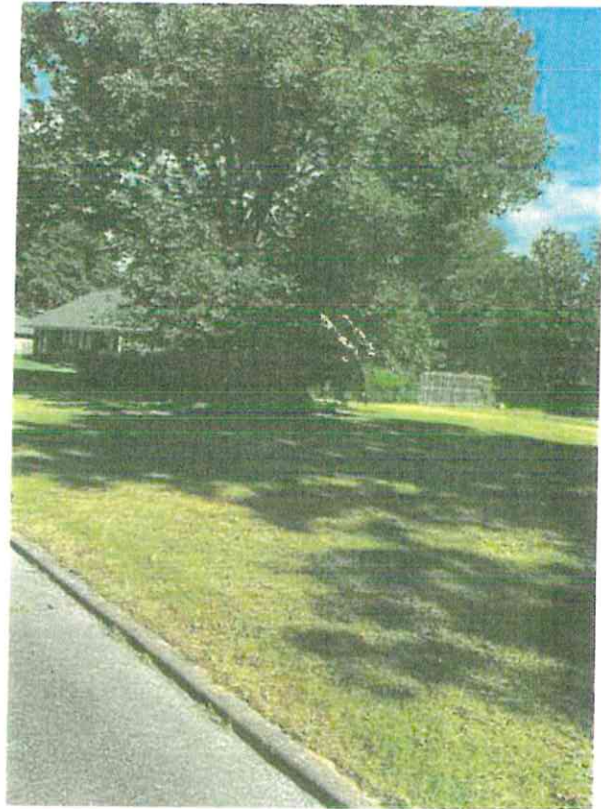
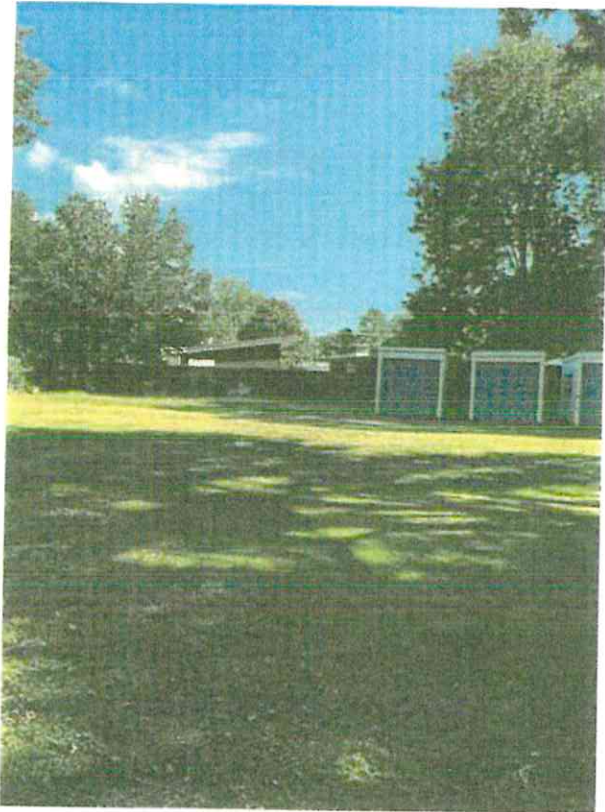
Abatement End Time: 0941

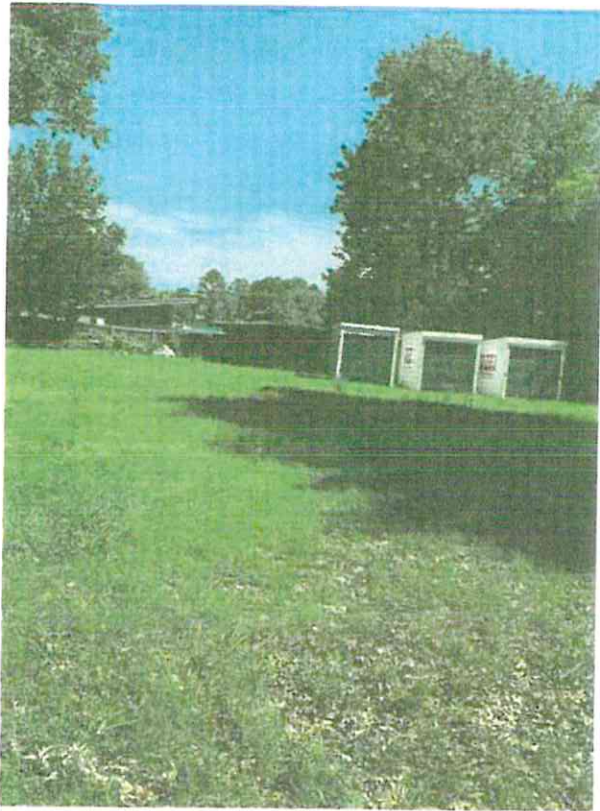
Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$105.00
Equipment Rate	\$186.00
Total Fee: \$409.32	

Method of Compliance: Property was mowed and brought into compliance by 2 full time, 3 part time employees, 2 trucks, trailers and mowers.

Ricardo Calderon
Code Enforcement Officer

07/03/2025
Date





City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2503938



Date: 08/01/2025
Status: Abated
Property:
City, State, Zip: ,

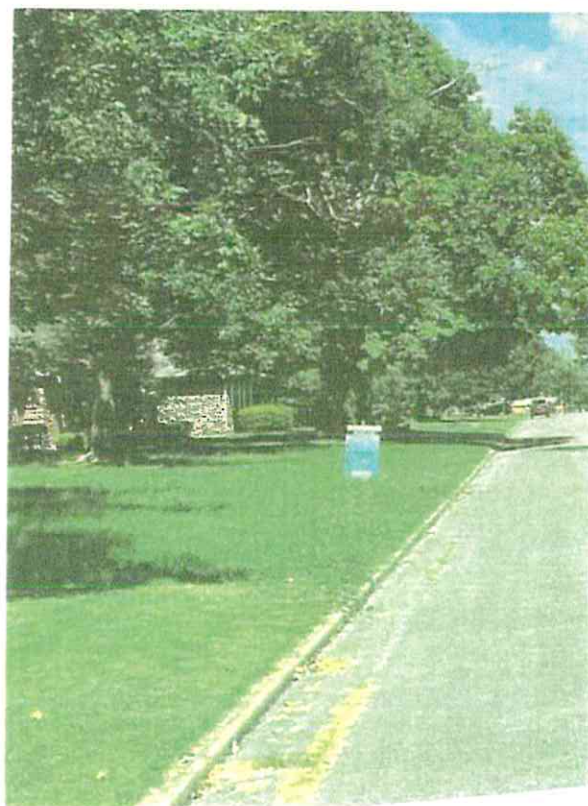
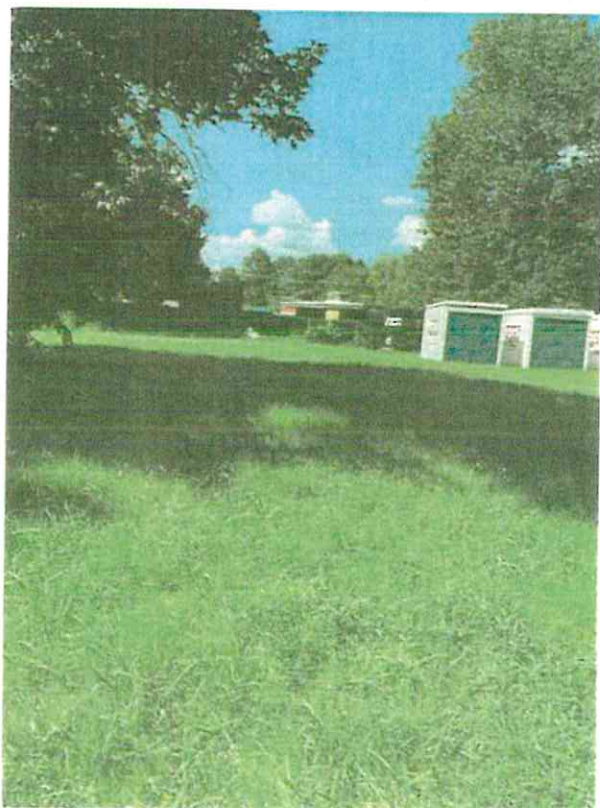
Officer on Site: Ricardo Calderon
Abatement Type: Lien
Abatement Date: 07/30/2025
Abatement Start Time: 0820
Abatement End Time: 0852

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$60.00
Equipment Rate	\$113.00
Total Fee: \$291.32	

Method of Compliance: Property was mowed by Public Works with 1 full time, 2 part time, 1 truck trailer and mower.

Ricardo Calderon
Code Enforcement Officer

08/01/2025
Date



Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALETM
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

Dixie Putt
Administrative Legal Assistant/Paralegal
dputt@springdalear.gov

Christy Pianalto
File/Discovery Clerk
cpianalto@springdalear.gov

September 2, 2025

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

Jeff D. Mann
1503 W. Emma Ave
Springdale, AR 72764

RE: Notice of clean-up lien on property located at Westwood Parcel, Springdale, Washington County, Arkansas, Tax Parcel No. 815-26928-000

Dear Property Owner/Lienholder:

On May 22, July 2 and July 30, 2025, a notice was posted on property located at Westwood Parcel, 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 May 22, 2025 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 July 3, 2025 and August 1, 2025. As of this date, the total costs incurred by the City of Springdale to clean this property are \$700.64. I have enclosed invoices 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 \$9.92 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 October 8, 2025 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, October 14, 2025, 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 \$720.48, which includes \$700.64 for cleaning up the property and \$19.84 for certified mailing 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 Dixie Putt, 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 Jeff D. Mann 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,

A handwritten signature in black ink, appearing to read "Ernest B. Cate".

Ernest B. Cate
City Attorney

Enclosures
EBC:dp

us postal tracking

X

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Sign in

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Track your package

Data provided by USPS

⋮

Tracking number 9589071052701057151766

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Tracking number created

●

In transit

October 07, 09:27AM

Little Rock Ar Distribution Center

○

Out for delivery

○

Delivered

🌐

View details on USPS

📞

Call 1-800-275-8777

🚚

Track another package

🇺🇸

USPS

https://tools.usps.com

⋮

USPS Tracking

Where is my package?

Domestic Claims - USPS Tracking - Time limit - Counterfeit Postage

RESOLUTION NO. _____

**A RESOLUTION SETTING A HEARING DATE ON A
PETITION TO VACATE A PORTION OF BARKER LANE.**

WHEREAS, Community Development Corporation of Bentonville/Bella Vista has petitioned for the abandonment of a portion of a dedicated public street, more commonly known as a portion of Barker Lane, described as follows:

BARKER LANE VACATION DESCRIPTION:

Vacating all that part of Barker lane within the south half of Tom Carrel Subdivision, filed for record as plat record 4 page 91, being more particularly described as follows: Beginning at the northeast corner of Lot 10B according to the Replat of Lot 10, of the Tom Carrel Subdivision, filed for record as plat record 17 page 93; thence South 02 degrees 25 minutes 53 seconds West (assumed bearing) on the east line of said lot 10B and the east line of Lot 11 of Tom Carrel Subdivision, 659.22 feet to the south line of Tom Carrel Subdivision; thence South 87 degrees 35 minutes 25 seconds East on said south line, 20.00 feet; thence North 02 degrees 25 minutes 53 seconds East parallel to the east line of said Lot 10B and Lot 11, a distance of 659.21 feet to the north line of Lot 9 of said Tom Carrel Subdivision; thence North 87 degrees 32 minutes 00 seconds West on said north line, 20.00 feet to the point of beginning.

And as shown on the attached Exhibit "A".

WHEREAS, the City Council for the City of Springdale, Arkansas, finds that a hearing date should be set on the petition pursuant to Ark. Code Ann. §14-301-301, *et seq.*;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that November 10, 2025, at 6:00 p.m. be 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, as required by law.

PASSED AND APPROVED this 14th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

The City Council of the City of Springdale met in regular session on Tuesday, September 23, 2025 in the 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 3, Position 1
Amelia Taldo	Ward 4, Position 1
Jeff Watson	Ward 3, Position 2
Mike Overton	Ward 2, Position 1
Mike Lawson	Ward 1, Position 1
Aaron Huntley	Ward 2, Position 2
Randall Harriman	Ward 1, Position 2
Mark Fougrousse	Ward 4, Position 2
Ernest Cate	City Attorney
Sabra Jeffus	City Clerk/Treasurer

Department heads present:

Sharon Tromburg	Director of Planning
Mike Chamlee	Buildings Director
Derek Hudson	Assistant Police Chief
Blake Holte	Fire Chief

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Harriman moved the minutes of the September 9, 2025 City Council meeting be approved as presented. Council Member Powell 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 Lawson made the second.

After the vote was taken, the motion carried 8-0

PLANNING COMMISSION

ORDINANCE NO. 6133 – ACCEPTING THE FINAL PLAT OF CLAYTON STREET BUSINESS PARK (FP25-09) IN THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0

The Ordinance was numbered 6133

ORDINANCE NO. 6134 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-41) CERTAIN LANDS LOCATED AT THE SW CORNER OF FORD AVENUE & BUTTERFIELD COACH ROAD FROM MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-16) TO A PLANNED UNIT DEVELOPMENT (PUD) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6134.

ORDINANCE NO. 6135: AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-42) CERTAIN LANDS LOCATED NORTH OF FORD AVENUE, SOUTH OF BARKER LANE, FROM AGRICULTURAL DISTRICT (A-1) TO A PLANNED UNIT DEVELOPMENT (PUD) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6135.

ORDINANCE NO. 6136: AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-52) CERTAIN LANDS LOCATED AT 2101 W. HUNTSVILLE AVENUE FROM MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Lawson made the second.

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6136.

ORDINANCE NO. 6137: AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-53) CERTAIN LANDS LOCATED AT 5829 N. THOMPSON STREET FROM GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Overton moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Lawson made the second.

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6137.

RESOLUTION NO. 142 – 25: APPROVING A CONDITIONAL USE FOR HOMES FOR HALOS, LLC (C25-07) AT 2350 N. 48TH STREET AS SET FORTH IN ORDINANCE NO. 4030

Planning Commission Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 142-25

A RESOLUTION APPROVING A CONDITIONAL USE FOR HOMES FOR HALOS, LLC (C25-07) AT 2350 N. 48TH STREET AS SET FORTH IN ORDINANCE NO. 4030

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on September 2, 2025, on a request by Homes for Halos, LLC (C25-07) for a Use Unit 4 (Cultural, Recreational & Health Facilities) in a Low/Medium Density Single Family Residential District (SF-2).

WHEREAS, following the public hearing, the Planning Commission by a vote of eight (8) yes and zero (0) nays recommends that a Conditional Use be granted Homes for Halos, LLC (C25-07) with the following conditions:

1. May have up to, but not exceed 14 residential units.
2. Provide paved parking, one (1) space for each three (3) residential units, including ADA.
3. No obstruction of parking spaces.
4. Must abide by residential noise limitations.
5. No signage allowed, with the exception of approved way finding and ADA parking.
6. Lighting shall be designed so that it will not interfere with adjoining uses.

7. Appropriate separation of structures or areas for uses listed in Article 6, sec. 2 from the nearest other property in a residential district.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to with the following conditions:

1. May have up to, but not exceed 14 residential units.
2. Provide paved parking, one (1) space for each three (3) residential units, including ADA.
3. No obstruction of parking spaces.
4. Must abide by residential noise limitations.
5. No signage allowed, with the exception of approved way finding and ADA parking.
6. Lighting shall be designed so that it will not interfere with adjoining uses.
7. Appropriate separation of structures or areas for uses listed in Article 6, sec. 2 from the nearest other property in a residential district.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 142-25.

RESOLUTION NO. 143 – 25: APPROVING A CONDITIONAL USE FOR CASA DE LA TRIBU DEL LEON DE JUDA (C25-09) AT S. OF 2019 W. HUNTSVILLE AVENUE AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 143-25

**A RESOLUTION APPROVING A CONDITIONAL USE
FOR CASA DE LA TRIBU DEL LEON DE JUDA (C25-09)
AT S. OF 2019 W. HUNTSVILLE AVENUE AS SET FORTH
IN ORDINANCE NO. 4030**

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on September 2, 2025, on a request by Casa de la Tribu del Leon de Juda (C25-09) for a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2).

WHEREAS, following the public hearing, the Planning Commission by a vote of eight (8) yes and zero (0) nays recommends that a Conditional Use be granted to Casa de la Tribu del Leon de Juda with the following conditions:

1. Access easement required to ensure proper ingress/egress to Huntsville Ave.
2. Occupancy load as determined by the Assistant Fire Marshal to be 90 persons for the entire suite.
3. Hours of operation limited to Monday to Saturday from 7:00 am to 9 pm and Sundays from 10:00 am to 5:00 pm.
4. Shared parking agreements as follows:
 - a. Twelve parking shared on Latino Tires on the east side of the parking lot, as shown with the following restrictions:
 - i. Parking can only be in the spaces as noted on the site plan and noted hours, no overflow parking or loitering allowed
 - ii. All trash must be picked up

- iii. Parking lot will not be cleared by owner during icy/snowy weather conditions
- iv. Any vehicles that remain outside of above hours are subject to being towed at the owner's expense
- 5. Must observe the provision of the City's adopted noise standards.
- 6. Meet all building and fire code provisions.
- 7. No sign shall be erected, maintained or utilized within the city except by a permit issued by the chief city inspector.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to with the following conditions:

- 1. Access easement required to ensure proper ingress/egress to Huntsville Ave.
- 2. Occupancy load as determined by the Assistant Fire Marshal to be 90 persons for the entire suite.
- 3. Hours of operation limited to Monday to Saturday from 7:00 am to 9 pm and Sundays from 10:00 am to 5:00 pm.
- 4. Shared parking agreements as follows:
 - a. Twelve parking shared on Latino Tires on the east side of the parking lot, as shown with the following restrictions:
 - i. Parking can only be in the spaces as noted on the site plan and noted hours, no overflow parking or loitering allowed
 - ii. All trash must be picked up
 - iii. Parking lot will not be cleared by owner during icy/snowy weather conditions
 - iv. Any vehicles that remain outside of above hours are subject to being towed at the owner's expense
- 5. Must observe the provision of the City's adopted noise standards.
- 6. Meet all building and fire code provisions.
- 7. No sign shall be erected, maintained or utilized within the city except by a permit issued by the chief city inspector.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 143-25.

RESOLUTION NO. 144 – 25: APPROVING A WAIVER (W25-27) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FORD AVENUE FLATS, NORTH IN CONNECTION WITH L25-20, A LARGE-SCALE DEVELOPMENT.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 144-25

A RESOLUTION APPROVING A WAIVER (W25-27) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FORD AVENUE FLATS, NORTH IN CONNECTION WITH L25-20, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-27) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights 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 (W25-27) of street improvements to a proposed collector street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with Ford Avenue Flats, North L25-20, a Large-Scale Development, and the Planning Commission recommends approval of 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 a proposed collector street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with Ford Avenue Flats, North L25-20, a Large-Scale Development.

Council Member Overton moved the Resolution be adopted, with Option 1. Council Member Harriman made the second.

After the vote was taken, motion carried 8-0, Option 1.

The Resolution was numbered 144-25.

RESOLUTION NO. 145 – 25: APPROVING A WAIVER (W25-32) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LEONEL RIVAS RESENDIZ IN CONNECTION WITH 1405 OVERO CIRCLE, A SINGLE-FAMILY DWELLING.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 145-25

A RESOLUTION APPROVING A WAIVER (W25-32) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LEONEL RIVAS RESENDIZ IN CONNECTION WITH 1405 OVERO CIRCLE, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W25-32) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights 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 (W25-32) of street improvements to Overo Circle, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1405 Overo Circle, a Single-Family Dwelling, and the Planning Commission recommends approval of 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 Overo Circle, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1405 Overo Circle, a Single-Family Dwelling.

Council Member Overton moved the Resolution be adopted, with Option 1. Council Member Harriman made the second.

After the vote was taken, motion carried 8-0, with Option 1.

The Resolution was numbered 145-25.

RESOLUTION NO. 146 – 25: APPROVING A WAIVER (W25-33) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO JOHN DEWEESE IN CONNECTION WITH 1509 WEST HUNTSVILLE AVENUE, A DUPLEX.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 146-25

A RESOLUTION APPROVING A WAIVER (W25-33) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO JOHN DEWEESE IN CONNECTION WITH 1509 WEST HUNTSVILLE AVENUE, A DUPLEX.

WHEREAS, Ordinance #3047 provides for the waiver (W25-33) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights 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 (W25-33) of street improvements to West Huntsville Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1509 West Huntsville Avenue, a duplex, and the Planning Commission recommends approval of 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 West Huntsville Avenue, including sidewalks in connection with 1509 West Huntsville Avenue, a duplex. A 5-foot-wide sidewalk shall be constructed in lieu of the required 10-foot sidewalk.

Council Member Overton moved the Resolution be adopted, with Option 1 to allow for a 5-ft sidewalk. Council Member Harriman made the second.

After the vote was taken, motion carried 8-0, with Option 1.

The Resolution was numbered 146-25.

RESOLUTION NO. 147 – 25: APPROVING A WAIVER (W25-34) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO BRYANT & KIM DILLARD IN CONNECTION WITH 1501 WEST HUNTSVILLE AVENUE, A DUPLEX.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 147-25

A RESOLUTION APPROVING A WAIVER (W25-34) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO BRYANT & KIM DILLARD IN CONNECTION WITH 1501 WEST HUNTSVILLE AVENUE, A DUPLEX.

WHEREAS, Ordinance #3047 provides for the waiver (W25-34) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights 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 (W25-34) of street improvements to West Huntsville Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1501 West Huntsville Avenue, a duplex, and the Planning Commission recommends approval of 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 West Huntsville Avenue, including sidewalks in connection with 1501 West Huntsville Avenue, a duplex. A 5-foot-wide sidewalk shall be constructed in lieu of the required 10-foot sidewalk.

Council Member Overton moved the Resolution be adopted, with Option 1 to allow for a 5-foot sidewalk. Council Member Harriman made the second.

After the vote was taken, motion carried 8-0.

The Resolution was numbered 147-25.

RESOLUTION NO. 148 – 25: APPROVING A WAIVER (W25-35) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO PANDA EXPRESS IN CONNECTION WITH N25-26, A NON-LARGE-SCALE DEVELOPMENT.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 148-25

A RESOLUTION APPROVING A WAIVER (W25-35) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO PANDA EXPRESS IN CONNECTION WITH N25-26, A NON-LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-35) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights 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 (W25-35) of street improvements to South Thompson Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-26, a Non-Large-Scale Development, and the Planning Commission recommends approval of 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 South Thompson Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-26, a Non-Large-Scale Development.

Council Member Harriman moved the Resolution be adopted, with Option 1. Council Member Powell made the second.

After the vote was taken, motion carried 8-0, with Option 1.

The Resolution was numbered 148-25.

RESOLUTION NO. 149 – 25: APPROVING A WAIVER (W25-36) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO HABBERTON TRAILS PUD IN CONNECTION WITH PP25-12, A PRELIMINARY PLAT.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 149-25

A RESOLUTION APPROVING A WAIVER (W25-36) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO HABBERTON TRAILS PUD IN CONNECTION WITH PP25-12, A PRELIMINARY PLAT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-36) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights 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 (W25-36) of street improvements to Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP25-12, a Preliminary Plat for Habberton Trails PUD, and the Planning Commission recommends approval of 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 Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP25-12, a Preliminary Plat for Habberton Trails PUD.

Council Member Harriman moved the Resolution be adopted, with Option 1. Council Member Fougousse made the second.

After the vote was taken, motion carried 8-0, with Option 1.

The Resolution was numbered 149-25.

POLICE & FIRE COMMITTEE

RESOLUTION NO. 150-25; AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR MUTUAL AID BETWEEN THE SPRINGDALE FIRE DEPARTMENT AND THE JOHNSON FIRE DEPARTMENT.

Committee Chairman Brian Powell Read the Resolution and Blake Holte presented

RESOLUTION NO. 150-25

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR MUTUAL AID BETWEEN THE SPRINGDALE FIRE DEPARTMENT AND THE JOHNSON FIRE DEPARTMENT.

WHEREAS, the City of Springdale and the City of Johnson both staff and maintain fire stations for the safety and protection of the lives and property within their respective jurisdictions; and

WHEREAS, the City of Springdale and the City of Johnson, in order to provide the maximum protection by providing the fastest service response to its residents, desire to enter into an agreement whereby each entity may render mutual aid to each other for certain defined incidents; and

WHEREAS, the City of Springdale and the City of Johnson wish to enter into an agreement to memorialize their agreement to provide mutual aid, and to set forth the terms and conditions of providing mutual aid;

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 a Mutual Aid Fire Services Agreement with the City of Johnson, a copy of which is attached to this Resolution.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 150-25.

RESOLUTION NO. 151-25; SETTING A HEARING DATE ON A PETITION TO ABANDON A PORTION OF TWO UTILITY EASEMENTS IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

City Attorney Ernest Cate read and presented the Resolution

RESOLUTION NO. 151-25

A RESOLUTION SETTING A HEARING DATE ON A PETITION TO ABANDON A PORTION OF TWO UTILITY EASEMENTS IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

WHEREAS, Executive Who, LLC, has petitioned for the abandonment of portions of two utility easements on Parcel No. 815-34340-002, said easements having been filed for record in Plat Book 23A at Page 267 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said easements to be vacated being more particularly described as follows, and as shown on the attached Exhibit "A":

UTILITY EASEMENT #1 VACATION DESCRIPTION:

A PART OF LOT 7D OF MARKET SQUARE SUBDIVISION, AS SHOWN IN PLAT FILE 023A-267 OF THE WASHINGTON COUNTY RECORDS, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 7D, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, THENCE S87°39'17"E A DISTANCE OF 75.07 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 7D, N01°38'20"E A DISTANCE OF 210.81 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7D; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 7D, S37°12'23"E A DISTANCE OF 15.94 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 7D, S01°38'20"W A DISTANCE OF 198.51 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LOT 7D; THENCE ALONG THE

SOUTHERLY LINE OF SAID LOT 7D, N87°38'59"W A DISTANCE OF 3.25 FEET; THENCE N87°39'17"W A DISTANCE OF 6.75 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.05 ACRES (2,047 SQUARE FEET), MORE OR LESS.

UTILITY EASEMENT #2 VACATION DESCRIPTION:

A PART OF LOT 7D OF MARKET SQUARE SUBDIVISION, AS SHOWN IN PLAT FILE 023A-267 OF THE WASHINGTON COUNTY RECORDS, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT THE SOUTHWEST CORNER OF SAID LOT 7D, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, THENCE S87°39'17"E A DISTANCE OF 60.06 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING THE SOUTHERLY LINE OF SAID LOT 7D, N01°38'20"E A DISTANCE OF 229.25 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7D; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 7D, S37°12'23"E A DISTANCE OF 31.89 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID LOT 7D, S01°38'20"W A DISTANCE OF 204.66 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID LOT 7D; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7D, N87°39'17"W A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.10 ACRES (4,339 SQUARE FEET), MORE OR LESS.

And as shown on the attached Exhibit "A".

WHEREAS, the City Council finds that a hearing date should be set on the request to abandon the aforementioned utility easement;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Tuesday, October 14, 2025, 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.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 151-25.

ORDINANCE NO. 6138: 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

City Attorney Ernest Caate read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Overton moved the Ordinance "Do Pass" with an Emergency Clause. Council Member Lawson made the second.

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6138.

RESOLUTION NO. 152-25; TO LEVY WASHINGTON COUNTY AD VALOREM TAXES OF THE CITY OF SPRINGDALE, ARKANSAS.

City Attorney Ernest Cate read and presented the Resolution

RESOLUTION NO. 152-25

A RESOLUTION TO LEVY WASHINGTON COUNTY AD VALOREM TAXES OF THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, governing bodies of the municipalities of the State of Arkansas are required by law to levy ad valorem taxes no later than October of each year; and,

WHEREAS, certain levies are needed to properly finance the operation of the City of Springdale, Arkansas.

WHEREAS, all property taxes and voluntary taxes will be collected by the Tax Collector of Washington County.

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

SECTION 1: That the following levies be approved for collection in the year 2026 and that copies of this Resolution be sent to the County Clerk and Tax Collector of Washington County.

The 2025 property tax levy to be collected by the Washington County Tax Collector are as follows:

	REAL ESTATE	PERSONAL PROPERTY
GENERAL FUND	.0046	.0046
FIREMEN’S PENSION	.0005	.0005
POLICEMEN’S PENSION	.0005	.0005
TOTAL	<u>.0056</u>	<u>.0056</u>

SECTION 2: The 2025 voluntary taxes to be collected by the Washington County Tax Collector are as follows:

	REAL ESTATE	PERSONAL PROPERTY
CITY FIRE FUND	.0015	.0015
LIBRARY	.001	.001
TOTAL	<u>.0025</u>	<u>.0025</u>

SECTION 3: The voluntary taxes will be printed in the Washington County Tax Collector’s office and shall be billed and collected by the Washington County Tax Collector's office.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 152-25.

RESOLUTION NO. 153-25; TO LEVY BENTON COUNTY AD VALOREM TAXES OF THE CITY OF SPRINGDALE, ARKANSAS.

City Attorney Ernest Cate read and presented the Resolution

RESOLUTION NO. 153-25

A RESOLUTION TO LEVY BENTON COUNTY AD VALOREM TAXES OF THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, governing bodies of the municipalities of the State of Arkansas are required by law to levy ad valorem taxes no later than October of each year; and,

WHEREAS, certain levies are needed to properly finance the operation of the City of Springdale, Arkansas.

WHEREAS, all property taxes will be collected by the County Clerk and Tax Collector of Benton County.

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

SECTION 1: That the following levies be approved for collection in the year 2026 and that copies of this Resolution be sent to the County Clerk and Tax Collector of Benton County.

The 2025 property tax levy to be collected by the Benton County Tax Collector are as follows:

	REAL ESTATE	PERSONAL PROPERTY
GENERAL FUND	.0047	.00453
FIREMEN’S PENSION	.0005	.00049
POLICEMEN’S PENSION	.0005	.00049
TOTAL	<u>.0057</u>	<u>.00551</u>

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 153-25.

COMMENTS FROM COUNCIL MEMBERS

Jeff Watson commented that the City Council be more aware of Emergency Clauses and only consider those when necessary.

COMMENTS FROM DEPARTMENT HEADS

None

ADJOURNMENT

Council Member Overton made a motion to adjourn. After a voice vote of all ayes and no nays, the meeting adjourned at 6:36 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer