

- **The next City Council Committee Meeting will be held on Monday, February 3rd, 2025.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, January 28th, 2025**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Mark Fougrousse

1. Call to Order – Mayor Doug Sprouse
2. Roll Call –Sabra Jeffus, 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 – **Tuesday, January 14th, 2025.**

Pgs. 65-80

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) 7A-E, 8A, and 12 (Motion must be approved by two-thirds (2/3) of the council members).*

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

- A. 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 (R24-56) certain lands located at 5217 Whittle Road from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2), and declaring an emergency. **Pgs. 1-5**
- 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 (R25-01) certain lands located at 4031 Old Wire Road from Low/Medium Density Single-Family Residential District (SF-2) to General Commercial District (C-2), and declaring an emergency. **Pgs. 6-9**
- C. An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plats pertaining thereto by rezoning (R25-04) certain lands located at the NE Corner of AR HWY 112 & Carrie Smith Road & 8984 Carrie Smith Road from Agricultural District (A-1) to General Commercial District (C-2), and declaring an emergency. **Pgs. 10-15**
- D. An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-07) certain lands located at 1094 Nichols Road from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2), and declaring an emergency. **Pgs. 16-21**
- E. An Ordinance** amending Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, the Downtown District Form-Based Code (FB25-02); revising Section 2.0 The Regulating Plan, declaring an emergency, and for other purposes. **Pgs. 22-25**
- F. A Resolution** approving a Conditional Use (C25-03) for a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5). as set forth in Ordinance No. 4030. **Pgs. 26-27**

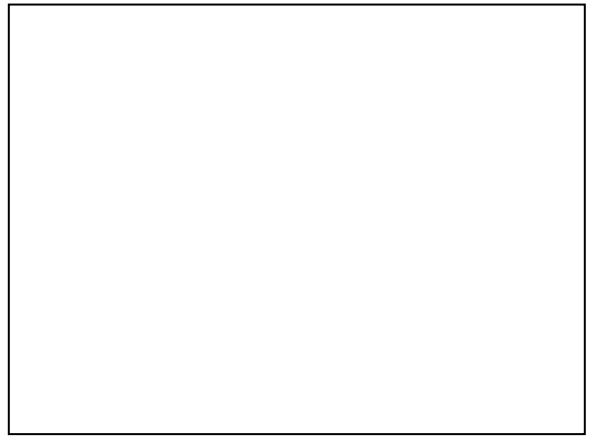
- G. A Resolution** approving a waiver (W24-28) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Legacy Ventures Storage, in connection with L24-47, a Large-Scale Development. **Pgs. 28-30**
- H. A Resolution** approving a waiver (W25-04) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to 265 Food Court, in connection with L25-04, a Large-Scale Development. **Pgs. 31-33**
8. Ordinance Committee by Chairman Mike Lawson – **All Item (s) forwarded from Committee with recommendation for approval.**
- A. An Ordinance** amending Chapter 2, Article V, Division 2, of the Code of Ordinances of the City of Springdale, Arkansas; and declaring and emergency. Presented by Ernest Cate, City Attorney. **Pgs. 34-35**
9. Finance Committee by Chairman Jeff Watson – **All Item(s) forwarded from Committee with recommendation for approval.**
- A. A Resolution** authorizing the city of Springdale, Arkansas to accept and enter into a subaward grant agreement with the Arkansas tri-region energy and environment innovation coalition to utilize sub awarded funds for EPA climate pollution reduction grant ("CPRG") project implementation; and for other purposes. Presented by Ben Peters, Engineering Director. **Pgs. 36-43**
10. Police and Fire Committee by Chairman Brian Powell– **All Item(s) forwarded from Committee with recommendation for approval.**
- A. A Resolution** authorizing the purchase of a new Location fire station alerting system for the Springdale Fire Department, and to waive competitive bidding. Presented by Blake Holte, Fire Chief **Pgs. 44-48**
11. **A Resolution** authorizing the destruction of old accounting records. Presented by Sabra Jeffus, City Clerk. **Pgs. 49-55**
12. **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. Presented by Ernest Cate, City Attorney. **Pgs. 56-64**

13. Comments from Council Members.

14. Comments from City Attorney.

15. Comments from Mayor

16. Adjournment.



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 (R24-56) CERTAIN LANDS LOCATED AT 5217 WHITTLE ROAD FROM AGRICULTURAL DISTRICT (A-1) TO LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) 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 January 7, 2025, for hearing the matter of a petition of Curtis & Jill Curbo requesting that the following described tract of real estate be rezoned from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2):

Layman's Description: 5217 Whittle Road

Legal Description: A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF NORTHWEST QUARTER OF SAID SECTION 21, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 N87°31'20"W 1,370.42 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "1214" MARKING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 N87°31'20"W 290.36 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "131"; THENCE LEAVING SAID SOUTH LINE N14°45'28"E 450.73 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "AR 1659"; THENCE N20°18'33"E 371.63 FEET TO THE CENTERLINE OF WHITTLE ROAD; THENCE ALONG THE CENTERLINE OF WHITTLE ROAD THE FOLLOWING THREE (3) COURSES, S54°55'24"E 67.29 FEET; THENCE S60°17'01"E 81.84 FEET; THENCE SOUTH 61°15'59" EAST 70.68 FEET, THENCE LEAVING SAID CENTERLINE SOUTH 17°21'36" WEST 70.00 FEET TO A TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926", THENCE NORTH 72°38'24" WEST 120.00 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926", THENCE SOUTH 19°14'00" WEST 204.41 FEET

STAMPED "PS 1926", THENCE SOUTH 19°14'00" WEST 204.41 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926", THENCE SOUTH 72°36'34" EAST 195.31 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926", THENCE SOUTH 17°21'36" WEST 420.50 FEET TO THE POINT OF BEGINNING. CONTAINING 4.017 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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 (R24-56) from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) 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 Low/Medium Density Single Family Residential District (SF-2).

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

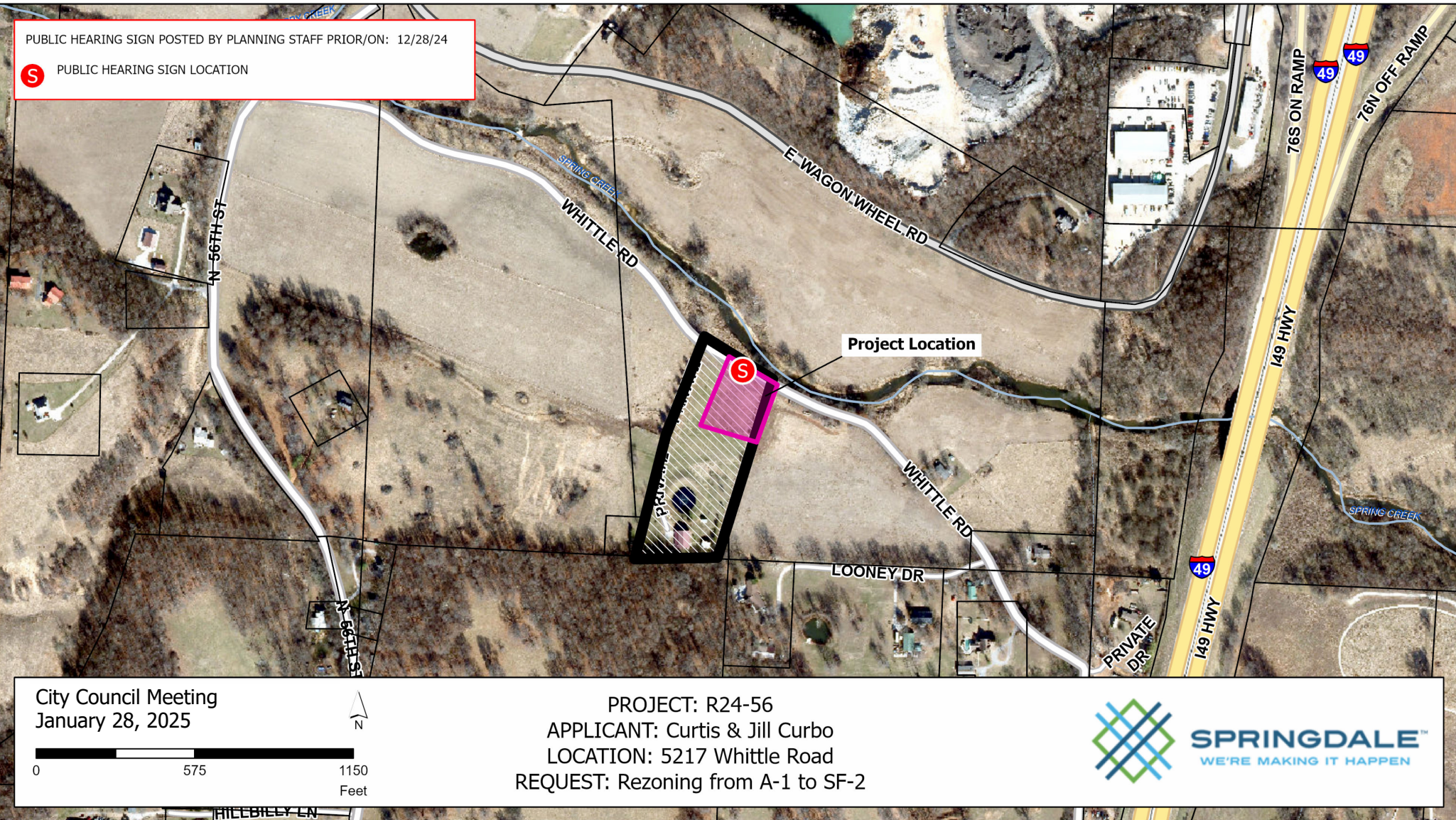
APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



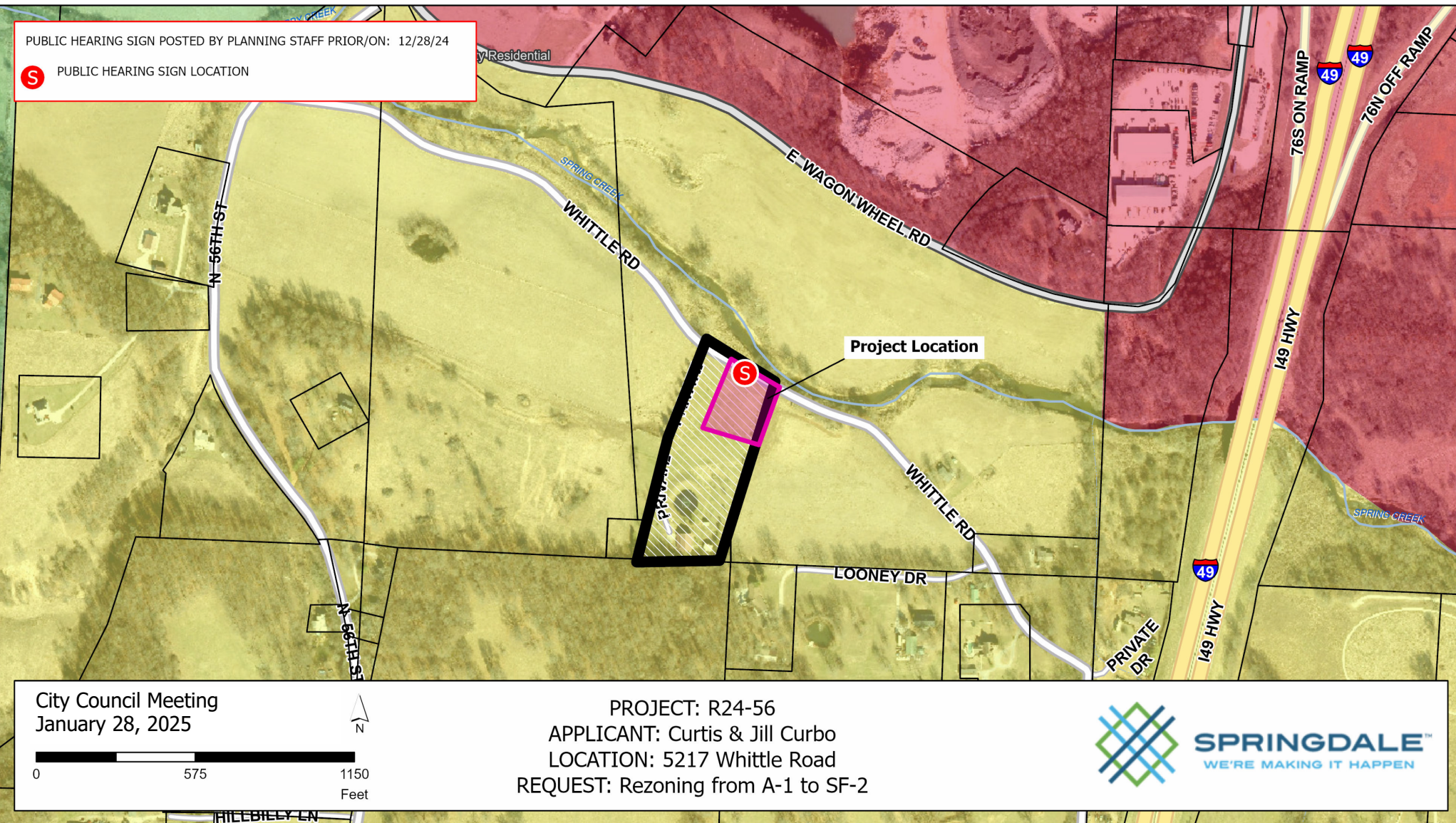
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PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



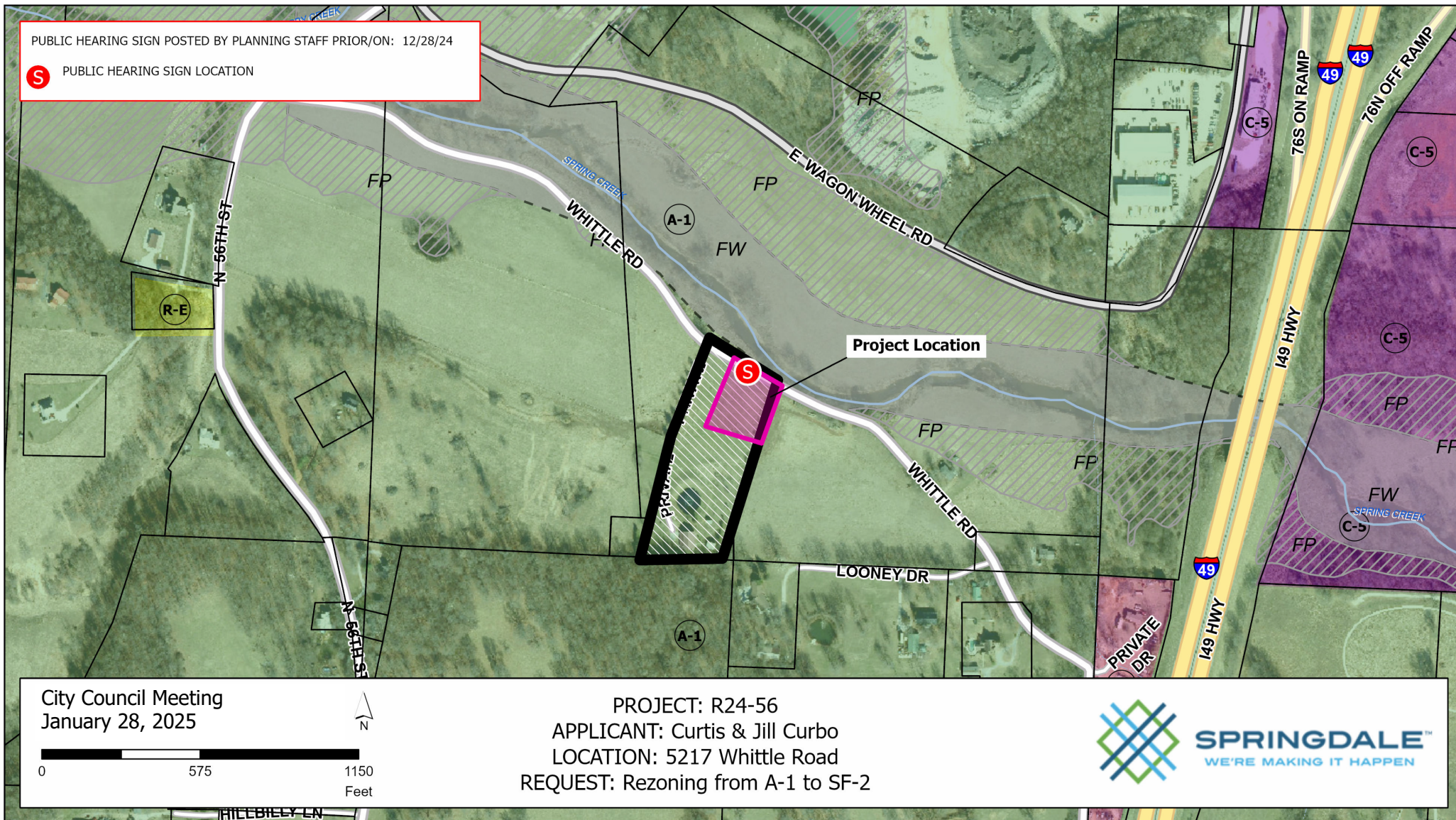
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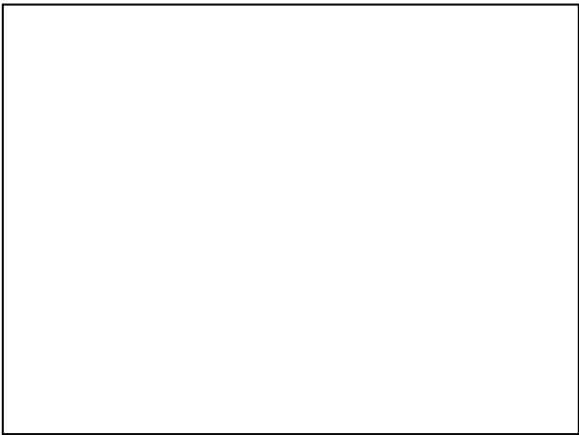


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PUBLIC HEARING SIGN LOCATION





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-01) CERTAIN LANDS LOCATED AT 4031 OLD WIRE ROAD FROM LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2) TO GENERAL COMMERCIAL DISTRICT (C-2) 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 January 7, 2025, for hearing the matter of a petition of Eric & Charis Barker requesting that the following described tract of real estate be rezoned from Low/Medium Density Single-Family Residential District (SF-2) to General Commercial District (C-2).

Layman’s Description: 4031 Old Wire Road

Legal Description: A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF NORTHWEST QUARTER (NW 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE N87°29'24"W A DISTANCE OF 49.54 FEET TO A POINT NI OLD WIRE ROAD; THENCE ALONG SAID OLD WIRE ROAD, S06°17'20"W A DISTANCE OF 188.15 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID ROAD, S87°54'21"E ADISTANCE OF 283.56 FEET; THENCE S01°55'40"W A DISTANCE OF 92.56 FEET; THENCE N87°54'21"W A DISTANCE OF 290.60 FEET TO A POINT NI SAID

N87°54'21"W A DISTANCE OF 290.60 FEET TO A POINT IN SAID OLD WIRE ROAD; THENCE ALONG SAID ROAD, N06°17'20"E A DISTANCE OF 92.55 FEET TO THE POINT OF BEGINNING, CONTAINING 0.61 ACRES (26,497 SQUARE FEET), 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 (R25-01) from Low/Medium Density Single-Family Residential District (SF-2) to General Commercial District (C-2) 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 General Commercial District (C-2).

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

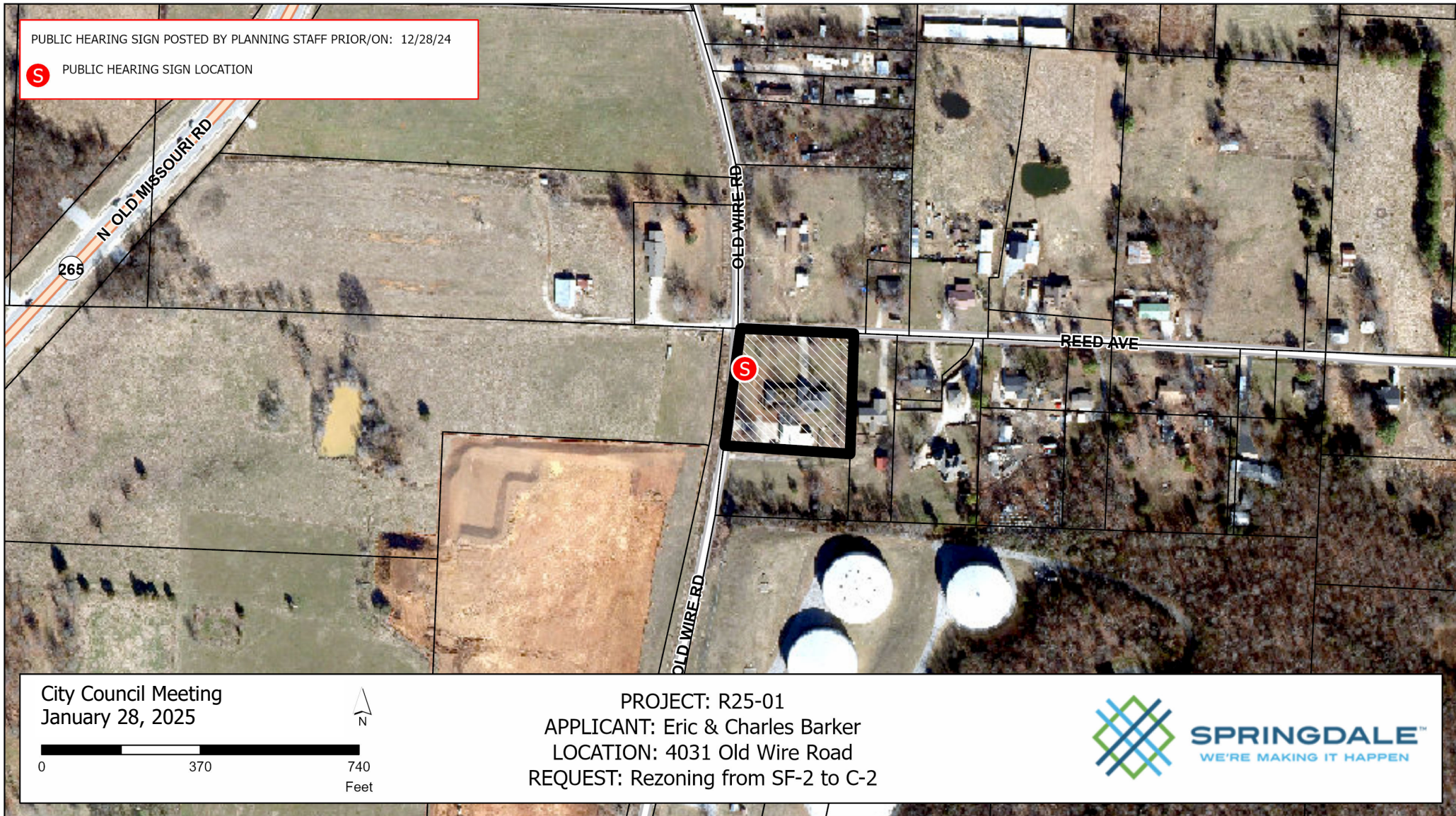
APPROVED AS TO FORM:

Ernest Cate, City Attorney

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PUBLIC HEARING SIGN LOCATION



City Council Meeting
January 28, 2025



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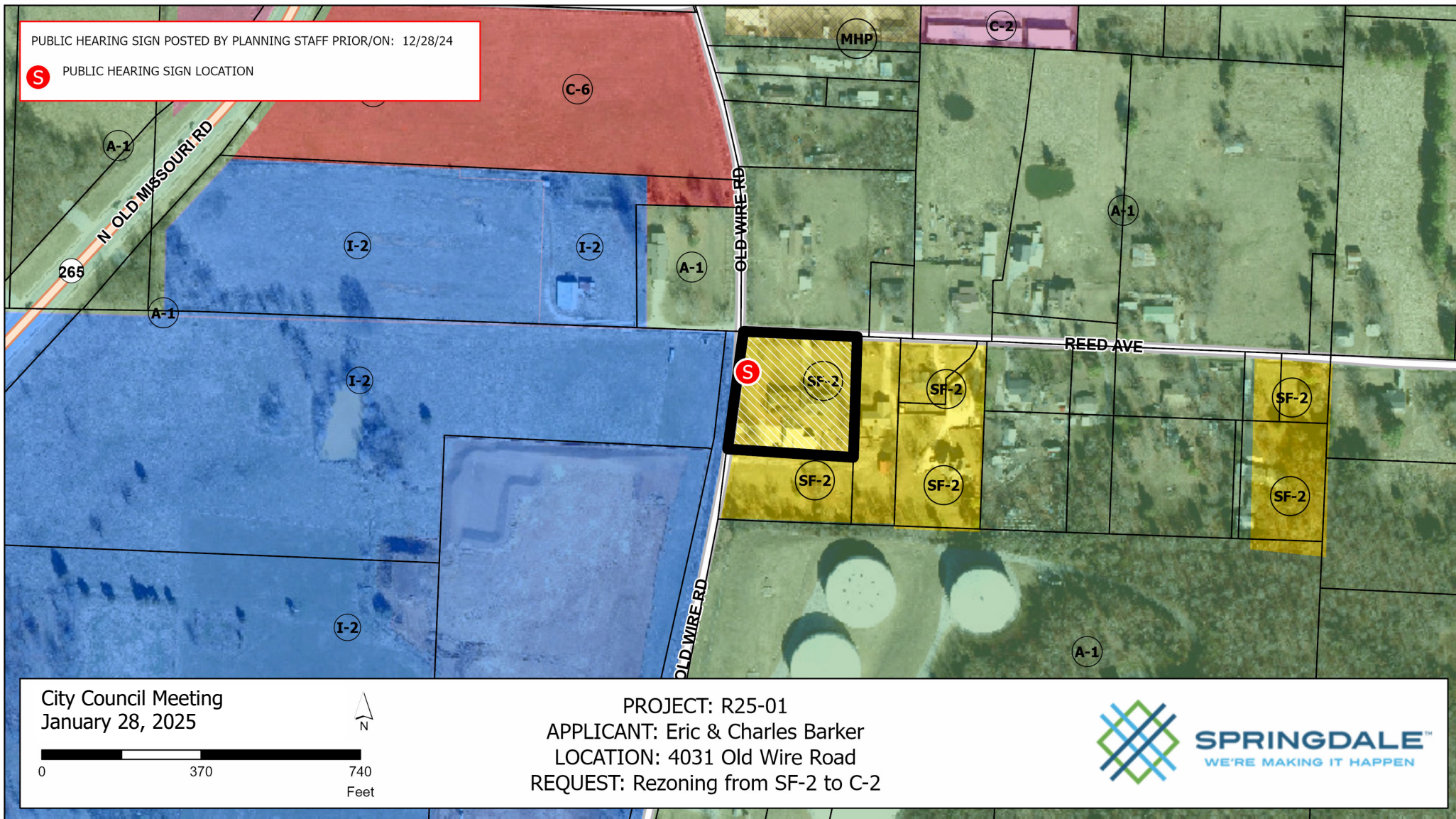
PROJECT: R25-01
APPLICANT: Eric & Charles Barker
LOCATION: 4031 Old Wire Road
REQUEST: Rezoning from SF-2 to C-2



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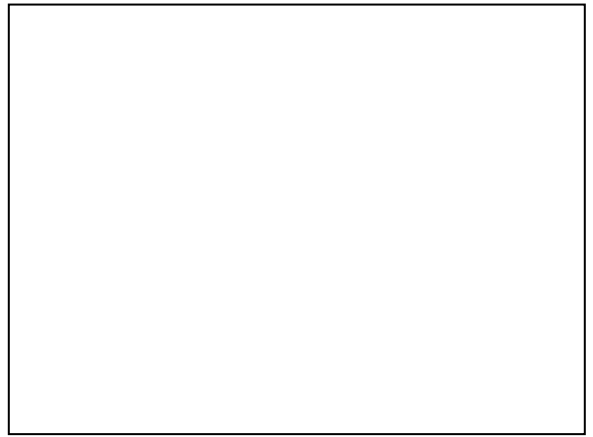
City Council Meeting
January 28, 2025



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PROJECT: R25-01
APPLICANT: Eric & Charles Barker
LOCATION: 4031 Old Wire Road
REQUEST: Rezoning from SF-2 to C-2





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLATS PERTAINING THERETO BY REZONING (R25-04) CERTAIN LANDS LOCATED AT THE NE CORNER OF AR HWY 112 & CARRIE SMITH ROAD AND 8984 CARRIE SMITH ROAD FROM AGRICULTURAL DISTRICT (A-1) TO GENERAL COMMERCIAL DISTRICT (C-2) 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 January 7, 2025, for hearing the matter of a petition of MK Properties of NWA, LLC requesting that the following described tracts of real estate be rezoned from Agricultural District (A-1) to General Commercial District (C-2).

Layman's Description: NE Corner of AR HWY 112 & Carrie Smith Road and 8984 Carrie Smith Road.

Legal Description: PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SET P/K/ NAIL MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THENCE ALONG THE SOUTH LINE OF SAID FORTY, SOUTH 89°54'45" EAST, 14.06 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°52'07" EAST, 16.38 FEET TO A SET REBAR WITH CAP AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 112 AND THE NORTH RIGHT OF WAY LINE OF CARRIE SMITH ROAD AND THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID ARKANSAS STATE HIGHWAY 112, NORTH 00°52'07"

EAST 383.66 FEET TO A SET REBAR WITH CAP; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 89°54'45" EAST, 197.67 FEET TO A SET REBAR WITH CAP; THENCE SOUTH 384.98 FEET TO A SET REBAR WITH CAP ON THE NORTH RIGHT OF WAY LINE OF CARRIE SMITH ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89°31'51" WEST 203.49 FEET TO THE POINT OF BEGINNING, CONTAINING 1.77 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

AND;

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A SET P/K NAIL MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID FORTY, SOUTH 89°54'45" EAST, 14.06 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH 00°52'07" EAST, 16.38 FEET TO A SET REBAR WITH CAP AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 112 AND THE NORTH RIGHT OF WAY LINE OF CARRIE SMITH ROAD; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID CARRIE SMITH ROAD, SOUTH 89°31'51" EAST, 203.49 FEET TO A SET REBAR WITH CAP AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 384.98 FEET TO A SET REBAR WITH CAP; THENCE SOUTH 89°54'45" EAST, 217.80 FEET TO A SET REBAR WITH CAP; THENCE SOUTH, 386.43 FEET TO A SET REBAR WITH CAP ON THE NORTH RIGHT-OF-WAY LINE OF CARRIE SMITH ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 89°31'51" WEST, 217.81 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY SATTERFIELD LAND SURVEYORS P.A. DATED DECEMBER 3, 2010, JOB NO. 37,663. SUBJECT TO EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD. SUBJECT TO RESTRICTIONS OF RECORD AND RESERVATIONS AND CONVEYANCES OF OIL, GAS AND OTHER MINERALS.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the areas described herein should be rezoned (R25-04) from Agricultural District (A-1) to General Commercial District (C-2) 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 tracts of real estate as follows:

From Agricultural District (A-1) to General Commercial District (C-2).

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

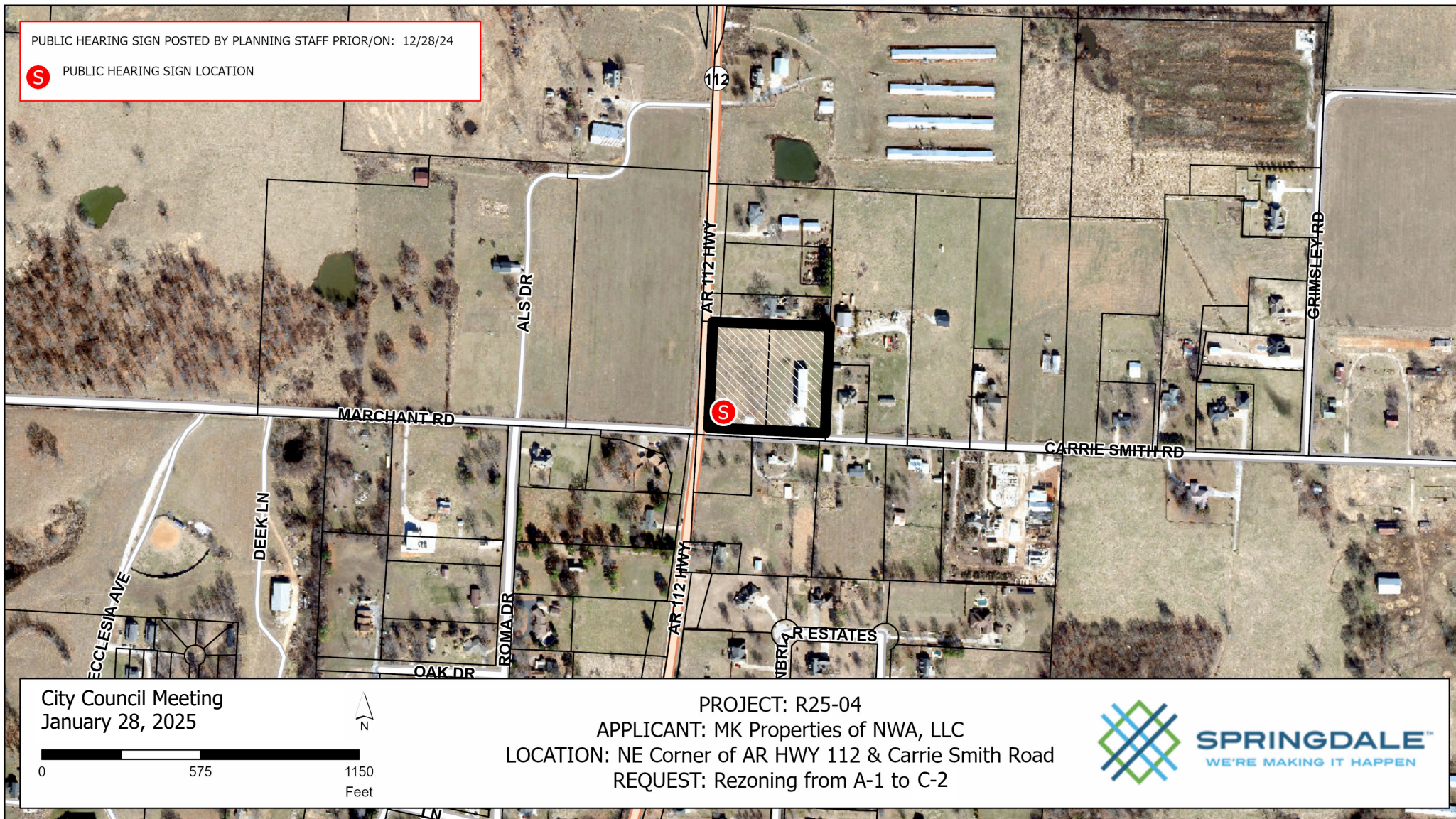
APPROVED AS TO FORM:

Ernest Cate, City Attorney

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PUBLIC HEARING SIGN LOCATION



City Council Meeting
January 28, 2025



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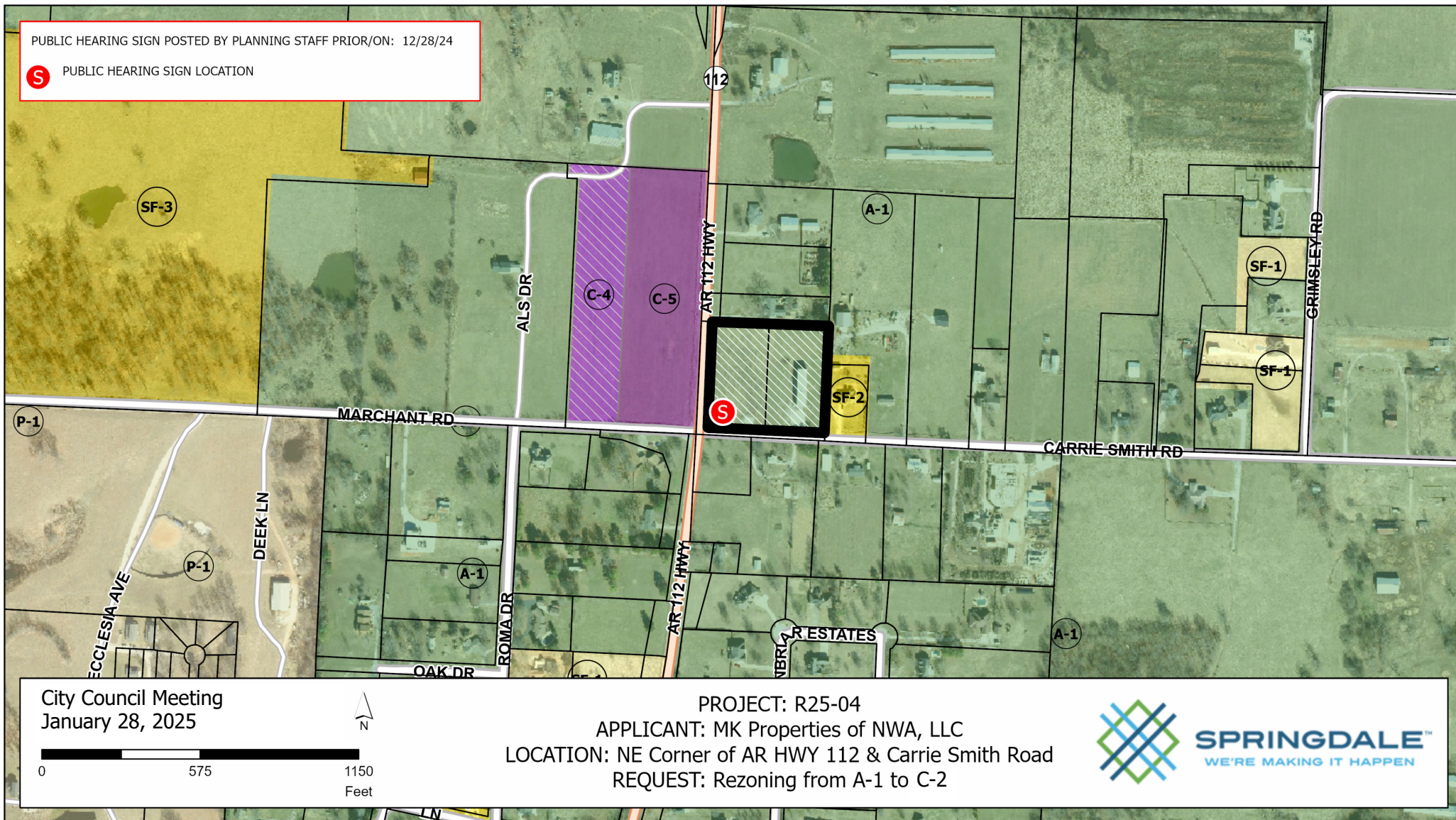
PROJECT: R25-04
APPLICANT: MK Properties of NWA, LLC
LOCATION: NE Corner of AR HWY 112 & Carrie Smith Road
REQUEST: Rezoning from A-1 to C-2



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City Council Meeting
January 28, 2025



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Feet

PROJECT: R25-04

APPLICANT: MK Properties of NWA, LLC

LOCATION: NE Corner of AR HWY 112 & Carrie Smith Road

REQUEST: Rezoning from A-1 to C-2

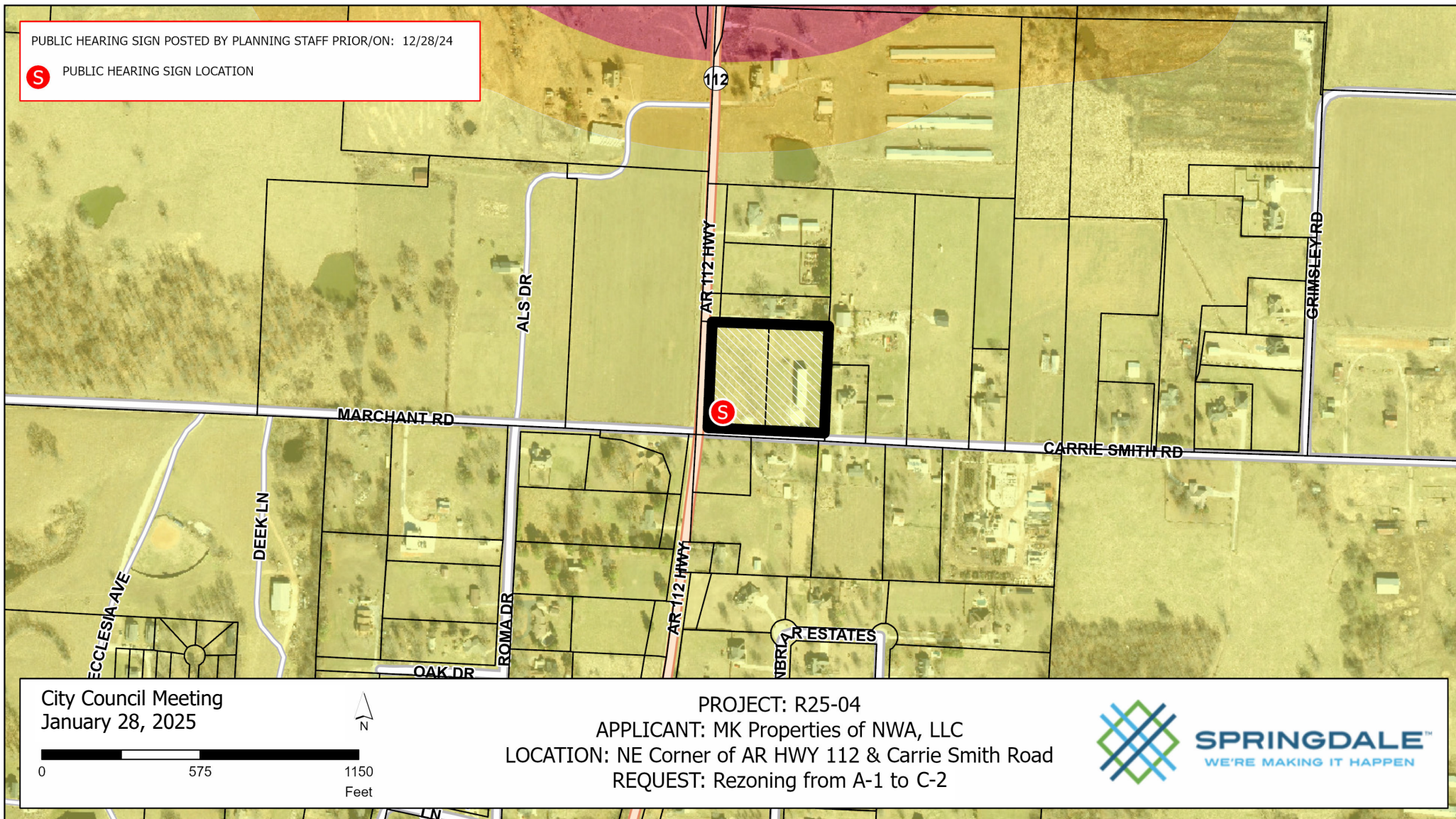


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City Council Meeting
January 28, 2025



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Feet

PROJECT: R25-04

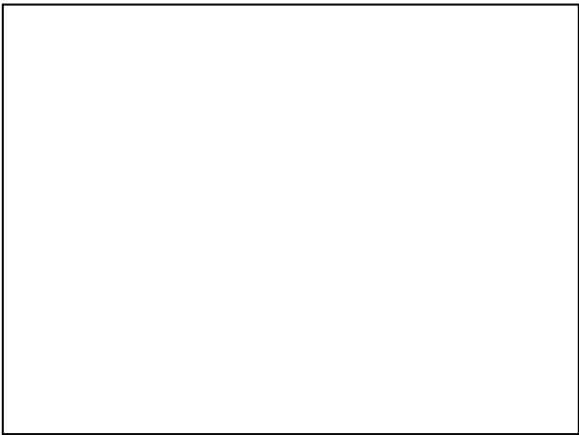
APPLICANT: MK Properties of NWA, LLC

LOCATION: NE Corner of AR HWY 112 & Carrie Smith Road

REQUEST: Rezoning from A-1 to C-2



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 (R25-07) CERTAIN LANDS LOCATED AT 1094 NICHOLS ROAD FROM AGRICULTURAL DISTRICT (A-1) TO LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) 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 January 7, 2025, for hearing the matter of a petition of Daniel & Heather Douglas requesting that the following described tract of real estate be rezoned from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2).

Layman’s Description: Northwest side of 1094 Nichols Road

Legal Description: A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE S89°19'15"E 219.74 FEET ALONG THE SOUTH LINE OF SAID 40 ACRE TRACT TO A POINT FROM WHICH A SET 1/2' REFERENCE IRON BEARS N00°35'30"W 30.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID 40 ACRE TRACT N00°35'30"W 150.35 FEET ALONG THE EAST BOUNDARY OF WASHINGTON COUNTY LAND PARCEL 815-33681-900 TO THE TRUE POINT OF BEGINNING, SAID POINT BEING AT THE EAST RIGHT-OF-WAY LINE OF NICHOLS ROAD, A THIRTY (30) FOOT WIDE LOCAL STREET TO THE CITY OF SPRINGDALE, ARKANSAS; THENCE LEAVING THE EAST BOUNDARY OF SAID PARCEL 815-33681-

900, NORTHWESTERLY 88.74 FEET ALONG A 688.32 FOOT RADIUS CURVE CONCAVE TO THE EAST, THE SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID NICHOLS ROAD WITH A CHORD FOR WHICH BEING N04°59'35"W 88.68 FEET TO THE BEGINNING OF A 520.37 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 107.32 FEET ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THE CHORD FOR WHICH BEING N07°17'49 W 107.13 FEET, TO THE BEGINNING OF A 264.84 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY 58.29 FEET ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THE CHORD FOR WHICH BEING N11°32'50"W 58.17 FEET TO THE POINT OF TANGENCY; THENCE N04°05'49"W 35.69 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE BEGINNING OF A 763.39 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY 149.13 FEET ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THE CHORD FOR WHICH BEING N00°16'02"W 148.90 FEET, TO THE POINT OF TANGENCY; THENCE N11°10'25"E 11.35 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S86°52'50"E 29.46 FEET TO AN EXISTING IRON REBAR ON THE EAST BOUNDARY OF SAID LAND PARCEL 815-33681-900, SAID POINT BEING THE NORTHWEST CORNER OF WASHINGTON COUNTY LAND PARCEL 815-33683-301; THENCE S00°35'30"E 445.65 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS. THE ABOVE-DESCRIBED 0.22 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

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 (R25-07) from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) 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 Low/Medium Density Single Family Residential District (SF-2).

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



PUBLIC HEARING SIGN LOCATION

Project Location

Elm Springs

YEAGER RD

VIALE
BENEDETTO ST

SAN
GIACOMO AVE

W GIBBS RD

ALLEY

CADENCE LN

NICHOLS RD

ROBIN HILL LN

KERR RD

City Council Meeting
January 28, 2025



0 420 840
Feet

PROJECT: R25-07

APPLICANT: Daniel & Heather Douglass
LOCATION: NW side of 1094 Nichols Road
REQUEST: Rezoning from A-1 to SF-2



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LOOP

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



PUBLIC HEARING SIGN LOCATION

Low Density Residential

Project Location

Elm Springs

YEAGER RD

VIALE
BENEDETTO ST

SAN
GIACOMO AVE

W GIBBS RD

ALLEY

CADENCE LN

NICHOLS RD

ROBIN HILL LN

KERR RD

City Council Meeting
January 28, 2025



0 420 840
Feet

PROJECT: R25-07

APPLICANT: Daniel & Heather Douglass
LOCATION: NW side of 1094 Nichols Road
REQUEST: Rezoning from A-1 to SF-2



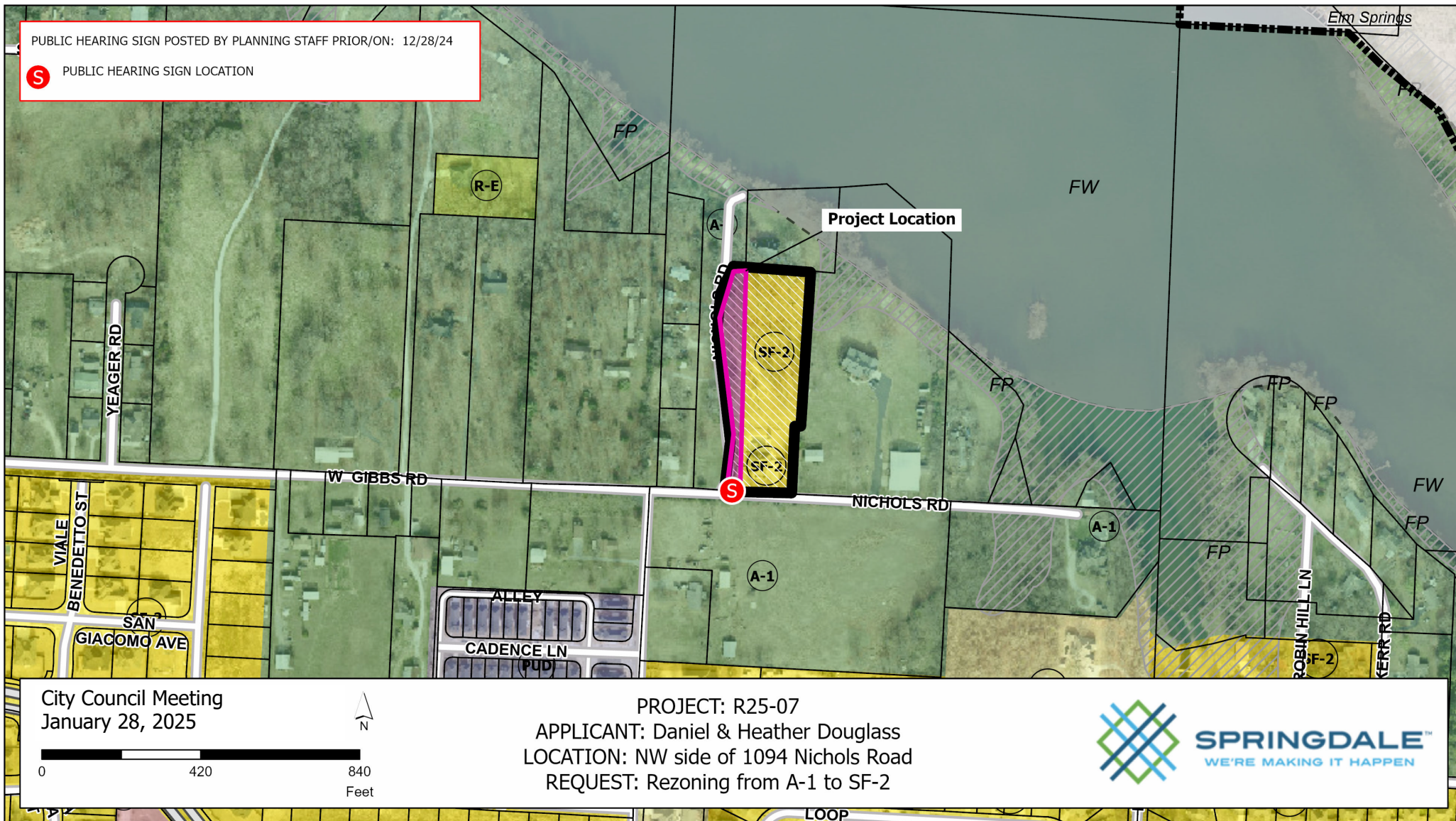
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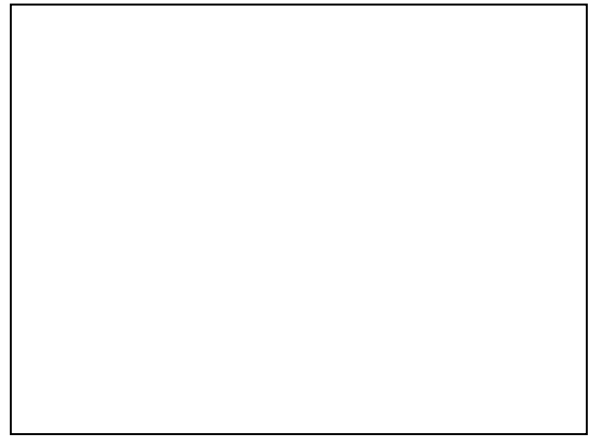
LOOP

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



PUBLIC HEARING SIGN LOCATION





ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS, THE DOWNTOWN DISTRICT FORM-BASED CODE (FB25-02); REVISING SECTION 2.0 THE REGULATING PLAN, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES.

WHEREAS, Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, contains the Downtown District Form-Based Code for the City of Springdale Arkansas;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to adopt revisions to the Downtown District Form-Based Code (FB25-02) for the City of Springdale, Arkansas to revise Section 2 The Regulating Plan by removing parcels located at 700 East Johnson Avenue (815-22962-000) and 724 East Johnson Avenue (815-22959-000) from Neighborhood Center Type 1 District (NC1) and making said parcels Neighborhood Center Type 2 District (NC2);

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

WHEREAS, notice of the consideration of this Ordinance was also published pursuant to Ark. Code Ann. § 14-55-207;

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

SECTION 1. There is adopted a revision to the reference a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Springdale, Arkansas, for inspection and view by the public, and being marked and designated as the "Downtown District Form-Based Code", for the City of Springdale, Arkansas said revision to Section 2 The Regulating Plan by removal of parcels located at parcels located at 700 East Johnson Avenue (815-22962-000) and 724 East Johnson Avenue (815-22959-000) from Neighborhood Center Type 1 District (NC1) and making said parcels Neighborhood Center Type 2 District (NC2);

SECTION 2. All other provisions of Chapter 32 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this ordinance shall remain in full force and effect.

SECTION 3. 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.

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2025

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



PUBLIC HEARING SIGN LOCATION



City Council Meeting
January 28, 2025



0 310 620
Feet

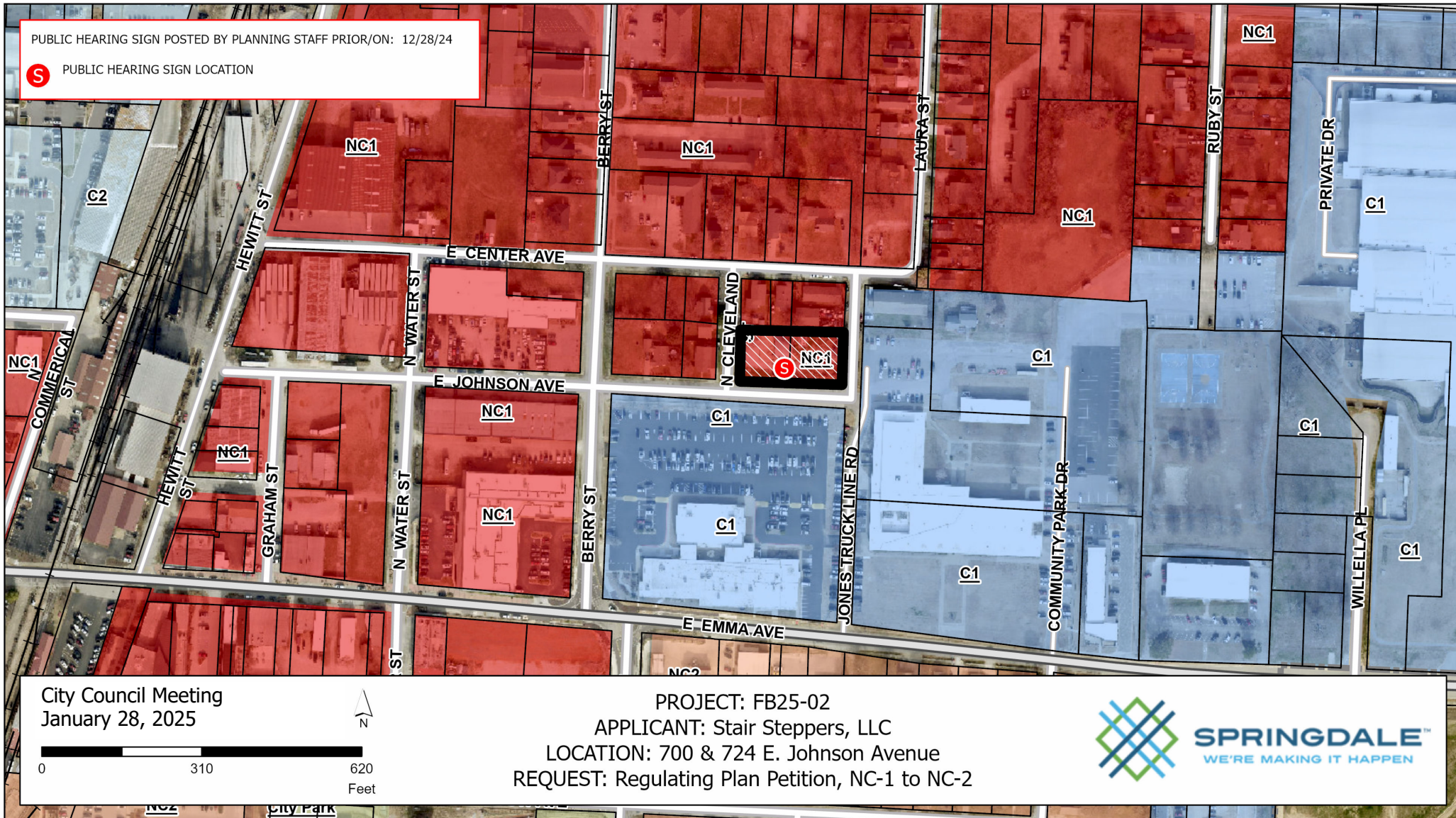
PROJECT: FB25-02
APPLICANT: Stair Steppers, LLC
LOCATION: 700 & 724 E. Johnson Avenue
REQUEST: Regulating Plan Petition, NC-1 to NC-2



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



PUBLIC HEARING SIGN LOCATION



RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE
(C25-03) FOR LUIS AND MICHAEL VILLEGAS, 265 FOOD
COURT AT THE SE CORNER OF OLD MISSOURI ROAD
& EAST HUNTSVILLE AVENUE AS SET FORTH IN
ORDINANCE NO. 4030**

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

WHEREAS, the Planning Commission held a public hearing on January 7, 2025, on a request by Luis and Michael Villegas, 265 Food Court for a Conditional Use (C25-03) for a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5).

WHEREAS, following the public hearing, the Planning Commission by a vote of eight (8) yeases and zero (0) nays recommends that a Conditional Use (C25-03) be granted to Luis & Michael Villegas, 265 Food Court for a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5) with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
9. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a Conditional Use (C25-03) to Luis & Michael Villegas, 265 Food Court for a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5) with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
9. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-04) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LUIS AND MICHAEL VILLEGAS, 265 FOOD COURT WITH L25-04, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-04) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-04) of street improvements to S. Old Missouri Road & E. Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-04, a Large-Scale Development for 265 Food Court, and the Planning Commission recommends denial of the waiver request.

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

Option 1: Grants a waiver of street improvements to S. Old Missouri Road & E. Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-04, a Large-Scale Development for 265 Food Court.

Option 2: Denies a waiver of street improvements to S. Old Missouri Road & E. Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-04, a Large-Scale Development for 265 Food Court.

Option 3: Approves payment in lieu of improvements to S. Old Missouri Road & E. Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-04, a Large-Scale Development for 265 Food Court with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to S. Old Missouri Road & E. Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-04, a Large-Scale Development for, 265 Food Court.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

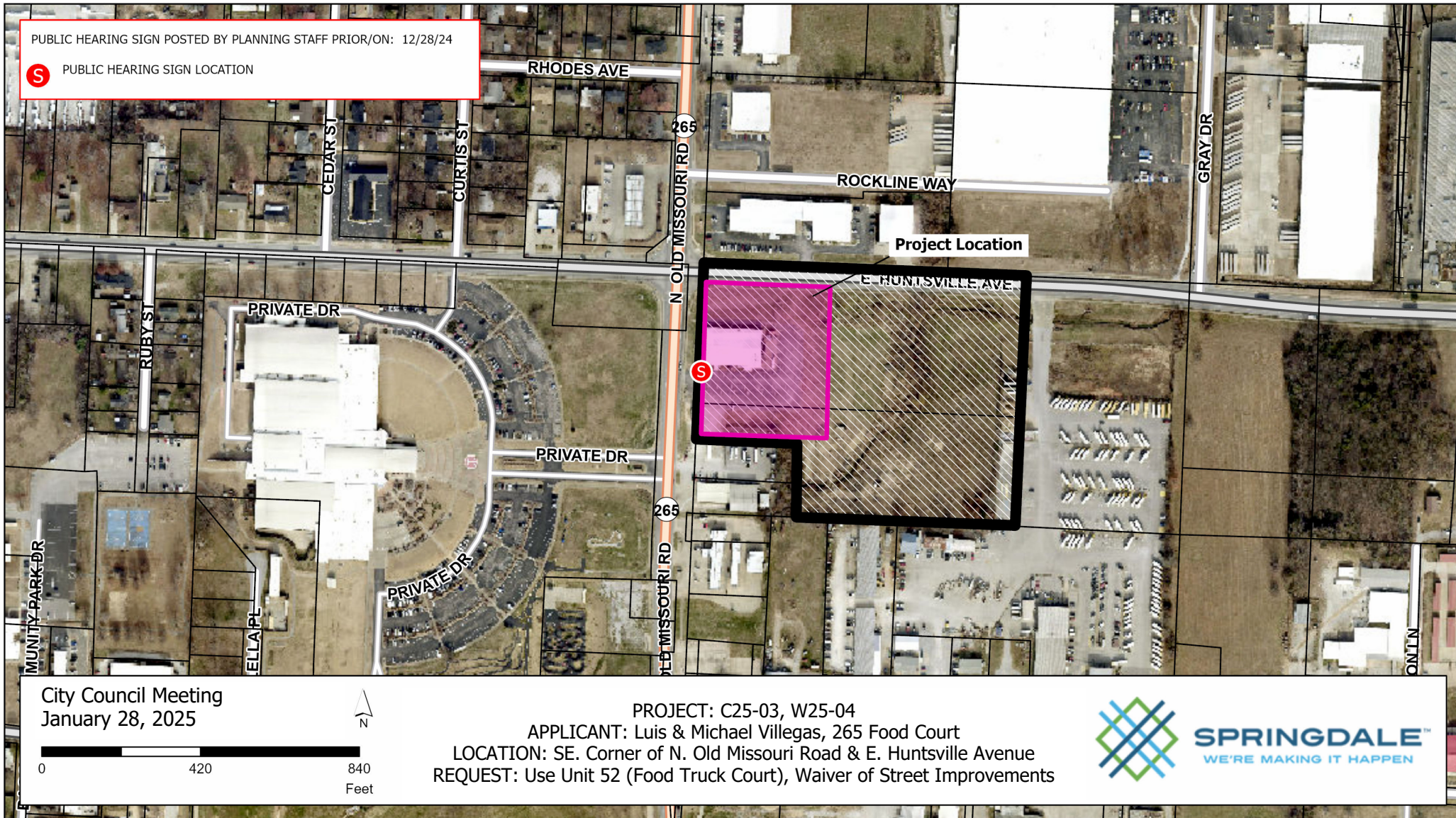
APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



PUBLIC HEARING SIGN LOCATION



City Council Meeting
January 28, 2025



0 420 840
Feet

PROJECT: C25-03, W25-04
APPLICANT: Luis & Michael Villegas, 265 Food Court
LOCATION: SE. Corner of N. Old Missouri Road & E. Huntsville Avenue
REQUEST: Use Unit 52 (Food Truck Court), Waiver of Street Improvements

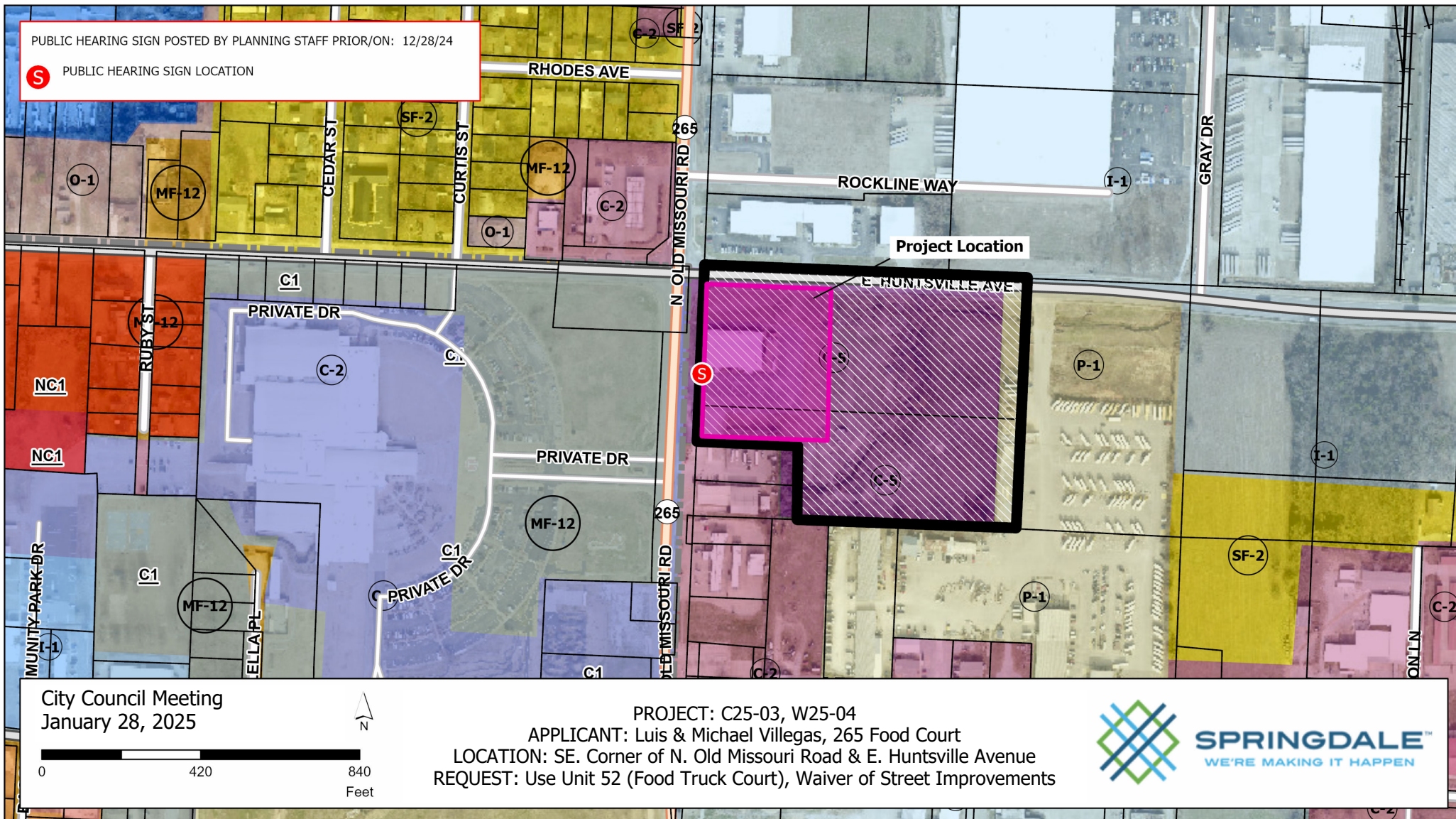


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PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



PUBLIC HEARING SIGN LOCATION



City Council Meeting
January 28, 2025



0 420 840
Feet

PROJECT: C25-03, W25-04
APPLICANT: Luis & Michael Villegas, 265 Food Court
LOCATION: SE. Corner of N. Old Missouri Road & E. Huntsville Avenue
REQUEST: Use Unit 52 (Food Truck Court), Waiver of Street Improvements



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RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W24-28) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LEGACY VENTURES STORAGE IN CONNECTION WITH L24-47, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W24-28) 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 (W24-28) of street improvements to Dixon Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L24-47, a Large-Scale Development for Legacy Ventures Storage, and the Planning Commission recommends denial of the waiver request.

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

Option 1: Grants a waiver of street improvements to Dixon Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L24-47, a Large-Scale Development for Legacy Ventures Storage.

Option 2: Denies a waiver of street improvements to Dixon Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L24-47, a Large-Scale Development for Legacy Ventures Storage.

Option 3: Approves payment in lieu of improvements to Dixon Street in connection with L24-47, a Large-Scale Development for Legacy Ventures Storage with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to Dixon Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L24-47, a Large-Scale Development for Legacy Ventures Storage.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/22/24



PUBLIC HEARING SIGN LOCATION

ROCHESTER
CIR

CHESTER AVE

THOMPSON ST

BLACK OAK AVE

PRIVATE DR

PRIVATE DR

FAIRWAY DR

JESSICA LN

FRANJO LN

FAIRWAY CIR

City Council Meeting
January 28, 2025



0 370 740
Feet

PROJECT: W24-28
APPLICANT: Legacy Ventures Storage
LOCATION: SE Corner of Black Oak Avenue and S. Thompson Street
REQUEST: Waiver of Street Improvements

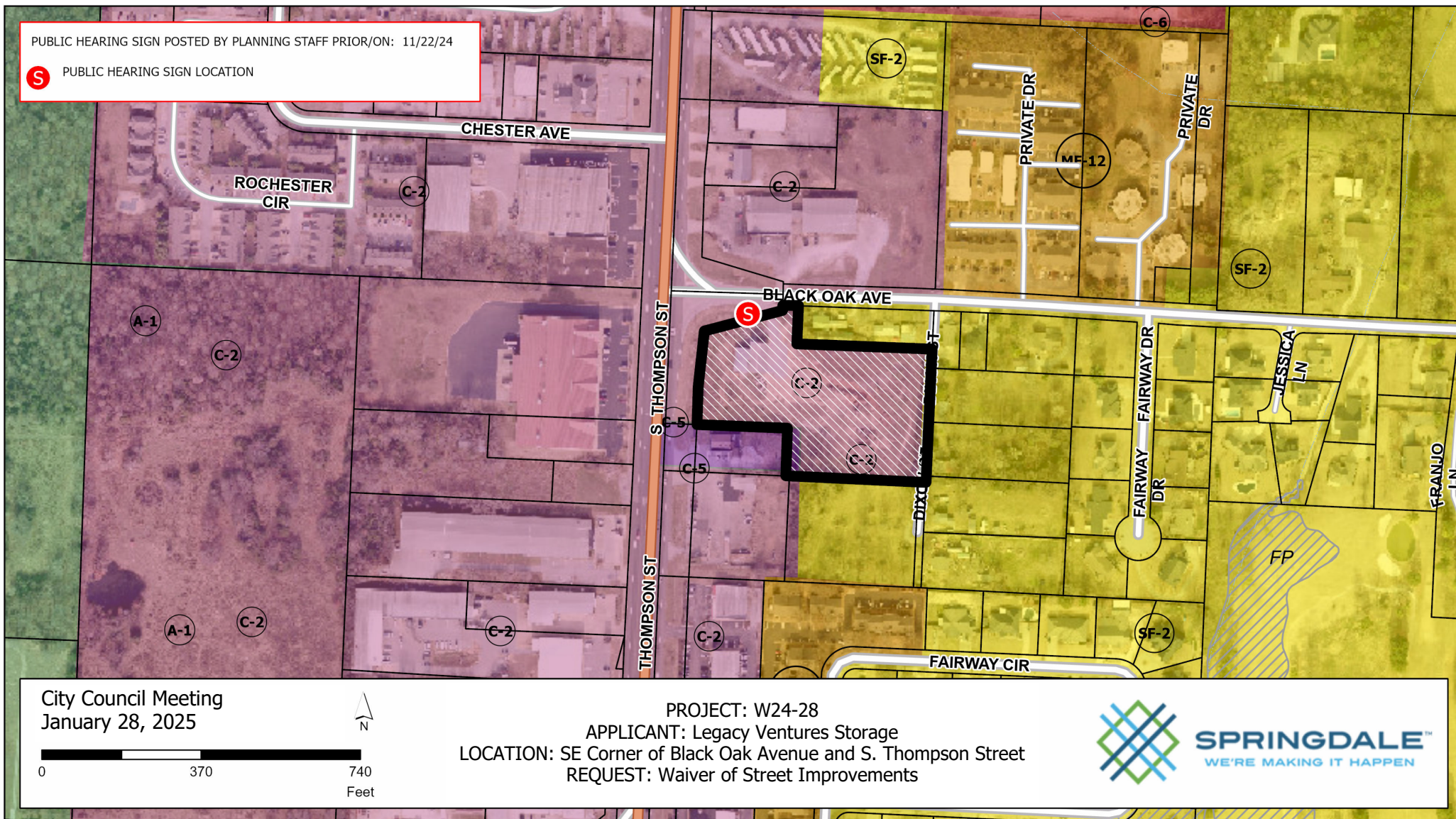


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PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 11/22/24



PUBLIC HEARING SIGN LOCATION



City Council Meeting
January 28, 2025

0 370 740
Feet

PROJECT: W24-28
APPLICANT: Legacy Ventures Storage
LOCATION: SE Corner of Black Oak Avenue and S. Thompson Street
REQUEST: Waiver of Street Improvements



ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE V, DIVISION 2, OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

WHEREAS, Chapter 2, Article V, Division 2, of the Code of Ordinances of the City Springdale, Arkansas, sets forth the regulations pertaining to the purchasing of supplies, apparatus, equipment, materials, and other things requisite for public purposes; and sets forth the requirements for competitive bidding;

WHEREAS, on January 1, 2025, the monetary threshold at which competitive bidding is required pursuant to Ark. Code Ann. §14-58-303(b) was adjusted to reflect the percentage increase in the Consumer Price Index for All Urban Consumers, as published by the United States Department of Labor, thereby increasing the monetary threshold at which competitive bidding is required from \$35,000.00 to \$42,921.00 in Arkansas cities of the first class; and,

WHEREAS, Chapter 2, Article V, Division 2, of the Code of Ordinances of the City Springdale, Arkansas, should be amended to reflect the statutory increase in the monetary threshold at which competitive bidding is required.

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

Section 1: Section 2-156 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 2-156. Purchasing procedure generally.

- (a) Purchases below \$5,000.00. The mayor, or his duly authorized representative, shall have exclusive power and responsibility of making purchases of all supplies, apparatus, equipment and materials for the City of Springdale where the total expenditure therefor is below the sum of \$5,000.00.
- (b) Purchases of \$5,000.00 and above. All purchases for the city of supplies, apparatus, equipment, materials and other things requisite for public purposes where the expenditure therefor is in excess of \$5,000.00, but less than ~~\$35,000.00~~ the monetary threshold at which competitive bidding is required pursuant to Ark. Code Ann. §14-58-303(b) shall be made by the mayor, or the mayor's duly authorized representative, after the securing of quotation bids therefor; provided, however, purchases less than ~~\$35,000.00~~ the monetary threshold at which competitive bidding is required pursuant to Ark. Code Ann. §14-58-303(b) at state bid prices shall be exempt from the provisions of this section. When the securing of quotation bids is required a list of the quotation bids secured shall be attached to the invoice submitted for payment.

Section 2: Section 2-157 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 2-157. Competitive bidding process.

Except as provided under A.C.A. § 14-58-104(a) and A.C.A § 19-11-249, competitive bids are required when the purchase or contract exceeds ~~the sum of \$35,000.00~~ the monetary threshold at which competitive bidding is required pursuant to Ark. Code Ann. §14-58-303(b), and the mayor, or his duly authorized representative, shall invite competitive bids thereon by legal advertisement in a

newspaper as required by law. Bids received pursuant to said advertisement shall be opened and read on the date set for receiving said bids, in the presence of the mayor, or his duly authorized representative. The contract shall be awarded to the lowest responsible bidder provided, however, the mayor, or his duly authorized representative, may reject any and all bids received. Further, nothing in this paragraph shall limit the city council's authority under state law to waive competitive bidding when the city council finds it is not feasible or practical and purchases of greater than ~~\$35,000.00~~ the monetary threshold at which competitive bidding is required pursuant to Ark. Code Ann. §14-58-303(b) at state bid prices shall be exempt from the provisions of this section. The terms of an existing contract may be renewed or extended without soliciting bids, pursuant to A.C.A. § 14-58-104(b), subject to city council approval.

Section 3: All other provisions of Chapter 2 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this ordinance shall remain in full force and effect.

Section 4: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

A RESOLUTION AUTHORIZING THE CITY OF SPRINGDALE, ARKANSAS TO ACCEPT AND ENTER INTO A SUBAWARD GRANT AGREEMENT WITH THE ARKANSAS TRI-REGION ENERGY AND ENVIRONMENT INNOVATION COALITION TO UTILIZE SUBAWARDED FUNDS FOR EPA CLIMATE POLLUTION REDUCTION GRANT ("CPRG") PROJECT IMPLEMENTATION; AND FOR OTHER PURPOSES.

WHEREAS, the Arkansas Tri-Region Energy and Environment Innovation Coalition ("the Coalition") has received an implementation grant from the Environmental Protection Agency through the federal Climate Pollution Reduction Grant ("CPRG") Program for projects related to stormwater management, flood reduction, and land protection;

WHEREAS, the following projects were included in the Coalition's CPRG grant proposal with the support of the City of Springdale (City): Resilient Springdale;

WHEREAS, the Coalition desires to subaward a total of \$3,967,885 over five (5) years to the City to perform CPRG implementation activities that include the following:

Resilient Springdale	Federal - 100% \$3,967,885
<i>Downtown Spring Creek Preservation</i>	\$57,500
<i>Spring Creek at Thunder Chicken Floodplain, Stream, & Riparian Restoration & Preservation</i>	\$603,690
<i>Willie George Park Wetland Restoration & Trail Construction</i>	\$682,700
<i>Spring Creek at the Greenway Forest, Stream, and Riparian Restoration & Preservation</i>	\$1,026,995
<i>Lower Clear Creek Stream Restoration</i>	\$1,597,000

WHEREAS, the City recognizes the importance of stormwater management, flood reduction, and land protection for the health and wellbeing of its residents and is committed to enhancing residents' quality of life through sustainable environmental practices; and

WHEREAS, the City Council supports the City's partnership with the Coalition and the EPA's goal to assist states, local governments, tribes, and territories to develop and implement plans for reducing greenhouse gas emissions and other harmful air pollution.

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

Section 1: The Mayor and City Clerk hereby agrees to receive and account for all sub-awarded funding and project expenses and are hereby authorized to execute all appropriate agreements and contracts necessary to implement the above stated projects;

Section 2: The Mayor and City Clerk is hereby authorized to direct all funding and staff time necessary to meet project deliverables as agreed upon with the Coalition;

Section 3: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Resolutions: All resolutions or orders of the City Council or parts of resolutions or orders of the City Council in conflict with this Resolution are repealed to the extent of such conflict.

THIS RESOLUTION adopted this _____ day of _____, 2025.

APPROVED:

Doug Sprouse, Mayor

ATTEST: _____
Sabra Jeffus, City Clerk



Spring Creek Riparian Restoration at Downtown



- West Riparian Area
- SpringCreek
- Urban Conservation Cover

Output Measures	Units	Site Unit Values
Tree Planting	Number	0
Land Restoration		
Wetland	Acre	n/a
Prairie	Acre	n/a
Forest	Acre	n/a
Land Preservation	Acre	
Conservation Easement Only	Acre	13
Purchase + Conservation Easement	Acre	n/a
Stream Restoration		
Length	Linear Feet	n/a
Channel width from top of bank	Linear Feet	n/a
Additional riparian	Acre	n/a
Trail Construction		
Length of Trail	Linear Feet	n/a
Surface type		n/a
LED Lighting	Linear Feet	n/a
Adjacent Restoration Areas	Acre	n/a
E-bike Incentive (will be calculated for the region)	n/a	n/a
Total		n/a

Site Description	Site Information Response
Coalition Member (Eligible Entity)	City of Springdale
Partner/NGO (if applicable)	IRWP
Site/Project Name	Spring Creek Riparian Restoration
Overall Site/Project Size (Acres)	13.22ac
Description of Ownership (public/private /type of existing easement, etc.)	Public
LIDAC Area (Y/N)	Y
LIDAC Coverage (0 to 100%)	100%
NWA BikePed Plan Priority (Y/N)	
NWA Open Space Plan Priority (Y/N)	Y
Other Plan Priority (Name of Plan)	





Spring Creek @ Thunder Chicken



Output Measures	Units	Site Unit Values
Tree Planting	Number	654
Land Restoration		
Wetland	Acre	24.5ac
Prairie	Acre	n/a
Forest	Acre	n/a
Land Preservation	Acre	
Conservation Easement Only	Acre	24.5ac
Purchase + Conservation Easement	Acre	n/a
Stream Restoration		
Length	Linear Feet	3,854.72
Channel width from top of bank	Linear Feet	n/a
Additional riparian	Acre	10.8ac
Trail Construction		
Length of Trail	Linear Feet	n/a
Surface type		n/a
LED Lighting	Linear Feet	n/a
Adjacent Restoration Areas	Acre	n/a
E-bike Incentive (will be calculated for the region)	n/a	n/a
Total		n/a

Mountain Bike Park

JB Hunt Park

Site Description	Site Information Response
Coalition Member (Eligible Entity)	City of Springdale
Partner/NGO (if applicable)	IRWP
Site/Project Name	Spring Creek /Thunder Chicken
Overall Site/Project Size (Acres)	35.3ac
Description of Ownership (public/private /type of existing easement, etc.)	Public
LIDAC Area (Y/N)	N
LIDAC Coverage (0 to 100%)	0%
NWA BikePed Plan Priority (Y/N)	
NWA Open Space Plan Priority (Y/N)	100%
Other Plan Priority (Name of Plan)	



0 125 250 500 750 1,000 Feet

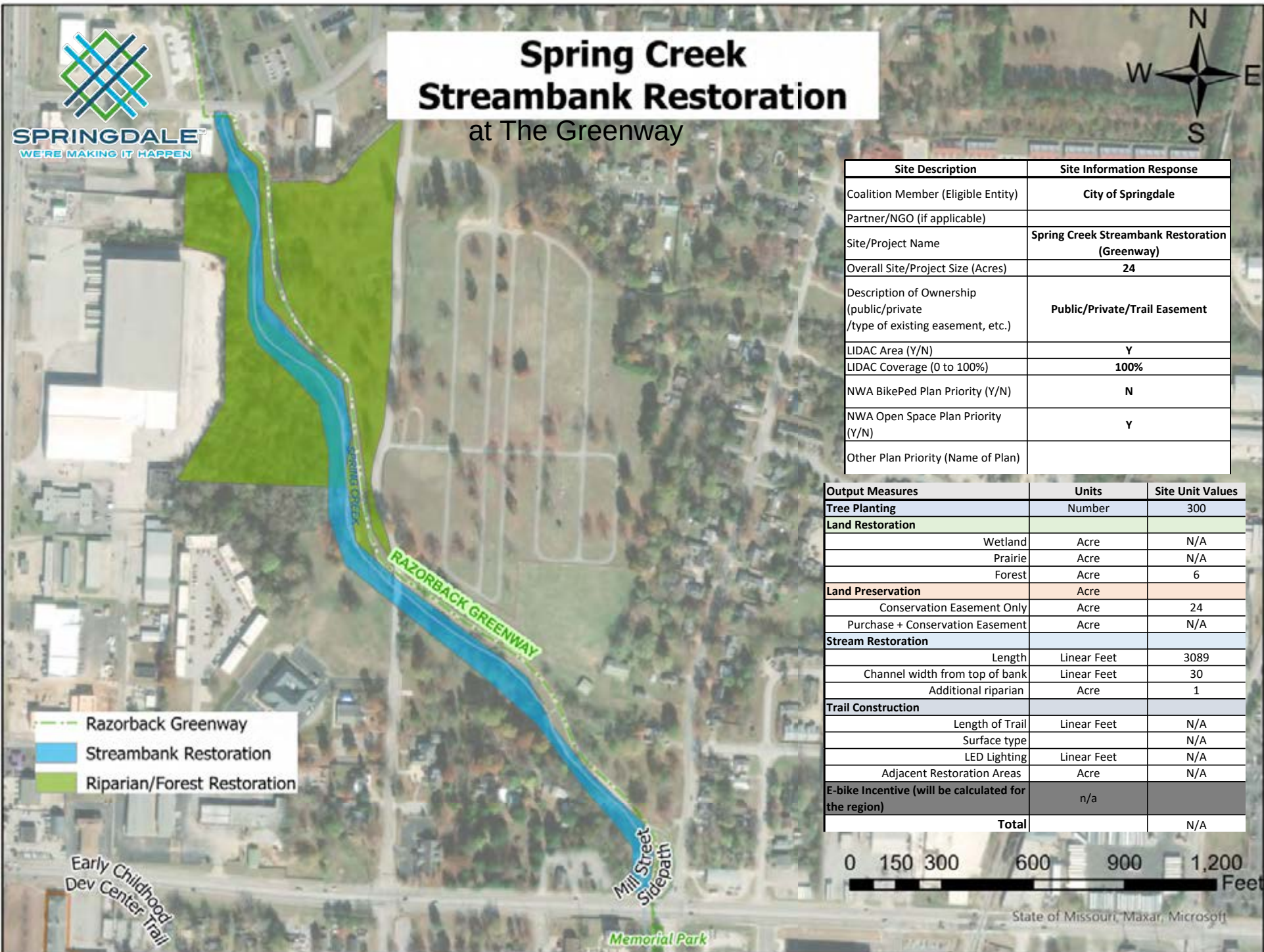


- New Trail (Boardwalk & Paved)
- Wetland Restoration & Preservation
- Preservation Only

Willie George Wetland Restoration



0 100 200 400 600 Feet



Spring Creek Streambank Restoration

at The Greenway



Site Description	Site Information Response
Coalition Member (Eligible Entity)	City of Springdale
Partner/NGO (if applicable)	
Site/Project Name	Spring Creek Streambank Restoration (Greenway)
Overall Site/Project Size (Acres)	24
Description of Ownership (public/private /type of existing easement, etc.)	Public/Private/Trail Easement
LIDAC Area (Y/N)	Y
LIDAC Coverage (0 to 100%)	100%
NWA BikePed Plan Priority (Y/N)	N
NWA Open Space Plan Priority (Y/N)	Y
Other Plan Priority (Name of Plan)	

Output Measures	Units	Site Unit Values
Tree Planting	Number	300
Land Restoration		
Wetland	Acre	N/A
Prairie	Acre	N/A
Forest	Acre	6
Land Preservation	Acre	
Conservation Easement Only	Acre	24
Purchase + Conservation Easement	Acre	N/A
Stream Restoration		
Length	Linear Feet	3089
Channel width from top of bank	Linear Feet	30
Additional riparian	Acre	1
Trail Construction		
Length of Trail	Linear Feet	N/A
Surface type		N/A
LED Lighting	Linear Feet	N/A
Adjacent Restoration Areas	Acre	N/A
E-bike Incentive (will be calculated for the region)	n/a	
Total		N/A

0 150 300 600 900 1,200 Feet

State of Missouri, Maxar, Microsoft



SPRINGDALE
WE'RE MAKING IT HAPPEN

Lower Clear Creek Streambank Restoration



Output Measures	Units	Site Unit Values
Tree Planting	Number	n/a
Land Restoration		
Wetland	Acre	n/a
Prairie	Acre	n/a
Forest	Acre	n/a
Land Preservation	Acre	
Conservation Easement Only	Acre	4
Purchase + Conservation Easement	Acre	n/a
Stream Restoration		
Length	Linear Feet	3,051
Channel width from top of bank	Linear Feet	40
Additional riparian	Acre	4
Trail Construction		
Length of Trail	Linear Feet	n/a
Surface type	boardwalk	n/a
LED Lighting	Linear Feet	n/a
Adjacent Restoration Areas	Acre	n/a
E-bike Incentive (will be calculated for the region)	n/a	n/a
Total		n/a

Site Description	Site Information Response
Coalition Member (Eligible Entity)	City of Springdale
Partner/NGO (if applicable)	
Site/Project Name	Lower Clear Creek Streambank Restoration
Overall Site/Project Size (Acres)	4
Description of Ownership (public/private /type of existing easement, etc.)	Public/Private
LIDAC Area (Y/N)	Y
LIDAC Coverage (0 to 100%)	55%
NWA BikePed Plan Priority (Y/N)	N
NWA Open Space Plan Priority (Y/N)	Y
Other Plan Priority (Name of Plan)	

Legend

Springdale City Limits	Conservation Easement
Clear Creek Streambank Restoration	High Erosion Priority Areas

0 180 360 720 1,080 1,440 Feet

Lake Fayetteville Trails

Resilient Springdale

Downtown Spring Creek Preservation:

- Preserve 12 acres of floodplain to enhance stormwater absorption and mitigate flooding in a 100% LIDAC area.
- It will help prevent erosion on adjacent properties by protecting and stabilizing streambank efforts in a previous project, reducing risk to businesses and infrastructure in a highly visible downtown area.

Spring Creek at Thunder Chicken Floodplain, Stream, & Riparian Restoration & Preservation:

- Restore nearly 35 acres of floodplain areas to reduce flooding risks and protect nearby properties and strategically restore nearly 4,000 LF of heavily eroded streambank.
- By restoring these areas, the project will improve the natural floodplain's ability to manage stormwater and reduce flooding risks, while also enhancing water quality through sediment filtration.

Willie George Park Wetland Restoration & Trail Construction:

- Restore a historical wetland area in a 34-acre naturalized area to manage stormwater and reduce downstream flooding by stabilizing the floodplain and improve water quality in Clear Creek (an impaired waterway). This is vital for the mitigation of erosion and stormwater flows downstream and to reduce property loss.
- There will also be a trail incorporated for community access while maintaining flood control benefits.

Spring Creek at the Greenway Forest, Stream, and Riparian Restoration & Preservation:

- Stabilize streambanks to reduce erosion impacting surrounding properties along sections of Spring Creek between Huntsville and Sanders, located entirely within a LIDAC area.
- Reforest riparian zones to mitigate stormwater and enhance flood control and water quality.
- Streambank restoration is crucial not only for the preservation of the creek but also to ensure the long-term stability of the Razorback Greenway Trail, running parallel to the creek. Repairs to compromised retaining walls and fences will be necessary to prevent further erosion, protect properties, and maintain the long-term usability of the trail.

Lower Clear Creek Stream Restoration:

- Address high-priority erosion areas along 3,051 LF of streambank to protect properties.
- Reduce flooding by stabilizing sediment-laden areas and improving water flow and preventing property loss due to ongoing erosion.
- Restoring these areas will help reduce nutrient loading downstream and in Lake Fayetteville, which is critical to combat Harmful Algae Blooms.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW LOCUTION FIRE
STATION ALERTING SYSTEM FOR THE SPRINGDALE FIRE DEPARTMENT,
AND TO WAIVE COMPETITIVE BIDDING**

WHEREAS, the Springdale Fire Department is in need of an upgrade to their current Locution fire station alerting system, and

WHEREAS, this will remove the radio alerting from a dispatch console to a dedicated console through LCDI- Prime Alert, increasing reliability and efficiency during times of network interruptions, and

WHEREAS, this will fulfill CFAI Accreditation, NFPA and ISO requirements for redundant dispatching functionality, and

WHEREAS, the total for the purchase of the updated software and related equipment is \$105,054.00, before tax, to be paid for out of the 2025 Budget of the Springdale Fire Department Capital Software line item, and

WHEREAS, the Springdale Fire Department has requested to waive competitive bidding, pursuant to A.C.A. § 14-58-104(b), as this is a sole source for the department.

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

Section 1: The Mayor and City Clerk are authorized to sign the agreement with Locution Systems for necessary upgrades to the Springdale Fire Department Locution Alerting System, in an amount of \$115,296.77, including sales tax to be paid directly to the State of Arkansas.

Section 2: Due to the sole nature of this request, competitive bidding is hereby waived pursuant to A.C.A. § 14-58-104(b).

PASSED AND APPROVED this ____ day of January, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



DEPARTMENT FUNDING REQUEST

Department: Fire		Date: 1/14/2025
Point of Contact: Blake Holte	Amount Requested: \$ 105,054.00	
Date to be Presented to Committee: <u>01</u> / <u>20</u> / <u>2025</u>		
Brief Description of Funding Request: Upgrade the Locution fire station alerting system to "LCDI - Prime Alert". This will remove the radio alerting from a dispatch console to a dedicated console, increase reliability and efficiency during times of network interruption. This will fulfill CFAI accreditation, NFPA and ISO requirements for redundant dispatching functionality. The sole source request is due to us having Locution station alerting, no other		
Funding Source: (General Fund, Special Fund, etc.) General - from FD capital software line item		
IS IT BUDGETED?		
YES ☒		NO ☐
\$0 - \$34,999 No Council approval needed		☐ \$0 - \$4,999
Request to waive bidding? ☐ Buy Board ☒ Sole Source		☐ \$5,000 - \$34,999 Requires 3 Quotes
Signature: <i>Blake Holte</i>		☐ \$35,000+ Requires Bid
Please attach supplemental information		Request to waive bidding? ☐ Buy Board ☐ Sole Source



1626 Cole Blvd, Suite 250
Golden, CO 80401
Voice: 303-301-7300 Fax: 303-384-9014

Customer : Springdale Fire Department, AR	Quote ID	SPRI-2401-LCDI-V1.2
Contact: Chief Jim Vaughn	Document Date	12/9/2024
Email: jvaughan@springdalear.gov	Quote Expires:	2/5/2025
Phone: 479-799-8424		

1.0 Notes and Assumptions

Quoted:

V1.2

Extended Quote Expiration

V1.1

Extended Quote Expiration

V1.0

Locution PrimeAlert IP add-on system (ties into Springdale Fire Department head-end system - the head-end system must be in place for this system to be fully functional). Quoted for:

1 LCDI PrimeAlert Radio is quoted.

Does not include installation.

Part Num	Description	Qty	Unit Cost	Total
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2.0 Central System Software and Hardware (none defined or not applic. to this Quote/Price List)

3.0 LCDI/PTT Radio Hardware and Software

3.1 Software (Standardized)

RSL-SLS-LC-75	PrimeAlert Radio - Locution Console Data Interface (LCDI) Server Side - MCC7500	1	30,595	30,595
RSL-SLC-LC-75	PrimeAlert Radio - Locution Console Data Interface (LCDI) Client Side includes copy of DvServer for audio - MCC7500	1	45,895	45,895

3.2 Software (Custom/Interfaces)

RSL-CFG-LC	PrimeAlert Radio - LCDI Software Configuration	1	19,295	19,295
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3.3 Hardware

RHL-RIH	Radio Interfacing Hardware	1	1,295	1,295
RHL-RIH-AD	Radio Interfacing Hardware	1	824	824

Subtotal (Radio)				\$97,904
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4.0 Mobile/Wireless Software and Hardware (none defined or not applic. to this Quote/Price List)

5.0 Station Software and Hardware (none defined or not applic. to this Quote/Price List)

6.0 Integration (none defined or not applicable to this Quote/Price List)

7.0 Services

Project Management

PMGNT	Project Management	1	4,950	4,950
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Install Oversight / Conformance

INST-OV	Installation Oversight (Installer Assistance)	1	2,200	2,200
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Installation

INSTF-BS	Installation - Base System - Any visual or audio component installation is listed as a separate line item.	0	not bid	not bid
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Subtotal (Services)	\$7,150
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8.0 Totals (Categorized by Software, Hardware, Services)

Software	\$95,785
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Hardware	\$2,119
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Services (excluding any defined installation)	\$7,150
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SubTotal (w/o install, maint, options)	\$105,054
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Installation	not bid
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Subtotal	\$105,054
----------	-----------

Tax	Assumed no tax
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Total (US Dollars)	\$105,054
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9.0 Support Maintenance Costs

Note: Maintenance is not included in the total price & begins after the 1 Year Warranty Period has ended. Does not include Server Hardware in Support Maintenance Costs.

MAINT01	Includes annual maintenance for:	
	PrimeAlert Radio (All related SW)	14,368
	PrimeAlert Radio (All related HW)	254

Subtotal (Annual Maintenance)	\$14,622
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RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE
DESTRUCTION OF OLD ACCOUNTING
RECORDS**

WHEREAS, there is presently a shortage of storage space to maintain old accounting records in the City Clerk's Office, and

WHEREAS, all of the records are items that the City Clerk's Office is not required to keep by law or are items that have been digitally archived, and

WHEREAS, Arkansas Code Ann. § 14-59-114 provides for the destruction of old records with the permission of the City Council.

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

Section 1. The Mayor is hereby authorized to arrange for the destruction, by shredding, of old accounting records and other documents indicated on the attached affidavit, in accordance with Arkansas Code Ann. §14-59-114.

PASSED AND APPROVED this 28th day of January, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

DESTRUCTION OF RECORDS FOR CITY CLERK'S OFFICE

Lulu's Office

2020	Vehicle Accidents
2020	A/P Check Register by bank #
2020	A/P Update List Oct - Dec
2020	Expenditure Approval List July - Dec
2020	A/P Preliminary Check Registers

BOXES IN STORAGE, 2ND FLOOR

POLICE PENSION FUND

Box 1

2016, 2017	General Ledgers
2015, 2016, 2017	Election of Officers
2017	Check Copies
2015, 2016, 2017	Insurance Turnback
2015, 2016, 2017	Arkansas State Withholding Reports
2015, 2016, 2017	Federal Tax Withholding (1099R's)
2015, 2016, 2017	Money Transfer Requests
2015, 2016, 2017	Bank Statements
2015, 2016, 2017	Cash Receipts
2015, 2016, 2017	Arvest Financial Statements

GENERAL PENSION

2016, 2017	General Ledgers
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Box 2

2019	Fire Pension
2019	Police Pension
2019	General Pension
2019	General Ledgers

Box 3

2019	General Fund Bank Statements & Deposit Slips
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Box 4

2019	General Fund Checks July - December
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Box 5

2020	Accounts Receivable Cash Receipts
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Box 6

2020	Accounts Receivable (Hangers, False Alarms, Street cuts, Liquor permits)
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Box 7

2019	Payroll/Bethel Heights
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Box 8

2017	Journal Entries
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POLICE Department

Box 9

2020	Cash Receipts
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Box 10

	2019 January - December Receipts	Box 11
	2021 Accounts Receivable Cash Receipts	Box 12
2020 & 2021	A&P Files	
PAYROLL		Box 13
	2019 941 Taxes	
	2019 945 Taxes	
	2019 Actual Payroll for Municipal League	
	2019 Advanced Payments	
	2019 AFLAC Invoices	
	2019 Annual Survey of Public Employment & Payroll	
	2019 APERS Payments	
	2019 Arkansas New Hire Reports	
	2019 Benefit Changes	
	2019 Child Support Payments	
	2019 Comp Time Payout	
	2019 Department of Labor Reports	
	2019 Direct Deposit Confirmations & Stop Payment Requests	
	2019 Disability Benefit Reports for USABLE Life	
	2019 District Court Salaries reported to Washington County	
	2019 Fringe Benefits	
	2019 Holiday Pay	Box 14
	Cash Receipts for Youth Center, Animal Shelter, Library, Fire, Senior	
	2020 Center, Buildings	Box 15
	2020 Bank Statements	
	2020 1099 Forms	Box 16
1969-2017	State Audit	
	Wards Map	
	Planning Area Boundary Map	
	Planning Letters	
	Planning Bylaws	
	Planning Minutes - Unsigned	
	2014-2019 Statement of Financial Interest	
	Oath of Office	
	Credit Applications	
	DF&A New Business Taxes	
	Personnel Policies	
	2017 Year End Closing	
	Government Units Survey	
	COB Data Match	
	Municipal Leagues	
	2020 Journal Entries	

APERS

Sick Leave Bank

Boxes 17 & 18

2021 Accounts Receivable Cash Receipts - 2 boxes

Box 19

2019 General Fund Checks December - June

Box 20

2021 April Accounts Payable Invoices

Box 21

2019 Civil Court Bank Records

2019 Operating Bank Recs

2019 District Court Bank Recs

2019 Operating Bank Statements

2019 Sales & Use Tax Bank Recs

Box 22

FIREMEN'S PENSION

FUND

2016, 2017

General Ledgers

2015, 2016, 2017

Election of Officers

2015, 2016, 2017

Insurance Turnback

2015, 2016, 2017

Arkansas State Withholding Reports

2015, 2016, 2017

Federal Tax Withholding (1099R's)

2015, 2016, 2017

Money Transfer Requests

2015, 2016, 2017

Bank Statements

2015, 2016, 2017

Cash Receipts

LPL Financial Statements (Neuberger, Delta, Asset Management, Income Statements)

2015, 2016, 2017

2017

Check Copies

2017

District Court G/L & A/P Updates

Box 23

2020

January - June Gen, STR & misc Checks

Box 24

2020

Accounts Payable Utility Bills

Box 25

2018

July - December General Fund Checks

Box 26

2019

Bank Drawer

Senior Center, Library, Museum, Buildings Dept

1099 Misc, 1099-S, Tax forms

Box 27

2019

Accounts Payable Utility Bills

Sprint & Verizon

Box 28

2020

Accounts Receivable Cash Receipts

Box 29

2016-2018

Wage Works SRA Forms

2017-2018

Disability Benefit Reports for US Able Life

2018	941 Taxes
2018	945 Taxes
2018	Advanced Payments
2018	AFLAC Invoices
2018	Annual Survey of Public Employment & Payroll
2018	APERS Payments
2018	Arkansas New Hire Reports
2018	Benefit Changes
2018	Child Support Payments
2018	Comp Time Payout
2018	Department of Labor Reports
2018	Direct Deposit Confirmations & Stop Payment Requests
2018	District Court Salaries reported to Washington County
2018	Fringe Benefits
2018	W2 & 1099 Confirmation
2017	Comp Time Payout
2017	Holiday Pay
2017	Sick Leave Bonus
2016 & 2017	Quarter End Reports
2018	Holiday Pay
2018	HAS Contribution Payment Confirmations
2018	JOLTS Reports
2018	Legalshield Invoices
2018	Miscellaneous Payroll Adjustments
2018	Multiple Worksite Reports
2018	Nationwide Payment confirmations
2018	Payroll Projections for Municipal League
2018	Sick Leave Bonus
2018	Southern States Invoices
2018	State Unemployment reports
2018	Transamerica Invoices
2018	United Way Donation Forms
2018	VOYA Payment Confirmations
	Box 30
2018	Payroll
	Box 31
2019	A&P #5
	Box 32
2019	Accounts Payable Utility Bills
	July - December 2019
	Box 33
2013-2019	Stale Checks
2012-2019	Operating Fund voided checks
2013-2019	Operating Fund Stale Checks
	Box 34
2019	Accounts Receivable
	Hanger Rent, Street Cuts, Code Supp, False Alarms, Penalties

2014 & 2015	Box 35
	Operating Fund Deposit Books 2018-2019
	Box 36
	Acct Rec (Hangar rent, police false alarms, street cuts, code supplement for both years
	Box 37
	2019 Accounts Receivable Cash Receipts
	Box 38
	2019 Accounts Receivable Cash Receipts
	Box 39
	2016 City of Springdale Binder Books A/P Update List - AP Check Register Bank # EAL Pre Check Registers
January - July 2018	Box 40
	FSB Series 2004 Bonds Const Projects BP102 to BP301
	Box 41
	Timesheets Hours Proof
	Box 42
	2019 Bank Drawer Credit Card, Evidence, Youth Center Deposits, Fire Deposits, Bank
	Box 43
	2019 Accounts Payable Utility Bills Jan-June
	Box 44
	2004 Series Bond Construction Fund
	Box 45
	FSB Series 2004 Bonds Construction BP301 - BP900 FSB Series Bonds Construction
	Box 46
	BP0000-BP101 and BP1000-1102
	Box 47
	2018 Sales Tax Revenues Jan - June 2018 - Legacy Bank Sales Tax Revenues July - Dec 2018 Legacy Bank Check Copies - Legacy Bank
	2019 Sales Tax Revenues Jan-June 2018 Legacy Bank
	2018 Sales Tax Revenues July - Dec 2018 Legacy Bank Legacy Bank Sales Tax Voided Check
	Box 48
	Timesheets & Hours Proofs
August - December	Box 49
	2019 Bank Drawer Police Department
	Box 50
	2017 Accounts Receivable Cash Receipts
	Box 51
	2017 A/P Binders
	Box 52

Policemen's Pension

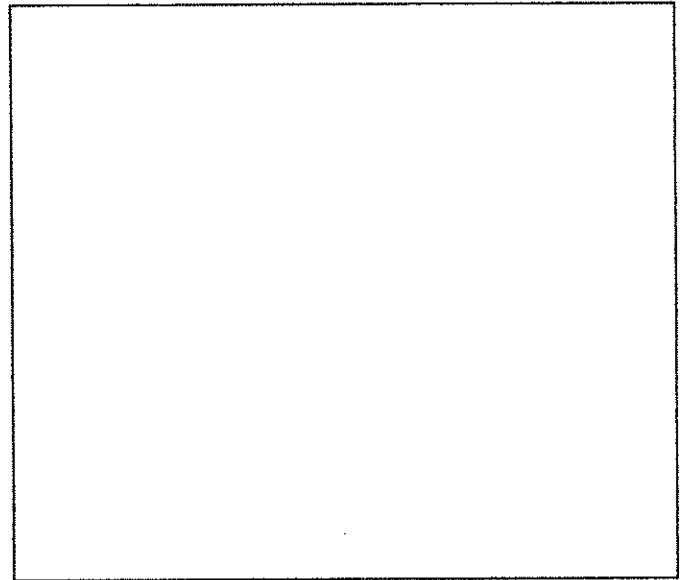
2016, 2017	General Ledgers
2015, 2016, 2017	Election of Officers
2015, 2016, 2017	Insurance Turnback
2015, 2016, 2017	Arkansas State Withholding Reports
2015, 2016, 2017	Federal Tax Withholding (1099R's)
2015, 2016, 2017	Money Transfer Requests
2015, 2016, 2017	Bank Statements
2015, 2016, 2017	Cash Receipts
2015, 2016, 2017	Arvest Financial Statements

CITY GENERAL PENSION

2016, 2017	General Ledgers
2017	Check Copies
	Boxes 53,54,55
	2020 Business License A-G
	2020 Business License H-Q
	2020 Business License R-Z
	Box 56
	2020 Accounts Payable Utility Bills
	Southwestern Electric Power Company
	Box 57
2016, 2017	Sales & Use Tax, Court Bank Statements
	CD's & Legacy Bank CD's
2016	Journal Entries

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: A & J Construction Management LLC

LEGAL DESCRIPTION: A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-five (35), Township Eighteen (18) North, Range Thirty (30) West, Washington County, Arkansas, more particularly described as follows to-wit: Beginning at a point which is 328 feet East of the Northwest corner of said 40 acre tract, and running thence South 250 feet, more or less, to the North line of Westwood Addition No. II, thence East 110 feet, thence North 250 feet, more or less to the South side of Emma Avenue, thence West 110 feet to the point of beginning. Subject to easements, right-of-ways, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

LAYMAN'S DESCRIPTION: 1503 W. Emma Ave.

PARCEL NO.: 815-28189-000

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

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

\$364.32 clean up costs and \$24.92 administrative costs – 1503 W. Emma Ave. (815-28189-000)

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:

\$389.24 plus 10% for collection – 1503 W. Emma Ave. (815-28189-000)

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 28th day of January, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2405385



Date: 11/08/2024
Status: Compliance
Property: 1503 W EMMA AVE
City, State, Zip: ,

Officer on Site: Shane Pegram
Abatement Type: Lien
Abatement Date: 11/08/2024
Abatement Start Time: 0800 am
Abatement End Time: 0830 am

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$60.00
Equipment Rate	\$186.00
Total Fee: \$364.32	

Method of Compliance: Removal of tall grass and weeds using city equipment and employees.

2 full time, 2 trucks and trailers with 2 mowers.

Shane Pegram
Code Enforcement Officer

11/08/2024
Date





Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALE
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

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

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

Steve Helms
Investigator
shelms@springdalear.gov

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

Christy Pianalto
File/Discovery Clerk
cpianalto@springdalear.gov

December 9, 2024

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

A & J Construction Management LLC
1503 W. Emma Ave.
Springdale, AR 72764

RE: Notice of clean-up lien on property located at A & J Construction Management LLC, Springdale, Washington County, Arkansas, Tax Parcel No. 815-28189-000

Dear Property Owner/Lienholder:

On October 8, 16 and November 6, 2024 a notice was posted on property located at 1503 West Emma, Springdale, Arkansas, that the property was in violation of Springdale City Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days. Notice was mailed to the owner of record on October 16, 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 November 8, 2024. As of this date, the total costs incurred by the City of Springdale to clean this property are \$364.32. I have enclosed an invoice evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$9.92 per letter and a filing fee in the amount of \$15.00 to the 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 January 22, 2025 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, January 28, 2025, at 6:00 p.m. in the City Council

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

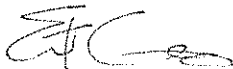
Please remit the total sum of \$374.24, which includes \$364.32 for cleaning up the property and \$9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Dixie Putt, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

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

This letter is also being mailed by regular mail to A & J Construction Management LLC at the address above. Delivery of that letter by the U.S. Postal Service shall warrant service should the certified letter be returned.

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

Sincerely,



Ernest B. Cate
City Attorney

Enclosures
EBC:dp



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A & J Construc
1503 W. Emm
Springdale, AR

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CERTIFIED MAIL

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

Domestic Return Receipt

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:

A & J Construction Management LLC
1503 W. Emma Ave.
Springdale, AR 72764

9590 9402 8146 3030 4442 07

2. Article Number (Transfer from service label)

9589 0720 5270 2057 2523 46

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☒ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail	
☐ Insured Mail Restricted Delivery (over \$500)	

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

☐ Yes
☐ No

3. Service Type ☐ Adult Signature

☐ Adult Signature☐ Certified Mail®
☐ Certified Mail Restricted Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail
☐ Insured Mail Restricted Delivery

(over \$500)

Domestic Return Receipt

Page 63



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

A & J Construction Management LLC
1503 W. Emma Ave
Springdale, AR 72764

FIRST-CLASS
NON-AUTO
PSRT LTR



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SPRINGDALE CITY COUNCIL
JANUARY 14, 2025

The City Council of the City of Springdale met in regular session on Tuesday, January 14, 2025 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 3
Amelia Taldo	Ward 4
Jeff Watson	Ward 3
Mike Overton	Ward 2
Mike Lawson	Ward 1
Aaron Huntley	Ward 2
Randall Harriman	Ward 1
Mark Fougerousse	(Absent)
Ernest Cate	City Attorney
Sabra Jeffus	City Clerk/Treasurer

Department heads present:

Frank Gamble	Police Chief
Patsy Christie	Planning Commission Director
Ben Peters	Engineer Director
Mike Chamlee	Buildings Director
James Smith	Public Works Director
Blake Holte	Fire Chief
Colby Fulfer (Zoom)	Chief of Staff
Mark Gutte	IT Director
Ron Findley	Director of Community Engagement/Neighborhood Services

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the December 10, 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 Powell made the second.

After the vote was taken, motion carried 7-0.

City Attorney Ernest Cate stated that item 17 on the agenda covers the same topic as Item #8 and he failed to place those two items together on the agenda. Mr. Cate requested that item #17 be moved to item #8b on the agenda. Council Member Taldo made a motion to accept the request and Council Member Powell made the second.

After the vote was taken, motion carried 7-0.

RESOLUTION NO. 1-25 – MAKING APPOINTMENTS TO THE SPRINGDALE PLANNING COMMISSION (Garrett Harlan).

Mayor Doug Sprouse presented a resolution, appointing Garrett Harlan to the Springdale Planning Commission.

RESOLUTION NO. 1-25

**A RESOLUTION MAKING APPOINTMENTS TO THE
SPRINGDALE PLANNING COMMISSION.**

WHEREAS, Dale Tyler, Seat 9, who currently serves on the Springdale Planning Commission, has served two full terms, and

WHEREAS, Dale Tyler will be finishing his final term that is set to expire on January 31, 2025, and

WHEREAS, Section 90-26 of the Springdale Code of Ordinances provides for these appointments by the Mayor with the approval of the City Council; and

WHEREAS, the Mayor has selected Garrett Harlan to be appointed to Seat 9 of the Springdale Planning Commission, in accordance with Section 90-26 of the Springdale Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that Garrett Harlan is hereby appointed to Seat 9 on the Springdale Planning Commission, for one full term that is set to expire on January 31, 2029.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 1-25.

RESOLUTION NO. 2-25 – APPROVING THE REAPPOINTMENT OF RAY CARDIEL TO THE SPRINGDALE PLANNING COMMISSION.

Mayor Doug Sprouse presented a resolution approving the reappointment of Ray Cardiel to the Springdale Planning Commission.

RESOLUTION NO. 2-25

**A RESOLUTION APPROVING THE REAPPOINTMENT OF
RAY CARDIEL TO THE SPRINGDALE PLANNING
COMMISSION.**

WHEREAS, Ray Cardiel, Seat 4, currently serves on the Springdale Planning Commission, with an upcoming expiring term on January 31, 2025; and

WHEREAS, Section 90-26 of the Springdale Code of Ordinances provides for these appointments by the Mayor with the approval of the City Council; and

WHEREAS, the Mayor has selected Ray Cardiel to be reappointed to Seat 4 on the Springdale Planning Commission, in accordance with Section 90-26 of the Springdale Code of Ordinances; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor hereby reappoints Ray Cardiel to Seat 4 on the Springdale Planning Commission with a term set to expire on January 31, 2029.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 2-25.

ORDINANCE NO. 6040 – ANNEXING CERTAIN PROPERTY INTO THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, PURSUANT TO ARK. CODE ANN. §14-40-601, ET SEQ., AND DECLARING AN EMERGENCY.

City Attorney Ernest Cate presented an Ordinance annexing certain property into the City of Springdale, Benton County, Arkansas, pursuant to Ark. Code Ann. § 14-40-601, et seq., and declaring an emergency. The property consists of 56 acres at the corner of Apple Blossom Road and Highway 265. The annexation is at the request of the property owner.

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6040

ORDINANCE NO. 6041 – ACCEPTING FOR ANNEXATION CERTAIN PROPERTY INTO THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, PURSUANT TO ARK. CODE ANN. §14-40-609.

City Attorney Ernest Cate presented an ordinance accepting for annexation certain property into the City of Springdale, Benton County, Arkansas, pursuant to Ark. Code Ann. §14-40-609. The property consists of 11 acres. The annexation is at the request of the property owner.

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

After the vote was taken, motion carried 7-0.

The ordinance was numbered 6041.

ORDINANCE NO. 6042 – ACCEPTING THE FINAL PLAT (FP24-15) OF HAWKSVIEW SUBDIVISION, TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Patsy Christie presented an ordinance accepting the Final Plat (FP24-15) of Hawksview Subdivision, to the City of Springdale, Arkansas and Declaring an Emergency.

Planning Commission recommended approval at their meeting.

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried by 7-0.

The ordinance was numbered 6042.

ACTION: An Appeal of the Planning Commission’s denial of a Rezoning Petition (R24-58) for OC-Springdale, LLC from Agricultural District (A-1) to Manufactured Home Park District (MHP) at a property west of N. Thompson Street and north of W. Morris Avenue.

Derek Gibson, a member of OC-Springdale, LLC presented reasons for the rezoning request. A resident on Sunrise Avenue, Bernice Blake, spoke against the rezoning.

After much discussion of zoning options, Overton moved to table the appeal and Harriman made the second.

After the vote was taken, motion carried 7-0.

RESOLUTION NO. 3-25 – RECOGNIZING THE LEGACY OF DR. MARTIN LUTHER KING, JR., BY NAMING AND DESIGNATING A HIGHWAY OVERPASS TO BE NAMED FOR DR. MARTIN LUTHER KING, JR.

City Attorney Ernest Cate presented a resolution recognizing the legacy of Dr. Martin Luther King, Jr., by naming and designating a highway overpass to be named for Dr. Martin Luther King, Jr.

RESOLUTION NO. 3-25

A RESOLUTION RECOGNIZING THE LEGACY OF DR. MARTIN LUTHER KING, JR. BY NAMING AND DESIGNATING A HIGHWAY OVERPASS TO BE NAMED FOR DR. MARTIN LUTHER KING, JR.

WHEREAS, Dr. Martin Luther King, Jr., is widely recognized as the leader of the modern American Civil Rights Movement, and espoused a non-violent philosophy striving for freedom, justice, and equality;

WHEREAS, on November 2, 1983, President Ronald Reagan signed the King Holiday Bill into law, designating the third Monday in January a federal holiday in observance of Dr. King's legacy;

WHEREAS, in 2011, the Martin Luther King Memorial in Washington, D.C., was dedicated, which was the first Memorial to honor an African American individual on the National Mall, and was designed as a space to contemplate Dr. King's legacy;

WHEREAS, Dr. King's life was tragically cut short in 1968, but his vision for freedom, justice, and equality lives on; and,

WHEREAS, the City Council for the City of Springdale, Arkansas, wishes to recognize Dr. King and his legacy by naming the Watkins Avenue bridge/overpass, which spans Interstate Highway 49, after Dr. Martin Luther King, Jr.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Watkins Avenue bridge/overpass which spans Interstate Highway 49, running east and west, is hereby named after "Dr. Martin Luther King, Jr." in recognition of Dr. King's legacy and vision for freedom, justice, and equality.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 5-2. Mike Overton & Mike Lawson voted no.

The Resolution was numbered 3-25.

ORDINANCE NO. 6043 – ESTABLISHING THE EMPLOYEE PERFORMANCE COMPENSATION FUND, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES.

Chief of Staff Colby Fulfer presented an ordinance establishing the Employee Performance Compensation Fund, declaring an Emergency, and for other purposes.

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried by 7-0.

The ordinance was numbered 6043.

RESOLUTION NO. 4-25 – AUTHORIZING THE GRANT OF A WATER/SEWER EASEMENT ACROSS PROPERTY OWNED BY THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS.

City Attorney Ernest Cate presented a resolution authorizing the grant of a Water/Sewer Easement across property owned by the City of Springdale, Benton County, Arkansas.

RESOLUTION NO. 4-25

A RESOLUTION AUTHORIZING THE GRANT OF A WATER/SEWER EASEMENT ACROSS PROPERTY OWNED BY THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS.

WHEREAS, the City of Springdale, Arkansas, owns property known as Parcel No. 21-00167-470, Parcel No. 21-00167-471, and Parcel No. 21-00167-545, Benton County, Arkansas, more commonly known as Shaw Family Park ("the Property");

WHEREAS, the City of Springdale is undertaking certain improvements on the Property, and the Springdale Water and Sewer Commission is in need of a water/sewer easement across the Property for water/sewer improvements related thereto, as shown on the attached Exhibit "A";

WHEREAS, the water/sewer easement is necessary for the construction and improvement of water/sewer facilities to enhance capacity in the area of the Properties, including Shaw Family Park, and will be beneficial to future growth and development of the area;

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor and City Clerk are hereby authorized to execute the attached easement document granting a water/sewer easement across the Property to the Springdale Water and Sewer Commission.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 4-25.

RESOLUTION NO. 5-25 – AUTHORIZING THE GRANT OF A UTILITY EASEMENT
ACROSS PROPERTY OWNED BY THE CITY OF SPRINGDALE, BENTON COUNTY,
ARKANSAS.

City Attorney Ernest Cate presented a Resolution authorizing the grant of a Utility Easement across property owned by the City of Springdale, Benton County, Arkansas.

RESOLUTION NO. 5-25

**A RESOLUTION AUTHORIZING THE GRANT OF A
UTILITY EASEMENT ACROSS PROPERTY OWNED BY
THE CITY OF SPRINGDALE, BENTON COUNTY,
ARKANSAS.**

WHEREAS, the City of Springdale, Arkansas, owns property known as Parcel No. 21-00167-470, Parcel No. 21-00167-471, and Parcel No. 21-00167-545, Benton County, Arkansas, more commonly known as Shaw Family Park ("the Property");

WHEREAS, the City of Springdale is undertaking certain improvements on the Property, and Ozarks Electric is in need of a utility easement across the Property for utility improvements related thereto, as shown on the attached Exhibit "A";

WHEREAS, the utility easement is necessary for the construction and improvement of utility facilities to enhance capacity in the area of the Properties, including Shaw Family Park, and will be beneficial to future growth and development of the area;

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor and City Clerk are hereby authorized to execute the attached easement document granting a utility easement across the Property to Ozarks Electric.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 5-25.

RESOLUTION NO. 6-25 – AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM MARGARET BARBER AND LARRY BUNCH FROM THE GENE GEORGE BOULEVARD EXTENSION PROJECT (ELM SPRINGS ROAD TO COUNTY LINE ROAD), PROJECT NO. 23BPS4.

City Attorney Ernest Cate presented a Resolution authorizing the expenditure of funds to acquire property from Margaret Barber and Larry Bunch from the Gene George Boulevard Extension Project (Elm Springs Road to County Line Road), Project No. 23BPS4.

RESOLUTION NO. 6-25

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM MARGARET BARBER AND LARRY BUNCH 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 29 and Tract 30), said lands being owned by Margaret Barber and Larry Bunch, also known as Washington County Tax Parcel No. 815-29789-265 and Parcel No. 815-29789-260, located at 2583 N. 56th Street, Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the easements across the Property, as determined by an appraisal, is \$22,000.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$27,109.00 to acquire the easements across the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$5,109.00 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 parcel of land for the Gene George Blvd. Extension Project (Elm Springs Rd. to County Line Rd.), Project No. 23BPS4 (Tract 29 and Tract 30), said lands being owned by Margaret Barber and Larry Bunch, for the total sum of \$27,109.00 to be paid from the 2023 Street Bond.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 6-25.

RESOLUTION NO. 7-25 – INTENT REGARDING THE FINANCING OF THE WESTERN CORRIDOR TRANSMISSION MAIN PROJECT.

Heath Ward presented a resolution of intent regarding the financing of the Western Corridor Transmission Main Project.

RESOLUTION NO. 7-25

A FURTHER RESOLUTION OF INTENT REGARDING THE FINANCING OF THE WESTERN CORRIDOR TRANSMISSION MAIN PROJECT AND THE JOHNSON/ROBINSON FORCE MAIN AND GRAVITY SEWER PROJECT

WHEREAS, the City of Springdale, Arkansas (the "City") owns and operates, through the Springdale Water and Sewer Commission (the "Commission") and the Springdale Water Utilities ("SWU"), a water and sewer system (the "System") in order to provide water and sewer service to meet the needs of the City and its inhabitants, and certain nearby areas; and

WHEREAS, the Commission has determined that there is a need for improvements to the water facilities of the System, including particularly, without limitation, the project known as the "Western Corridor Transmission Main Project" (the "Water Project"); and

WHEREAS, the Commission has determined that there is a need for improvements to the sewer facilities of the System, including particularly, without limitation, the project known as the "Johnson/Robinson Force Main and Gravity Sewer Project" (the "Sewer Project"); and

WHEREAS, pursuant to a recommendation from the Commission, the City Council adopted Resolution No. 101-24 on August 13, 2024, evidencing the City's intent to issue up to \$50,000,000 of water and sewer revenue bonds through the State Drinking Water Revolving Loan Fund program to finance the Water Project; and

WHEREAS, after further study and consideration, the Commission has determined that it can obtain more favorable terms for financing the Water Project and Sewer Project (collectively, the "Project") with the proceeds of water and sewer revenue bonds in the maximum principal amount of \$60,000,000 to be underwritten by Stephens Inc. and Crews & Associates, Inc. (the "Underwriters"); and

WHEREAS, one of the purposes of this Resolution is for the City to declare its "official intent" for the reimbursement of certain expenditures in the increased amount, within the meaning of Regulation Section 1.150-2 promulgated by the United States Treasury Department (the "Regulation"); and

WHEREAS, the Commission has requested that the City Council adopt this Resolution;

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

Section 1: The City hereby expresses its official intent for revenues of the System to be advanced by SWU to pay costs of the Project prior to the issuance of the Bonds and for SWU to be reimbursed for such expenditures from proceeds of the Bonds.

Section 2: This Resolution shall be considered an "official intent" for purposes of the Regulation and shall be filed in the official records of the City in the office of the City Clerk within five (5) days from the adoption hereof.

Section 3: The officials of the City are authorized to cooperate with the Underwriters, and Friday, Eldredge & Clark, LLP, as Bond Counsel, in the preparation of a preliminary official statement and bond ordinance and are further authorized to execute such writings and take such actions as may be appropriate to the offering of the Bonds.

Section 4: As the issuance of the Bonds is, under Arkansas law, subject to the approval of the City Council, by ordinance, any sale of the Bonds will be subject to the approval of the City Council.

Section 5: This Resolution shall supplement Resolution No. 101-24 for official intent purposes and modify Resolution No. 101-24 as to the method of financing the Project.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 7-25.

RESOLUTION NO. 8-25 – ACCEPTING A GRANT FROM THE ARKANSAS PUBLIC SAFETY EQUIPMENT GRANT PROGRAM, AUTHORIZING THE MAYOR TO SIGN THE GRANT AGREEMENT, TO APPROPRIATE FUNDS, AND TO WAIVE COMPETITIVE BIDDING.

Police Chief Frank Gamble presented a resolution accepting a grant from the Arkansas Public Safety Equipment Grant Program, authorizing the Mayor to sign the grant agreement, to appropriate funds, and to waive competitive bidding.

RESOLUTION NO. 8-25

A RESOLUTION ACCEPTING A GRANT FROM THE ARKANSAS PUBLIC SAFETY EQUIPMENT GRANT PROGRAM, AUTHORIZING THE MAYOR TO SIGN THE GRANT AGREEMENT, TO APPROPRIATE FUNDS, AND TO WAIVE COMPETITIVE BIDDING

WHEREAS, the Springdale Police Department was awarded a grant from the Arkansas Public Safety Equipment Grant Program in the amount of \$74,250.00, and

WHEREAS, the Springdale Police Department will be using the grant funds to purchase Apex Officer Virtual Reality Training equipment in the amount of \$81,489.38, which will provide essential training related to “shoot/don’t shoot” scenarios, de-escalation training, and more, and

WHEREAS, they are requesting to waive competitive bidding as the equipment is a sole source provider under Ark. Code Ann. §14-58-104.

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

Section 1: That the Mayor is hereby authorized to accept and sign the grant agreement for an Arkansas Public Safety Equipment Grant in the amount of \$74,250.00.

Section 2: The purchase amount for the Apex Officer Virtual Reality Training equipment is \$81,489.38 – The equipment will be paid for by the Arkansas Public Safety Equipment Grant in the amount of \$74,250.00; the remaining balance of \$7,239.38 will be paid for out of Drug Seizure Funds.

Section 3: That competitive bidding is not deemed feasible or practical because of the exceptional situation previously set out herein and therefore competitive bidding is hereby waived under Ark. Code Ann. §14-58-104.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 8-25.

RESOLUTION NO. 9-25 – AUTHORIZING THE DESTRUCTION OF OLD POLICE RECORDS.

Police Chief Frank Gamble presented a resolution authorizing the destruction of old Police records.

RESOLUTION NO. 9-25

A RESOLUTION AUTHORIZING THE DESTRUCTION OF OLD POLICE RECORDS

WHEREAS, there is presently a shortage of storage space to maintain old Police records, and

WHEREAS, all of the records are items that the Police Department is not required to keep by law or are items that have been digitally archived, and

WHEREAS, Arkansas Code Ann. § 14-59-114 provides for the destruction of old records with the permission of the City Council.

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

Section 1: The Mayor is hereby authorized to arrange for the destruction, by shredding, of old Police Department records and other documents indicated on the attached affidavit, in accordance with Arkansas Code Ann. §14-59-114.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

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 7-0.

The Resolution was numbered 9-25.

RESOLUTION NO. 10-25: SETTING A HEARING DATE ON A PETITION TO ABANDON A STORM DRAINAGE EASEMENT ON PROPERTY LOCATED WITHIN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

City Attorney Ernest Cate presented a resolution setting a hearing date on a petition to abandon a storm drainage easement on property located within the City of Springdale, Washington County, Arkansas.

RESOLUTION NO. 10-25

A RESOLUTION SETTING A HEARING DATE ON A PETITION TO ABANDON A STORM DRAINAGE EASEMENT ON PROPERTY LOCATED WITHIN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

WHEREAS, D.R. Horton – NW Arkansas, LLC, Inc., has petitioned for the abandonment of the entirety of a storm drainage easement, said easement having been filed for record on November 15, 1999, as File No. 99102236 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

STORM DRAINAGE EASEMENT VACATION DESCRIPTION:

A 20 FOOT WIDE SANITARY SEWER AND STORM DRAINAGE EASEMENT, SAID EASEMENT BEING PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS NORTH 89°38' EAST 400 FEET AND NORTH 00°18' EAST 210 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-SIX (26); THENCE SOUTH 00°18'00" WEST A DISTANCE OF 39.92 TO A POINT; THENCE NORTH 89°39'00" WEST A DISTANCE OF 20.00 TO A POINT; THENCE NORTH 00°18'00" EAST A DISTANCE OF 48.65 TO A POINT; THENCE NORTH 27°57'36" EAST A DISTANCE OF 112.64 TO A POINT; THENCE NORTH 01°32'56" WEST A DISTANCE OF 174.98 TO A POINT; THENCE NORTH 45°11'57" EAST A DISTANCE OF 32.99 TO A POINT; THENCE SOUTH 44°48'03" EAST A DISTANCE OF 20.00 TO A POINT; THENCE SOUTH 45°11'57" WEST A DISTANCE OF 24.35 TO A POINT; THENCE SOUTH 01°32'56" EAST A DISTANCE OF 171.60 TO A POINT; THENCE SOUTH 27°57'36" WEST A DISTANCE OF 112.98 TO A POINT; THENCE SOUTH 00°18'00" WEST A DISTANCE OF 3.82 TO A POINT; TO THE POINT OF BEGINNING; CONTAINING 0.17 ACRES OR 7219.17 SQUARE FEET MORE OR LESS.

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that February 11, 2025, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 10-25.

RESOLUTION 11-25: SETTING A HEARING DATE ON A PETITION TO VACATE A PORTION OF E. RANDALL WOBBE LANE.

City Attorney Ernest Cate presented a resolution setting a hearing date on a petition to vacate a portion of E. Randall Wobbe Lane.

RESOLUTION NO. 11-25

A RESOLUTION SETTING A HEARING DATE ON A PETITION TO VACATE A PORTION OF E. RANDALL WOBBE LANE.

WHEREAS, C.L. George and Sons has petitioned for the abandonment of a portion of a dedicated public street, more commonly known as a portion of E. Randall Wobbe Lane, described as follows:

Part of the NW¼ of the SW¼ of Section 30 and the SW¼ of the NW¼ of Section 30, Township 18 N, Range 29 W, Washington County, Arkansas, more particularly described as follows: Commencing at the SE corner of the NW¼ of the SW¼ of Section 30; thence North 88°21' West along the South line thereof a distance of 309.8 feet; thence continue North 88°21' West along said South line a distance of 70.0 feet to a point on the westerly ROW line of Old Missouri Road; thence North 04°45' East along said ROW line, a distance of 215.5 feet to a point; thence North 01°12' East along said ROW line, a distance of 323.1 feet to a point; thence North 01°50' East along said ROW line, a distance of 254.9 feet to a point; thence North 03°31' East along said ROW line, a distance of 273.2 feet to a point; thence North 01°49' West along said ROW line, a distance of 200.6 feet to a point on the southerly ROW line of Randall Wobbe Lane and the POINT OF BEGINNING; thence North 49°00' West along said ROW line, a distance of 103.4 feet to a point; thence South 86°57' West along said ROW line, a distance of 200.6 feet to a point; thence North 88°46' West along said ROW line, a distance of 100.0 feet to a point; thence North 77°27' West along said ROW line, a distance of 102.0 feet to a point; thence North 88°46' West along said ROW line, a distance of 350.0 feet to a point; thence South 59°32' West along said ROW line, a distance of 40.0 feet to a point; thence North 88°16' West along said ROW line, a distance of 16.5 feet to a point on the existing centerline of Jefferson Street; thence North 01°44' East along said existing centerline, a distance of 135.9 feet to a point on the northerly ROW line of Randall Wobbe Lane; thence South 88°16' East along said ROW line, a distance of 15.0 feet to a point; thence South 52°52' East along said ROW line, a distance of 42.4 feet to a point; thence South 87°57' East along said ROW line, a distance of 350.0 feet to a point; thence North 82°42' East along said ROW line, a distance of 101.1 feet to a point; thence South 87°49' East along said ROW line, a distance of 300.0 feet to a point; thence North 63°09' East along said proposed ROW line, a distance of 75.1 feet to a point on the westerly ROW line of Old Missouri Road; thence East to a point which is due North of the point of beginning; thence South to the POINT OF BEGINNING.

Less and Except the following:

Part of the NW¼ of the SW¼ of Section 30 and the SW¼ of the NW¼ of Section 30, Township 18 N, Range 29 W, Washington County, Arkansas, more particularly described as follows: Commencing at the SE corner of the NW¼ of the SW¼ of Section 30; thence North 88°21' West along the south line thereof a distance of 309.8 feet; thence continue North 88°21' West along said south line a distance of 70.0 feet to a point on the westerly ROW line of Old Missouri Road; thence North 04°45' East along said ROW line, a distance of 215.5 feet to a point; thence North 01°12' East along said ROW line, a distance of 323.1 feet to a point; thence North 01°50' East along said ROW line, a distance of 254.9 feet to a point; thence North 03°31' East along said ROW line, a distance of 273.2 feet to a point; thence North 01°49' West along said ROW line, a distance of 200.6 feet to a point on the southerly ROW line of Randall Wobbe Lane; thence North 49°00' West along said ROW line, a distance of 103.4 feet to a point; thence South 86°57' West along said ROW line, a distance of 200.6 feet to a point; thence North 88°46' West along said ROW line, a distance of 100.0 feet to a point; thence North 77°27' West along said ROW line a distance of 102.0 feet to a point; thence North 88°46' West along said ROW line, a distance of 350.0 feet to the POINT OF BEGINNING; thence South 59°32' West along said ROW line, a distance of 40.0 feet; thence North 88°16' West along said ROW line, a distance of 16.5 feet to a point on the existing centerline of

Jefferson Street; thence North 01°44' East along said existing centerline, a distance of 135.9 feet to a point on the proposed northerly ROW line of Randall Wobbe Lane; thence South 88°16' East along said ROW line, a distance of 15.0 feet to a point; thence South 52°52' East along said ROW line, a distance of 42.4 feet to a point; thence South 87°57' East along said ROW line, a distance of 350.0 feet to a point; thence returning Southwesterly to the POINT OF BEGINNING.

And as shown on the attached Exhibit "A".

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that February 11, 2025, at 6:00 p.m. be set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time, as required by law.

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

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 11-25.

ORDINANCE NO. 6044: 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.

-NEXPOINT SFR SPE 2 LLC. 3728 ALLIANCE DRIVE & 235 GLORY LANE

City Attorney Ernest Cate 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.

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6044.

ORDINANCE NO. 6045: 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.

-RONA TELMON SILK ON 1023 LOWELL ROAD, BARBARA SUE REDDELL ON 836 JAY LANE

City Attorney Ernest Cate 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.

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6045.

DEPARTMENT HEAD COMMENTS

Mayor Doug Sprouse started a discussion on the date of the 2nd City Council Committee meeting in January. Because Monday, January 20 is a Federal Holiday and the City Offices will be closed, the meeting will be moved to Tuesday, January 21. There was no objection by Council members.E

ADJOURNMENT

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

After a voice vote of all ayes and no nays, the meeting adjourned at 7:09 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer