

CITY OF SPRINGDALE
City Council Committee Agenda
Monday, May 4th, 2026
City Council Chambers (2nd Floor)
201 Spring Street, Springdale, AR 72764
Meetings begin at 5:30p.m.

Finance Committee by Chairman Jeff Watson

1. **A Resolution** authorizing the expenditure of funds to acquire property from Gerardo and Irma Garcia, for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Garrett Harlan, City Attorney. Pgs. 1-9
2. **A Resolution** authorizing the expenditure of funds to acquire property from Morella's Investments, LLC, for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Garrett Harlan, City Attorney. Pgs. 10-18
3. **A Resolution** authorizing the creation of a new position and amending the 2026 Budget. Presented by Colby Fulfer, Chief of Staff. Pg. 19

RESOLUTION NO. _____

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

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6 (Tract 9), said lands being owned by Gerardo & Irma Garcia, also known as Washington County Tax Parcel No. 815-27728-000, located at 304 W. Sunset Ave., Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$218,100.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$235,835.00 to acquire the Property, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$17,735.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 304 W. Sunset Ave. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Gerardo & Irma Garcia, for the total sum of \$235,835.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 12th day of May, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY

APPRAISAL REPORT

ON

THE GERARDO & IRMA GARCIA PROPERTY
(.485± ACRE/21,142± SQUARE FEET);
LOCATED AT 304 W. SUNSET AVENUE,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

BY

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

FILE NO. 6891-9

AS OF

NOVEMBER 18, 2025
(REVISED)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 304 W. Sunset Avenue, Springdale, Arkansas
Client: City of Springdale
Fee Owner: Gerardo & Irma Garcia
Mailing Address: 304 W. Sunset Avenue, Springdale, AR 72764

Area Of The Whole:	.485± AC, or 21,142± SF	Permanent Utility Easement:	.049± AC, 2,146± SF
Area Of Remainder:	.431± AC, or 18,778± SF	Temporary Construction Easement:	.042± AC, 1,832± SF
Area Of Acquisition:	.054± AC, or 2,364± SF		

HIGHEST AND BEST USE:

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

ACQUISITION COMPENSATION:

Before

Land: 21,142± SF @ \$9.95/SF (Rounded)	\$	210,400	
Improvements: Buildings & Site Improvements	\$	756,400	
Total:		\$	966,800

After

Land: 18,778± SF @ \$8.813/SF (Rounded)	\$	165,500	
Improvements: Buildings & Site Improvements	\$	586,400	
Total		\$	751,900

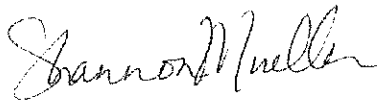
FAIR MARKET VALUE OF ACQUISITION	\$	214,900
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Temporary Construction Easement		3,200
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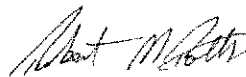
Total Compensation as of: November 18, 2025	\$	218,100
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ALLOCATION OF COMPENSATION

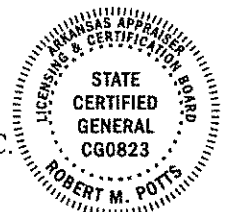
Land: 2,364± SF @ \$9.95/SF (RND)	\$	23,500
Permanent Utility Easement: 2,146± SF @ \$9.95	\$	21,400
Temporary Construction Easement:	\$	3,200
Improvements: Asphalt Paving, Striped Parking, Parking Bumpers	\$	13,500
Damages: Front Restaurant Building	\$	156,500
Cost to Cure Items: Not Applicable	\$	0
Total Compensation:	\$	218,100

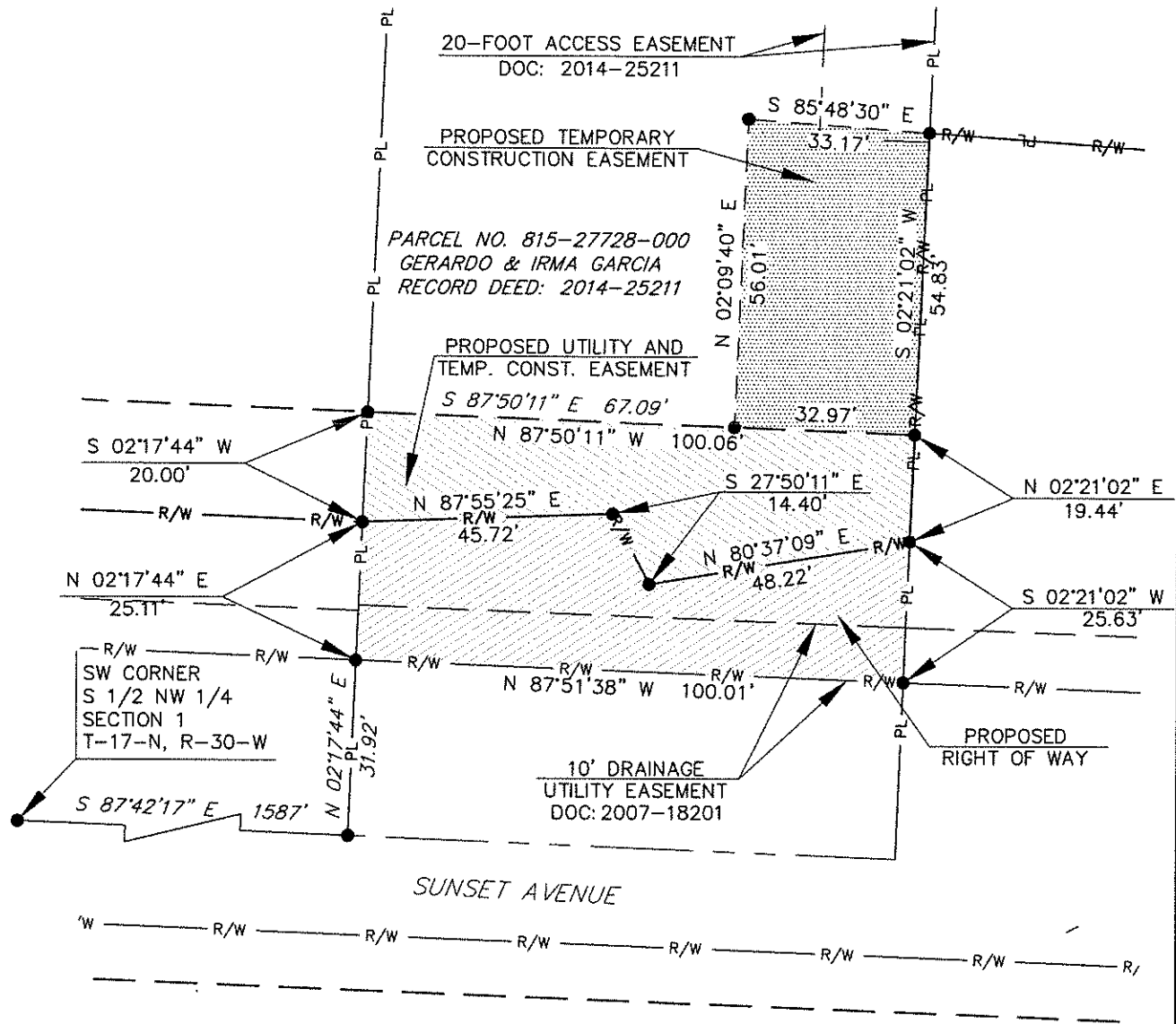


Shannon Reed Mueller, MAI, R/W-AC, CG2302
REED & ASSOCIATES, INC.



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





AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED RIGHT OF WAY	2,364	0.05
PROPOSED T.C.E. AND UTILITY EASEMENT	2,146	0.05
PROPOSED TEMP. CONST. EASEMENT	1,832	0.04

LEGEND

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

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



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

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS
SUNSET AVENUE
IMPROVEMENTS



JOB NO.

23T21010

DATE

JAN. 5, 2025

"EXHIBIT A"

TRACT

9

BEARINGS - GRID
ARKANSAS NORTH ZONE

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



REVISIONS

REV.	DATE	DESCRIPTION	BY

PROJECT INFORMATION

CITY OF SPRINGDALE
 SPRINGDALE, ARKANSAS

SUNSET AVENUE AND POWELL STREET IMPROVEMENTS

PROJECT CONTROL

DATE: 2023.7.10
 DATE: JUNE 2025
 DRAWN BY: TNA
 CHECKED BY: KMB
 DESIGNED BY: TNA
 PROJECT NUMBER: G-004

NOTES

1. THESE PLANS ARE PRELIMINARY AND FOR REVIEW ONLY. NOT FOR CONSTRUCTION.

2. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.

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9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.

Stringfellow & Associates

PO Box 668; 72 W. Main
Farmington, Arkansas 72730-0668
Ph. 479.267.6007; Fax 479.267.6599

»Poultry, General Agricultural, Commercial, Multi-family, Light Industrial
Court required Appraisals, and Estate Appraisals – real property«

Appraisers:

Steven A. White, CG Sr. Associate
James R. Williams, CG Associate

April 03, 2026

Victor Rojas
Rojas Smith Attorneys P.A.
3291 S Thompson St. Suite D104
Springdale, AR 72764

RE: Parking Study for Tract 9 (Sunset Expansion), 304 Sunset Ave, Springdale, AR

Mr. Rojas;

Per your request we have completed a review of the parking situation associated with Tract 9 (304 Sunset Ave.) which is part of the Sunset expansion by the City of Springdale. The purpose of this study is to aid the client in determining if a full appraisal is warranted. We have had conversations with engineers from the City of Springdale and representatives from Contract Land Staff concerning the design and layout of the project and more specifically how it relates to Tract 9. We have visited the site, also reviewed the project plans, aerial maps, and surveys, along with data from the Washington County Assessor. We have also gleaned data and information from the appraisal supplied by the City of Springdale. This study is not and should not be taken as a review of that appraisal. Its use was to uncover and disseminate the pertinent facts of the parking situation for Tact 9. We hope that you find the following document helpful in understanding the project's relationship to Tract 9 and determining your path forward. If you have any questions please do not hesitate to contact me and I will answer to the best of my ability.

Respectfully submitted,



A handwritten signature in cursive script that reads "James R. Williams".

James R. Williams, Associate
Stringfellow & Associates
AR CG #3949

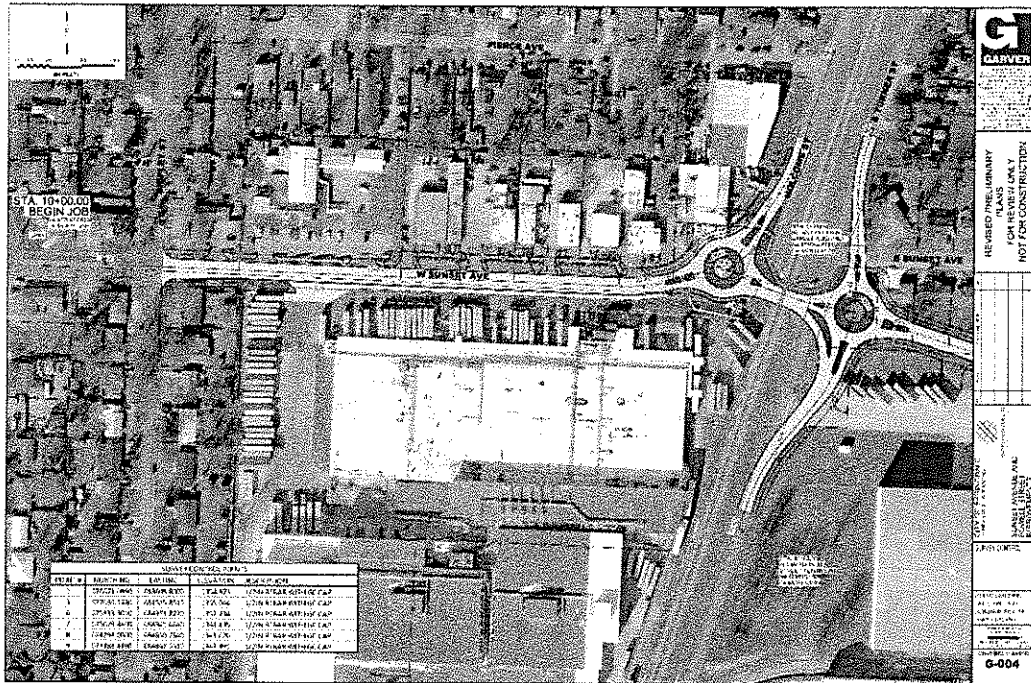
April 03, 2026

Date Signed

Parking Study for Tract 9 as of the time of "The Taking"

The Project

This project consists of extending Sunset Avenue 0.4 miles from Holcomb Street to Powell Street. The extension would also include 0.6 miles of improvements on Powell Street from Sunset Avenue to Aspenridge Drive. Improvements include a three lane roadway with 12 foot side path and a five foot sidewalk.¹



Subject Property

The subject is located at 304 Sunset Avenue in Springdale, AR. It has according to the Washington County Assessor 0.51± acres. There are two concrete block buildings, the larger (2,800 sf) is located on the north end of the property and the smaller building (2,160 sf) is located on the south end of the property closest to Sunset Ave. The smaller building is used as a restaurant and the larger building is used as a commercial kitchen operation. They both appear to be in fair to average condition. The parking area is mostly asphalt with some concrete areas.

The Taking

The City of Springdale as part of the Sunset Avenue extension project is taking 0.05 acres or 2,364 sf of Right of Way area and 0.05 acres or 2,146 sf of permeant utility easement. These takings are between the current Sunset Avenue and the front of the restaurant building. These takings encompass the parking along the front of the building and a portion of the parking on the east side.

¹ City of Springdale Planning Department website.

Parking Before the Taking

The parking for this property is unique as it serves two separate businesses, the overall number of spaces for the entire property is by my count is 27 striped spaces, with 14 being considered customer parking for the restaurant and the other 13 being for the employees of both businesses. The restaurant parking is on the south and east side of the building and included in the 14 spaces is one handicapped parking space. The south side of the building faces Sunset Avenue and is where the entrance is located.

Parking After the Taking

The Taking will not affect the parking on the north portion of the property or what was considered employee parking. The Taking will affect the parking for the restaurant. The restaurant will lose all the parking spaces between Sunset Avenue and the building and two additional spaces along the east side. This is a loss of eight spaces directly related to the restaurant. It should be noted there is room to add an additional two spaces on the north side of the building. The City of Springdale in the redesign of Sunset Avenue will add public parking along the new Sunset Avenue. The redesign will include approximately 4 public parking space along Sunset Avenue in front of the restaurant, an 8' sidewalk, sidewalk connection to the building, and concrete curb and gutter. There will also be a new driveway shared with the City of Springdale to an additional public parking area. This public parking area will be due east of the subject property where the City of Springdale has acquired property for the Sunset expansion and is using the remainder of that property for public parking. This area will have 4 spaces.

Review of the Restaurant Market

We have reviewed the market for restaurant properties in Northwest Arkansas by using the local MLS and Costar to research restaurant sales and their parking situations. The following is a grid of seven sales that occurred within the last two years showing each sales building square footage, number of parking spaces, spaces per 1,000 sf of building, and the number of curb cuts.

Sale	Date	Location	SF	Parking Spaces	Sp/1ksf	Curb Cuts
Sale #1	8/26/2025	N. College/Fay	3380	40	11.83	2
Sale #2	5/1/2025	Dickson/Fay	1320	16	12.12	1
Sale #3	9/6/2024	MLK/Fay	1118	11	9.84	2
Sale #4	12/30/2024	Huntsville/Fay	1350	15	11.11	3
Sale #5	9/12/2025	N. College/Fay	4010	41	10.22	2
Sale #6	5/23/2024	Thompson/Spring	4304	44	10.22	2
Sale #7	9/22/2025	Walnut/Rogers	1176	13	11.05	2

This grid shows a variety of restaurant properties located in Northwest Arkansas, that are not located in entertainment districts such as Dickson Street² in Fayetteville. The average square footage is 2,380 sf, the average number of parking spaces is 26, which is 10.92 spaces per 1,000 square feet of building.

Application to the Subject

The main sticking point of this taking is the result it has on the restaurant's ability to serve its customers after the expansion is completed. The subject property has 2,160

² This sale is located on Dickson Street but has its own parking lot and is positioned on the east end of Dickson away from the majority of public parking.

square feet of restaurant building with 14 spaces dedicated to the restaurant before the taking and 6 dedicated spaces after. This is a spaces per 1,000 square feet of building ratio of 6.48 before the taking and 2.78 after the taking. If all the public parking spaces are considered it will add 8 spaces back and the ratio will again be 6.48. The owner does not have control over who uses these public spaces, they will benefit the restaurant to some degree but cannot be considered a complete replacement for the ownership of the spaces lost in the taking. The ratio for the subject before the taking is below what the market is showing in the sales research and will be further below after the taking. However the public parking will offset the difference somewhat.

The City of Springdale has offered a total of \$218,100 compensation for the taking, in the City's appraisal it is broken down as \$23,500 for the right of way, \$21,400 for the utility easement, and \$3,200 for the temporary construction easement. This leaves \$170,000 for damages connected to the loss of parking. This equates to \$21,250 per parking space lost. For comparison we have presented the same sales as earlier but with their value per parking space. This was determined by dividing the number of parking spaces into the sale price.

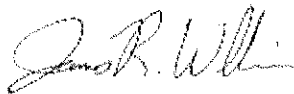
Sale	Date	Location	SF	Parking Spaces	Sp/1ksf	Price /Sp
Sale #1	8/26/2025	N. College/Fay	3380	40	11.83	31,500
Sale #2	5/1/2025	Dickson/Fay	1320	16	12.12	63,996
Sale #3	9/6/2024	MLK/Fay	1118	11	9.84	54,545
Sale #4	12/30/2024	Huntsville/Fay	1350	15	11.11	35,000
Sale #5	9/12/2025	N. College/Fay	4010	41	10.22	22,560
Sale #6	5/23/2024	Thompson/Spring	4304	44	10.22	19,318
Sale #7	9/22/2025	Walnut/Rogers	1176	13	11.05	57,692

The price per space listed above is an unadjusted look at the market, it ranges from \$19,318 to \$63,996 per space. The offer by the City of Springdale falls into the lower end of this range.

Summary

Before the taking by the City of Springdale the parking ratio of the subject was 6.48 and after the taking falls to 2.78, however this will be offset to some degree by the public parking that is to be added. The average for the sales we researched was 10.92. The taking results in a net loss of 8 owned parking spaces, the City has offered what equates to \$21,250 per space and this falls into the lower end of the range of the same sales we used to determine parking ratio.

I hope this study aids you in determining your next course of action, if you have any questions please feel free to reach out and I will do my best to answer them for you.



James R. Williams, Associate
Stringfellow & Associates

April 03, 2026
Date Signed

Stringfellow & Associates * appraisers
(479) 267-6007

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM MORELIA'S INVESTMENTS, LLC, FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6.

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6 (Tract 8), said lands being owned by Morelia's Investments, LLC, also known as Washington County Tax Parcel No. 815-27726-000, located at 318 W. Sunset Ave., Springdale, Washington County, Arkansas ("the Property");

WHEREAS, the City's estimate of compensation for the Property, as determined by an appraisal, is \$168,600.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$177,279.00 to acquire the Property, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$8,679.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 318 W. Sunset Ave. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Morelia's Investments, LLC, for the total sum of \$177,279.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 12th day of May, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY

APPRAISAL REPORT

ON

THE MORELIA'S INVESTMENTS PROPERTY
(.37± ACRE/15,989± SQUARE FEET);
LOCATED AT 318 W. SUNSET AVENUE,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

BY

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

FILE NO. 6891-8

AS OF

NOVEMBER 18, 2025

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 318 W. Sunset Avenue, Springdale, Arkansas
Client: City of Springdale
Fee Owner: Morelia's Investments, LLC
Mailing Address: 517 W. Oaklawn Drive, Springdale, AR 72764

Area Of The Whole:	.367± AC, or 15,989± SF	Permanent Utility Easement:	.034± AC, 1,500± SF
Area Of Remainder:	.323± AC, or 14,057± SF		
Area Of Acquisition:	.044± AC, or 1,932± SF		

HIGHEST AND BEST USE:

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

ACQUISITION COMPENSATION:

Before

Land: 15,989± SF @ \$10.35/SF (Rounded)	\$	165,500
Improvements: Building & Site Improvements	\$	555,700
Total:		\$ 721,200

After

Land: 14,057± SF @ \$9.25/SF (Rounded)	\$	130,000
Improvements: Building & Site Improvements	\$	422,600
Total		\$ 552,600

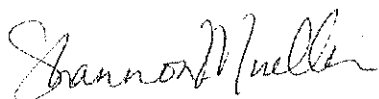
FAIR MARKET VALUE OF ACQUISITION	\$	168,600
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Temporary Construction Easement		N/A
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Total Compensation as of: November 18, 2025	\$	168,600
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ALLOCATION OF COMPENSATION

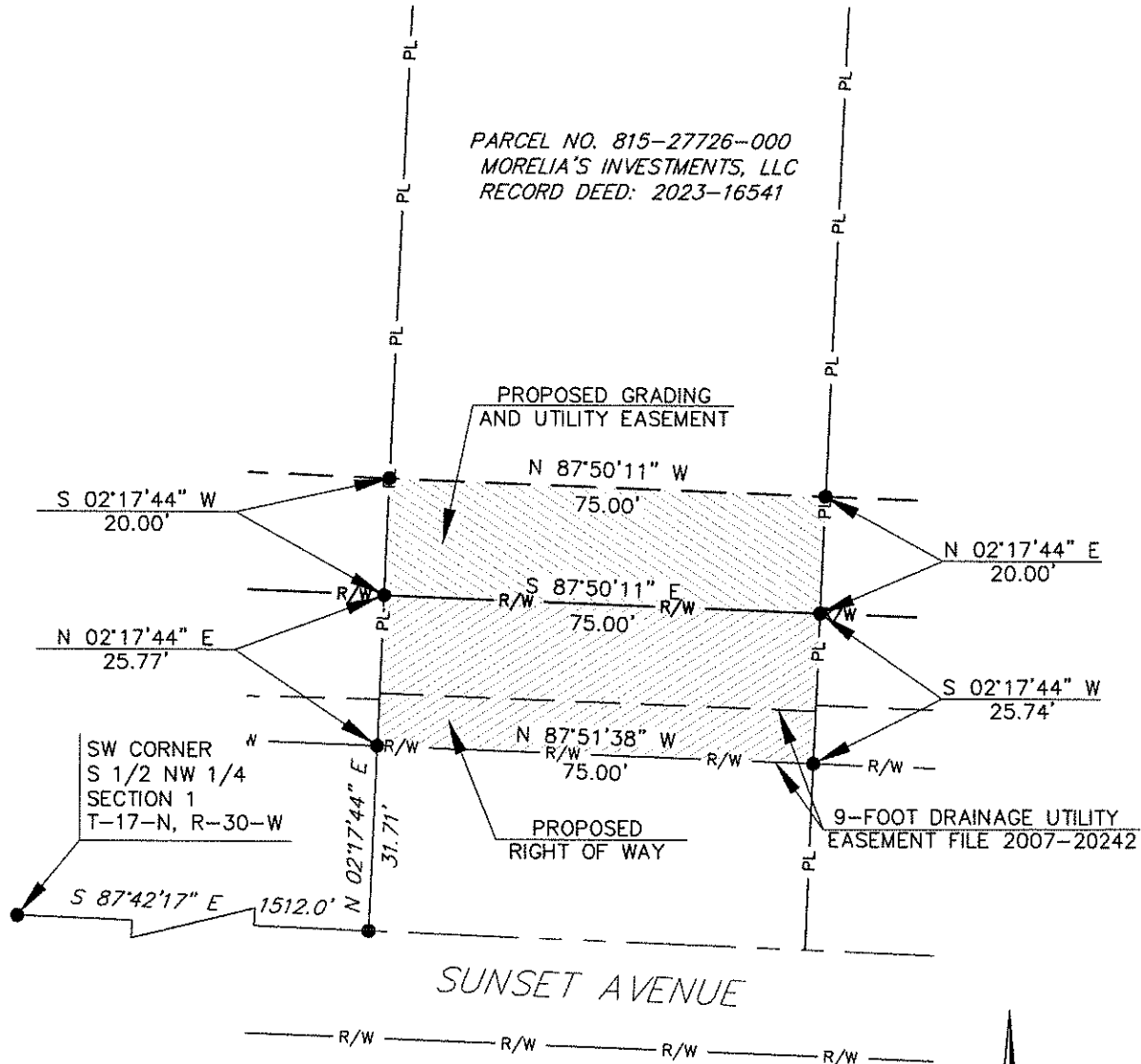
Land: 1,932± SF @ \$10.35/SF (RND)	\$	20,000
Permanent Utility Easement: 1,500± SF @ \$10.35	\$	15,500
Temporary Construction Easement: Not Applicable	\$	0
Improvements: Concrete & Asphalt Paving, 6 Striped Parking Spaces & Bumpers	\$	22,500
Damages: Building	\$	110,600
Cost to Cure Items: Not Applicable	\$	0
Total Compensation:		\$ 168,600



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



PARCEL NO. 815-27726-000
 MORELIA'S INVESTMENTS, LLC
 RECORD DEED: 2023-16541



AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED RIGHT OF WAY	1,932	0.04
PROPOSED GRADING AND UTILITY EASEMENT	1,500	0.03

LEGEND

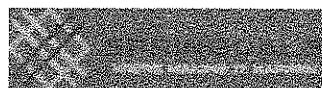
PL	PL	EXISTING PROPERTY LINE
R/W	R/W	EXISTING RIGHT OF WAY LINE
---	---	EXISTING EASEMENT LINE
R/W	R/W	PROPOSED RIGHT OF WAY LINE
---	---	PROPOSED EASEMENT LINE

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



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

CITY OF SPRINGDALE
 SPRINGDALE, ARKANSAS
 SUNSET AVENUE
 IMPROVMENTS



JOB NO.
 23T21010
 "EXHIBIT A"

DATE
 AUG. 5, 2025
 TRACT
 8



POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	67667.0990	68308.8070	1354.873	1/2"IN REBAR WITH GC CAP
3	67706.5320	68155.8510	1355.044	1/2"IN REBAR WITH GC CAP
6	67583.3010	68093.8210	1352.244	1/2"IN REBAR WITH GC CAP
7	67507.4400	68093.6640	1344.435	1/2"IN REBAR WITH GC CAP
8	67428.0000	68080.7840	1344.676	1/2"IN REBAR WITH GC CAP
9	67388.4180	68087.5510	1343.491	1/2"IN REBAR WITH GC CAP

G-004

DATE: 2025.06.26
 DESIGNED BY: JTM
 DRAWN BY: KNR
 CHECKED BY: KNR
 APPROVED BY: KNR

SURVEY CONTROL

CITY OF SPRINGDALE
 SPRINGDALE, ARKANSAS
 SPRINGDALE
 SUNSET AVENUE AND
 POWELL STREET
 IMPROVEMENTS



REV.	DATE	DESCRIPTION	BY

REVISED PRELIMINARY
 PLANS
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

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CARVER & COMPANY, INC.

Stringfellow & Associates

PO Box 668; 72 W. Main
Farmington, Arkansas 72730-0668
Ph. 479.267.6007; Fax 479.267.6599

»Poultry, General Agricultural, Commercial, Multi-family, Light Industrial
Court required Appraisals, and Estate Appraisals – real property«

Appraisers:

Steven A. White, CG Sr. Associate
James R. Williams, CG Associate

April 03, 2026

Victor Rojas
Rojas Smith Attorneys P.A.
3291 S Thompson St. Suite D104
Springdale, AR 72764

RE: Parking Study for Tract 9 (Sunset Expansion), 304 Sunset Ave, Springdale, AR

Mr. Rojas;

Per your request we have completed a review of the parking situation associated with Tract 9 (304 Sunset Ave.) which is part of the Sunset expansion by the City of Springdale. The purpose of this study is to aid the client in determining if a full appraisal is warranted. We have had conversations with engineers from the City of Springdale and representatives from Contract Land Staff concerning the design and layout of the project and more specifically how it relates to Tract 9. We have visited the site, also reviewed the project plans, aerial maps, and surveys, along with data from the Washington County Assessor. We have also gleaned data and information from the appraisal supplied by the City of Springdale. This study is not and should not be taken as a review of that appraisal. Its use was to uncover and disseminate the pertinent facts of the parking situation for Tact 9. We hope that you find the following document helpful in understanding the project's relationship to Tract 9 and determining your path forward. If you have any questions please do not hesitate to contact me and I will answer to the best of my ability.

Respectfully submitted,



A handwritten signature in cursive script, appearing to read "James R. Williams".

James R. Williams, Associate
Stringfellow & Associates
AR CG #3949

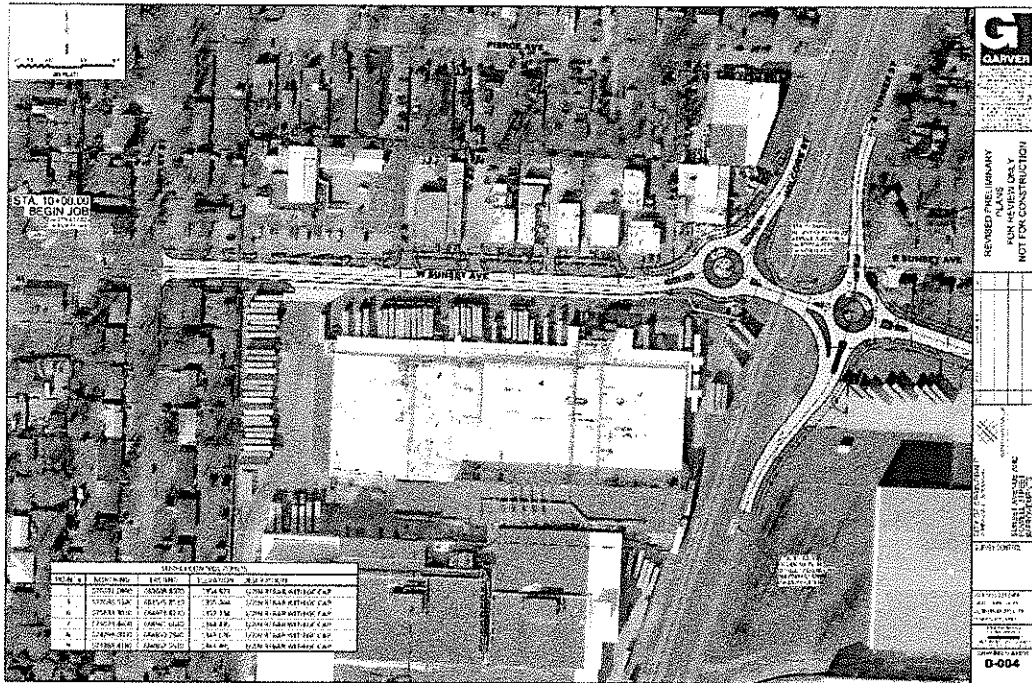
April 03, 2026

Date Signed

Parking Study for Tract 9 as of the time of "The Taking"

The Project

This project consists of extending Sunset Avenue 0.4 miles from Holcomb Street to Powell Street. The extension would also include 0.6 miles of improvements on Powell Street from Sunset Avenue to Aspenridge Drive. Improvements include a three lane roadway with 12 foot side path and a five foot sidewalk.¹



Subject Property

The subject is located at 304 Sunset Avenue in Springdale, AR. It has according to the Washington County Assessor 0.51± acres. There are two concrete block buildings, the larger (2,800 sf) is located on the north end of the property and the smaller building (2,160 sf) is located on the south end of the property closest to Sunset Ave. The smaller building is used as a restaurant and the larger building is used as a commercial kitchen operation. They both appear to be in fair to average condition. The parking area is mostly asphalt with some concrete areas.

The Taking

The City of Springdale as part of the Sunset Avenue extension project is taking 0.05 acres or 2,364 sf of Right of Way area and 0.05 acres or 2,146 sf of permenate utility easement. These takings are between the current Sunset Avenue and the front of the restaurant building. These takings encompass the parking along the front of the building and a portion of the parking on the east side.

¹ City of Springdale Planning Department website.

Parking Before the Taking

The parking for this property is unique as it serves two separate businesses, the overall number of spaces for the entire property is by my count is 27 striped spaces, with 14 being considered customer parking for the restaurant and the other 13 being for the employees of both businesses. The restaurant parking is on the south and east side of the building and included in the 14 spaces is one handicapped parking space. The south side of the building faces Sunset Avenue and is where the entrance is located.

Parking After the Taking

The Taking will not affect the parking on the north portion of the property or what was considered employee parking. The Taking will affect the parking for the restaurant. The restaurant will lose all the parking spaces between Sunset Avenue and the building and two additional spaces along the east side. This is a loss of eight spaces directly related to the restaurant. It should be noted there is room to add an additional two spaces on the north side of the building. The City of Springdale in the redesign of Sunset Avenue will add public parking along the new Sunset Avenue. The redesign will include approximately 4 public parking space along Sunset Avenue in front of the restaurant, an 8' sidewalk, sidewalk connection to the building, and concrete curb and gutter. There will also be a new driveway shared with the City of Springdale to an additional public parking area. This public parking area will be due east of the subject property where the City of Springdale has acquired property for the Sunset expansion and is using the remainder of that property for public parking. This area will have 4 spaces.

Review of the Restaurant Market

We have reviewed the market for restaurant properties in Northwest Arkansas by using the local MLS and Costar to research restaurant sales and their parking situations. The following is a grid of seven sales that occurred within the last two years showing each sales building square footage, number of parking spaces, spaces per 1,000 sf of building, and the number of curb cuts.

Sale	Date	Location	SF	Parking Spaces	Sp/1kst	Curb Cuts
Sale #1	8/26/2025	N. College/Fay	3380	40	11.83	2
Sale #2	5/1/2025	Dickson/Fay	1320	16	12.12	1
Sale #3	9/6/2024	MLK/Fay	1118	11	9.84	2
Sale #4	12/30/2024	Huntsville/Fay	1350	15	11.11	3
Sale #5	9/12/2025	N. College/Fay	4010	41	10.22	2
Sale #6	5/23/2024	Thompson/Spring	4304	44	10.22	2
Sale #7	9/22/2025	Walnut/Rogers	1176	13	11.05	2

This grid shows a variety of restaurant properties located in Northwest Arkansas, that are not located in entertainment districts such as Dickson Street² in Fayetteville. The average square footage is 2,380 sf, the average number of parking spaces is 26, which is 10.92 spaces per 1,000 square feet of building.

Application to the Subject

The main sticking point of this taking is the result it has on the restaurant's ability to serve its customers after the expansion is completed. The subject property has 2,160

² This sale is located on Dickson Street but has its own parking lot and is positioned on the east end of Dickson away from the majority of public parking.

square feet of restaurant building with 14 spaces dedicated to the restaurant before the taking and 6 dedicated spaces after. This is a spaces per 1,000 square feet of building ratio of 6.48 before the taking and 2.78 after the taking. If all the public parking spaces are considered it will add 8 spaces back and the ratio will again be 6.48. The owner does not have control over who uses these public spaces, they will benefit the restaurant to some degree but cannot be considered a complete replacement for the ownership of the spaces lost in the taking. The ratio for the subject before the taking is below what the market is showing in the sales research and will be further below after the taking. However the public parking will offset the difference somewhat.

The City of Springdale has offered a total of \$218,100 compensation for the taking, in the City's appraisal it is broken down as \$23,500 for the right of way, \$21,400 for the utility easement, and \$3,200 for the temporary construction easement. This leaves \$170,000 for damages connected to the loss of parking. This equates to \$21,250 per parking space lost. For comparison we have presented the same sales as earlier but with their value per parking space. This was determined by dividing the number of parking spaces into the sale price.

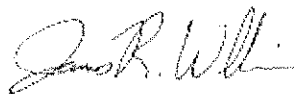
Sale	Date	Location	SF	Parking Spaces	Sp/1ksf	Price/Sp
Sale #1	8/26/2025	N. College/Fay	3380	40	11.83	31,500
Sale #2	5/1/2025	Dickson/Fay	1320	16	12.12	63,996
Sale #3	9/6/2024	MLK/Fay	1118	11	9.84	54,545
Sale #4	12/30/2024	Huntsville/Fay	1350	15	11.11	35,000
Sale #5	9/12/2025	N. College/Fay	4010	41	10.22	22,560
Sale #6	5/23/2024	Thompson/Spring	4304	44	10.22	19,318
Sale #7	9/22/2025	Walnut/Rogers	1176	13	11.05	57,692

The price per space listed above is an unadjusted look at the market, it ranges from \$19,318 to \$63,996 per space. The offer by the City of Springdale falls into the lower end of this range.

Summary

Before the taking by the City of Springdale the parking ratio of the subject was 6.48 and after the taking falls to 2.78, however this will be offset to some degree by the public parking that is to be added. The average for the sales we researched was 10.92. The taking results in a net loss of 8 owned parking spaces, the City has offered what equates to \$21,250 per space and this falls into the lower end of the range of the same sales we used to determine parking ratio.

I hope this study aids you in determining your next course of action, if you have any questions please feel free to reach out and I will do my best to answer them for you.



James R. Williams, Associate
Stringfellow & Associates

April 03, 2026
Date Signed

Stringfellow & Associates * appraisers
(479) 267-6007

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CREATION OF A NEW POSITION AND
AMENDING THE 2026 BUDGET**

WHEREAS, the Springdale Animal Services Director has announced she will be relocating and resigning her position as of June 1, 2026;

WHEREAS, the City of Springdale recognizes the importance of succession planning for continuity purposes;

WHEREAS, it is in the city's best interest to create a Deputy Director of Animal Services position on May 18, 2026 in order to allow the current Director of Animal Services and the Deputy Director of Animal Services to have a transition period for training purposes;

WHEREAS, the new position of Deputy Director of Animal Services is rated as a grade 23 with a midpoint starting pay of \$71,677.00;

WHEREAS, the new position of Deputy Director of Animal Services would be a temporary position, ending on June 1, 2026 which has a budget impact not to exceed \$3,908.00.

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

1. The 2026 City of Springdale budget be amended and an additional position of Deputy Director of Animal Services is hereby created on May 18, 2026 and ceases to exist on June 1, 2026.
2. The total 2026 budget impact shall not exceed \$3,908.00

PASSED AND APPROVED this 12th day of May, 2026.

Doug Sprouse, MAYOR

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY