

- The next City Council Committee Meeting date will be held on Monday, November 4th, 2024.
- 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 22nd, 2024**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Rex Bailey

1. Call to Order – Mayor Doug Sprouse
2. Roll Call – Denise Pearce, City Clerk/Treasurer.
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 – **Wednesday, October 8th, 2024.** Pgs. 67-74

6. 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) **8A-8C and 12*** (Motion must be approved by two-thirds (2/3) of the council members).

7. **Springdale Chamber of Commerce Quarterly Report.** Presented by Jay Sego, Springdale Chamber of Commerce.

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

A. **An Ordinance** accepting the Final Plat (FP24-10) of Hackberry Woods, to the City of Springdale, Arkansas, and declaring an emergency. Pgs. 1-6

B. **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 (R24-46) certain lands located west of Chief Truman Brewer Street and north of Graham Road from Agricultural District (A-1) to Warehouse District (W-1), and declaring an emergency. Pgs. 7-10

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 (R24-48) certain lands located at 1520 W. Huntsville Avenue from Low/Medium Density Single Family Residential District (SF-2) to Institutional District (P-1), and declaring an emergency. Pgs. 11-15

D. **A Resolution** approving a waiver (W24-21) of street improvements, drainage, curbs, gutters, and sidewalks as set forth in Ordinance No. 3725 to Greg Crow, in connection with 3215 N. 56th Street, a single-family dwelling. Pgs. 16-17

E. **A Resolution** approving a waiver (W24-22) of street improvements, drainage, curbs, gutters, and sidewalks as set forth in Ordinance No. 3725 to Vick Enterprises, LLC, in connection with 3114 Old Wire Road, a Multi-Family Dwelling. Pgs. 18-19

9. Finance Committee by Chairwoman Amelia Taldo – Item (s) forwarded from Committee with recommendation for approval.

A. **A Resolution** authorizing the expenditure of funds to acquire property from Donald Lourie and Talitha Laurie for the Gene George BLVD. Extension Project (Elm Springs RD. to County Line RD.), Project No. 23BPS4. Presented by Ernest Cate, City Attorney. Pgs. 20-28

B. **A Resolution** authorizing the Mayor and City Clerk to enter into a Cost Share Agreement with the City of Fayetteville for a Railroad

Crossing Elimination Study. Presented by Ben Peters, Engineering Director. Pgs. 29-34

10. Police and Fire Committee by Chairman Brian Powell – Item (s) forwarded from Committee with recommendation for approval.

A. **A Resolution** amending the 2024 Budget of the City of Springdale Police Department. Presented by Frank Gamble, Police Chief. Pgs. 35-37

B. **A Resolution** to appropriate funds for the purchase of vehicle equipment for the Springdale Police Department; and to waive competitive bidding. Presented by Frank Gamble, Police Chief. Pgs. 38-48

11. Committee of the Whole – Item (s) forwarded from Committee with recommendation for approval.

A. **A Resolution** authorizing the execution of a grant agreement and accepting a grant from the Arkansas Historic Preservation Program for the Smith-Searcy House at the Shiloh Museum. Presented by Angie Albright, Director of Shiloh Museum of Ozark History. Pg. 49

B. **A Resolution** granting a Conservation and Historic Preservation Easement to the Arkansas Historic Preservation Program for the Smith-Searcy House at the Shiloh Museum. Presented by Angie Albright, Director of Shiloh Museum of Ozark History. Pg. 50

12. **An Ordinance** authorizing the City Clerk to file a clean-up lien for the removal of brush and debris on property located within the City of Springdale, Arkansas, and declaring an emergency. Presented by Ernest Cate, City Attorney. Pgs. 51-66

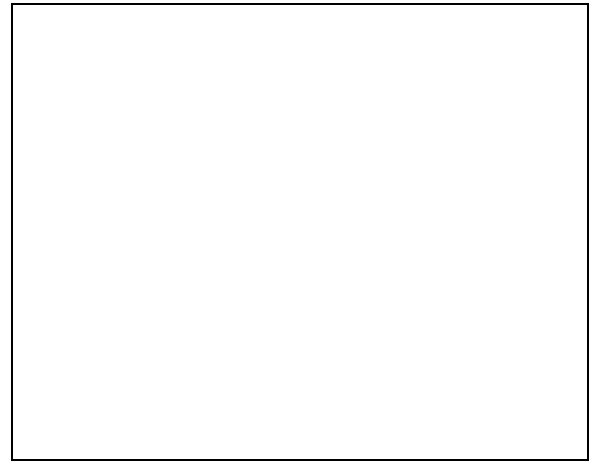
13. Comments from Department Heads.

14. Comments from Council Members.

15. Comments from City Attorney.

16. Comments from Mayor.

17. Adjournment.



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF
HACKBERRY WOODS SUBDIVISION (FP24-10) TO THE
CITY OF SPRINGDALE ARKANSAS, AND DECLARING
AN EMERGENCY.**

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

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

Legal Description:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE SE1/4, N02°21'58"E A DISTANCE OF 374.24 FEET TO A COMPUTED POINT AND THE BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N02°21'58"E A DISTANCE OF 538.45 FEET TO A COMPUTED POINT; THENCE LEAVING SAID WEST LINE, S86°42'17"E A DISTANCE OF 807.37 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE S02°21'58"W A DISTANCE OF 538.45 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE N86°42'17"W A DISTANCE OF 807.37 FEET TO THE POINT OF BEGINNING CONTAINING 9.98 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF N. HABBERTON ROAD ALONG THE WEST SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

AND WHEREAS, said Planning Commission after conducting a public hearing, has approved the final plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said re-plat and join with the

said petitioner in petitioning the City Council to accept the said FINAL PLAT OF HACKBERRY WOODS SUBDIVISION (FP24-10) to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the FINAL PLAT HACKBERRY WOODS SUBDIVISION (FP24-10), TO THE City of Springdale, Arkansas, as shown on the final plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

PASSED AND APPROVED this _____ day of _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest Cate, CITY ATTORNEY

FINAL PLAT HACKBERRY WOODS SUBDIVISION
HABBERTON RD, SPRINGDALE, ARKANSAS
28 SINGLE FAMILY LOTS: 1-28, 9.99 ACRES

SURVEY DESCRIPTION OF PARCEL#815-36191-800:

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; SAID POINT BEING A FOUND RAILROAD SPIKE; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE SE1/4, N02°21'58"E A DISTANCE OF 374.24 FEET TO A COMPUTED POINT AND THE BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, N02°21'58"E A DISTANCE OF 538.45 FEET TO A COMPUTED POINT; THENCE LEAVING SAID WEST LINE, S86°42'17"E A DISTANCE OF 807.37 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE S02°21'58"W A DISTANCE OF 538.45 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE N86°42'17"W A DISTANCE OF 807.37 FEET TO THE POINT OF BEGINNING CONTAINING 9.98 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF N. HABBERTON ROAD ALONG THE WEST SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY NOTES:

THIS PLAT REPRESENTS A FIELD SURVEY OF A BOUNDARY SURVEY WITH METES AND BOUNDS FROM WARRANTY DEED FILE# 2019-00033128
THIS SURVEY MEETS CURRENT ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.
ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED BY THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.
ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE _____

REGISTERED LAND SURVEYOR/
PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1845

CERTIFICATE OF OWNERSHIP:

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

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

PRINT NAME: _____

SOURCE OF TITLE: D.R. _____

PAGE: _____

CERTIFICATE OF APPROVAL:

CITY OF SPRINGDALE APPROVAL FOR RECORDING

SIGNED _____ DATE: _____
DIRECTOR, PLANNING AND COMMUNITY
DEVELOPMENT DIVISION



VICINITY MAP
NOT TO SCALE



CERTIFICATE OF ACCEPTANCE:

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

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____
	_____	CITY CLERK
	_____	MAYOR
COMMISSION	_____	_____
	_____	SECRETARY, PLANNING
	_____	CHAIRMAN, PLANNING COMMISSION
APPROVAL FOR RECORDING	_____	_____
	_____	DIRECTOR, COMMUNITY DEVELOPMENT DIVISION
WATER AND SEWER	_____	_____
	_____	ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	_____
	_____	DIRECTOR, ENGINEERING
SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____		
NOTARY PUBLIC MY COMMISSION EXPIRES _____		

NOTES:

- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST EASEMENTS, RIGHTS-OF-WAY OR COVENANTS NOT SHOWN OR NOTED HEREON.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID, NAD-83, NORTH ZONE, AS DETERMINED BY GPS OBSERVATION.
- COUNTY JUDGMENT/COURT RECORDS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- ONLY ABOVE GROUND VISIBLE UTILITIES WERE LOCATED. OTHER UTILITIES MAY EXIST NOT SHOWN HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE.
- ALL DISTANCES SHOWN ARE GRID DISTANCES.
- DOCUMENTS USED FOR THIS SURVEY ARE LISTED AT CORNER MONUMENTS.
- THIS DOCUMENT REPRESENT A SURVEY OF PARCEL NUMBER 21-00012-000.
- PRIVATE WATER METER SERVICE AND SEWER SERVICE LINES CANNOT CROSS ADJACENT PROPERTIES IN ORDER TO ACCESS SERVICE OR BE LOCATED AND RUN PARALLEL WITHIN A PUBLIC UTILITY EASEMENT.
- NEW WATER METER TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES. THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE..

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.44'	18'	N49°09'39"E	25.59'
C2	54.12'	260'	S86°21'42"W	54.03'
C3	53.79'	260'	S74°34'16"W	53.70'
C4	82.75'	260'	N59°31'35"E	82.40'
C5	53.36'	139'	N39°36'15"E	53.03'
C6	71.06'	139'	N13°59'42"E	70.29'
C7	27.90'	18'	N47°36'55"E	25.04'
C8	27.04'	18'	S42°27'06"E	24.43'
C9	47.44'	61'	S20°39'05"E	46.24'
C10	89.79'	61'	S85°37'57"E	81.77'
C11	29.11'	61'	N38°03'54"E	28.83'
C12	84.12'	61'	N15°33'20"W	77.51'
C13	33.08'	61'	N71°03'12"W	32.67'
C14	28.03'	18'	N42°02'26"W	25.28'
C15	28.56'	18'	N47°49'33"E	25.66'
C16	27.20'	17'	S32°51'48"E	24.49'
C17	65.10'	215'	S83°45'36"W	64.85'
C18	65.10'	215'	S83°45'36"W	64.85'
C19	81.55'	215'	S64°13'14"W	81.06'
C20	65.39'	94'	S18°43'00"W	64.08'
C21	27.11'	17'	S42°23'06"E	24.46'

SF-3 LOT STANDARDS	
CRITERIA	SF-3
MINIMUM LOT WIDTH	60'
MINIMUM WIDTH OF SIDE SETBACK	8'
FRONT SETBACK	30'
REAR SETBACK	20'
MINIMUM LOT SIZE	7,000 SF

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ESTABLISH, GRANT, AND DEDICATE TO THE CITY OF SPRINGDALE, ARKANSAS THE RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC USE, BENEFIT AND ACCESS. THE CITY OF SPRINGDALE IS FURTHER GRANTED THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS. THE CITY OF SPRINGDALE IS ALSO GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN, SERVICE AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, ALLEYS AND THE IMPROVEMENTS CONTAINED HEREIN. ANY TIGHT OR AUTHORITY GRANTED ABOVE SPECIFICALLY REGARDING MAINTENANCE, SERVICE OR IMPROVEMENT SHALL BE EXERCISED IN A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF SPRINGDALE. SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS SHALL BE FOR THE BENEFIT OF THE CITY OF SPRINGDALE AND ALL OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF SPRINGDALE AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND AUTHORITY TO CUT, TRIM OR REMOVE TREES, SHRUBS AND OTHER VEGETATION WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS. THE CITY OF SPRINGDALE AND ALL OF ITS FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT THE ERECTION OF BUILDING, STRUCTURES OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS AND ALLEYS.

DATE OF EXECUTION: _____

PROPERTY OWNER:

SIGNED: _____

PRINT NAME: _____ ADDRESS: _____

SOURCE OF TITLE: D.R. _____

PAGE _____

VARIANCES:

- ALLOW FOR 3 CAR DRIVES FOR ALL LOTS UP TO 45% lot coverage.
- REAR SETBACKS REDUCED FROM 20' TO 15' FOR LOTS 1-28.
- REDUCE LOT 24 FRONT SETBACK FROM 35' TO 30'.
- REDUCE LOT 24 REAR SET BACK FROM 20' TO 15'.
- BUILDING SETBACK FOR LOTS 1,18,19,28 ALONG HABBERTON REDUCED FROM 35' TO 30'.

OWNER/DEVELOPER:

HACKBERRY
WOODS, LLC
3885 JULIO ROAD
SPRINGDALE, AR 72764

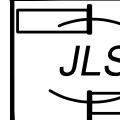
ENGINEER:

EXPEDITED CIVIL
ENGINEERING LLC
9200 SUITS US DR.
SUITE B, BELLA VISTA,
AR 72714

ZONING:
SF-3

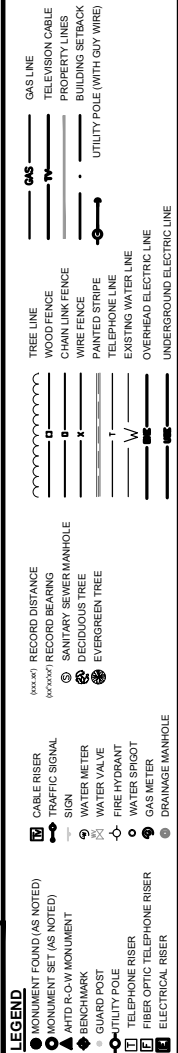
FP24-10

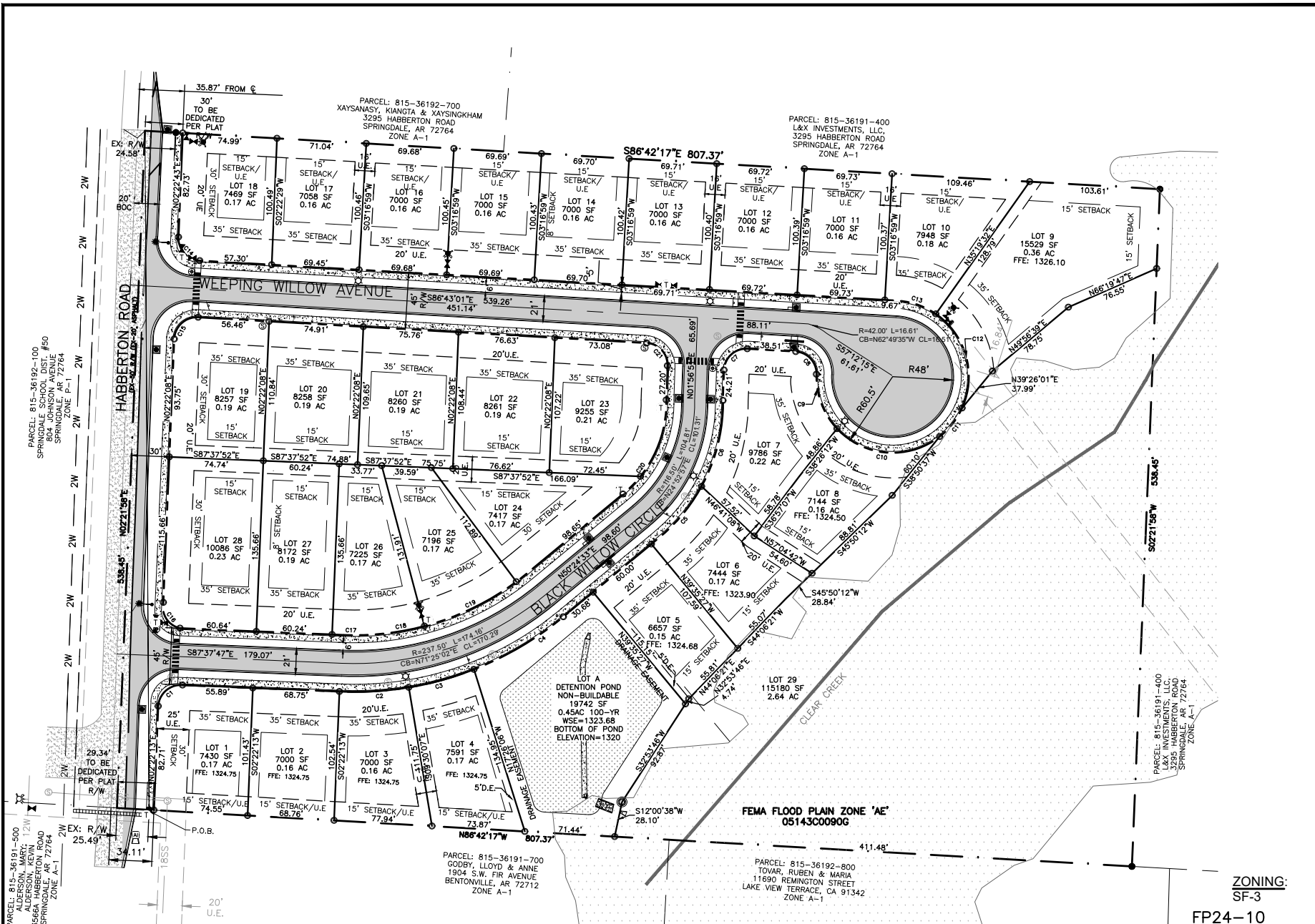
FINAL PLAT
SW/4, SE/4 SEC 9, T-17-N, R-29-W
WASHINGTON COUNTY, ARKANSAS



James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

Recording Information
Job Number: 21-1004
Field Work: JLS
Drawn By: JEL
Checked By: JEI
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 8/6/2024
Scale: 1"=50'
Basis of Bearings: (NAD83) Arkansas State Plane North Zone





Recording Information

Job Number:	21-1004
Field Work:	JLS
Drawn By:	C.J.L.
Checked By:	J.E.I.
Certificate of Authorization	Arkansas Land Surveyor No. 2389
Date:	8/01/2024
Scale:	1"=50'
Basis of Bearings (NAD83)	Arkansas State Plane North Zone

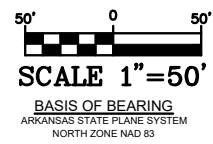
- LEGEND
- MONUMENT FOUND (AS NOTED)
 - MONUMENT SET (AS NOTED)
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - WATER TEE
 - SANITARY SEWER MANHOLE
 - GAS METER
 - DRAINAGE MANHOLE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - EXISTING WATER LINE
 - TELEPHONE LINE
 - PAINTED STRIPE
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - TREELINE
 - UTILITY POLE (WITH GUY WIRE)
 - BUILDING SETBACK
 - PROPERTY LINES
 - TELEVISION CABLE
 - GAS LINE

- LEGEND (continued)
- RECORD DISTANCE
 - RECORD BEARING
 - SANITARY SEWER MANHOLE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - CABLE RISER
 - TRAFFIC SIGNAL
 - SIGN
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - WATER TEE
 - SANITARY SEWER MANHOLE
 - GAS METER
 - DRAINAGE MANHOLE

FLOOD STATEMENT:

THE A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "AE" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0090G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. AREAS WITH BFE OR DEPTH DETERMINED.

Lots	FFE	Reason
Lot 1	1324.75	Drainage
Lot 2	1324.75	Drainage
Lot 3	1324.75	Drainage
Lot 4	1324.75	Drainage
Lot 5	1324.68	Drainage
Lot 6	1323.9	Drainage
Lot 8	1324.5	Drainage
Lot 9	1326.1	Drainage



FINAL PLAT
SW/4, SE/4 SEC 9, T-17-N, R-29-W
WASHINGTON COUNTY, ARKANSAS

JLS

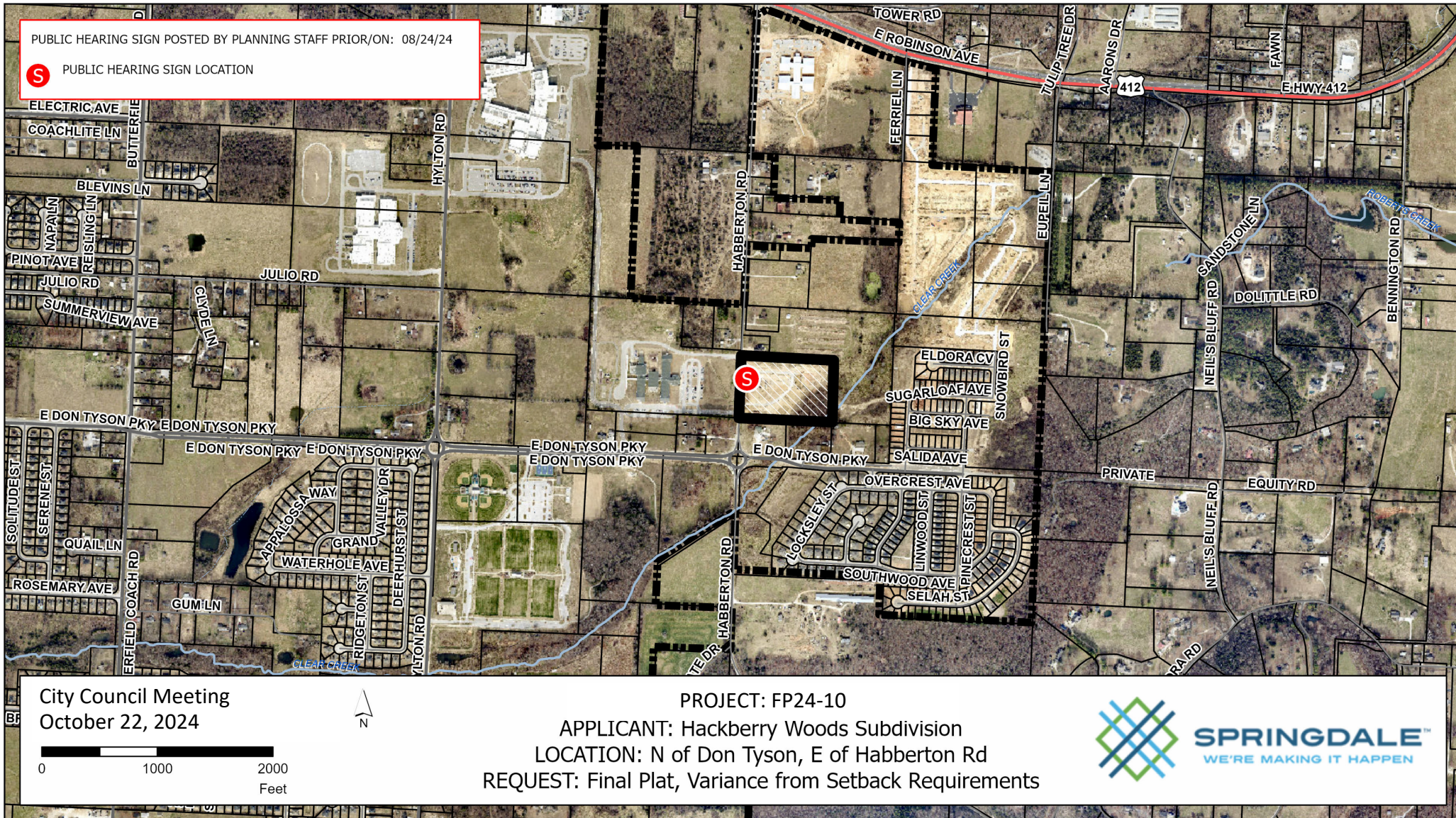
James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

ZONING:
SF-3
FP24-10

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 08/24/24



PUBLIC HEARING SIGN LOCATION



City Council Meeting
October 22, 2024

0 1000 2000
Feet

PROJECT: FP24-10

APPLICANT: Hackberry Woods Subdivision

LOCATION: N of Don Tyson, E of Habberton Rd

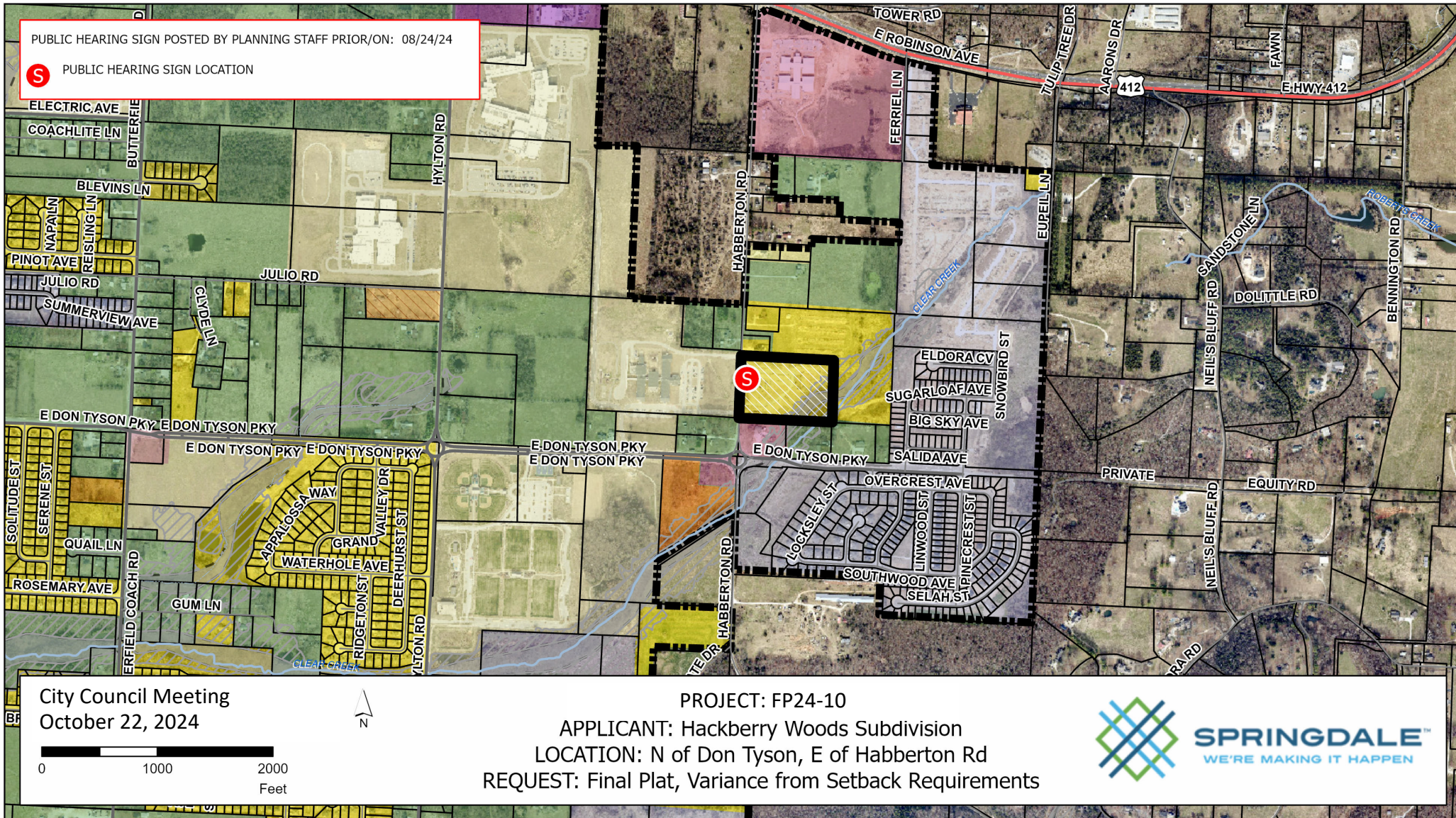
REQUEST: Final Plat, Variance from Setback Requirements



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 08/24/24



PUBLIC HEARING SIGN LOCATION



City Council Meeting
October 22, 2024

0 1000 2000
Feet



PROJECT: FP24-10

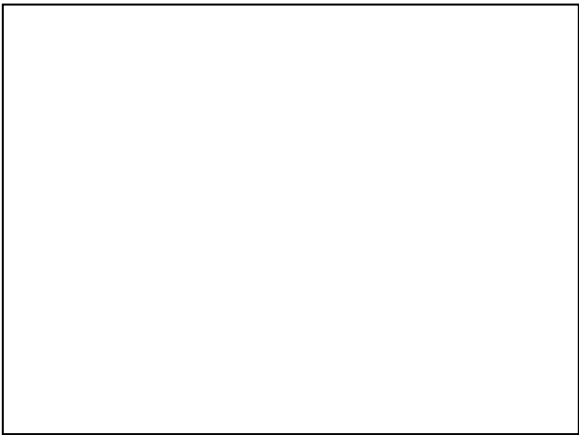
APPLICANT: Hackberry Woods Subdivision

LOCATION: N of Don Tyson, E of Habberton Rd

REQUEST: Final Plat, Variance from Setback Requirements



SPRINGDALE™
WE'RE MAKING IT HAPPEN



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 (R24-46) CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO WAREHOUSE DISTRICT (W-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Benton County gave notice required by law and set a hearing date of October 1st, 2024 for hearing the matter of Dixieland 412, LLC a petition requesting that the following described tract of real estate be rezoned from Agricultural District (A-1) to Warehouse District (W-1):

Layman’s Description: W. of Chief Truman Brewer Street, N. of Graham Road

Legal Description:

A PART OF TRACT A OF AN INFORMAL PLAT RECORDED AS DOCUMENT L202217446, BEING IN THE SW1/4 OF THE NE1/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON TOP OF A FENCE POST AT THE SOUTHWEST CORNER OF SAID SW1/4 OF THE NE1/4; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NE1/4 N01°40’28”E 186.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°40’28”E 297.49 FEET TO AN IRON PIN FOUND; THENCE S86°28’02”E 900.00 FEET TO AN IRON PIN FOUND; THENCE S01°40’28”W 480.29 FEET TO THE SOUTH LINE OF SAID SW1/4 OF THE NE1/4; THENCE ALONG SAID SOUTH LINE N86°42’12”W 409.85 FEET; THENCE N66°04’38”W 529.25 FEET TO THE POINT OF BEGINNING, CONTAINING 8.91 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R24-46) from Agricultural District (A-1) to Warehouse District (W-1) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable 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 by rezoning the above described tract of real estate as follows:

From Agricultural District (A-1) to Warehouse District (W-1) zone.

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 _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

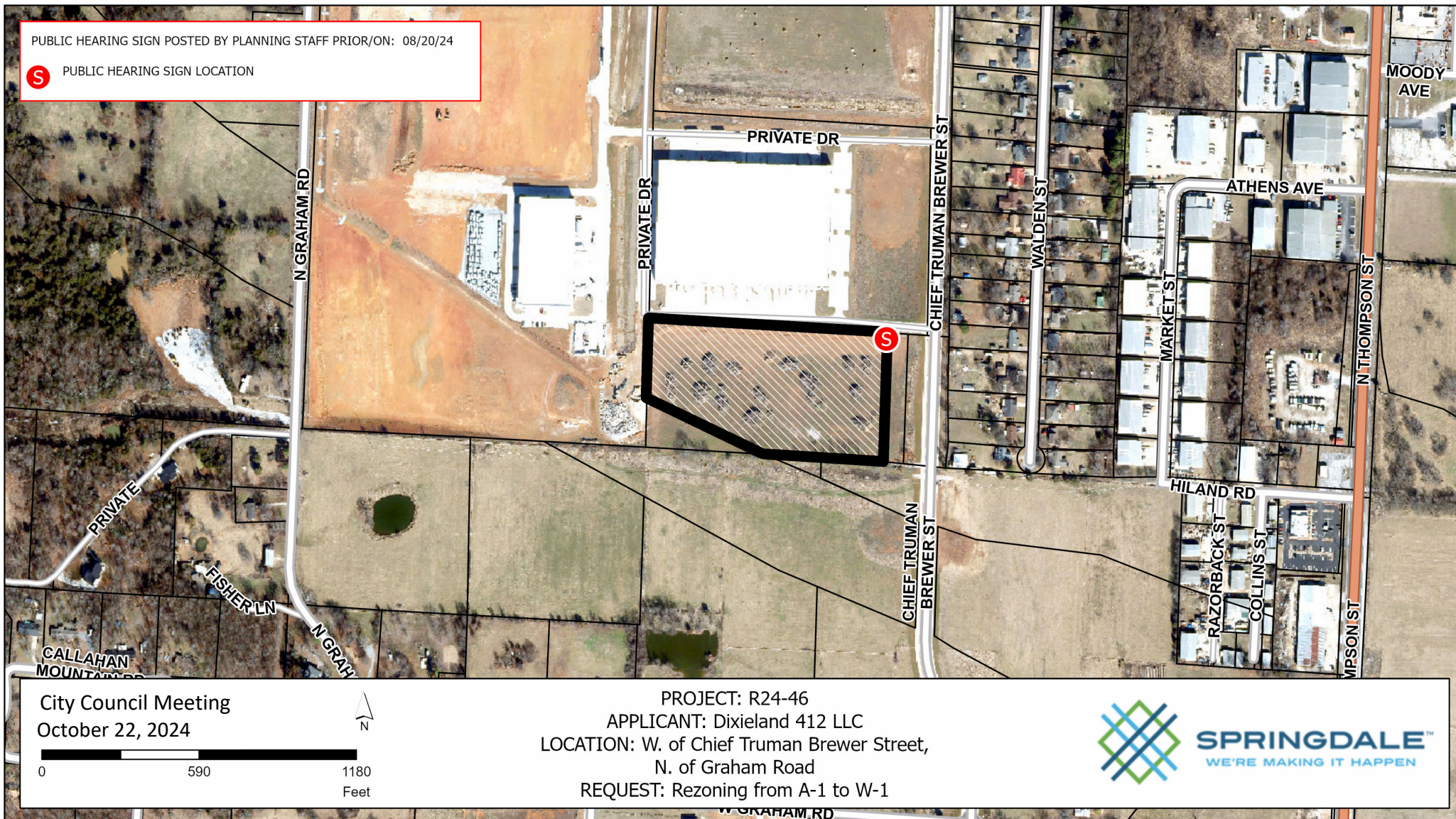
APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 08/20/24



PUBLIC HEARING SIGN LOCATION



City Council Meeting
October 22, 2024



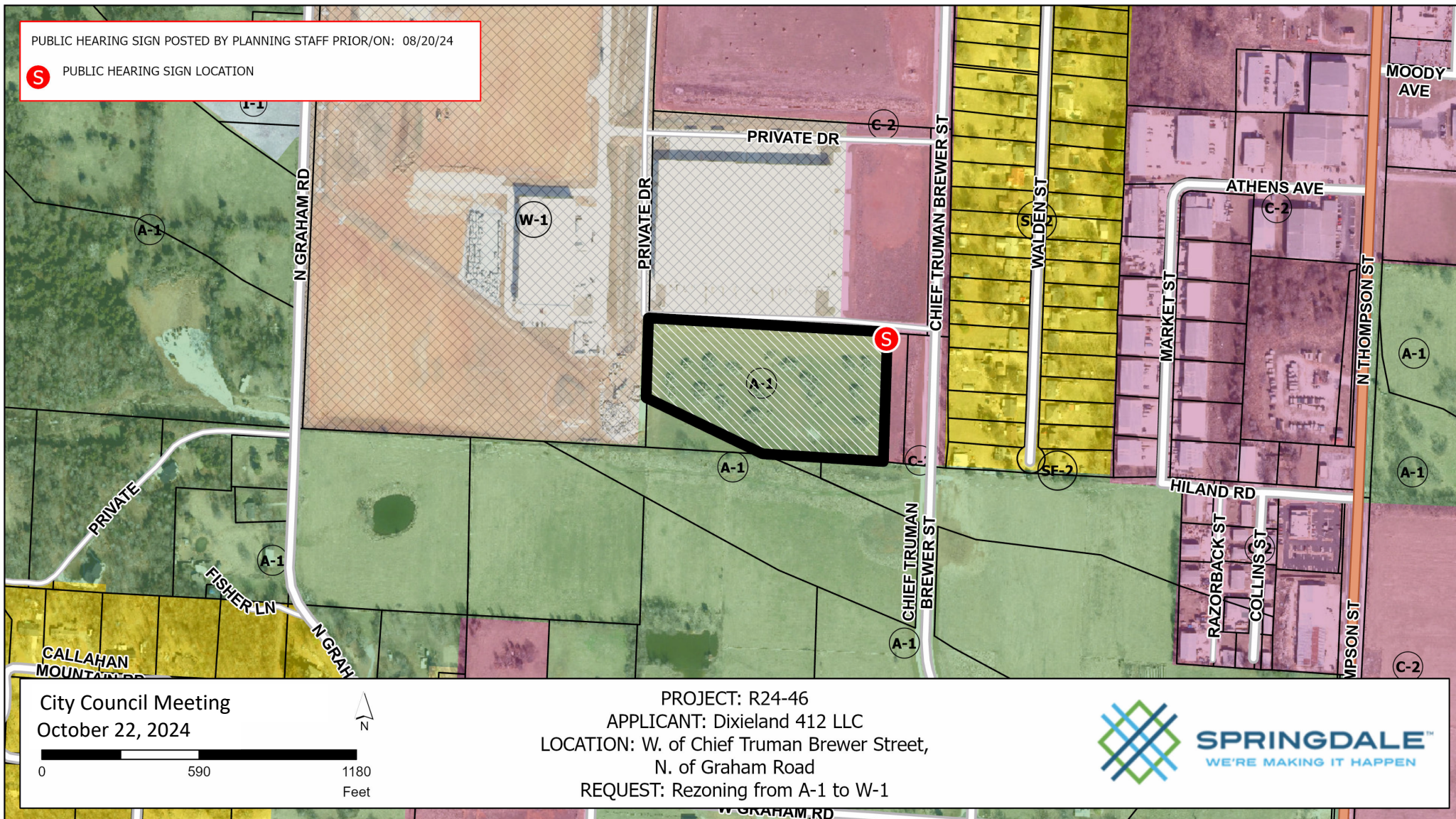
PROJECT: R24-46
APPLICANT: Dixieland 412 LLC
LOCATION: W. of Chief Truman Brewer Street,
N. of Graham Road
REQUEST: Rezoning from A-1 to W-1



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 08/20/24



PUBLIC HEARING SIGN LOCATION

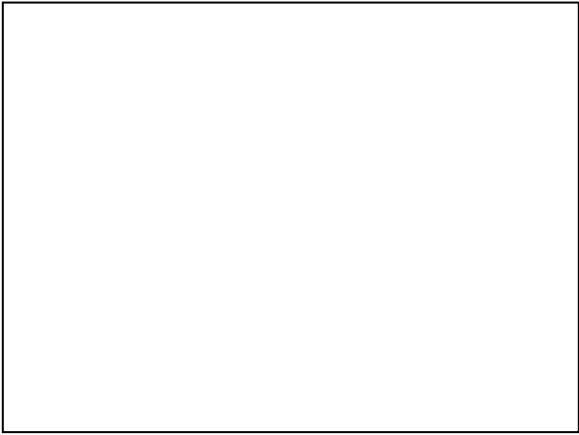


City Council Meeting
October 22, 2024



PROJECT: R24-46
APPLICANT: Dixieland 412 LLC
LOCATION: W. of Chief Truman Brewer Street,
N. of Graham Road
REQUEST: Rezoning from A-1 to W-1





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 (R24-48) CERTAIN LANDS FROM LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) TO INSTITUTIONAL DISTRICT (P-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of October 1st, 2024 for hearing the matter of Samaritan Community Center a petition requesting that the following described tract of real estate be rezoned from Low/Medium Density Single Family Residential District (SF-2) to Institutional District (P-1):

Layman’s Description: 1520 W. Huntsville Avenue

Legal Description:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 35, SAID POINT BEING AT THE INTERSECTION OF WEST HUNTSVILLE AVENUE AND NORTH WEST END STREET; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4, N02°27'18"E A DISTANCE OF 210.00 FEET; THENCE LEAVING SAID WEST LINE, S87°40'03"E A DISTANCE OF 34.10 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING S87°40'03"E A DISTANCE OF 175.45 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N02°19'57"E A DISTANCE OF 123.97 FEET; THENCE S87°40'03"E A DISTANCE OF 230.00 FEET; THENCE S02°19'57"W A DISTANCE OF 143.97 FEET TO A FOUND 5/8 INCH REBAR; THENCE N87°42'40"W A DISTANCE OF 84.86 FEET TO A FOUND IRON PIN WITH CAP "BUESCHER RLS 1181"; THENCE S02°22'33"W A DISTANCE OF

145.16 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST HUNTSVILLE AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N86°42'09"W A DISTANCE OF 285.03 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N42°04'28"W A DISTANCE OF 49.83 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°02'50"E A DISTANCE OF 124.82 FEET TO THE POINT OF BEGINNING, CONTAINING 1.87 ACRES, MORE OR LESS.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R24-48) from Low/Medium Density Single Family Residential District (SF-2) to Institutional District (P-1) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable 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 by rezoning the above described tract of real estate as follows:

From Low/Medium Density Single Family Residential District (SF-2) to Institutional District (P-1) zone.

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 _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 08/20/24



PUBLIC HEARING SIGN LOCATION

Portion to Remain SF-2

Planning Commission Meeting
October 22, 2024



PROJECT: R24-48

APPLICANT: Samaritan Community Center, Expansion

LOCATION: 1520 W. Huntsville Avenue

REQUEST: Rezoning from SF-2 to P-1



SPRINGDALE™
WE'RE MAKING IT HAPPEN

 PUBLIC HEARING SIGN LOCATION

Portion to Remain SF-2

A horizontal number line with tick marks at 0, 330, and 660. The segment from 0 to 330 is shaded black, and the segment from 330 to 660 is white.

APPLICANT: Samaritan Community Center, Expansion
LOCATION: 1520 W. Huntsville Avenue
REQUEST: Rezoning from SF-2 to P-1



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 08/20/24



PUBLIC HEARING SIGN LOCATION

Portion to Remain SF-2

City Council Meeting
October 22, 2024



PROJECT: R24-48

APPLICANT: Samaritan Community Center, Expansion

LOCATION: 1520 W. Huntsville Avenue

REQUEST: Rezoning from SF-2 to P-1



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W24-21) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO GREG CROW IN CONNECTION WITH 3215 N. 56TH STREET, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W24-21) 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 (W24-21) of street improvements to N. 56th Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 3215 N. 56th Street, 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 (W24-21) of street improvements to N. 56th Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 3215 N. 56th Street, a single-family dwelling.

Option 2: Denies a waiver (W24-21) of street improvements to N. 56th Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 3215 N. 56th Street, a single-family dwelling.

Option 3: Approves payment in lieu of improvements to N. 56th Street in connection with 3215 N. 56th Street, a single-family dwelling with an estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver (W24-21) and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to N. 56th Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with 3215 N. 56th Street, a single-family dwelling.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W24-22) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO VICK ENTERPRISES, LLC IN CONNECTION WITH 3114 OLD WIRE ROAD, A MULTI-FAMILY DWELLING (DUPLEX).

WHEREAS, Ordinance #3047 provides for the waiver (W24-22) 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 (W24-22) of street improvements to Old Wire Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 3114 Old Wire Road, a multi-family dwelling (duplex), and the Planning Commission recommends approval of the waiver request with a payment in lieu of improvements.

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

Option 1: Grants a waiver (W24-22) of street improvements to Old Wire Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 3114 Old Wire Road, a multi-family dwelling (duplex).

Option 2: Denies a waiver (W24-22) of street improvements to Old Wire Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 3114 Old Wire Road, a multi-family dwelling (duplex).

Option 3: Approves payment in lieu of improvements to Old Wire Road in connection with 3114 Old Wire Road, a multi-family dwelling (duplex) with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver (W24-22) and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to Old Wire Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with 3114 Old Wire Road, a multi-family dwelling (duplex).

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM DONALD LOURIE AND TALITHA LOURIE FOR THE GENE GEORGE BLVD. EXTENSION PROJECT (ELM SPRINGS RD. TO COUNTY LINE RD.), PROJECT NO. 23BPS4.

WHEREAS, the City of Springdale is in need of acquiring easements across lands for the Gene George Blvd. Extension Project (Elm Springs Rd. to County Line Rd.), Project No. 23BPS4 (Tract 18 and 18A), said lands being owned by Donald Lourie and Talitha Lourie, also known as Benton County Tax Parcel No. 21-00167-801 and 21-00167-800, located at 2919 and 2923 N. 56th Street, Springdale, Benton County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the easements across the Property, as determined by an appraisal, is \$337,200.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$365,900.00 to acquire the easements across the Property, said amount being justified by an appraisal obtained by the Property owner; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$28,700.00 to acquire the easements across the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the easements across 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 easements needed across the aforementioned parcels of land for the Gene George Blvd. Extension Project (Elm Springs Rd. to County Line Rd.), Project No. 23BPS4 (Tract 18 and 18A), said lands being owned by Donald Lourie and Talitha Lourie, for the total sum of \$365,900.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this ____ day of _____, 2024.

Doug Sprouse, Mayor

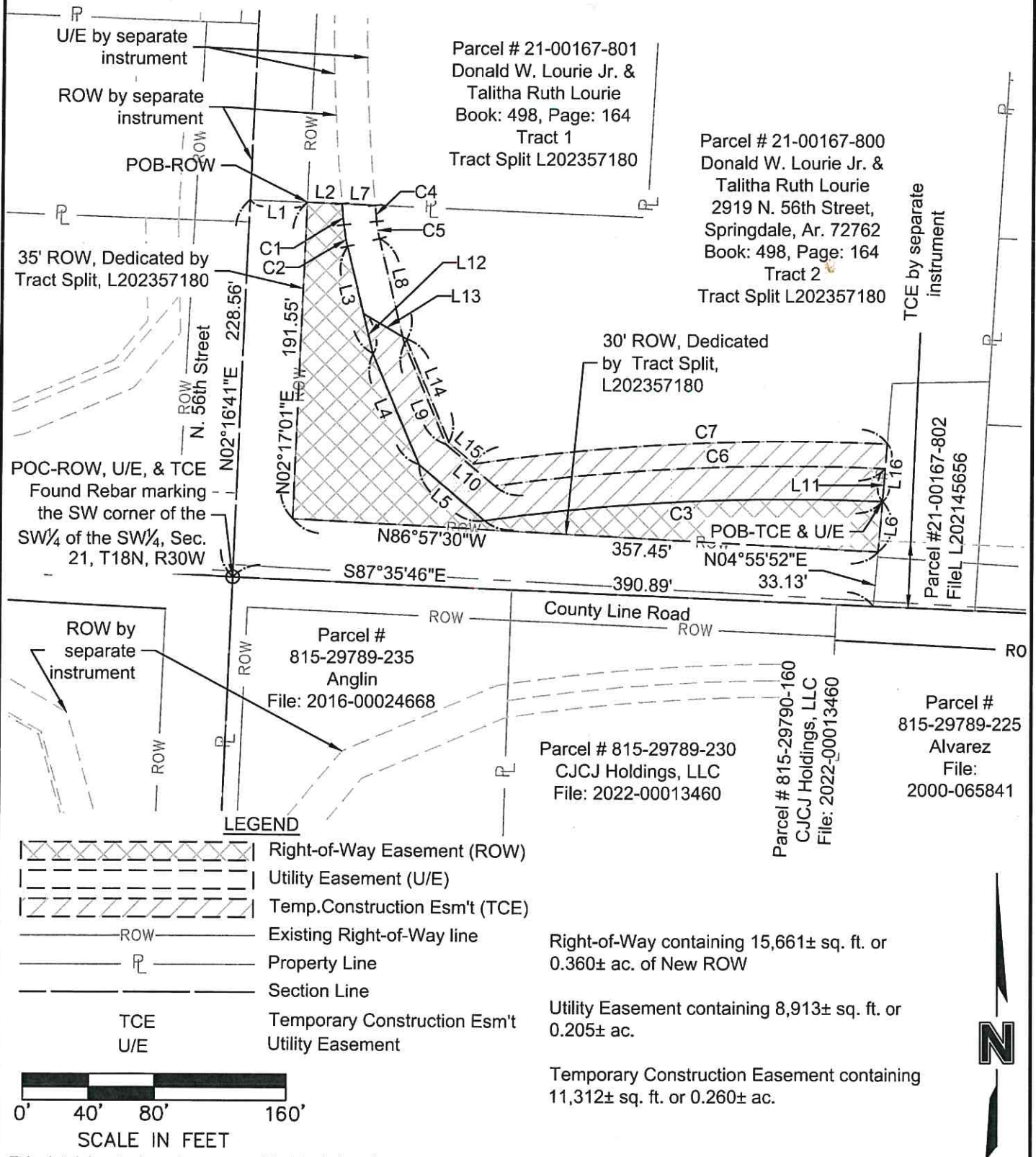
ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY





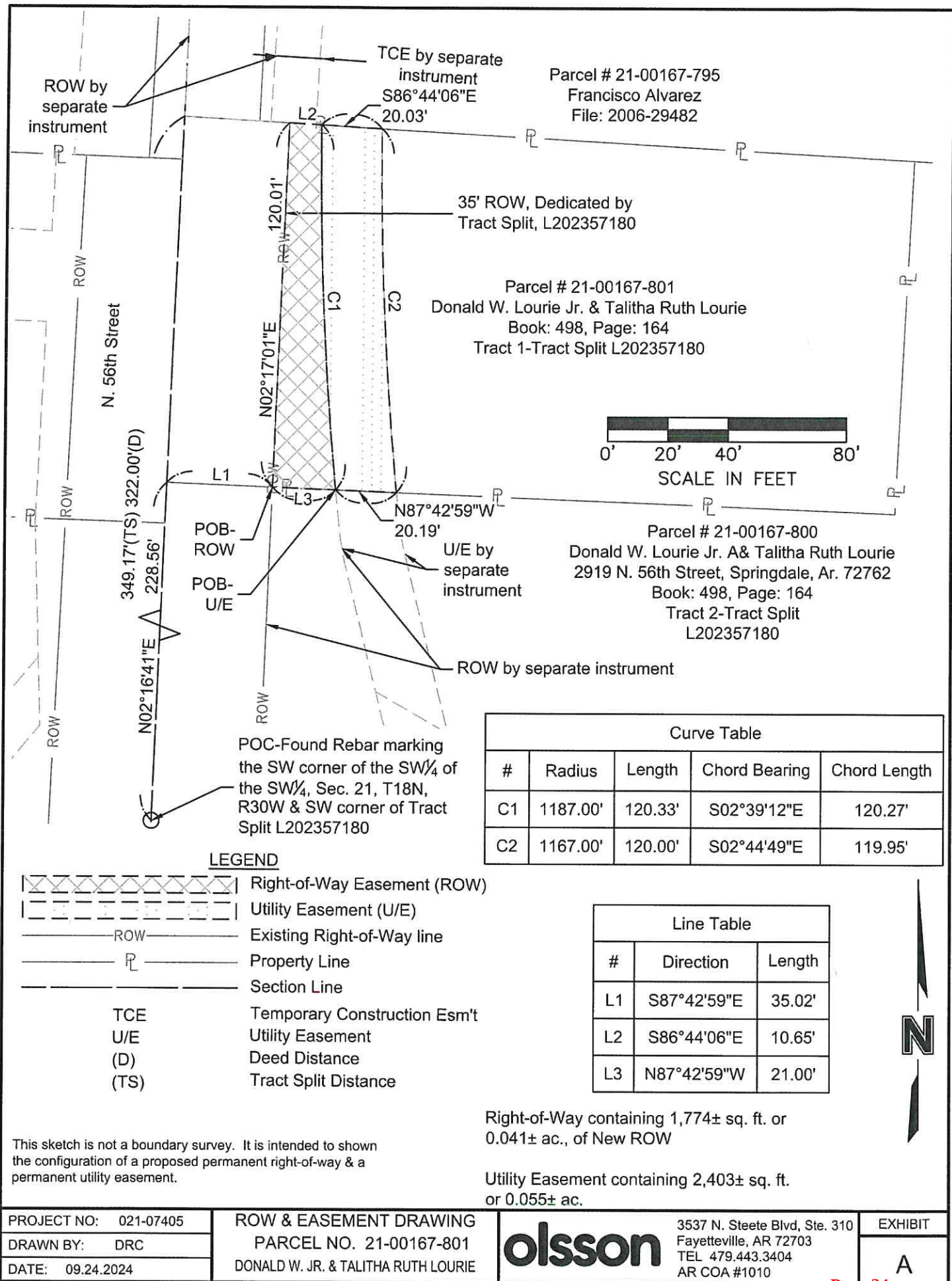
PROJECT NO: 021-07405
 DRAWN BY: DRC
 DATE: 09.23.2024

ROW & EASEMENT DRAWING
 PARCEL NO. 21-00167-800
 DONALD W. JR. & TALITHA RUTH LOURIE

olsson

3537 N. Steete Blvd, Ste. 310
 Fayetteville, AR 72703
 TEL 479.443.3404
 AR COA #1010

EXHIBIT
A-1





ADMINISTRATIVE SETTLEMENT MEMO

Date: September 27, 2024
To: Ryan Carr, City of Springdale
From: Jennifer Sloan, CLS Project Manager
Project: Gene George North
Re: Tract No. 21-00167-800 & 21-00167-801 - Lourie Counteroffer Package

On August 8, 2024, the City made a Total offer of \$363,700 for Tracts 21-00167-800 (\$334,700) & 21-00167-801 (\$29,000) based on approved appraisals. At that time the landowner accepted the offer on Tract 21-00167-801 for \$29,000 and opted to get an independent appraisal on Tract 21-00167-800.

On September 17th the landowner submitted an appraisal performed by Elliott Appraisal Services for Tract 21-00167-800 for \$336,900. The landowner wished to make a counteroffer for a \$2,200 increase and accept the offer of \$29,000 for Tract 21-00167-801.

Later on September 17th, we received word from Olsson that there could be revisions to the acquisition.

On September 25th we received revised surveys & appraisals lowering the values of Tract 21-00167-800 (\$317,500) & 21-00167-801 (\$19,700) based on the revised prescriptive right-of-way areas. Total for both tracts \$337,200.

On September 27th, the property owner offered to settle this tract for a total of **\$365,900, an increase of \$28,700.** It is recommended that the counteroffer be accepted, and the following information is submitted for your consideration:

- Counteroffer table (showing how the counteroffer went from a \$2,200 increase to a \$28,700 increase based on the revisions)
- Appraisal provided by the landowner

I believe this administrative adjustment is reasonable and within the city's best interest.

Please contact Jennifer Sloan at 832-858-4663 or Jennifer.sloan@contractlandstaff.com if you have any questions or need additional information.

Thanks,

Jennifer Sloan
CLS Project Manager

400 West Capitol Avenue, Suite 1700, Little Rock, Arkansas 72201

Don Lourie

TRACT 21-00167-800 & TRACT 21-00167-801

TRACT 21-00167-800 (House will be demolished)			
Original Appraisal	Appraisal included in Offer Package 8/8/24	Revised Appraisal 9/25/24	Landowner's Counteroffer Appraisal
Valued with no access at full value	ROW 21,379 SF \$334,700	ROW 15,661 SF \$317,500	ROW 21,379 SF \$336,900
Total Increase 21-00167-800			
	\$2,200 increase		\$19,400 increase

Tract 21-00167-801			
Original Appraisal	Appraisal included in Offer Package 8/8/24	Revised Appraisal 9/25/24	Landowner's Counteroffer Appraisal
	ROW 4,182 SF \$29,000	ROW 1,774 SF \$19,700	The landowner agreed to \$29,000
Total Increase			
	Agreed to Offer		\$9,300 increase
			Making the total increase \$28,700

*This latest revision to the prescriptive ROW has caused his counteroffer to go from an increase of \$2,200 to an increase of \$28,700.

** Mr. Lourie would like to close on the two properties separately since he has a mortgage on the 800 property, but not the 801

ELLIOTT APPRAISAL SERVICES
Commercial Real Estate Valuation

AN APPRAISAL REPORT
IN SUMMARY FORMAT

THE DONALD W. & TALITHA RUTH LOURIE PROPERTY LOCATED AT
2919 N. 56TH STREET
SPRINGDALE, BENTON COUNTY, ARKANSAS 72762
(2.78± ACRES/121,097± SQUARE FEET).

FOR

MR DONALD W. & TALITHA RUTH LOURIE
2919 N. 56TH STREET
SPRINGDALE, AR 72762

BY

JUSTIN D. ELLIOTT
ELLIOTT APPRAISAL SERVICES
ARCG #3438
3211 A CARDINAL CREEK CIRCLE
BENTONVILLE, ARKANSAS 72712

APPRAISER FILE NO. 2435C

AS OF

JUNE 6, 2024

Elliott Appraisal Services.
Commercial Real Estate Valuation
3211 A Cardinal Creek Circle, Bentonville, AR 72712
Phone: 479-381-1302 Email: jdelliott3@gmail.com

LETTER OF TRANSMITTAL

September 17, 2024

Mr. Donald W. & Talitha Ruth Lourie
2919 N. 56th Street
Springdale, AR 72762

RE: The Donald W. & Talitha Ruth Lourie Property, located at 2919 N. 56th St, Springdale, Benton County, Arkansas (2.78± ACRES/121,097± Sq. Ft.).

Dear Mr. & Mrs. Lourie:

At your request and authorization, I have prepared an appraisal of the market value, as herein defined, of the fee simple interest in the real property that is the subject of this appraisal. I hereby certify that I have inspected the subject property and have made a survey of matters pertinent to the estimation of its value.

The following is a Restricted Appraisal Report, in summary format, whose purpose is to estimate the As-Is Market Value of the fee simple interest in the above noted property. The Market Value estimate is the "Before Acquisition" value of the entire improved property. Secondly, from this stated Market Value estimate, the purpose was to then derive an estimate of the part taken or "Acquisition Value." The function or intended use of this appraisal is for business decisions related to the Acquisition (Partial Taking) of the subject site.

The report addresses the market value of the Whole Property prior to acquisition by the city of Springdale of 36,181± sq. ft. of Right-of-Way (ROW), 8,913± sq. ft., in permanent utility easement (PUE), and 11,312± sq. ft., in temporary construction easement (TCE), as of June 06, 2024. And the market value of the Remainder Property after the acquisition of 36,181± sq. ft. in ROW, 8,913± sq. ft. in PUE, and 11,312± sq. ft. in TCE once in place, also as of June 06, 2024.

As a result of my investigation and analysis, and in consideration of the pertinent data affecting the valuation, it is my opinion the market value of the subject real property, as it existed on June 06, 2024,

<u>Component</u>	<u>Value</u>
Value, Before:	\$590,000
Value, After:	\$260,000
Value of the Part Taken:	\$336,900
Severance Damages/Cost to Cure:	None
Special Benefits:	None

**ESTIMATED MARKET VALUE OF THE FEE SIMPLE INTEREST OF THE ACQUISITION
(PART TAKEN)**

THREE HUNDRED THIRTY-SIX THOUSAND NINE HUNDRED DOLLARS

\$336,900

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY
CLERK TO ENTER INTO AN COST SHARE AGREEMENT
WITH THE CITY OF FAYETTEVILLE FOR A RAILROAD
CROSSING ELIMINATION STUDY.**

WHEREAS, the city of Springdale, city of Fayetteville and A&M railroad were successfully awarded a Federal Rail Administration Railroad Crossing Elimination Grant to study a 14-mile corridor of the A&M railroad to identify feasible safety improvements at various street crossings;

WHEREAS, the proportionate share of the local match for Springdale is \$81,600 ;

WHEREAS, the resolution 11-24 authorized the agreement between the three parties;

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 the cost share agreement with the City of Fayetteville for \$81,600 with the funds being paid out of the General Fund to count against the funds committed to A&M railroad Maple Ave crossing agreement.

PASSED AND APPROVED this _____ day of _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest Cate, City Attorney

COST SHARE AGREEMENT FOR
RAILROAD CROSSING ELIMINATION STUDY

This Agreement, made and entered into on this ____ day of _____ 2024, by and between the City of Fayetteville, Arkansas (“Fayetteville”) and the City of Springdale, Arkansas (“Springdale”),

WITNESSETH:

WHEREAS, Fayetteville and Springdale are the recipients of a 2022 United States Department of Transportation (USDOT), Federal Railroad Administration (FRA) Railroad Crossing Elimination (RCE) Grant (“Grant”) for a study of a 14-mile corridor of the Arkansas and Missouri Railroad through the cities of Fayetteville and Springdale to identify feasible safety improvements at various street crossings; and

WHEREAS, the City of Fayetteville accepted the award of the \$576,000 grant on June 4, 2024 and the Cities of Fayetteville and Springdale are responsible for a \$144,000 local match for the \$720,000 study cost; and

WHEREAS, the Grant identifies that Fayetteville will pay \$62,400 and Springdale will pay \$81,600 of the \$144,000 local match based on project cost estimates prepared for the grant application; and

WHEREAS, on October 15, 2024, the Fayetteville City Council approved a contract with Olsson, Inc. to perform the study as identified in the Grant.

NOW, THEREFORE, the City of Fayetteville, Arkansas and the City of Springdale, Arkansas agree as follows:

1. The City of Fayetteville, Arkansas agrees to:
 - A. Administer the Railroad Crossing Elimination Grant funds in accordance with the grant agreement.
 - B. Administer the project contract with Olsson, Inc. and remit payment after receipt of valid invoices.
 - C. Provide the necessary and normal project management for all project sites located within the city limits of Fayetteville.
 - D. Provide a copy of the invoices from Olsson, Inc. to the City of Springdale upon completion of work.

2. The City of Springdale, Arkansas agrees to:

- A. Provide the necessary and normal project management for all project sites located within the city limits of Springdale.
- B. Reimburse the City of Fayetteville for its matching portion for crossings within the city limits of Springdale in an amount not to exceed \$81,600.00 within sixty (60) days of receipt of invoices following the completion of the project.

**IN AGREEMENT WITH ALL THE TERMS AND CONDITIONS ABOVE, WE
SIGN BELOW:**

**CITY OF SPRINGDALE,
ARKANSAS**

By: _____
DOUG SPROUSE, Mayor

ATTEST:

By: _____
Denise Pearce, City Clerk

**CITY OF FAYETTEVILLE,
ARKANSAS**

By: _____
LIONELD JORDAN, Mayor

ATTEST:

By: _____
Kara Paxton, City Clerk

RESOLUTION NO. 11-24

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT BETWEEN THE CITY OF SPRINGDALE, THE CITY OF FAYETTEVILLE, AND THE ARKANSAS & MISSOURI RAILROAD FOR THE ADMINISTRATION OF A RAILROAD CROSSING ELIMINATION GRANT

WHEREAS, in 2022 authorization was given to allow the submission of a joint application with the City of Fayetteville, and the Arkansas & Missouri Railroad for funding assistance through the US Department of Transportation (USDOT), Federal Railroad Administration (FRA) Railroad Crossing Elimination (RCE) grant program for a study of a 14-mile corridor of the Arkansas & Missouri Railroad through the cities of Fayetteville and Springdale to identify feasible safety improvement at various street crossing;

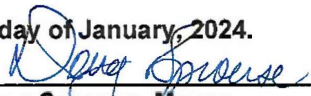
WHEREAS, a Railroad Crossing Elimination Grant in the amount of \$576,000 has been awarded to conduct planning activities to scope improvement projects at various at-grade crossings to improve mobility and enhance safety for the area; in the amount of \$576,000;

WHEREAS, staff from the City of Springdale, City of Fayetteville, and the Arkansas & Missouri Railroad have met with the Federal Railroad Administration and identified the steps necessary to move forward towards obligations of the funds; and,

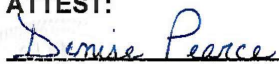
WHEREAS, the first step in the fund obligation process is for the three parties to enter into an agreement for the administration of the grant.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE that the Mayor is hereby authorized to sign a joint agreement, a copy of which is attached and made apart of this resolution, between the City of Springdale, the City of Fayetteville, and the Arkansas & Missouri Railroad for the administration of a Railroad Crossing Elimination Grant, with the City of Springdale's expenditures related thereto to be paid from the Street Fund (Railroad Crossing set aside).

PASSED AND APPROVED THIS 23rd day of January, 2024.


Doug Sprouse, Mayor

ATTEST:


Denise Pearce, City Clerk

APPROVED AS TO FORM:


Ernest B. Cate, City Attorney

GRANT ADMINISTRATION AGREEMENT

This Agreement, made and entered into on this 2 day of January 2024, by and between the City of Fayetteville, Arkansas ("Fayetteville") and the City of Springdale, Arkansas ("Springdale") (jointly referred to as "Grantees") and The Arkansas and Missouri Railroad Company, ("Railroad"),

WITNESSETH:

WHEREAS, the Grantees are the recipients of a 2022 United States Department of Transportation (USDOT), Federal Railroad Administration (FRA) Railroad Crossing Elimination (RCE) Grant ("Grant") for a study of a 14-mile corridor of the Arkansas and Missouri Railroad through the cities of Fayetteville and Springdale to identify feasible safety improvements at various street crossings as identified in the attached Exhibit 1;

WHEREAS, the Grantees will be responsible for meeting all the requirements and duties defined as recipients of the grant;

WHEREAS, the crossings identified for this study are located within right-of-way owned by the Railroad;

WHEREAS, the Parties agree that the Railroad will not require compensation, and the Grantees will not compensate the Railroad, for use of the Railroad right-of-way used in this study;

NOW, THEREFORE, the City of Fayetteville, Arkansas, the City of Springdale, Arkansas and The Arkansas and Missouri Railroad Company agree as follows:

1. Grantees agree to:

- A. Serve as the recipients of the grant to receive, distribute and account for all grant funds.
- B. The Cities will jointly administer the grant with staff of the City of Fayetteville designated as the point of contact.
- C. Manage the selection procurement and administration of the engineering contract for the study.
- D. Require the consulting firm or contractor to meet any safety standards required by or requested from the Railroad in addition to general safety requirements (FRA, OSHA, etc.)
- E. Ensure that no physical disturbance to the Railroad right of way occurs with this project and that any access to the crossing sites will be for the purpose of study and survey only.
- F. Coordinate with the Railroad 7 days in advance on any activities that require personnel to enter its right of way and move onto or over the active rail lines.
- G. Share the results of the study with the Railroad.

2. Railroad agrees to Allow the Grantees and their design professionals or other contractors access to the right-of-way for the purpose of this study.

IN AGREEMENT WITH ALL THE TERMS AND CONDITIONS ABOVE, WE SIGN
BELOW:

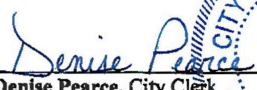
CITY OF SPRINGDALE,
ARKANSAS

By: 
DOUG SPROUSE, Mayor

CITY OF FAYETTEVILLE,
ARKANSAS

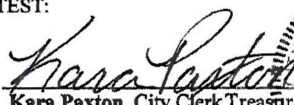
By: 
LIONELD JORDAN, Mayor

ATTEST:

By: 
Denise Pearce, City Clerk

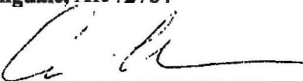


ATTEST:

By: 
Kara Paxton, City Clerk Treasurer



ARKANSAS AND MISSOURI RAILROAD COMPANY
306 E. Emma Ave
Springdale, AR 72764

By: 
CAREN L. KRASKA, President

WITNESS:

By: 

RESOLUTION NO.

**A RESOLUTION AMENDING THE 2024
BUDGET OF THE CITY OF SPRINGDALE
POLICE DEPARTMENT**

WHEREAS, the Police Department has received funds that have not been appropriated from vehicle and building insurance settlements, and

WHEREAS, the Police Chief has requested that these funds be appropriated for vehicle maintenance,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2024 Budget of the City of Springdale Police Department is hereby amended as follows:

			Present		Proposed
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Police	101-0501-421.51-11	Vehicles Maintenance	\$175,000.00	\$60,000.00	\$235,000.00

PASSED AND APPROVED this 22nd day of October, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



FROM: Chief Frank Gamble
TO: Colby Fulfer and Mayor Doug Sprouse
DATE: 10/09/24
RE: Request to transfer insurance recovery funds

I request permission to transfer funds from the insurance recovery account (101-0501-397.00-00) into the vehicle maintenance account (101-0501-421.51-11). The money deposited into the insurance recovery account comes from insurance claims due to vehicle or building damage. I request that the City Council authorize the transfer of \$60,000 from this account to place in the vehicle maintenance account to cover expenses for the repairs of several vehicle accidents over the course of 2024. There is currently a balance of \$61,992.29 in the insurance recoveries account. Please let me know if you have any questions regarding this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Frank Gamble".

Chief of Police Frank Gamble
Springdale Police Department



SPRINGDALE™
WE'RE MAKING IT HAPPEN

DEPARTMENT FUNDING REQUEST

Department: Springdale Police Department		Date: 10-08-24	
Point of Contact: Frank Gamble		Amount Requested: \$ 60,000	
Brief Description of Funding Request: I request that the City Council allow the transfer of funds from the insurance recoveries account (101-0501-397.00-00) to the vehicle maintenance account (101-0501-421.51-11). This is a request to transfer the funds to balance the budget.			
IS IT BUDGETED?			
YES ☐		NO ☒	
If YES, No Action Needed		If NO:	
		Date to be Presented to Committee: ____/____/20____	
☐ \$35,000+	Requires Bid	☐ \$0 - \$5,000	No Action
Waive Bidding		☐ \$5,000 - \$35,000 Requires 3 Quotes	
☐ Buy Board	☐ Sole Source		
		☐ \$35,000+	Requires Bid
		Waive Bidding	
		☐ Buy Board	☐ Sole Source

Signature: _____

RESOLUTION NO. _____

A RESOLUTION TO APPROPRIATE FUNDS FOR THE
PURCHASE OF VEHICLE EQUIPMENT FOR THE
SPRINGDALE POLICE DEPARTMENT; AND TO WAIVE
COMPETITIVE BIDDING.

WHEREAS, the Springdale Police Department recently purchased 12 new patrol vehicles and is in need of the vehicle equipment needed in order to ready these vehicles for use;

WHEREAS, a portion of the vehicle equipment is available on the Arkansas buy board which allows the governing body to waive competitive bidding;

WHEREAS, a portion of the vehicle equipment costs was determined by using the bid process pursuant to Arkansas law;

WHEREAS, the Springdale Police Department requests to purchase vehicle equipment; and

WHEREAS, quotes/bids have been obtained as follows:

Emergency Equipment Upfit (Superior Auto Group – bid process)	\$162,103.26
Getac MDTs/Equipment (Midwest Public Safety Group – buy board)	\$61,824.00
Vehicle Wraps for 12 New Police Interceptors	\$8,889.75
Additional Equipment for 12 New Police Interceptors	\$3,403.26

TOTAL FOR ALL EQUIPMENT	\$236,220.27

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

1. Competitive bidding is hereby waived for the aforementioned vehicle equipment which was obtained via the Arkansas buy board.
2. Superior Auto Group was the lowest responsible bidder for the aforementioned vehicle equipment that was placed out for bid, and therefore is awarded the contract for that particular vehicle equipment.
3. The Mayor is hereby authorized to execute any contracts related to the purchase of the aforementioned vehicle equipment in an amount not to exceed \$236,220.27, to be paid from the unrestricted General Fund.

PASSED AND APPROVED this _____ day of _____, 2024.

Doug Sprouse, MAYOR

ATTEST:

Denise Pearce, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY



FROM: Chief Frank Gamble

TO: Colby Fulfer and Mayor Doug Sprouse

DATE: 10/09/24

RE: Equipment for new patrol vehicles

As you are aware we recently purchased 12 marked units with the approval of the city council. We are requesting funding for the equipment needed to outfit the new vehicles. Here is a list of the items needed for the equipment:

- 1) We held sealed bids for part of the equipment and Superior Automotive Group won the bid. The bid includes the price of equipment as well as the cost of the installation. The price for this part of the equipment is \$162,103.26.
- 2) We will need to purchase 12 Getac computers from Midwest Public Safety for the vehicles under a buy board from Ominia Partners contract number 226017-01. The cost for this is \$61,824.
- 3) We will need funding to wrap the vehicles. We requested quotes from three companies for the vehicle wraps, but have only received pricing from one company(Graphics by Mike). We have been using Graphics by Mike to make and install our vehicle wraps for the last several years and have been happy with their work. The cost for the vehicle wraps is \$8,889.75.
- 4) There were a few misc. items that were not included in the bid specs that we needed to add. The total cost for these items was \$3403.26.

The total cost for all equipment for the 12 vehicles will be \$236,220.27. We are requesting that the city council allow us to purchase the vehicle equipment out of the unrestricted general fund.

If you have any questions or concerns, please let me know.

Respectfully,

A handwritten signature in blue ink, appearing to read "Frank Gamble".

Chief of Police Frank Gamble
Springdale Police Department



SPRINGDALE™
WE'RE MAKING IT HAPPEN

DEPARTMENT FUNDING REQUEST

Department: Springdale Police Department		Date: 10-09-24	
Point of Contact: Derek Hudson		Amount Requested: \$ 162,103.26	
Brief Description of Funding Request: Parts bid for 2024 vehicle equipment upfitting with install.			
IS IT BUDGETED?			
YES ☐		NO ☒	
If YES, No Action Needed		If NO:	
		Date to be Presented to Committee: <u>10</u> / <u>14</u> / 20 <u>24</u>	
☐ \$35,000+	Requires Bid	☐ \$0 - \$5,000	No Action
Waive Bidding		☐ \$5,000 - \$35,000 Requires 3 Quotes	
☐ Buy Board	☐ Sole Source		
		☒ \$35,000+	Requires Bid
		Waive Bidding	
		☐ Buy Board	☐ Sole Source

Signature: 



Fleet and Commercial Sales



Attn: SPRINGDALE P.D.
2024 SPD VEHICLE EQUIP.

10/1/2024
JV/JM

Vehicle PARTS BID veh 24 PIU X11 x1 K9 W/install
Emergency Equipment Upfit

Qty	Description	Price Total
12	WHELEN LEGACY WC54" GB2SP3BT SMOKED DUO WSTPK	\$ 33,000.00
12	WHELEN CORE KIT {CCTL7} 1 SPKR INCLUDED AND C399K7	
12	WHELEN SA315P SPKR	\$ 2,470.20
12	WHELEN SAK66D	\$ 360.00
12	WHELEN SAK66P	\$ 360.00
12	WHELEN CEXAMP EXT AMP	\$ 2,590.80
24	WHELEN MCRNTB	\$ 1,220.88
12	TLI3MC TRIO ION	\$ 1,539.60
12	RPWD50 REAR PILLAR LIGHTS	\$ 12,474.96
12	JOTTO 425-6508 CONSOLE W/PRINTER MOUNT	\$ 4,812.00
12	JOTTO 425-6729 CUP HOLDER	\$ 421.08
12	JOTTO 425-6411 ARM REST	\$ 1,037.16
12	JOTTO 425-6701 USB/12V	\$ 812.64
11	PRO-GARD P1826U1NT20AOSB PRO CELL KIT	\$ 32,439.33
12	BROTHER LB3691 MOBILE CAR ADAPTER	\$ 362.88
12	L-TRON 4910LR DL READER	\$ 5,820.00
12	PJ822 POCKETJET PRINTER	\$ 4,860.00
12	JOTTO 475-0850/HCK AR	\$ 4,231.68
1	AMERICAN ALUMINUM K9 ENCLOSURE	\$ 2,881.90
1	HOT N POP PRO NO K9 LEFT BEHIND AND FAN KIT	\$ 2,314.40
	SHOP SUPPLIES	\$ 1,080.00
	INSTALLATION LABOR	\$ 31,450.00
	FRIEGHT CHARGES	\$ 1,500.00

Jeremy Mcallister/John Vest
Superior Automotive Group
Fleet and Upfitting
304 S Lincoln St
Lowell AR 72745
Cell: JM 479-616-4348
JV 479-549-8335

Total Parts \$ **148,039.51**
TAX \$ **14,063.75**
TOTAL \$ **162,103.26**



DEPARTMENT FUNDING REQUEST

Department: Springdale Police Department		Date: 10-09-24	
Point of Contact: Derek Hudson		Amount Requested: \$ 61,824.00	
Brief Description of Funding Request: GeTac Computers on buy board.			
IS IT BUDGETED?			
YES ☐		NO ☒	
If YES, No Action Needed		If NO:	
		Date to be Presented to Committee: <u>10</u> / <u>14</u> / 20 <u>24</u>	
☐ \$35,000+	Requires Bid	☐ \$0 - \$5,000	No Action
Waive Bidding		☐ \$5,000 - \$35,000 Requires 3 Quotes	
☐ Buy Board	☐ Sole Source		
		☒ \$35,000+	Requires Bid
		Waive Bidding	
		☒ Buy Board	☐ Sole Source

Signature: 



QUOTE

Midwest Public Safety

C/O US Bank N.A.

TFM P.O. Box 860573

Minneapolis, Minnesota 55486-0573

United States

2178550082

midwestpublicsafetygroup.org

BILL TO

Springdale Police Dept

Sgt. Mike Bell

201 Spring St.

Springdale, Arkansas 72764

United States

479-756-8200

mbell@springdalear.gov

SHIP TO

Sgt. Mike Bell

Estimate Number: 1859

Customer Ref: Omnia Contract
226017-01

Estimate Date: October 3, 2024

Valid Until: December 29, 2024

**Estimate Total
(USD):** **\$61,824.00**

Products	Quantity	Unit Price	Extended Price
AM4O64QA5DBX GETAC:A140 G2 - Intel Core i7-10510U, W/ Webcam, Windows 11 Pro x64 with 16GB RAM, 256GB PCIe SSD, Sunlight Readable (Full HD IPS + Touchscreen + Stylus), US Power Cord, 8M Rear Camera, WIFI + BT, Hard Handle, LAN, Smart Card reader, 3 Year Warranty B2B	12	\$3,110.00	\$37,320.00
GE-SVTBNFX5Y-5 year Bumper to Bumper GETAC : Bumper-to-Bumper + Extended Warranty - Tablet (Year 1,2,3,4 & 5)	12	\$540.00	\$6,480.00
OHHGTC802 GETAC : A140 Havis Vehicle Docking W/ Bracket (Include 120W vehicle adapter)	12	\$767.00	\$9,204.00
GDKBU9 Getac Rugged Keyboard, 3 year warranty	12	\$220.00	\$2,640.00
590GBL000264 GETAC : Mounting Kits;C-KBM-202, HAVIS Rugged Keyboard Mount and Adapter Combination,	12	\$120.00	\$1,440.00
590GBL000432 GETAC : MOUNT ACCESSORY; SWING UP DEVICE MOUNT FOR 2020 FORD INTERCEPTOR UTILITY VEHICLE, HAVIS C-DMM-3015	12	\$395.00	\$4,740.00



QUOTE

Midwest Public Safety
C/O US Bank N.A.
TFM P.O. Box 860573
Minneapolis, Minnesota 55486-0573
United States

2178550082
midwestpublicsafetygroup.org

Total: \$61,824.00

Estimate Total (USD): \$61,824.00

Notes / Terms

Midwest Public Safety
2665 Harryland Rd.
Decatur, IL 62521

www.midwestpublicsafetygroup.org
217-855-0082

Accepted by: _____
Accepted Date: _____



DEPARTMENT FUNDING REQUEST

Department: Springdale Police Department		Date: 10-09-24	
Point of Contact: Derek Hudson		Amount Requested: \$ 8,889.75	
Brief Description of Funding Request: Vehicle Wraps for 2024 police interceptors.			
IS IT BUDGETED?			
YES ☐		NO ☒	
If YES, No Action Needed		If NO:	
		Date to be Presented to Committee: <u>10</u> / <u>14</u> / 20 <u>24</u>	
☐ \$35,000+	Requires Bid	☐ \$0 - \$5,000	No Action
Waive Bidding		☒ \$5,000 - \$35,000 Requires 3 Quotes	
☐ Buy Board	☐ Sole Source		
		☐ \$35,000+	Requires Bid
		Waive Bidding	
		☐ Buy Board	☐ Sole Source

Signature: 

Graphics By Mike, Inc

Estimate

422 S. 40th Street
422 South 40th Street
Springdale, AR 72762
479-756-8845 FAX:479-756-0122

Date	Estimate #
9/19/2024	195

Name / Address
Springdale Police Dept 201 North Spring St Springdale, AR 72764

Project

Description	Qty	Cost	Total
2024 Ford Explorer Patrol Car Graphic Kits Installed We use: Avery 1105 wrapping vinyl & matching laminate for the non reflective logos We use: 3M 2080 for the white on the doors We use: 3M 780MC reflective & matching laminate for the badges & flags We can use 3M for the non reflective logos but IMHO the Avery we use is a better material.	12	675.00	8,100.00T

Thank you for your business.	Subtotal	\$8,100.00
	Sales Tax (9.75%)	\$789.75
	Total	\$8,889.75



DEPARTMENT FUNDING REQUEST

Department: Springdale Police Department		Date: 10-09-24	
Point of Contact: Derek Hudson		Amount Requested: \$ 3,403.26	
Brief Description of Funding Request: Additional equipment for 2024 police interceptors upfitting.(12) articulating arms, (12)GK Plates, and (12) console side mounts.			
IS IT BUDGETED?			
YES ☐		NO ☒	
If YES, No Action Needed		If NO:	
		Date to be Presented to Committee: <u>10</u> / <u>14</u> / 20 <u>24</u>	
☐ \$35,000+	Requires Bid	☒ \$0 - \$5,000	No Action
Waive Bidding		☐ \$5,000 - \$35,000 Requires 3 Quotes	
☐ Buy Board	☐ Sole Source		
		☐ \$35,000+	Requires Bid
		Waive Bidding	
		☐ Buy Board	☐ Sole Source

Signature: *Derek Hudson*

SUPERIOR

AUTOMOTIVE GROUP

Fleet and Commercial Sales



Attn: SPRINGDALE PD

10/4/2024

JV

Vehicle

Emergency Equipment Upfit

Qty	Description	Price Total
12	425-1188 ARTICULATING ARM	\$ 1,176.00
12	425-5182 GK PLATE	\$ 588.12
12	425-2827 CONSOLE SIDE MOUNT	\$ 1,343.88
	Sales Tax	\$ 295.26

Total Upfit \$ 3,403.26

Jeremy Mcallister/John Vest
 Superior Automotive Group
 Fleet and Upfitting
 304 S Lincoln St
 Lowell AR 72745
 Cell: JM 479-616-4348 JV 479-549-8335

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A GRANT AGREEMENT AND ACCEPTING A GRANT FROM THE ARKANSAS HISTORIC PRESERVATION PROGRAM FOR THE SMITH-SEARCY HOUSE AT THE SHILOH MUSEUM.

WHEREAS, the Shiloh Museum has applied for a grant from the Arkansas Historic Preservation Program for repairs to the Smith-Searcy House located on museum property ("the Project");

WHEREAS, the Arkansas Historic Preservation Program has awarded the Shiloh Museum a grant for the Project in the amount of \$44,089.00; and,

WHEREAS, the Shiloh Museum wishes to obtain authorization to execute the Grant Agreement associated with the grant awarded for the Project, Grant #25-HPRG-24.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT the Mayor and City Clerk/Treasurer are hereby authorized to accept and sign the Grant Agreement for a grant in the amount of \$44,089.00 from the Arkansas Historic Preservation Program to be used for repairs to the Smith-Searcy House located on museum property.

PASSED AND APPROVED this _____ day of _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION GRANTING A CONSERVATION AND
HISTORIC PRESERVATION EASEMENT TO THE
ARKANSAS HISTORIC PRESERVATION PROGRAM FOR
THE SMITH-SEARCY HOUSE AT THE SHILOH MUSEUM.**

WHEREAS, the Shiloh Museum has applied for a grant from the Arkansas Historic Preservation Program for repairs to the Smith-Searcy House located on museum property ("the Project");

WHEREAS, the Arkansas Historic Preservation Program has awarded the Shiloh Museum a grant for the Project in the amount of \$44,089.00 (Grant #25-HPRG-24);

WHEREAS, once of the conditions of the grant is the conveyance of a conservation and historic preservation easement on the Smith-Searcy House property to the Arkansas Historic Preservation Program; and,

WHEREAS, the conservation and historic preservation easement allows the City of Springdale to retain ownership and possession of this historic property while granting the Arkansas Historic Preservation Program the authority to protect the historical and architectural characteristics of the property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT a conservation and historic preservation easement on the Smith-Searcy House property be conveyed to the Arkansas Historic Preservation Program.

PASSED AND APPROVED this _____ day of _____, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

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: Stephen K. & Joanne Walston

LEGAL DESCRIPTION: Lot numbered four (4), in block numbered one (1), in West Heights
Addition 2, a subdivision in the City of Springdale, Arkansas, as per plat of said addition on file in the
Office of the Circuit Clerk and Ex-Officio Recorder Washington County, Arkansas.

LAYMAN'S DESCRIPTION: 2302 Ina Avenue

PARCEL NO.: 815-26708-000

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

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

\$888.64 clean-up costs and \$22.53 administrative costs – 2302 Ina Avenue (815-26708-000)

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:

\$911.17 plus 10% for collection – 2302 Ina Ave. (815-26708-000)

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 22nd October, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, 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: 2402157



Date: 06/07/2024
 Status: Abated
 Property: 2302 INA AVE
 City, State, Zip: ,

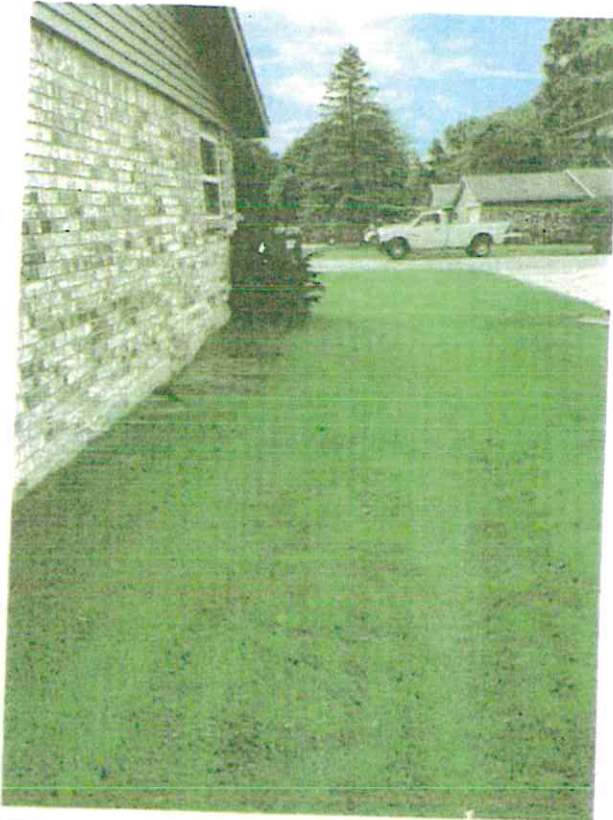
Officer on Site: Ricardo Calderon
 Abatement Type: Lien
 Abatement Date: 05/28/2024
 Abatement Start Time: 0840
 Abatement End Time: 0900

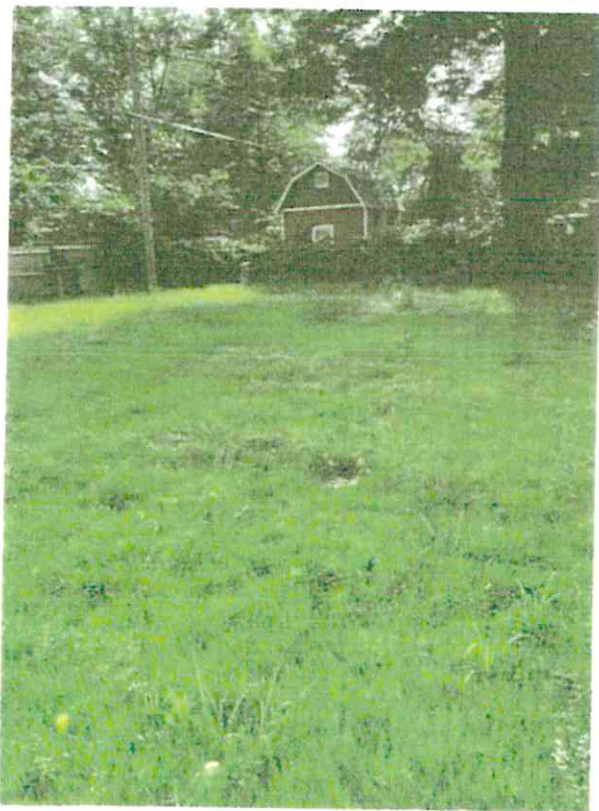
Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$180.00
Equipment Rate	\$299.00
Total Fee: \$597.32	

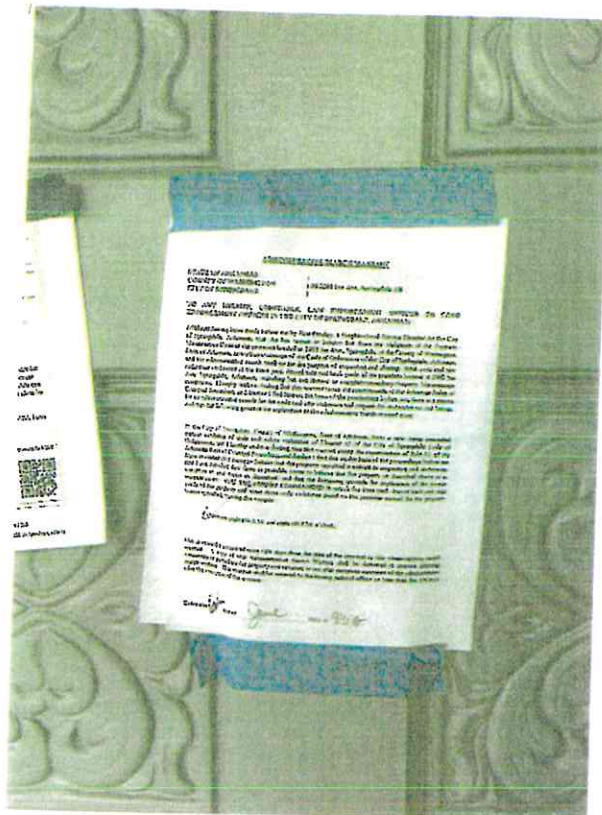
Method of Compliance: Tall grass and weeds removed from the property by 3 full time employees and 6 part time. 3 City service trucks & trailers and 3 mowers were used.

Ricardo Calderon
 Code Enforcement Officer

06/07/2024
 Date









City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2404281



Date: 08/09/2024
Status: Abated
Property: 2302 INA AVE
City, State, Zip: ,

Officer on Site: Logan West
Abatement Type: Lien
Abatement Date: 08/08/2024
Abatement Start Time: 0830 am
Abatement End Time: 900 am

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

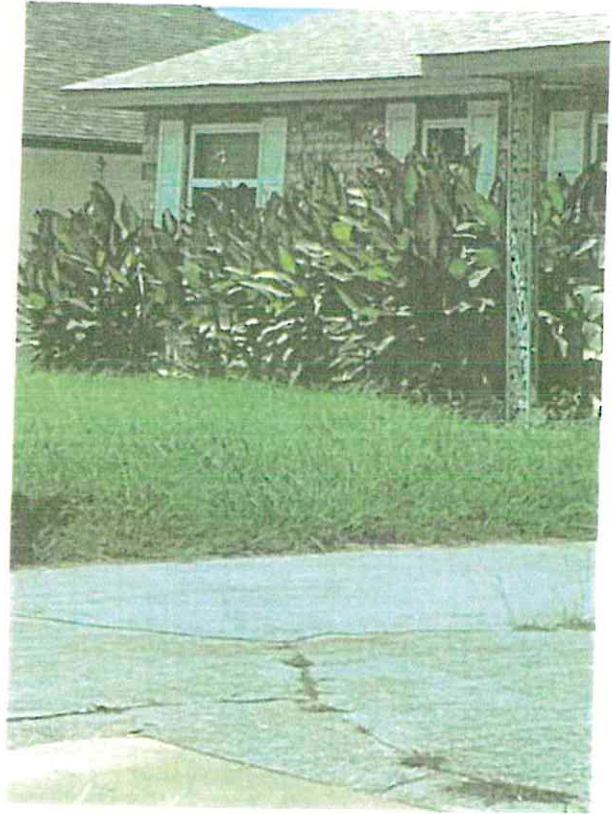
Method of Compliance: Property was mowed and brought into compliance.

2 full time City Employees
1 truck & trailer
1 Mower

Logan West
Code Enforcement Officer

08/09/2024
Date





Ernest B. Cate
City Attorney
ecate@springdalear.gov

Taylor Samples
Senior Deputy City Attorney
tsamples@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@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 9, 2024

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

Stephen K. & Joanne Walston
2302 Ina Ave.
Springdale, AR 72762-4910

RE: Notice of clean-up lien on property located at 2302 Ina Ave., Springdale, Washington County, Arkansas, Tax Parcel No. 815-26708-000

Dear Property Owner/Lienholder:

On August 2 and 6, 2024 notice was posted on property located at 2302 Ina Ave., Washington County, 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 originally mailed to the owner of record on May 8, 2024, 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 June 7 and August 9, 2024. As of this date, the total costs incurred by the City of Springdale to clean this property are \$888.64. 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 \$7.53 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 16, 2024, 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 22, 2024, 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 \$896.17, which includes \$888.64 for cleaning up the property and \$7.53 for certified mailings to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of 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 Stephen and Joanne Walston at the address above. Delivery of that letter by the U.S. Postal Service shall warrant service should the certified letter be returned.

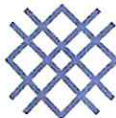
If you should have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernest Cate', with a stylized flourish at the end.

Ernest Cate
City Attorney

Enclosures
EBC:dp



CITY OF SPRINGDALE
OFFICE OF CITY ATTORNEY
201 SPRING STREET
SPRINGDALE, AR 72764

CERTIFIED MAIL



9589 0710 5270 0141 4252 40

US POSTAGE **\$008.93**
ZIP 72701 02 7M
0008029153 JUL 09 2024

VACANT
7/11

Stephen K. & Joanne Walston
2302 Ina Ave.
Springdale, AR 72762-4910

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD ALONG DOTTED LINE

727624910 VACANT
BC: 72764455401 *2755-00779-09-40
UNABLE TO FORWARD
RETURN TO SENDER
VACANT

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

Stephen K. & Joanne Walston
2302 Ina Ave
Springdale, AR 72762-4910

2. Article Number (Transfer from service label)
9590 9402 8146 3030 4446 27

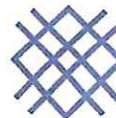
COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Adult Signature Restricted Delivery
☒ Adult Signature Restricted Delivery
☒ Certified Mail®
☒ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)
☐ Insured Mail Restricted Delivery

3. Service Type
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



CITY OF SPRINGDALE
OFFICE OF CITY ATTORNEY
201 SPRING STREET
SPRINGDALE, AR 72764

FIRST-CLASS
NONAUTO
PRSR1 LTR



US POSTAGE  PTNEY BOWES
ZIP 72701 \$000.586
0008029153 JUL 09 2024

Stephen K. & Joanne Walston
2302 Ina Ave.
Springdale, AR 72764

Handwritten:
VACANT
7/11/11

72764455491
BC: 72764455491
UNABLE TO FORWARD
VACANT TO FORWARD
UNABLE TO FORWARD
1253-01288-13-00

VACANT
72764455491



CITY OF SPRINGDALE
201 SPRING STREET
SPRINGDALE, AR 72764

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Stephen K & Joanne Walston
2302 Ina Ave.
Springdale, AR 72762-4910



9590 9402 8146 3030 4444 43

2. Article Number (Transfer from service label)

9589 0710 5270 1057 1511 17

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature	
X	
B. Received by (Printed Name)	
C. Date of Delivery	
D. Is delivery address different from item 1? Yes ☐ No ☐	

3. Service Type
- ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
4. Restricted Delivery
- ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CERTIFIED MAIL®



9589 0710 5270 1057 1511 17

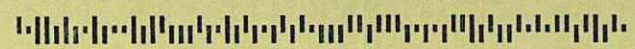


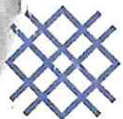
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0008029153SEP 09 2024

CEASED

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RETURN TO SENDER
DECEASED
UNABLE TO FORWARD
RETURN TO SENDER

Stephen K. 8
2302 Ina Ave
Springdale, A





CITY OF SPRINGDALE
OFFICE OF CITY ATTORNEY
201 SPRING STREET
SPRINGDALE, AR 72764

727 727 727625 A1-23

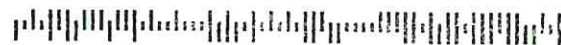


6010240910-091544080

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RETURN SERVICE REQUESTED

72762



PSRT FIRST-CLASS MAIL
U.S. POSTAGE PAID
Fayetteville, AR
PERMIT# 1

Stephen K
2302 Ina
Springdale

-R-T-S- 727622016--1N 700 10/01/24

RETURN TO SENDER
DECEASED
UNABLE TO FORWARD
RETURN TO SENDER



The City Council of the City of Springdale met in session on Tuesday, October 8, 2024 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
Amelia Taldo	Ward 4
Jeff Watson	Ward 3
Mike Overton	Ward 2
Mike Lawson	Ward 1
Rex Bailey	Ward 2
Randall Harriman	Ward 1
Mark Fougerousse	Ward 4
Ernest Cate	City Attorney (Absent)
Anna McKinney	Mayor’s Admin. Asst.
Denise Pearce	City Clerk/Treasurer

Department heads present:

Frank Gamble	Police Chief
Jim Vaughan	Assistant Fire Chief
Patsy Christie	Planning Director
Ben Peters	Engineering Director
Mike Chamlee	Buildings Director
Ron Findley	Neighborhood Services Director
Angie Albright	Shiloh Museum Director
Anne Gresham	Library Director
Mark Gutte	IT Director

APPROVAL OF MINUTES

Council Member Taldo moved the minutes of the September 25, 2024 City Council meeting be approved as presented. Council Member Harriman 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 Fougerousse made the second.

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

RESOLUTION NO. 134-24 - REAPPOINTING RICK PULVIRENTI TO THE BOARD OF DIRECTORS OF THE NORTHWEST ARKANSAS CONSERVATION AUTHORITY.

Mayor Doug Sprouse presented a resolution reappointing Rick Pulvirenti to the Board of Directors of the Northwest Arkansas Conservation Authority.

RESOLUTION NO. 134-24

A RESOLUTION REAPPOINTING RICK PULVIRENTI TO THE BOARD OF DIRECTORS OF THE NORTHWEST ARKANSAS CONSERVATION AUTHORITY

WHEREAS, with the adoption of Ordinance No. 3222 on July 23, 2002, the City of Springdale became an initial member of the Northwest Arkansas Conservation Authority; and

WHEREAS, paragraph 6.02 of the Northwest Arkansas Conservation Authority Agreement established terms of six (6) years and Arkansas Code Annotated § 14-233-108 provides for the appointment of Directors by the governing bodies of the members of the authority; and

WHEREAS, it is the recommendation of the Mayor that Rick Pulvirenti be reappointed on the Board of Directors of the Northwest Arkansas Conservation Authority.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE ARKANSAS, that Rick Pulvirenti is hereby appointed to the Board of Directors of the Northwest Arkansas Conservation Authority to a six (6) year term expiring on October 24, 2030.

PASSED AND APPROVED this 8th day of October, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 134-24.

RESOLUTION NO. 135-24 – AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT FOR BLUFF CEMETERY FENCING UPGRADES.

Engineering Director Ben Peters presented a resolution authorizing the execution of a construction contract for Bluff Cemetery Fencing Upgrades.

RESOLUTION NO. 135-24

**A RESOLUTION AUTHORIZING THE EXECUTION
OF A CONSTRUCTION CONTRACT FOR BLUFF
CEMETERY FENCE UPGRADES**

WHEREAS, sealed bids were received on September 24th at 2:00 p.m. for the construction of Bluff Cemetery Fence Upgrades; and

WHEREAS, five bids were received with Modern Fence of NWA being the low bidder for this project at \$314,500.00;

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a contract with Modern Fence of NWA for construction of the Bluff Cemetery Fence Upgrades for \$314,500.00 to be paid for out of the General Fund for Capital Improvement Project number CP2303.

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

PASSED AND APPROVED this 8th day of October, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 135-24.

RESOLUTION NO. 136-24 – AMENDING THE 2024 BUDGET OF THE CITY OF SPRINGDALE CITY ATTORNEY’S OFFICE.

Mayor’s Admin. Asst. Anna McKinney presented a resolution amending the 2024 budget of the City of Springdale City Attorney’s Office.

RESOLUTION NO. 136-24

A RESOLUTION AMENDING THE 2024 BUDGET OF THE CITY OF SPRINGDALE CITY ATTORNEY’S OFFICE

WHEREAS, City Council approved the creation of a temporary Deputy City Attorney position on September 25, 2024, and

WHEREAS, the creation of this temporary position will require a budget amendment for auditing purposes, and

WHEREAS, the temporary position will be in effect October 1, 2024 through December 31, 2024, and

WHEREAS, the city will need to appropriate \$28,000.00 to the Personnel line- item in the City Attorney budget.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OFSPRINGDALE, ARKANSAS, that the 2024 Budget of the Springdale City Attorney’s Office is hereby amended as follows:

		Present		Proposed
<u>Department</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
City Attorney	Dep. City Attorney (101-0102-412.3001)	\$734,908.00	\$28,000.00	\$762,908.00

PASSED AND APPROVED this 8th day of October, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 136-24.

RESOLUTION NO. 137-24 – AMENDING THE 2024 BUDGET OF THE CITY OF SPRINGDALE FIRE DEPARTMENT.

Council Member Brian Powell presented a resolution amending the 2024 budget of the City of Springdale Fire Department.

RESOLUTION NO. 137-24

A RESOLUTION AMENDING THE 2024 BUDGET OF THE CITY OF SPRINGDALE FIRE DEPARTMENT

WHEREAS, the Fire Department has received funds that have not been appropriated from vehicle insurance settlements, and

WHEREAS, the Fire Chief has requested that these funds be appropriated for vehicle maintenance,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2024 budget of the City of Springdale Fire Department is hereby amended as follows:

			Present	Proposed	
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Fire	1010601-422.51-11	Vehicle Maintenance	\$265,000.00	\$88,452.25	\$353,452.25

PASSED AND APPROVED this 8th day of October, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 137-24.

RESOLUTION NO. 138-24 – WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF FIRE EXHAUST SYSTEMS FOR THE SPRINGDALE FIRE DEPARTMENT.

Council Member Brian Powell presented a resolution waiving competitive bidding and authorizing the purchase of fire exhaust systems for the Springdale Fire Department.

RESOLUTION NO. 138-24

A RESOLUTION WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF FIRE EXHAUST SYSTEMS FOR THE FIRE DEPARTMENT

WHEREAS, the Springdale Fire Department desires to purchase a fire exhaust system at stations 1, 5 and 6, and

WHEREAS, the current fire exhaust systems at these stations are in need of replacement, and

WHEREAS, this was a budgeted item to be purchased from the ACT 833 fund, and

WHEREAS, the systems are available on an approved buy board which allows the governing body to waive competitive bidding, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, the Council finds that due to the complexity and variations in this kind of equipment competitive bidding is not feasible or practical in the purchase of a fire station exhaust system and competitive bidding on the purchase of the system from Air Vac Corporation, is hereby waived for an amount not to exceed \$160,000.00 from the Act 833 fund, and the Mayor is hereby authorized to execute any contracts related to the purchase.

PASSED AND APPROVED this 8th day of October, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 138-24.

RESOLUTION NO. 139-4 – AUTHORIZING THE EXECUTION OF A COMMERCIAL LEASE AGREEMENT WITH CBTR OUTDOORS, LLC, ON PROPERTY OWNED BY THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

Engineering Director Ben Peters presented a resolution authorizing the execution of a commercial lease agreement with CBTR Outdoors, LLC, on property owned by the City of Springdale, Washington County, Arkansas.

RESOLUTION NO. 139-24

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
COMMERCIAL LEASE AGREEMENT WITH CBTR
OUTDOORS, LLC, ON PROPERTY OWNED BY THE CITY
OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.**

WHEREAS, the City of Springdale, Arkansas, owns property located at 281 E. Meadow Ave., Springdale, Washington County, Arkansas, Washington County Tax Parcel No. 815-25246-000, containing 0.34 acres of land, more or less, and including a 594 square foot building located thereon, and as shown on the attached Exhibits (“the Property”);

WHEREAS, CBTR Outdoors, LLC, Phat Tire Bike Shop, wishes to lease the Property from the City, as the Property is in close proximity to the Razorback Greenway;

WHEREAS, Ark. Code Ann. §14-54-302 empowers and authorizes municipalities to sell, convey, lease, rent, let, or dispose of any real property it owns, subject to approval by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor and City Clerk are hereby authorized to enter into a Commercial Lease Agreement with CBTR Outdoors, LLC, Phat Tire Bike Shop, for the above-referenced property, subject to the terms and provisions contained in such Commercial Lease Agreement as agreed to by the parties.

PASSED AND APPROVED this 8th day of October, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 139-24.

RESOLUTION NO. 140-24 – RESOLUTION RECOGNIZING THE SERVICE OF DR. WALTER LEFEVRE BY NAMING AND DESIGNATING A NEWLY CONSTRUCTED HIGHWAY OVERPASS TO BE NAMED FOR DR. WALTER LEFEVRE

Mayor Doug Sprouse presented a resolution recognizing the service of Dr. Walter LeFevre by naming and designating a newly constructed highway overpass to be named for Dr. Walter LeFevre.

RESOLUTION NO. 140-24

**A RESOLUTION RECOGNIZING THE SERVICE OF DR.
WALTER LEFEVRE BY NAMING AND DESIGNATING A
NEWLY CONSTRUCTED HIGHWAY OVERPASS TO BE
NAMED FOR DR. WALTER LEFEVRE.**

WHEREAS, the City of Springdale has undertaken the construction of a new public street in Springdale, said project being known as Project No. 23BPS1 (West Emma Avenue Extension, Phase 2, 40th Street to 48th Street), said street running east and west between N. 40th Street to N. 48th Street, and spanning I-49 by a newly constructed highway overpass (“the Overpass”);

WHEREAS, Dr. Walter LeFevre had a long and distinguished career as a Civil Engineer, including founding the Arkansas Academy of Civil Engineering (AACE) at the University of Arkansas, which has provided hundreds of scholarships for Civil Engineering students and support to the department; served as Dean and Civil Engineering Department Head, as well as a faculty member for more than forty years at the University of Arkansas; served as Senior Vice President of Engineering Service, Inc., for more than 35 years; and was recognized by the American Society of Civil Engineers (ASCE) as a Distinguished Member, their most prestigious award, in recognition of a lifetime of service and contribution to the engineering profession;

WHEREAS, Dr. LeFevre served for many years on the Springdale Board of Zoning Adjustment and the Springdale Planning Commission, and was a staunch advocate of developing and constructing a public street which would provide access across Interstate 49, thereby providing a vital connection for use of the residents of the City of Springdale;

WHEREAS, Dr. LeFevre passed away on November 23, 2009, but his vision for the connection across I-49 lived on, and is being realized in the construction of the Overpass; and,

WHEREAS, the City Council for the City of Springdale, Arkansas, wishes to express its appreciation for Dr. LeFevre’s many years of dedicated service to his profession, to the City of Springdale, and to its residents by naming the Overpass after Dr. Walter LeFevre.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the newly constructed highway overpass (Project No. 23BPS1), running east and west between N. 40th Street and N. 48th Street and spanning Interstate Highway 49, is hereby named after “Dr. Walter LeFevre” in recognition of Dr. LeFevre’s many years of dedicated service to the City of Springdale, Arkansas.

PASSED AND APPROVED this 8th day of October, 2024.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED:

Ernest B. Cate, City Attorney

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

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

The Resolution was numbered 140-24.

ORDINANCE NO. 6008 – 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.

Mayor Doug Sprouse presented 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. The ownership and property addresses are listed below:

1. Adella Nail Bar, LLC and located 329 Berry Street, Parcel # 815-28418-000.
2. PAV Holdings LLC, located at 1101 Cooper Drive, Parcel # 815-29701-000
3. PAV Holdings LLC, located at 1297 Cooper Drive, Parcel # 815-29706-000

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

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

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

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

The Ordinance was numbered 6008.

ADJOURNMENT

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

After a voice vote of all ayes and no nays, the meeting adjourned at 6:24 p.m.

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer