

- **The next City Council Committee Meeting will be Wednesday, September 16<sup>th</sup>, 2026.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL  
REGULAR MEETING  
CITY COUNCIL CHAMBERS  
201 SPRING STREET (2<sup>ND</sup> FLOOR)  
Tuesday, September 8<sup>th</sup>, 2026**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Mike Lawson

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

The Council will hear brief comments from citizens present at the meeting during this period on issues not on the agenda. No action will be taken tonight. All comments will be taken under advisement.

5. Approval of Minutes – **Tuesday, August 25<sup>th</sup>, 2026.** Pgs. 83-92
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) 9B-9H; 10 (Motion must be approved by two-thirds (2/3) of the council members).*

7. Finance Committee by Chairman Jeff Watson – All Item (s) forwarded with recommendation for approval

- A. **A Resolution** authorizing the execution of a construction contract for East Emma Avenue Streetscape. Project No 23BPS14. Presented by Ryan Carr, Deputy Director of Engineering. Pgs. 1-6
- B. **A Resolution** authorizing the execution of a Professional Services Agreement for Construction Phase Services for East Emma Avenue Streetscape. Project No. 23BPS14. Presented by Ryan Carr, Deputy Director of Engineering. Pgs. 7-11

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

- A. **A Resolution** authorizing the City of Springdale to enter into a contract with Stearman Roofing & Sheet Metal for a roofing project at Fire Station No. 2. Presented by Blake Holte, Fire Chief. Pgs. 12-16
- B. **A Resolution** amending the 2026 Budget of the City of Springdale Police Department and authorizing the purchase of a new K-9. Presented by Derek Wright, Police Chief. Pgs. 17-21

9. Planning Commission Report and Recommendation by Sharon Tromburg, 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 (FB26-13) certain lands located at 314

E. Velma Avenue from a Medium Density Multi-Family Residential District (MF-12) to a Springdale Elective Enhancement District (SEED) – Neighborhood Residential Type 3 (NR3); and declaring an emergency. Pgs. 22-26

- 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 (R26-34) certain lands located at 4376 Twin Oaks Drive, 3525 Wagon Wheel Road, and a parcel south of 3525 Wagon Wheel Road from an Agricultural District (A-1) to a General Commercial District (C-2) within Springdale, Arkansas. Pgs. 27-32
- C. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto, by rezoning (R26-38) certain lands located at the parcel south of 1124 Hatcher Road from an Agricultural District (A-1) to a Low/Medium Density Single-Family Residential District (SF-2); and declaring an emergency. Pgs. 33-38
- 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 (R26-39) certain lands located at 5725 N. Thompson Street from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) within Springdale, Arkansas. Pgs. 39-43
- E. **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 (R26-40) certain lands located at 355 E. AR Highway 264 from a General Commercial District (C-2) to a Light Industrial District (I-1); and declaring an emergency. Pgs. 44-48
- F. **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 (R26-41) certain lands located at 2638 W. Sunset Avenue from a General Commercial District (C-2) to a

Thoroughfare Commercial District (C-5) within Springdale, Arkansas.  
**Pgs. 49-53**

G. **An Ordinance** accepting the replat (RP26-08) of Lots 3, 4, & 5 of Ranchwood Place Subdivision to the City of Springdale, Arkansas; and declaring an emergency. **Pgs. 54-59**

H. **A Resolution** approving a waiver (W26-34) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to McDonald's Restaurant in connection with L26-08, a large-scale development. **Pgs. 60-66**

I. **A Resolution** approving a waiver (W26-38) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Marchant Road Storage in connection with L26-16, a large-scale development. **Pgs. 67-70**

J. **A Resolution** approving a conditional use for Taqueria Rosy Toluca at 4409 S. Thompson Street as set forth in Ordinance No. 4030. **Pgs. 71-75**

10. **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. **Pgs. 76-82**

11. Comments from Council Members.

12. Comments from Department Heads.

13. Comments from City Attorney.

14. Comments from Mayor.

15. Adjournment.



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE EXECUTION  
OF A CONSTRUCTION CONTRACT FOR EAST  
EMMA AVENUE STREETSCAPE  
PROJECT NO 23BPS14**

**WHEREAS**, sealed bids were received on August 12, 2026 at 2:00 p.m. for the East Emma Avenue Streetscape from Park Street to Old Missouri Road and

**WHEREAS**, Grant Garrett Excavating Inc. was the low responsible bidder for this project at \$4,878,723.36,

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

**Section 1.** The Mayor and City Clerk are hereby authorized to execute a contract with Grant Garrett Excavating, Inc. for the construction of East Emma Avenue Streetscape for \$4,878,723.36 to be paid from the 2023 Street Bond Fund.

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

**PASSED AND APPROVED** this \_\_\_\_ day of September, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, City Attorney



August 18, 2026  
City of Springdale  
201 Spring St.  
Springdale, AR 72764

Re: 33643 East Emma Avenue Streetscape – Letter of Recommendation

To whom it may concern,

Bids for the East Emma Avenue Streetscape project were publicly opened on August 12, 2026, in accordance with the Contract Documents.

A total of four (4) bids were received and evaluated. Following the bid opening, CEI Engineering Associates, Inc., as the Owner's Representative, reviewed all submitted bids for responsiveness and compliance with the Contract Documents.

As part of this review, the bid submissions were evaluated for completeness, responsiveness, bidder qualifications, and mathematical accuracy. During the review process, an inconsistency was identified within Bid Item No. 2 of the bid schedule as issued in the Contract Documents. The item was identified as a Lump Sum (LS) item while also listing an estimated quantity of twenty-three (23). This inconsistency originated in the bid documents prepared for bidding and did not affect the identification of the apparent low bidder. The apparent low bidder has provided written clarification regarding its interpretation of the item, and the bid has been evaluated accordingly.

Based on the evaluation of bids, including verification of responsiveness and bidder qualifications, Garrett X has submitted the lowest responsive and responsible bid for the project.

The corrected bid total for Garrett X is: \$4,878,723.36.

CEI Engineering Associates, Inc. recommends that the City of Springdale award the contract to Garrett X, contingent upon receipt of all required approvals and successful execution of contract documents.

Please let us know if you require any additional information or documentation to support this recommendation.

Sincerely,

Colton Echols, PE  
Project Manager, Construction Administration



Bid Tabulation  
Project Name: Emma Streetscape  
Project Number: 33643  
Location: Springdale, Arkansas  
Date: 8/12/2026

|                            |                                                           |                    |      | Engineer       |              | Garrett X      |              | TriStar        |              | Rowan + Sons   |              | Benchmark      |              |
|----------------------------|-----------------------------------------------------------|--------------------|------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|----------------|--------------|
| Item                       | Unit                                                      | Estimated Quantity |      | Bid Unit Price | Bid Price    | Bid Unit Price | Bid Price    | Bid Unit Price | Bid Price    | Bid Unit Price | Bid Price    | Bid Unit Price | Bid Price    |
| McCollum Sidepath Phase II |                                                           |                    |      |                |              |                |              |                |              |                |              |                |              |
| 1                          | MOBILIZATION                                              | LS                 | 1    | \$250,000.00   | \$250,000.00 | \$169,020.63   | \$169,020.63 | \$246,508.64   | \$246,508.64 | \$281,250.00   | \$281,250.00 | \$282,318.00   | \$282,318.00 |
| 2                          | CLEARING & GRUBBING                                       | LS                 | 23   | \$200,000.00   | \$200,000.00 | \$29,959.83    | \$689,076.09 | \$10,000.00    | \$230,000.00 | \$207,725.00   | \$207,725.00 | \$31,209.00    | \$717,807.00 |
| 3                          | REMOVAL AND DISPOSAL OF PAVERS                            | SY                 | 27   | \$50.00        | \$1,350.00   | \$77.00        | \$2,079.00   | \$10.00        | \$270.00     | \$225.00       | \$6,075.00   | \$54.81        | \$1,479.87   |
| 4                          | REMOVAL AND DISPOSAL OF MULCH                             | SY                 | 15   | \$12.00        | \$180.00     | \$27.50        | \$412.50     | \$10.00        | \$150.00     | \$118.75       | \$1,781.25   | \$181.33       | \$2,719.95   |
| 5                          | REMOVAL AND DISPOSAL OF BRICKS                            | SY                 | 46   | \$25.00        | \$1,150.00   | \$18.00        | \$828.00     | \$10.00        | \$460.00     | \$187.50       | \$8,625.00   | \$45.69        | \$2,101.74   |
| 6                          | REMOVAL AND DISPOSAL OF PAVEMENT MARKING/STRIPING         | LF                 | 1087 | \$5.00         | \$5,435.00   | \$1.80         | \$1,956.60   | \$2.00         | \$2,174.00   | \$8.50         | \$9,239.50   | \$2.27         | \$2,467.49   |
| 7                          | REMOVE AND DISPOSE HANDRAIL                               | LF                 | 16   | \$35.00        | \$560.00     | \$45.50        | \$728.00     | \$12.00        | \$192.00     | \$93.75        | \$1,500.00   | \$43.75        | \$700.00     |
| 8                          | REMOVAL AND DISPOSAL OF POLE, FOUNDATION AND STREET LIGHT | EA                 | 2    | \$2,500.00     | \$5,000.00   | \$1,075.00     | \$2,150.00   | \$720.00       | \$1,440.00   | \$1,125.00     | \$2,250.00   | \$3,335.00     | \$6,670.00   |
| 9                          | REMOVE AND SALVAGE MONUMENT/POLE SIGN                     | EA                 | 2    | \$1,000.00     | \$2,000.00   | \$730.00       | \$1,460.00   | \$1,100.00     | \$2,200.00   | \$3,125.00     | \$6,250.00   | \$1,399.13     | \$2,798.26   |
| 10                         | REMOVAL AND DISPOSAL OF PAVEMENT MARKING WORD/SYMBOL      | EA                 | 7    | \$200.00       | \$1,400.00   | \$179.00       | \$1,253.00   | \$180.00       | \$1,260.00   | \$718.50       | \$5,029.50   | \$227.25       | \$1,590.75   |
| 11                         | REMOVAL, SALVAGE AND REINSTALL ORT BENCHES                | EA                 | 1    | \$1,000.00     | \$1,000.00   | \$2,479.00     | \$2,479.00   | \$2,100.00     | \$2,100.00   | \$625.00       | \$625.00     | \$750.00       | \$750.00     |
| 12                         | REMOVE AND SALVAGE SIGNS                                  | EA                 | 22   | \$300.00       | \$6,600.00   | \$292.00       | \$6,424.00   | \$350.00       | \$7,700.00   | \$312.50       | \$6,875.00   | \$350.00       | \$7,700.00   |
| 13                         | FIBER OPTIC VAULT TO BE ADJUSTED TO GRADE                 | EA                 | 4    | \$5,000.00     | \$20,000.00  | \$1,016.00     | \$4,064.00   | \$1,100.00     | \$4,400.00   | \$1,062.50     | \$4,250.00   | \$1,287.50     | \$5,150.00   |
| 14                         | UNCLASSIFIED EXCAVATION                                   | CY                 | 1984 | \$50.00        | \$99,200.00  | \$28.50        | \$56,544.00  | \$18.00        | \$35,712.00  | \$28.75        | \$57,040.00  | \$46.00        | \$91,264.00  |
| 15                         | COMPACTED EMBANKMENT                                      | CY                 | 130  | \$50.00        | \$6,500.00   | \$41.50        | \$5,395.00   | \$20.00        | \$2,600.00   | \$86.25        | \$11,212.50  | \$60.00        | \$7,800.00   |
| 16                         | UNDERCUT AND BACKFILL                                     | CY                 | 100  | \$100.00       | \$10,000.00  | \$100.00       | \$10,000.00  | \$30.00        | \$3,000.00   | \$156.25       | \$15,625.00  | \$74.50        | \$7,450.00   |
| 17                         | SOIL STABILIZATION                                        | TON                | 50   | \$550.00       | \$27,500.00  | \$809.00       | \$40,450.00  | \$500.00       | \$25,000.00  | \$687.50       | \$34,375.00  | \$450.00       | \$22,500.00  |
| 18                         | 4" AGGREGATE BASE COURSE (CLASS 7)                        | SY                 | 4021 | \$25.00        | \$100,525.00 | \$15.00        | \$60,315.00  | \$15.00        | \$60,315.00  | \$13.13        | \$52,795.73  | \$14.05        | \$56,495.05  |
| 19                         | 6" AGGREGATE BASE COURSE DRIVEWAY                         | SY                 | 820  | \$42.50        | \$34,850.00  | \$18.00        | \$14,760.00  | \$20.00        | \$16,400.00  | \$19.69        | \$16,145.80  | \$21.05        | \$17,261.00  |
| 20                         | 8" AGGREGATE BASE COURSE (CLASS 7)                        | SY                 | 1444 | \$45.00        | \$64,980.00  | \$20.00        | \$28,880.00  | \$27.50        | \$39,710.00  | \$26.25        | \$37,905.00  | \$40.55        | \$58,554.20  |
| 21                         | ACHM BINDER COURSE (1")                                   | TON                | 75   | \$225.00       | \$16,875.00  | \$126.00       | \$9,450.00   | \$200.00       | \$15,000.00  | \$368.75       | \$27,656.25  | \$237.55       | \$17,816.25  |
| 22                         | ACHM SURFACE COURSE (1/2")                                | TON                | 1094 | \$250.00       | \$273,500.00 | \$130.00       | \$142,220.00 | \$225.00       | \$246,150.00 | \$202.50       | \$221,535.00 | \$230.28       | \$251,926.32 |
| 23                         | TACK COAT                                                 | GAL                | 992  | \$11.00        | \$10,912.00  | \$3.70         | \$3,670.40   | \$40.00        | \$39,680.00  | \$6.38         | \$6,328.96   | \$7.58         | \$7,519.36   |
| 24                         | ASPHALT DRIVEWAY                                          | SY                 | 333  | \$200.00       | \$66,600.00  | \$29.00        | \$9,657.00   | \$25.00        | \$8,325.00   | \$77.50        | \$25,807.50  | \$42.18        | \$14,045.94  |
| 25                         | P.C. CONCRETE DRIVEWAY                                    | SY                 | 513  | \$120.00       | \$61,560.00  | \$110.00       | \$56,430.00  | \$110.00       | \$56,430.00  | \$99.69        | \$51,140.97  | \$123.34       | \$63,273.42  |
| 26                         | COLD MILLING ASPHALT PAVEMENT                             | SY                 | 7795 | \$35.00        | \$272,825.00 | \$3.90         | \$30,400.50  | \$29.00        | \$226,055.00 | \$10.00        | \$77,950.00  | \$6.06         | \$47,237.70  |
| 27                         | MAINTENANCE OF TRAFFIC                                    | LS                 | 1    | \$80,000.00    | \$80,000.00  | \$105,071.12   | \$105,071.12 | \$25,000.00    | \$25,000.00  | \$180,000.00   | \$180,000.00 | \$239,450.00   | \$239,450.00 |
| 28                         | 19"X30" REINFORCED CONCRETE PIPE, CLASS III               | LF                 | 48   | \$145.00       | \$6,960.00   | \$142.00       | \$6,816.00   | \$200.00       | \$9,600.00   | \$160.00       | \$7,680.00   | \$213.15       | \$10,231.20  |
| 29                         | 29"X45" REINFORCED CONCRETE PIPE, CLASS III               | LF                 | 558  | \$210.00       | \$117,180.00 | \$210.00       | \$117,180.00 | \$400.00       | \$223,200.00 | \$257.60       | \$143,740.80 | \$502.09       | \$280,166.22 |
| 30                         | 18" REINFORCED CONCRETE PIPE, CLASS III                   | LF                 | 782  | \$145.00       | \$113,390.00 | \$87.50        | \$68,425.00  | \$85.00        | \$66,470.00  | \$117.25       | \$91,689.50  | \$207.32       | \$162,124.24 |
| 31                         | 24" REINFORCED CONCRETE PIPE, CLASS III                   | LF                 | 153  | \$200.00       | \$30,600.00  | \$97.00        | \$14,841.00  | \$95.00        | \$14,535.00  | \$119.28       | \$18,249.84  | \$244.83       | \$37,458.99  |
| 32                         | 18" REINFORCED CONCRETE PIPE, CLASS IV                    | LF                 | 44   | \$175.00       | \$7,700.00   | \$97.00        | \$4,268.00   | \$95.00        | \$4,180.00   | \$131.81       | \$5,799.64   | \$234.87       | \$10,334.28  |
| 33                         | 14"X23" REINFORCED CONCRETE PIPE, CLASS IV                | LF                 | 67   | \$180.00       | \$12,060.00  | \$128.00       | \$8,576.00   | \$195.00       | \$13,065.00  | \$140.49       | \$9,412.83   | \$355.71       | \$23,832.57  |
| 34                         | 29"X45" REINFORCED CONCRETE PIPE, CLASS IV                | LF                 | 146  | \$250.00       | \$36,500.00  | \$231.00       | \$33,726.00  | \$415.00       | \$60,590.00  | \$335.35       | \$48,961.10  | \$1,075.85     | \$157,074.10 |
| 35                         | 4" PERFORATED HDPE PIPE                                   | LF                 | 605  | \$45.00        | \$27,225.00  | \$31.00        | \$18,755.00  | \$45.00        | \$27,225.00  | \$78.75        | \$47,643.75  | \$37.57        | \$22,729.85  |
| 36                         | RECTANGULAR CURB INLETS (4'X4')                           | EA                 | 9    | \$12,000.00    | \$108,000.00 | \$7,853.00     | \$70,677.00  | \$5,500.00     | \$49,500.00  | \$5,812.50     | \$52,312.50  | \$9,229.29     | \$83,063.61  |
| 37                         | RECTANGULAR CURB INLETS (5'X5')                           | EA                 | 1    | \$12,000.00    | \$12,000.00  | \$9,166.00     | \$9,166.00   | \$6,500.00     | \$6,500.00   | \$15,000.00    | \$15,000.00  | \$11,826.00    | \$11,826.00  |
| 38                         | REVERSE THROAT CURB INLETS (4'X4')                        | EA                 | 3    | \$12,000.00    | \$36,000.00  | \$9,595.00     | \$28,785.00  | \$7,500.00     | \$22,500.00  | \$13,750.00    | \$41,250.00  | \$10,832.00    | \$32,496.00  |
| 39                         | REVERSE THROAT CURB INLETS (5'X5')                        | EA                 | 2    | \$15,000.00    | \$30,000.00  | \$13,428.00    | \$26,856.00  | \$8,500.00     | \$17,000.00  | \$15,562.50    | \$31,125.00  | \$11,992.00    | \$23,984.00  |
| 40                         | TYPE TM INLETS                                            | EA                 | 2    | \$7,500.00     | \$15,000.00  | \$8,185.00     | \$16,370.00  | \$5,000.00     | \$10,000.00  | \$13,750.00    | \$27,500.00  | \$14,145.00    | \$28,290.00  |
| 41                         | YARD INLET (1.5')                                         | EA                 | 1    | \$2,600.00     | \$2,600.00   | \$5,813.00     | \$5,813.00   | \$3,900.00     | \$3,900.00   | \$3,750.00     | \$3,750.00   | \$5,073.00     | \$5,073.00   |

|    |                                                        |        |       |             |              |             |              |             |              |             |              |             |              |
|----|--------------------------------------------------------|--------|-------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|
| 42 | YARD INLET (8")                                        | EA     | 10    | \$2,600.00  | \$26,000.00  | \$4,468.00  | \$44,680.00  | \$4,000.00  | \$40,000.00  | \$2,000.00  | \$20,000.00  | \$2,074.00  | \$20,740.00  |
| 43 | FLARED END SECTION (18")                               | EA     | 1     | \$1,200.00  | \$1,200.00   | \$1,942.00  | \$1,942.00   | \$2,100.00  | \$2,100.00   | \$1,925.00  | \$1,925.00   | \$1,744.00  | \$1,744.00   |
| 44 | INLET EXTENSION (4')                                   | EA     | 42    | \$3,000.00  | \$126,000.00 | \$1,656.00  | \$69,552.00  | \$2,500.00  | \$105,000.00 | \$3,750.00  | \$157,500.00 | \$2,018.00  | \$84,756.00  |
| 45 | TYPE E JUNCTION BOX (4'X4')                            | EA     | 3     | \$12,000.00 | \$36,000.00  | \$8,330.00  | \$24,990.00  | \$5,900.00  | \$17,700.00  | \$10,562.50 | \$31,687.50  | \$9,082.00  | \$27,246.00  |
| 46 | TYPE E JUNCTION BOX (5'X5')                            | EA     | 1     | \$15,000.00 | \$15,000.00  | \$9,256.00  | \$9,256.00   | \$7,000.00  | \$7,000.00   | \$12,062.50 | \$12,062.50  | \$11,316.00 | \$11,316.00  |
| 47 | CONFLICT MANHOLES (5'X5')                              | EA     | 2     | \$9,000.00  | \$18,000.00  | \$7,751.00  | \$15,502.00  | \$7,500.00  | \$15,000.00  | \$4,322.50  | \$8,645.00   | \$22,982.00 | \$45,964.00  |
| 48 | MODIFY DROP INLET                                      | EA     | 3     | \$11,000.00 | \$33,000.00  | \$3,390.00  | \$10,170.00  | \$8,500.00  | \$25,500.00  | \$16,250.00 | \$48,750.00  | \$8,968.00  | \$26,904.00  |
| 49 | MODIFY GRATE INLET                                     | EA     | 1     | \$3,000.00  | \$3,000.00   | \$4,719.00  | \$4,719.00   | \$9,500.00  | \$9,500.00   | \$3,125.00  | \$3,125.00   | \$5,045.00  | \$5,045.00   |
| 50 | CONCRETE COLLAR                                        | EA     | 1     | \$1,500.00  | \$1,500.00   | \$2,460.00  | \$2,460.00   | \$2,900.00  | \$2,900.00   | \$2,250.00  | \$2,250.00   | \$2,186.00  | \$2,186.00   |
| 51 | CONCRETE FLUME (4')                                    | LF     | 16    | \$325.00    | \$5,200.00   | \$339.00    | \$5,424.00   | \$200.00    | \$3,200.00   | \$218.75    | \$3,500.00   | \$125.79    | \$2,012.64   |
| 52 | CONCRETE FLUME UNDER SIDEWALK (4')                     | LF     | 32    | \$350.00    | \$11,200.00  | \$286.00    | \$9,152.00   | \$350.00    | \$11,200.00  | \$531.25    | \$17,000.00  | \$196.80    | \$6,297.60   |
| 53 | CONCRETE FLUME UNDER SIDEWALK WITH STEEL PLATE         | LF     | 20    | \$270.00    | \$5,400.00   | \$302.00    | \$6,040.00   | \$600.00    | \$12,000.00  | \$718.75    | \$14,375.00  | \$289.80    | \$5,796.00   |
| 54 | STEEL PLATE PIPE COVER                                 | EA     | 2     | \$5,000.00  | \$10,000.00  | \$2,229.00  | \$4,458.00   | \$2,100.00  | \$4,200.00   | \$1,062.50  | \$2,125.00   | \$1,540.39  | \$3,080.78   |
| 55 | AGGREGATE BASE COURSE (CLASS 7)(STORM)                 | CY     | 880   | \$55.00     | \$48,400.00  | \$96.00     | \$84,480.00  | \$80.00     | \$70,400.00  | \$91.25     | \$80,300.00  | \$83.16     | \$73,180.80  |
| 56 | FLOWABLE FILL                                          | CY     | 100   | \$350.00    | \$35,000.00  | \$287.00    | \$28,700.00  | \$400.00    | \$40,000.00  | \$281.25    | \$28,125.00  | \$345.00    | \$34,500.00  |
| 57 | 67 STONE BACKFILL (STORM)                              | TON    | 451   | \$40.00     | \$18,040.00  | \$75.00     | \$33,825.00  | \$35.00     | \$15,785.00  | \$91.25     | \$41,153.75  | \$102.73    | \$46,331.23  |
| 58 | CU STRUCTURAL SOIL                                     | CY     | 389   | \$125.00    | \$48,625.00  | \$384.00    | \$149,376.00 | \$189.00    | \$73,521.00  | \$377.50    | \$146,847.50 | \$298.54    | \$116,132.06 |
| 59 | SELECTED PIPE BEDDING                                  | CY     | 50    | \$120.00    | \$6,000.00   | \$106.00    | \$5,300.00   | \$50.00     | \$2,500.00   | \$831.25    | \$41,562.50  | \$49.00     | \$2,450.00   |
| 60 | SEEDING                                                | ACRE   | 0.35  | \$7,500.00  | \$2,625.00   | \$2,675.00  | \$936.25     | \$3,759.36  | \$1,315.78   | \$4,375.00  | \$1,531.25   | \$7,259.27  | \$2,540.74   |
| 61 | TEMPORARY SEEDING                                      | ACRE   | 0.35  | \$6,800.00  | \$2,380.00   | \$2,675.00  | \$936.25     | \$3,759.36  | \$1,315.78   | \$4,375.00  | \$1,531.25   | \$3,299.67  | \$1,154.88   |
| 62 | LIME                                                   | TON    | 0.7   | \$1,500.00  | \$1,050.00   | \$299.00    | \$209.30     | \$300.00    | \$210.00     | \$750.00    | \$525.00     | \$909.00    | \$636.30     |
| 63 | MULCH COVER                                            | ACRE   | 0.7   | \$4,000.00  | \$2,800.00   | \$2,675.00  | \$1,872.50   | \$6,635.48  | \$4,644.84   | \$3,125.00  | \$2,187.50   | \$3,787.50  | \$2,651.25   |
| 64 | WATER                                                  | M. GAL | 86.11 | \$100.00    | \$8,611.00   | \$12.00     | \$1,033.32   | \$250.00    | \$21,527.50  | \$312.50    | \$26,909.38  | \$233.22    | \$20,082.57  |
| 65 | SECOND SEEDING APPLICATION                             | ACRE   | 0.35  | \$7,500.00  | \$2,625.00   | \$1,070.00  | \$374.50     | \$3,759.36  | \$1,315.78   | \$4,375.00  | \$1,531.25   | \$7,258.37  | \$2,540.43   |
| 66 | SOLID SODDING                                          | SY     | 1795  | \$15.00     | \$26,925.00  | \$5.60      | \$10,052.00  | \$6.50      | \$11,667.50  | \$5.31      | \$9,531.45   | \$5.58      | \$10,016.10  |
| 67 | WATTLE (20")                                           | LF     | 1043  | \$20.00     | \$20,860.00  | \$14.00     | \$14,602.00  | \$20.00     | \$20,860.00  | \$20.00     | \$20,860.00  | \$8.33      | \$8,688.19   |
| 68 | INLET PROTECTION                                       | LF     | 459   | \$30.00     | \$13,770.00  | \$7.60      | \$3,488.40   | \$30.00     | \$13,770.00  | \$21.88     | \$10,042.92  | \$27.86     | \$12,787.74  |
| 69 | SILT FENCE BOX PROTECTION                              | EA     | 28    | \$400.00    | \$11,200.00  | \$357.00    | \$9,996.00   | \$500.00    | \$14,000.00  | \$625.00    | \$17,500.00  | \$171.80    | \$4,810.40   |
| 70 | ROCK DITCH CHECKS                                      | CY     | 9     | \$550.00    | \$4,950.00   | \$204.00    | \$1,836.00   | \$250.00    | \$2,250.00   | \$1,562.50  | \$14,062.50  | \$156.05    | \$1,404.45   |
| 71 | SEDIMENT REMOVAL & DISPOSAL                            | CY     | 56    | \$85.00     | \$4,760.00   | \$51.50     | \$2,884.00   | \$25.50     | \$1,428.00   | \$131.25    | \$7,350.00   | \$26.35     | \$1,475.60   |
| 72 | TEMPORARY CONCRETE WASHOUT                             | EA     | 1     | \$5,000.00  | \$5,000.00   | \$1,198.00  | \$1,198.00   | \$3,500.00  | \$3,500.00   | \$1,875.00  | \$1,875.00   | \$2,130.00  | \$2,130.00   |
| 73 | TEMPORARY STONE CONSTRUCTION ENTRANCE                  | EA     | 1     | \$6,000.00  | \$6,000.00   | \$5,892.00  | \$5,892.00   | \$15,000.00 | \$15,000.00  | \$7,500.00  | \$7,500.00   | \$4,484.00  | \$4,484.00   |
| 74 | CONCRETE CURB AND GUTTER (MODIFIED CURB)               | LF     | 604   | \$45.00     | \$27,180.00  | \$28.00     | \$16,912.00  | \$24.00     | \$14,496.00  | \$40.56     | \$24,498.24  | \$39.14     | \$23,640.56  |
| 75 | CONCRETE CURB AND GUTTER (TYPE A 1'-6")                | LF     | 4180  | \$50.00     | \$209,000.00 | \$28.50     | \$119,130.00 | \$22.00     | \$91,960.00  | \$42.50     | \$177,650.00 | \$41.91     | \$175,183.80 |
| 76 | PLANTER WALL                                           | LF     | 1204  | \$150.00    | \$180,600.00 | \$69.50     | \$83,678.00  | \$125.00    | \$150,500.00 | \$101.75    | \$122,507.00 | \$44.41     | \$53,469.64  |
| 77 | 12" SOLID GRATE                                        | LF     | 142   | \$600.00    | \$85,200.00  | \$304.00    | \$43,168.00  | \$200.00    | \$28,400.00  | \$550.00    | \$78,100.00  | \$477.95    | \$67,868.90  |
| 78 | CURB BACKFILL & GRADING                                | STA    | 23    | \$1,200.00  | \$27,600.00  | \$297.00    | \$6,831.00   | \$1,100.00  | \$25,300.00  | \$531.25    | \$12,218.75  | \$225.30    | \$5,181.90   |
| 79 | CONCRETE SIDEWALKS (4" DEPTH)                          | SY     | 3683  | \$85.00     | \$313,055.00 | \$62.50     | \$230,187.50 | \$90.00     | \$331,470.00 | \$90.63     | \$333,790.29 | \$116.79    | \$430,137.57 |
| 80 | CONCRETE SIDEWALKS (6" DEPTH)                          | SY     | 307   | \$125.00    | \$38,375.00  | \$80.00     | \$24,560.00  | \$110.00    | \$33,770.00  | \$113.44    | \$34,826.08  | \$151.46    | \$46,498.22  |
| 81 | TRUCK APRONS (6" DEPTH)                                | SY     | 410   | \$150.00    | \$61,500.00  | \$111.00    | \$45,510.00  | \$125.00    | \$51,250.00  | \$112.06    | \$45,944.60  | \$171.74    | \$70,413.40  |
| 82 | RAISED CROSSING (8" DEPTH)                             | SY     | 67    | \$150.00    | \$10,050.00  | \$140.00    | \$9,380.00   | \$135.00    | \$9,045.00   | \$113.44    | \$7,600.48   | \$182.35    | \$12,217.45  |
| 83 | CLAY PAVERS                                            | SY     | 36    | \$350.00    | \$12,600.00  | \$438.00    | \$15,768.00  | \$200.00    | \$7,200.00   | \$400.00    | \$14,400.00  | \$468.82    | \$16,877.52  |
| 84 | BIKE RACK INSTALLATION                                 | EA     | 1     | \$1,500.00  | \$1,500.00   | \$477.00    | \$477.00     | \$1,100.00  | \$1,100.00   | \$3,437.50  | \$3,437.50   | \$1,752.00  | \$1,752.00   |
| 85 | WATER FOUNTAIN                                         | EA     | 1     | \$8,000.00  | \$8,000.00   | \$17,262.00 | \$17,262.00  | \$2,500.00  | \$2,500.00   | \$11,550.00 | \$11,550.00  | \$26,739.00 | \$26,739.00  |
| 86 | BUS STOP SHELTER INSTALLATION                          | EA     | 2     | \$5,000.00  | \$10,000.00  | \$5,476.00  | \$10,952.00  | \$15,000.00 | \$30,000.00  | \$4,812.50  | \$9,625.00   | \$1,917.00  | \$3,834.00   |
| 87 | CONCRETE STEP                                          | EA     | 2     | \$1,500.00  | \$3,000.00   | \$977.00    | \$1,954.00   | \$11,000.00 | \$22,000.00  | \$3,300.00  | \$6,600.00   | \$252.00    | \$504.00     |
| 88 | CONCRETE DITCH PAVING REPAIR (TYPE A)                  | SY     | 9     | \$150.00    | \$1,350.00   | \$1,264.00  | \$11,376.00  | \$189.00    | \$1,701.00   | \$206.25    | \$1,856.25   | \$118.81    | \$1,069.29   |
| 89 | DETECTABLE WARNING DEVICES                             | EA     | 36    | \$450.00    | \$16,200.00  | \$728.00    | \$26,208.00  | \$1,100.00  | \$39,600.00  | \$653.13    | \$23,512.68  | \$894.70    | \$32,209.20  |
| 90 | ADA RAMPS                                              | EA     | 36    | \$1,500.00  | \$54,000.00  | \$936.00    | \$33,696.00  | \$1,100.00  | \$39,600.00  | \$1,203.13  | \$43,312.68  | \$679.36    | \$24,456.96  |
| 91 | PAINTED PAVEMENT MARKING - ACCESSIBLE PARKING SYMBOL   | EA     | 2     | \$350.00    | \$700.00     | \$538.00    | \$1,076.00   | \$540.00    | \$1,080.00   | \$62.50     | \$125.00     | \$681.00    | \$1,362.00   |
| 92 | PAINTED PAVEMENT MARKING - YELLOW (6")                 | LF     | 26    | \$3.00      | \$78.00      | \$3.60      | \$93.60      | \$3.60      | \$93.60      | \$12.50     | \$325.00     | \$4.55      | \$118.30     |
| 93 | PAINTED PAVEMENT MARKING - RED WITH WHITE LETTERS (6") | LF     | 38    | \$3.00      | \$114.00     | \$9.60      | \$364.80     | \$9.60      | \$364.80     | \$6.25      | \$237.50     | \$12.12     | \$460.56     |
| 94 | THERMOPLASTIC PAVEMENT MARKING - WHITE (4")            | LF     | 1246  | \$3.00      | \$3,738.00   | \$2.40      | \$2,990.40   | \$2.40      | \$2,990.40   | \$2.75      | \$3,426.50   | \$3.03      | \$3,775.38   |
| 95 | THERMOPLASTIC PAVEMENT MARKING - WHITE DOTTED (4")     | LF     | 101   | \$3.00      | \$303.00     | \$2.40      | \$242.40     | \$2.40      | \$242.40     | \$2.75      | \$277.75     | \$2.00      | \$202.00     |
| 96 | THERMOPLASTIC PAVEMENT MARKING - WHITE (6")            | LF     | 1008  | \$3.00      | \$3,024.00   | \$3.60      | \$3,628.80   | \$3.60      | \$3,628.80   | \$3.75      | \$3,780.00   | \$4.54      | \$4,576.32   |
| 97 | THERMOPLASTIC PAVEMENT MARKING - YELLOW (6")           | LF     | 4763  | \$3.00      | \$14,289.00  | \$3.60      | \$17,146.80  | \$3.60      | \$17,146.80  | \$3.75      | \$17,861.25  | \$4.55      | \$21,671.65  |
| 98 | MMA PAVEMENT MARKING - WHITE (12")                     | LF     | 697   | \$10.00     | \$6,970.00   | \$9.00      | \$6,273.00   | \$9.00      | \$6,273.00   | \$7.50      | \$5,227.50   | \$11.36     | \$7,917.92   |
| 99 | THERMOPLASTIC PAVEMENT MARKING - WHITE (12")           | LF     | 190   | \$20.00     | \$3,800.00   | \$8.40      | \$1,596.00   | \$8.40      | \$1,596.00   | \$7.50      | \$1,425.00   | \$10.58     | \$2,010.20   |

|     |                                                                |     |      |              |              |              |              |              |              |              |              |              |              |
|-----|----------------------------------------------------------------|-----|------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 100 | THERMOPLASTIC PAVEMENT MARKING - WHITE (24")                   | EA  | 1068 | \$525.00     | \$560,700.00 | \$18.00      | \$19,224.00  | \$18.00      | \$19,224.00  | \$15.00      | \$16,020.00  | \$22.72      | \$24,264.96  |
| 101 | THERMOPLASTIC PAVEMENT MARKING - TRAFFIC ARROWS                | EA  | 12   | \$525.00     | \$6,300.00   | \$329.00     | \$3,948.00   | \$330.00     | \$3,960.00   | \$312.50     | \$3,750.00   | \$489.00     | \$5,868.00   |
| 102 | THERMOPLASTIC PAVEMENT MARKING - WHITE "BUS" LETTERING (8")    | EA  | 2    | \$525.00     | \$1,050.00   | \$448.00     | \$896.00     | \$450.00     | \$900.00     | \$375.00     | \$750.00     | \$570.00     | \$1,140.00   |
| 103 | THERMOPLASTIC PAVEMENT MARKING - WHITE "ONLY" LETTERING (8")   | EA  | 7    | \$700.00     | \$4,900.00   | \$508.00     | \$3,556.00   | \$510.00     | \$3,570.00   | \$375.00     | \$2,625.00   | \$757.00     | \$5,299.00   |
| 104 | THERMOPLASTIC PAVEMENT MARKING - SHARROW                       | EA  | 14   | \$270.00     | \$3,780.00   | \$478.00     | \$6,692.00   | \$480.00     | \$6,720.00   | \$312.50     | \$4,375.00   | \$605.00     | \$8,470.00   |
| 105 | MMA PAVEMENT MARKING - CHEVRON (12")                           | SF  | 1    | \$400.00     | \$400.00     | \$418.00     | \$418.00     | \$420.00     | \$420.00     | \$437.50     | \$437.50     | \$530.00     | \$530.00     |
| 106 | STANDARD SIGN (0.125" THICKNESS)                               | SF  | 104  | \$35.00      | \$3,640.00   | \$30.00      | \$3,120.00   | \$30.00      | \$3,120.00   | \$36.25      | \$3,770.00   | \$45.77      | \$4,760.08   |
| 107 | STANDARD SIGN (0.100" THICKNESS)                               | SF  | 43   | \$30.00      | \$1,290.00   | \$24.00      | \$1,032.00   | \$24.00      | \$1,032.00   | \$35.63      | \$1,532.09   | \$46.98      | \$2,020.14   |
| 108 | CUSTOM SIGN                                                    | EA  | 2    | \$500.00     | \$1,000.00   | \$120.00     | \$240.00     | \$120.00     | \$240.00     | \$625.00     | \$1,250.00   | \$180.00     | \$360.00     |
| 109 | CHANNEL POST SIGN SUPPORT (TYPE U-1)                           | EA  | 33   | \$125.00     | \$4,125.00   | \$110.00     | \$3,630.00   | \$110.40     | \$3,643.20   | \$393.75     | \$12,993.75  | \$163.00     | \$5,379.00   |
| 110 | CHOCOLATE ROCK MULCH (4")                                      | SY  | 692  | \$40.00      | \$27,680.00  | \$27.50      | \$19,030.00  | \$50.00      | \$34,600.00  | \$65.00      | \$44,980.00  | \$31.95      | \$22,109.40  |
| 111 | SHADE TREES                                                    | EA  | 11   | \$1,500.00   | \$16,500.00  | \$777.00     | \$8,547.00   | \$579.00     | \$6,369.00   | \$812.50     | \$8,937.50   | \$440.91     | \$4,850.01   |
| 112 | SHRUBS - 5 GAL.                                                | EA  | 351  | \$200.00     | \$70,200.00  | \$250.00     | \$87,750.00  | \$68.41      | \$24,011.91  | \$73.75      | \$25,886.25  | \$62.42      | \$21,909.42  |
| 113 | IRRIGATION SHRUB SPRINKLER                                     | EA  | 267  | \$50.00      | \$13,350.00  | \$78.50      | \$20,959.50  | \$961.72     | \$256,779.24 | \$135.00     | \$36,045.00  | \$83.41      | \$22,270.47  |
| 114 | IRRIGATION ROOT WATERING SYSTEM                                | EA  | 22   | \$150.00     | \$3,300.00   | \$149.00     | \$3,278.00   | \$12.43      | \$273.46     | \$3,125.00   | \$68,750.00  | \$130.00     | \$2,860.00   |
| 115 | IRRIGATION REMOTE CONTROL VALVE                                | EA  | 11   | \$250.00     | \$2,750.00   | \$751.00     | \$8,261.00   | \$1,259.34   | \$13,852.74  | \$787.50     | \$8,662.50   | \$390.00     | \$4,290.00   |
| 116 | BRASS SHUT OFF VALVE                                           | EA  | 7    | \$325.00     | \$2,275.00   | \$299.00     | \$2,093.00   | \$304.67     | \$2,132.69   | \$312.50     | \$2,187.50   | \$208.00     | \$1,456.00   |
| 117 | IRRIGATION MASTER VALVE                                        | EA  | 1    | \$1,000.00   | \$1,000.00   | \$698.00     | \$698.00     | \$876.50     | \$876.50     | \$1,875.00   | \$1,875.00   | \$1,300.00   | \$1,300.00   |
| 118 | IRRIGATION BACKFLOW PREVENTER                                  | EA  | 1    | \$1,500.00   | \$1,500.00   | \$4,302.00   | \$4,302.00   | \$1,305.74   | \$1,305.74   | \$4,500.00   | \$4,500.00   | \$3,900.00   | \$3,900.00   |
| 119 | IRRIGATION COMMERCIAL CONTROLLER                               | EA  | 1    | \$3,500.00   | \$3,500.00   | \$13,703.00  | \$13,703.00  | \$6,890.64   | \$6,890.64   | \$18,750.00  | \$18,750.00  | \$7,800.00   | \$7,800.00   |
| 120 | IRRIGATION RAIN/FREEZE SENSOR                                  | EA  | 1    | \$3,500.00   | \$3,500.00   | \$597.00     | \$597.00     | \$240.90     | \$240.90     | \$937.50     | \$937.50     | \$260.00     | \$260.00     |
| 121 | IRRIGATION FLOW SENSOR                                         | EA  | 1    | \$300.00     | \$300.00     | \$2,432.00   | \$2,432.00   | \$2,935.03   | \$2,935.03   | \$2,625.00   | \$2,625.00   | \$2,080.00   | \$2,080.00   |
| 122 | 1" IRRIGATION METER                                            | EA  | 1    | \$500.00     | \$500.00     | \$7,000.00   | \$7,000.00   | \$3,500.00   | \$3,500.00   | \$6,875.00   | \$6,875.00   | \$12,675.00  | \$12,675.00  |
| 123 | PVC SCHEDULE 200 (3/4" LATERAL LINE)                           | LF  | 2575 | \$20.00      | \$51,500.00  | \$0.96       | \$2,472.00   | \$0.74       | \$1,905.50   | \$3.75       | \$9,656.25   | \$0.78       | \$2,008.50   |
| 124 | PVC SCHEDULE 200 (1" LATERAL LINE)                             | LF  | 99   | \$20.00      | \$1,980.00   | \$1.50       | \$148.50     | \$0.70       | \$69.30      | \$4.38       | \$433.62     | \$1.00       | \$99.00      |
| 125 | PVC SCHEDULE 200 (1 1/4" LATERAL LINE)                         | LF  | 155  | \$20.00      | \$3,100.00   | \$3.70       | \$573.50     | \$1.26       | \$195.30     | \$5.00       | \$775.00     | \$1.56       | \$241.80     |
| 126 | PVC SCHEDULE 200 (1 1/2" LATERAL LINE)                         | LF  | 3    | \$20.00      | \$60.00      | \$9.00       | \$27.00      | \$10.10      | \$30.30      | \$25.00      | \$75.00      | \$1.95       | \$5.85       |
| 127 | PVC SCHEDULE 40 (1 1/2" MAINLINE)                              | LF  | 1502 | \$20.00      | \$30,040.00  | \$5.10       | \$7,660.20   | \$3.01       | \$4,521.02   | \$5.63       | \$8,456.26   | \$2.60       | \$3,905.20   |
| 128 | PVC SCHEDULE 40 PIPE SLEEVE                                    | LF  | 853  | \$40.00      | \$34,120.00  | \$17.50      | \$14,927.50  | \$10.27      | \$8,760.31   | \$18.44      | \$15,729.32  | \$9.10       | \$7,762.30   |
| 129 | PEDESTRIAN LIT BOLLARDS                                        | EA  | 66   | \$5,000.00   | \$330,000.00 | \$4,242.00   | \$279,972.00 | \$4,500.00   | \$297,000.00 | \$4,375.00   | \$288,750.00 | \$4,420.00   | \$291,720.00 |
| 130 | STREET TREE WELLS                                              | EA  | 2    | \$15,000.00  | \$30,000.00  | \$14,780.00  | \$29,560.00  | \$9,500.00   | \$19,000.00  | \$6,562.50   | \$13,125.00  | \$4,699.00   | \$9,398.00   |
| 131 | STREET LIGHTS                                                  | EA  | 20   | \$20,000.00  | \$400,000.00 | \$13,802.00  | \$276,040.00 | \$13,560.00  | \$271,200.00 | \$14,375.00  | \$287,500.00 | \$15,453.00  | \$309,060.00 |
| 132 | STREET LIGHTS W/ SHALLOW FOUNDATION                            | EA  | 6    | \$20,000.00  | \$120,000.00 | \$16,700.00  | \$100,200.00 | \$16,500.00  | \$99,000.00  | \$17,468.75  | \$104,812.50 | \$18,180.00  | \$109,080.00 |
| 133 | ROADWAY CONTINGENCY                                            | LS  | 1    | \$500,000.00 | \$500,000.00 | \$500,000.00 | \$500,000.00 | \$500,000.00 | \$500,000.00 | \$500,000.00 | \$500,000.00 | \$500,000.00 | \$500,000.00 |
| 134 | 1" SERVICE LINE W/ SINGLE 5/8" METER SET (LONG SIDE OF STREET) | EA  | 5    | \$4,100.00   | \$20,500.00  | \$8,958.00   | \$44,790.00  | \$3,750.00   | \$18,750.00  | \$2,072.50   | \$10,362.50  | \$13,539.00  | \$67,695.00  |
| 135 | 1" SERVICE LINE W/ DOUBLE 5/8" METER SET                       | EA  | 1    | \$5,000.00   | \$5,000.00   | \$5,048.00   | \$5,048.00   | \$3,900.00   | \$3,900.00   | \$2,581.25   | \$2,581.25   | \$6,013.00   | \$6,013.00   |
| 136 | 12"X8" TAPPING SLEEVE                                          | EA  | 1    | \$11,500.00  | \$11,500.00  | \$9,201.00   | \$9,201.00   | \$4,500.00   | \$4,500.00   | \$9,063.75   | \$9,063.75   | \$17,077.00  | \$17,077.00  |
| 137 | 8"X8" TAPPING SLEEVE                                           | EA  | 1    | \$9,700.00   | \$9,700.00   | \$9,215.00   | \$9,215.00   | \$3,900.00   | \$3,900.00   | \$11,178.75  | \$11,178.75  | \$17,799.00  | \$17,799.00  |
| 138 | 8" CUT & CAP                                                   | EA  | 2    | \$6,300.00   | \$12,600.00  | \$2,772.00   | \$5,544.00   | \$3,500.00   | \$7,000.00   | \$4,840.00   | \$9,680.00   | \$6,590.00   | \$13,180.00  |
| 139 | 8" DUCTILE IRON PIPE                                           | LF  | 28   | \$200.00     | \$5,600.00   | \$157.00     | \$4,396.00   | \$175.00     | \$4,900.00   | \$316.25     | \$8,855.00   | \$707.00     | \$19,796.00  |
| 140 | 8" GATE VALVE W/ BOX                                           | EA  | 1    | \$3,850.00   | \$3,850.00   | \$3,719.00   | \$3,719.00   | \$3,500.00   | \$3,500.00   | \$8,242.50   | \$8,242.50   | \$9,011.00   | \$9,011.00   |
| 141 | FIRE HYDRANT ASSEMBLY                                          | EA  | 1    | \$11,000.00  | \$11,000.00  | \$9,984.00   | \$9,984.00   | \$9,500.00   | \$9,500.00   | \$982.50     | \$982.50     | \$14,847.00  | \$14,847.00  |
| 142 | WATER METER TO BE ADJUSTED TO GRADE                            | EA  | 3    | \$1,000.00   | \$3,000.00   | \$1,093.00   | \$3,279.00   | \$900.00     | \$2,700.00   | \$2,143.75   | \$6,431.25   | \$1,136.00   | \$3,408.00   |
| 143 | SCH 40 PVC CONDUIT (2")                                        | LF  | 125  | \$30.00      | \$3,750.00   | \$61.50      | \$7,687.50   | \$45.00      | \$5,625.00   | \$48.69      | \$6,086.25   | \$19.32      | \$2,415.00   |
| 144 | SPLIT-STEEL PIPE ENCASEMENT (16")                              | LF  | 54   | \$600.00     | \$32,400.00  | \$353.00     | \$19,062.00  | \$450.00     | \$24,300.00  | \$421.25     | \$22,747.50  | \$378.75     | \$20,452.50  |
| 145 | DIRECTIONAL BORE 2" CONDUIT                                    | LF  | 70   | \$775.00     | \$54,250.00  | \$179.00     | \$12,530.00  | \$500.00     | \$35,000.00  | \$187.50     | \$13,125.00  | \$151.50     | \$10,605.00  |
| 146 | REMOVE AND SALVAGE WATER METER                                 | EA  | 5    | \$1,000.00   | \$5,000.00   | \$454.00     | \$2,270.00   | \$750.00     | \$3,750.00   | \$3,857.50   | \$19,287.50  | \$757.00     | \$3,785.00   |
| 147 | REMOVE, SALVAGE, AND RELOCATE FIRE HYDRANT ASSEMBLY            | EA  | 1    | \$5,000.00   | \$5,000.00   | \$940.00     | \$940.00     | \$11,000.00  | \$11,000.00  | \$3,215.00   | \$3,215.00   | \$4,545.00   | \$4,545.00   |
| 148 | DUCTILE IRON MJ FITTINGS                                       | LBS | 168  | \$50.00      | \$8,400.00   | \$51.50      | \$8,652.00   | \$35.00      | \$5,880.00   | \$13.75      | \$2,310.00   | \$75.75      | \$12,726.00  |
| 149 | CRUSHED STONE (ARDOT CLASS 7) BACKFILL (WATER)                 | TON | 230  | \$45.00      | \$10,350.00  | \$53.50      | \$12,305.00  | \$50.00      | \$11,500.00  | \$91.25      | \$20,987.50  | \$75.75      | \$17,422.50  |
| 150 | WATER CONTINGENCY                                              | LS  | 1    | \$10,000.00  | \$10,000.00  | \$10,000.00  | \$10,000.00  | \$10,000.00  | \$10,000.00  | \$10,000.00  | \$10,000.00  | \$10,000.00  | \$10,000.00  |
| 151 | 4" SEWER SERVICE CONNECTION (LONG SIDE OF STREET)              | EA  | 2    | \$4,500.00   | \$9,000.00   | \$1,814.00   | \$3,628.00   | \$2,900.00   | \$5,800.00   | \$892.50     | \$1,785.00   | \$2,272.00   | \$4,544.00   |
| 152 | 4" SEWER SERVICE LINE TREE (ADDITIONAL LF)                     | LF  | 282  | \$90.00      | \$25,380.00  | \$57.50      | \$16,215.00  | \$55.00      | \$15,510.00  | \$146.25     | \$41,242.50  | \$45.45      | \$12,816.90  |
| 153 | SANITARY SEWER SERVICE CLEANOUT                                | EA  | 10   | \$350.00     | \$3,500.00   | \$1,059.00   | \$10,590.00  | \$850.00     | \$8,500.00   | \$893.04     | \$8,930.40   | \$340.88     | \$3,408.80   |
| 154 | STEEL PIPE ENCASEMENT (8")                                     | LF  | 44   | \$400.00     | \$17,600.00  | \$180.00     | \$7,920.00   | \$250.00     | \$11,000.00  | \$260.00     | \$11,440.00  | \$189.38     | \$8,332.72   |
| 155 | SANITARY CLEANOUT TO BE REMOVED                                | EA  | 11   | \$500.00     | \$5,500.00   | \$481.00     | \$5,291.00   | \$600.00     | \$6,600.00   | \$892.50     | \$9,817.50   | \$530.25     | \$5,832.75   |
| 156 | SANITARY SEWER MANHOLE TO BE ADJUSTED TO GRADE                 | EA  | 6    | \$10,000.00  | \$60,000.00  | \$3,962.00   | \$23,772.00  | \$5,500.00   | \$33,000.00  | \$9,823.75   | \$58,942.50  | \$3,787.00   | \$22,722.00  |
| 157 | SANITARY SEWER CLEANOUT TO BE ADJUSTED                         | EA  | 2    | \$1,500.00   | \$3,000.00   | \$516.00     | \$1,032.00   | \$1,100.00   | \$2,200.00   | \$625.00     | \$1,250.00   | \$378.00     | \$756.00     |

|     |                                             |    |   |             |             |             |             |             |             |             |             |             |             |
|-----|---------------------------------------------|----|---|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 158 | SANITARY SEWER SERVICE LINE TO BE ABANDONED | EA | 5 | \$3,000.00  | \$15,000.00 | \$3,488.00  | \$17,440.00 | \$2,000.00  | \$10,000.00 | \$1,198.75  | \$5,993.75  | \$3,863.00  | \$19,315.00 |
| 159 | SEWER CONTINGENCY                           | LS | 1 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 |

|                   |                |                   |                |                   |                |                   |                |                   |                |
|-------------------|----------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|-------------------|----------------|
| Total On Estimate |                | Total on Bid Form | \$4,878,723.36 | Total on Bid Form | \$5,176,681.38 | Total on Bid Form | \$5,491,832.65 | Total on Bid Form | \$6,188,400.17 |
| Actual Total      | \$6,424,284.00 | Actual Total      | \$4,878,723.36 | Actual Total      | \$5,176,709.38 | Actual Total      | \$5,491,459.66 | Actual Total      | \$6,188,400.17 |
|                   |                | Difference        | \$0.00         | Difference        | -\$28.00       | Difference        | \$372.99       | Difference        | \$0.00         |



**RESOLUTION NO. \_\_\_\_\_**  
**A RESOLUTION AUTHORIZING THE EXECUTION**  
**OF A PROFESSIONAL SERVICES AGREEMENT**  
**FOR CONSTRUCTION PHASE SERVICES FOR EAST**  
**EMMA AVENUE STREETScape**  
**PROJECT NO. 23BPS14**

**WHEREAS,** The City of Springdale contracted with CEI Engineering Associates, Inc. for the design of the East Emma Avenue Streetscape; and

**WHEREAS,** Construction Phase Services are needed for construction, and CEI was selected as the most qualified firm; and,

**WHEREAS,** CEI has submitted an agreement for these service at an hourly not to exceed cost of \$361,100.

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

**Section 1.** The Mayor and City Clerk are authorized to execute a professional services agreement with CEI in the amount of \$361,100 for East Emma Avenue Streetscape to be paid from the 2023 Street Bond Fund.

**Section 2.** The Mayor is authorized to approve change orders up to 10% of the original agreement price.

**PASSED AND APPROVED** this \_\_\_\_\_ day of September, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, City Attorney

## Scope Change 2 To Contract 33643

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### 1. Background Data:

- a. Effective Date of Contract: 09/15/2023
- b. Owner: City of Springdale, Arkansas
- c. Engineer: CEI Engineering Associates, Inc.
- d. Specific Project: East Emma Avenue Streetscape

### 2. Description of Modifications

- a. Engineer shall perform the following Additional Services:

#### **Topographic Survey – AT&T Duct Bank**

It was discovered after the completion of the original topographic survey that AT&T had multiple duct banks extending the majority of the length of the project. CEI's survey team made multiple trips to obtain data on the duct bank and associated vaults once AT&T had the vaults opened and pumped. CEI analyzed AT&T maps provided to investigate a vault on Emma that was previously confirmed by AT&T not to have been apart of the duct bank, and verified that the vault indeed belonged to AT&T. CEI survey team made an additional trip to obtain necessary data once vault was pumped by AT&T. CEI had time associated with processing survey data and coordination with AT&T.

Fees Topo.....\$3,500.00 HNTE

#### **Waterline/Sewer Design (SWU)**

CEI designed an estimated 30 feet of main waterline along Emma Avenue near the Jones Trucking driveway that is showing to be in conflict with the proposed storm drainage. CEI produced a waterline design plan and profile sheets as well as waterline details and all relevant SWU details necessary for improvements. The engineer was responsible for the coordination with franchise utilities for relocation of mains and services, but not the design thereof.

CEI designed approximately 225 feet of 4" sanitary sewer service line in the form of a service tree and two "conflict manholes". CEI produced a sewer design plan and profile as well as special details for the conflict manholes and all relevant SWU details.

Fees include multiple meetings with SWU and the City in order to acquire approval for ADH permitting. Fees include one round of comments with ADH as well as the fee to submit to ADH as well as ADH permitting.

Fees SWU.....\$32,500.00 HNTE  
*Reimbursable expenses are included in the fee above and are estimated at \$500*

#### **Utility – ROW Staking**

During the utility coordination, SWEPCO requested CEI survey to stake the ROW, existing and proposed utility easements and TEC's along roughly half of Emma St two separate times. The first request came in October of 2025 and the second request came in May 2026. This was brought to the



City’s attention and the City concurred with sending Survey out to stake for the utility company. The original estimate was 14 parcels in total at \$1,500 per property for each event. After a review of billing for these items, approximately \$10,000.00 has been spent for the October request and the May request is still underway.

Fees Utility/ROW Staking.....\$31,000.00 HNTE

**Construction Administration Roadway**

CEI shall provide the following construction administration services:

- Conduct one (1) pre-construction meeting and prepare meeting minutes
- Review and respond to Requests for Information (RFIs) (assumed up to 30 total)
- Review shop drawings and submittals for general conformance with design intent (assumed up to 50 submittals)
- Maintain RFI and submittal logs
- Review and provide recommendations on monthly pay applications (assumed up to 16 total)
- Prepare and process change orders (assumed up to 3 total) in accordance with ARDOT and City requirements
- Coordinate with the City on construction-related issues, approvals, and documentation
- Reimbursables for Construction Phase Services = \$8,000

CA Roadway Fees.....\$135,000.00 HNTE

**Construction Observation Roadway**

CEI shall provide daily construction observation to evaluate general conformance of the work with the plans and specifications.

- Provide a Construction Observer on-site during active construction operations, anticipated at up to 3 hours per day, 4 days per week
- Perform daily observation of construction activities for general conformance with plans, specifications
- Prepare daily observation reports
- Maintain photographic documentation of construction progress
- Notify the Contractor and City of observed non-conforming work

Limitations:

Observation services are provided for general conformance only. CEI shall not be responsible for construction means, methods, techniques, sequences, procedures, or job site safety.

CO Roadway Fees.....\$134,000.00 HNTE

*Reimbursable expenses are included in the fee above and are estimated at \$8,000*

**Construction Administration & Observation Water (SWU Portion)**

- Assuming 30 linear feet of relocation of main waterline. Service lines and hydrants included. Shall conflicts in design cause this linear feet of relocation to increase, an amendment to the contract will be necessary.
- Observation Estimated 4 hrs/day for 1 months (4 weeks X 5 days/wk X 4 hrs/day) = 80 hours @ \$115/hr = \$9,200
- Administration Estimated at 20 hours/month for 1 months @ \$175/hr = \$3,500
- Reimbursables for Construction Phase Services = \$400

Fees SWU.....\$13,100.00 HNTE

**Project Closeout**

CEI shall provide the following closeout services:

- Conduct one (1) substantial completion inspection and prepare a punch list
- Conduct one (1) final completion inspection
- Review closeout documentation, including warranties and certifications
- Assist the City with preparation of final documentation required for project closeout
- Prepare record drawings based on contractor redlines and as-built survey data, provided by CEI.
- Submit final record drawings to the City

Project Closeout Fees.....\$12,000.00 HNTE

**Additional Services and Assumptions**

The construction administration fee is based on the following assumptions:

- Construction duration does not exceed 480 calendar days
- Construction observation is limited to one observer, up to three (3) hours per day, four (4) days per week
- RFIs, submittals, and change orders remain within the quantities listed above
- Contractor maintains reasonable compliance with contract requirements and schedule
- Services exceeding these assumptions, including but not limited to extended construction duration, increased site visits, excessive RFIs or submittals, or contractor-related delays, shall be considered Additional Services and billed at standard hourly rates upon authorization.

Materials Testing and Inspections:

Materials testing and special inspections are not included and will be provided by others.

ADA Compliance:

CEI shall review constructed improvements for general conformance with ADA design requirements; However, certification of ADA compliance is not included unless specifically requested.

- b. The Scope of Services currently authorized to be performed by Engineer in accordance with the Task Order and previous amendments, if any, is modified as follows:  
[\$703,500.00]
- c. The responsibilities of Owner with respect to the Task Order are modified as follows:  
[NONE ]
- d. For the Additional Services or the modifications to services set forth above, Owner shall pay Engineer the following additional or modified compensation: [\$361,100.00 ]
- e. The schedule for rendering services under this Task Order is modified as follows:
- f. Other portions of the Task Order (including previous amendments, if any) are modified as follows: [ NONE ]

**3. Contract Summary (Reference only)**

- a. Original Contract amount:                   \$[641,000.00 ]
- b. Net change for prior amendments:       \$[62,500.00 ]
- c. This amendment amount:                   \$[361,100.00 ]

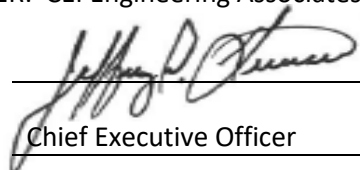
d. Adjusted Contract amount: \$[1,064,600.00 ]

Owner and Engineer hereby agree to modify the above-referenced Contract as set forth in this Amendment. All provisions of the Agreement and Contract not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is August 21, 2026

OWNER: CITY OF SPRINGDALE, ARKANSAS

ENGINEER: CEI Engineering Associates, Inc.

By: \_\_\_\_\_

By:  \_\_\_\_\_

Title: \_\_\_\_\_

Title: Chief Executive Officer

Date  
Signed: \_\_\_\_\_

Date  
Signed: 08/21/2026

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CITY OF SPRINGDALE TO ENTER INTO A  
CONTRACT WITH STEARMAN ROOFING & SHEET METAL FOR A ROOFING  
PROJECT AT FIRE STATION NO. 2**

**WHEREAS**, the City of Springdale Fire Department operates and maintains Fire Station No. 2 in order to provide fire protection, emergency response, and related public safety services for the City of Springdale, and

**WHEREAS**, the City has identified a need for roofing improvements at Fire Station No. 2, and

**WHEREAS**, bids were received for the roofing project at Fire Station No. 2, and

**WHEREAS**, Stearman Roofing & Sheet Metal submitted the winning bid in the amount of \$86,425.00 for the roofing project at Fire Station No. 2, and

**WHEREAS**, funds for this project will be paid from the City's Unrestricted General Fund, utilizing funds associated with previous insurance claims that were not carried over into the Fire Department's 2026 budget, and

**WHEREAS**, if the roofing project is completed before May 18, 2027, the City will receive an additional \$48,013.90.

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

**SECTION 1.** The Mayor and City Clerk are hereby authorized to execute an agreement with Stearman Roofing & Sheet Metal, in the amount of \$86,425.00, for the roofing project at Fire Station No. 2.

**SECTION 2.** Funding for the contract shall be paid from the City's Unrestricted General Fund, utilizing funds associated with previous insurance claims that were not carried over into the Fire Department's 2026 budget.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Doug Sprouse, MAYOR

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, DEPUTY CITY ATTORNEY



**Stearman Roofing & Sheet Metal**  
PO Box 986 ,  
Farmington, AR. 72730  
479-361-1400  
Phone: 479-361-1400

# Springdale Fire Station #2

08/27/2026

**Company Representative**  
guy thurman  
Phone: (479) 530-7100  
gthurman@stearmanroofing.com

**City Of Springdale**  
1660 West Don Tyson Parkway  
Springdale, AR 72762  
(479) 750-8114

Job: City Of Springdale

## Roofing - TPO Section

Remove existing wall/penetration flashings, surface flashings, drip edge metal, coping, gutters & downspouts  
Overlay existing roof with a GAF fully adhered 60mil fleece backed TPO roof system with all associated flashings  
Install new 24-gauge prefinished metal surface flashings, drip edge, coping, gutters & downspouts  
Contingency for retrofit roof drain inserts \$900 per drain (not included in base price)  
Contingency for replacing wet/damaged insulation \$6.00 per square foot (not included in base price)  
Contingency for replacing rusted/damaged metal roof deck \$12.50 per square foot (not included in base price)  
Provide Manufacturers 20-year NDL roof warranty and 2-year Installers warranty

**\$86,425.00**

Company Authorized Signature

8-27-26

Date

Customer Signature

Date

Customer Signature

Date

| Bidder                                                                                                                                                                                                                                                                                                                                     | Quality Roof        | Dunaime             | Stearman            | T.F. Thomas         | Roberts McNutt      | Franklin & Sons     | HD Roofing          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Fire Station 1</b>                                                                                                                                                                                                                                                                                                                      |                     |                     |                     |                     |                     |                     |                     |
| Base Bid (TPO)                                                                                                                                                                                                                                                                                                                             | \$224,350.00        | N/A                 | \$143,675.00        | \$165,137.00        | \$146,437.00        | \$159,200.00        | \$192,730.00        |
| Alternate 1 (2" Insulation)***                                                                                                                                                                                                                                                                                                             | \$57,730.00         | N/A                 | \$40,633.00         | \$58,034.14         | \$1,300.00          | N/A*                | \$18,581.00         |
| Alternate 1 Allowance                                                                                                                                                                                                                                                                                                                      |                     |                     |                     | 330/curb            | 3750/curb           | \$0.00              | \$0.00              |
| Alternate 2 (Maintenance Bay)                                                                                                                                                                                                                                                                                                              | \$49,380.00         | N/A                 | \$39,740.00         | \$46,223.70         | \$31,900.00         | \$37,500.00         | \$42,400.00         |
| <b>Total BB + Alt 1</b>                                                                                                                                                                                                                                                                                                                    | <b>\$282,080.00</b> | N/A                 | <b>\$184,308.00</b> | <b>\$223,171.14</b> | <b>\$147,737.00</b> | N/A                 | <b>\$211,311.00</b> |
| <b>Total BB + Alt 2</b>                                                                                                                                                                                                                                                                                                                    | <b>\$273,730.00</b> | N/A                 | <b>\$183,415.00</b> | <b>\$211,360.70</b> | <b>\$178,337.00</b> | <b>\$196,700.00</b> | <b>\$235,130.00</b> |
| <b>Total BB +Alt 1 + Alt 2</b>                                                                                                                                                                                                                                                                                                             | <b>\$331,460.00</b> | N/A                 | <b>\$224,048.00</b> | <b>\$269,394.84</b> | <b>\$179,637.00</b> | N/A                 | <b>\$253,711.00</b> |
| Bid Package 7C - Metal Roof                                                                                                                                                                                                                                                                                                                | N/A                 | N/A                 | \$54,000.00         | \$51,167.74         | N/A                 | N/A                 | \$66,944.00         |
| Bid Package 7C - Metal Roof Alt 1 (gutters)                                                                                                                                                                                                                                                                                                | N/A                 | N/A                 | \$6,950.00          | \$1,824.40          | N/A                 | N/A                 | \$5,500.00          |
| <b>Total 7C</b>                                                                                                                                                                                                                                                                                                                            |                     |                     | <b>\$60,950.00</b>  | <b>\$52,992.14</b>  |                     |                     | <b>\$72,444.00</b>  |
| <b>Fire Station 2</b>                                                                                                                                                                                                                                                                                                                      |                     |                     |                     |                     |                     |                     |                     |
| Base Bid (TPO)                                                                                                                                                                                                                                                                                                                             | <b>\$115,530.00</b> | <b>\$112,000.00</b> | <b>\$86,425.00</b>  | <b>\$124,740.67</b> | <b>\$88,717.00</b>  | <b>\$95,000.00</b>  | <b>\$95,584.00</b>  |
| <b>Fire Station 6</b>                                                                                                                                                                                                                                                                                                                      |                     |                     |                     |                     |                     |                     |                     |
| Base Bid (TPO)                                                                                                                                                                                                                                                                                                                             | \$47,390.00         | N/A                 | \$29,275.00         | \$32,931.32         | \$31,833.00         | \$52,000.00         | \$21,315.00         |
| Bid Package 7C - Metal Roof                                                                                                                                                                                                                                                                                                                | N/A                 | N/A                 | \$167,500.00        | \$161,746.75        | \$347,757.00        | N/A                 | \$173,303.00        |
| Bid Package 7C - Metal Roof Alt 1 (gutters)                                                                                                                                                                                                                                                                                                | N/A                 | N/A                 | \$13,585.00         | \$10,944.22         | -\$11,785.00        | N/A                 | -\$7,000.00         |
| <b>Total 7C</b>                                                                                                                                                                                                                                                                                                                            | N/A                 | N/A                 | <b>\$181,085.00</b> | <b>\$172,690.97</b> | <b>\$335,972.00</b> | N/A                 | <b>\$166,303.00</b> |
| <b>BB + 7C</b>                                                                                                                                                                                                                                                                                                                             | N/A                 | N/A                 | <b>\$210,360.00</b> | <b>\$205,622.29</b> | <b>\$367,805.00</b> | N/A                 | <b>\$187,618.00</b> |
| <b>Alternate 1 Allowance - Low Curb Remediation</b>                                                                                                                                                                                                                                                                                        |                     |                     |                     |                     |                     |                     |                     |
| Unit price per curb requiring extension or manufacturer approval process. Final quantity to be confirmed by field survey prior to insulation installation.                                                                                                                                                                                 | varies              | N/A                 | 850/curb            | 330.00/curb         | 3,750/curb          | N/A                 | 0.00/curb           |
| <b>Unit Prices</b>                                                                                                                                                                                                                                                                                                                         |                     |                     |                     |                     |                     |                     |                     |
| <b>UP-1</b> Replacement of Damaged Metal Roof Decking includes removal of damaged deck section, furnishing and installation of new metal deck to match existing gauge and profile, and all associated connections to the existing structure. Unit price applies to field-discovered damage beyond the scope of normal surface preparation. | 9.00/sq.ft          | N/A                 | 11.50/sq.ft         | 12.00/sq.ft         | 12.00/sq.ft         | 7.50/sq.ft          | 22.00/sq.ft         |



**UP-2** Replacement of Damaged Polyisocyanurate Insulation— 2" Thickness Includes removal and disposal of wet or damaged polyiso insulation board, furnishing and installation of new 2" polyiso insulation board of equal thickness and specification, and refastening to meet project wind uplift requirements. Unit price applies to areas requiring insulation replacement beyond those identified in the pre-construction survey.

|            |            |            |            |            |            |             |
|------------|------------|------------|------------|------------|------------|-------------|
| 6.00/sq.ft | 3.00/sq.ft | 3.50/sq.ft | 4.00/sq.ft | 5.35/sq.ft | 6.78/sq.ft | 12.00/sq.ft |
|------------|------------|------------|------------|------------|------------|-------------|

**UP-3** Installation of Additional Walk Pads — 24" Wide Path Includes all labor, materials, and hot-air welding required to install manufacturer-approved TPO walk pad (24" wide minimum) at Owner-directed locations beyond the approved walk pad layout plan. Unit price is per lineal foot of 24" wide walk pad path installed and accepted.

|            |            |            |            |            |            |            |
|------------|------------|------------|------------|------------|------------|------------|
| 15.00/L.ft | 24.00/L.ft | 18.50/L.ft | 20.00/L.ft | 23.50/L.ft | 25.00/L.ft | 35.00/L.ft |
|------------|------------|------------|------------|------------|------------|------------|

**Alternate 1 (2" Insulation)\*\*\***

The addition of this insulation layer will allow the roof at Station 1 to be brought up to modern building code.

\* Franklin & Sons advised against the insulation addition.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY  
OF SPRINGDALE POLICE DEPARTMENT AND  
AUTHORIZING THE PURCHASE OF A NEW K-9

WHEREAS, the City of Springdale Police Department utilizes trained K-9 units in support of law enforcement operations and public safety;

WHEREAS, the Springdale Police Department has identified a need to purchase a new K-9 and has requested that \$14,678.58 be transferred from the Civil Forfeiture account to its K-9 account, Account No. 101-0501-421.60-60-04;

WHEREAS, three (3) quotes were received for the purchase of a new K-9, as required, while associated training and supply purchases are each below the \$4,999.99 threshold; and the Police Department has selected Von Klein Stein Working Dogs as the vendor for the K-9 purchase;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 Budget of the City of Springdale Police Department is hereby amended as follows, and the Mayor and City Clerk are hereby authorized to execute any documents necessary for the purchase of a new K-9 from Von Klein Stein Working Dogs in an amount not to exceed \$6,987.50:

| <u>Department</u>    | <u>Account No.</u>    | <u>Description</u> | <u>Present<br/>Budget</u> | <u>Increase</u> | <u>Amended<br/>Budget</u> |
|----------------------|-----------------------|--------------------|---------------------------|-----------------|---------------------------|
| Police<br>Department | 101-0501-421.60-60-04 | K-9                | \$20,000.00               | \$14,678.58     | \$34,678.58               |

PASSED AND APPROVED this 8<sup>th</sup> day of September, 2026

\_\_\_\_\_  
Doug Sprouse, MAYOR

ATTEST:

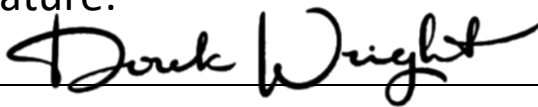
\_\_\_\_\_  
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, DEPUTY CITY ATTORNEY



# DEPARTMENT FUNDING REQUEST

|                                                                                                   |                         |                                                                                                      |
|---------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------|
| Department:                                                                                       |                         | Date:                                                                                                |
| Point of Contact:                                                                                 | Amount Requested:<br>\$ |                                                                                                      |
| Date to be Presented to Committee: ____/____/20____                                               |                         |                                                                                                      |
| Brief Description of Funding Request:                                                             |                         |                                                                                                      |
| Funding Source: (General Fund, Special Fund, etc.)                                                |                         |                                                                                                      |
| <b>IS IT BUDGETED?</b>                                                                            |                         |                                                                                                      |
| <b>YES <input type="checkbox"/></b>                                                               |                         | <b>NO <input type="checkbox"/></b>                                                                   |
| \$0 - \$42,920.00<br>No Council Approval Needed                                                   |                         | <input type="checkbox"/> \$0 - \$4,999                                                               |
| Request to Waive Bidding?<br>BUY BOARD      SOLE SOURCE                                           |                         | <input type="checkbox"/> \$5,000 - \$42,920.00<br>Requires <b>3</b> Quotes                           |
| Signature:<br> |                         | <input type="checkbox"/> \$42,921.00 + Requires Bid                                                  |
| Please attach supplemental<br>information                                                         |                         | Request to waive bidding?<br><input type="checkbox"/> Buy Board <input type="checkbox"/> Sole Source |

# INVOICE

Von Klein Stein Working Dogs  
9211 Northview Dr  
Sherwood, AR 72120

joesmith@vkswd.com  
+1 (479) 301-4796  
http://www.vkswd.com



Bill to  
Springdale PD  
Springdale PD  
201 Spring St.  
Springdale  
AR  
72764

### Invoice details

Invoice no.: 318  
Invoice date: 08/19/2026  
Due date: 09/18/2026

| #  | Date | Product or service      | Description                                | Qty | Rate       | Amount     |
|----|------|-------------------------|--------------------------------------------|-----|------------|------------|
| 1. |      | K9-2. Single Purpose K9 | Single Purpose K9 with tracking and school | 1   | \$6,500.00 | \$6,500.00 |

|           |            |
|-----------|------------|
| Subtotal  | \$6,500.00 |
| Sales tax | \$487.50   |

### Ways to pay



|       |            |
|-------|------------|
| Total | \$6,987.50 |
|-------|------------|

### Note to customer

We require at least a half down payment to start the procurement process. This is to ensure each customer first come, first serve service.

Guarantee: We provide a 6-month 100% guarantee on the health of the K9. We also offer a 3-month unconditional guarantee on the K9. If you are unsatisfied in any way in the first three months, we will happily replace the K9.

If a genetic or hereditary problem is found, the K9 will be replaced. A veterinarian letter must accompany K9 on return.

View and pay

## ESTIMATE

Vohne Liche Kennels, Inc  
7953 N Old Route 31  
Denver, IN 46926-9090

nancy@vohneliche.com  
+1 (765) 985-2274  
<https://vlkennels.com/>



### Springdale PD (AR)

#### Bill to

Ashley Booth  
Springdale Police Dept.  
201 Spring Street  
Springdale, AR 72764

#### Ship to

Ashley Booth  
Springdale Police Dept.  
201 Spring Street  
Springdale, AR 72764

#### Estimate details

Estimate no.: 1649  
Estimate date: 08/25/2026

Sales Rep: Nancy

| #               | Product or service     | Description                                                                                                                                                                                                                                                                            | Qty | Rate        | Amount             |
|-----------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|--------------------|
| 1.              | <b>SPN/TrackClass</b>  | Single Purpose Narcotic Detector Dog Class with Tracking. 4 Weeks                                                                                                                                                                                                                      | 1   | \$5,000.00  | \$5,000.00         |
| 2.              | <b>SPNCP</b>           | Single Purpose Pretrained Narcotics Dog. Guarantee: Effective from date of purchase. 100% health 6 Months, Skeletal 12 Months. If a genetic or hereditary problem is found K-9 will be replaced. Vet report must accompany K-9 on return. Workability 3 Months, Compatibility 1 Month. | 1   | \$11,500.00 | \$11,500.00        |
| 3.              | <b>Housing</b>         | Housing for 1 for 4 weeks                                                                                                                                                                                                                                                              | 27  | \$70.00     | \$1,890.00         |
| 4.              | <b>ID</b>              | TAX ID # 35-2148814                                                                                                                                                                                                                                                                    | 1   | \$0.00      | \$0.00             |
| <b>Subtotal</b> |                        | Subtotal                                                                                                                                                                                                                                                                               |     |             | <b>\$18,390.00</b> |
| 5.              | <b>Credit Card Fee</b> | \$735.00 Credit Card Processing Fee to be paid if paying by credit or debit card. Otherwise pay the subtotal amount.                                                                                                                                                                   | 1   | \$0.00      | \$0.00             |
| <b>Total</b>    |                        |                                                                                                                                                                                                                                                                                        |     |             | <b>\$18,390.00</b> |

Accepted date

Accepted by



SCK9, LLC d/b/a Southern Coast K9, LLC

690 Meta Ln  
New Smyrna Beach, FL  
32168-8808 US  
(877) 903-3647  
info@southerncoastk9.com

Quote

ADDRESS

Springdale Police (AR)  
201 Spring Street  
Springdale, AR 72764

QUOTE  
DATE

2026-101  
08/25/2026

| QTY |                                                                                  | RATE      | AMOUNT    |
|-----|----------------------------------------------------------------------------------|-----------|-----------|
| 1   | Pre-Trained Drug Detection K9 (Pointy)<br>Pre-Trained Drug Detection K9 (Pointy) | 12,800.00 | 12,800.00 |
| 1   | Tracking - Add On<br>Tracking - Add On                                           | 1,500.00  | 1,500.00  |
| 1   | 4 Week Detection Handler Course<br>4 Week Detection Handler Course               | 4,000.00  | 4,000.00  |
| 1   | Early Payment (Net30) Discount<br>Early Payment (Net30) Discount                 | -500.00   | -500.00   |

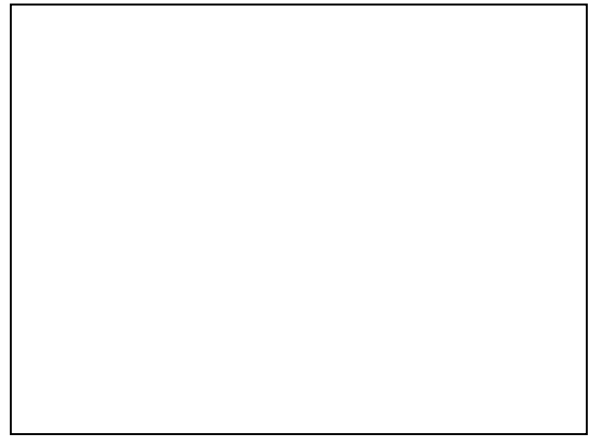
Please note that a \$500 early payment (NET30) discount is applied to all dogs paid within 30 days.  
Failure to pay in this allotted time will forfeit the discount.

TOTAL

\$17,800.00

Accepted By

Accepted Date



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 (FB26-13) CERTAIN LANDS LOCATED AT 314 E. VELMA AVENUE FROM A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO A SPRINGDALE ELECTIVE ENHANCEMENT DISTRICT (SEED) – NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR3); 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 September 1, 2026, for hearing the matter of a petition of Margaret Jo Oliver Revocable Trust requesting that the following described tract of real estate to be zoned from a Medium Density Multi-Family Residential District (MF-12) to a Springdale Elective Enhancement District (SEED) – Neighborhood Residential Type 3 (NR3).

**Layman's Description:** 314 E. Velma Avenue

**Legal Description:**

LOTS NUMBERED TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), AND TWENTY-EIGHT (28) IN BLOCK SEVEN (7) IN R.L. HAYES ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER RECORDED PLAT OF SAID ADDITION AS RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND PROTECTIVE COVENANTS OR RECORD, IF ANY

**AND WHEREAS**, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning (FB26-13), recommends to the Springdale City Council that the area described herein should be rezoned from a Medium Density Multi-Family Residential District (MF-12) to a Springdale Elective Enhancement District (SEED) – Neighborhood Residential Type 3 (NR3) for the purposes of that Zoning Ordinance would be more

properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

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

From a Medium Density Multi-Family Residential District (MF-12) to a Springdale Elective Enhancement District (SEED) – Neighborhood Residential Type 3 (NR3).

**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 \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Doug Sprouse, Mayor

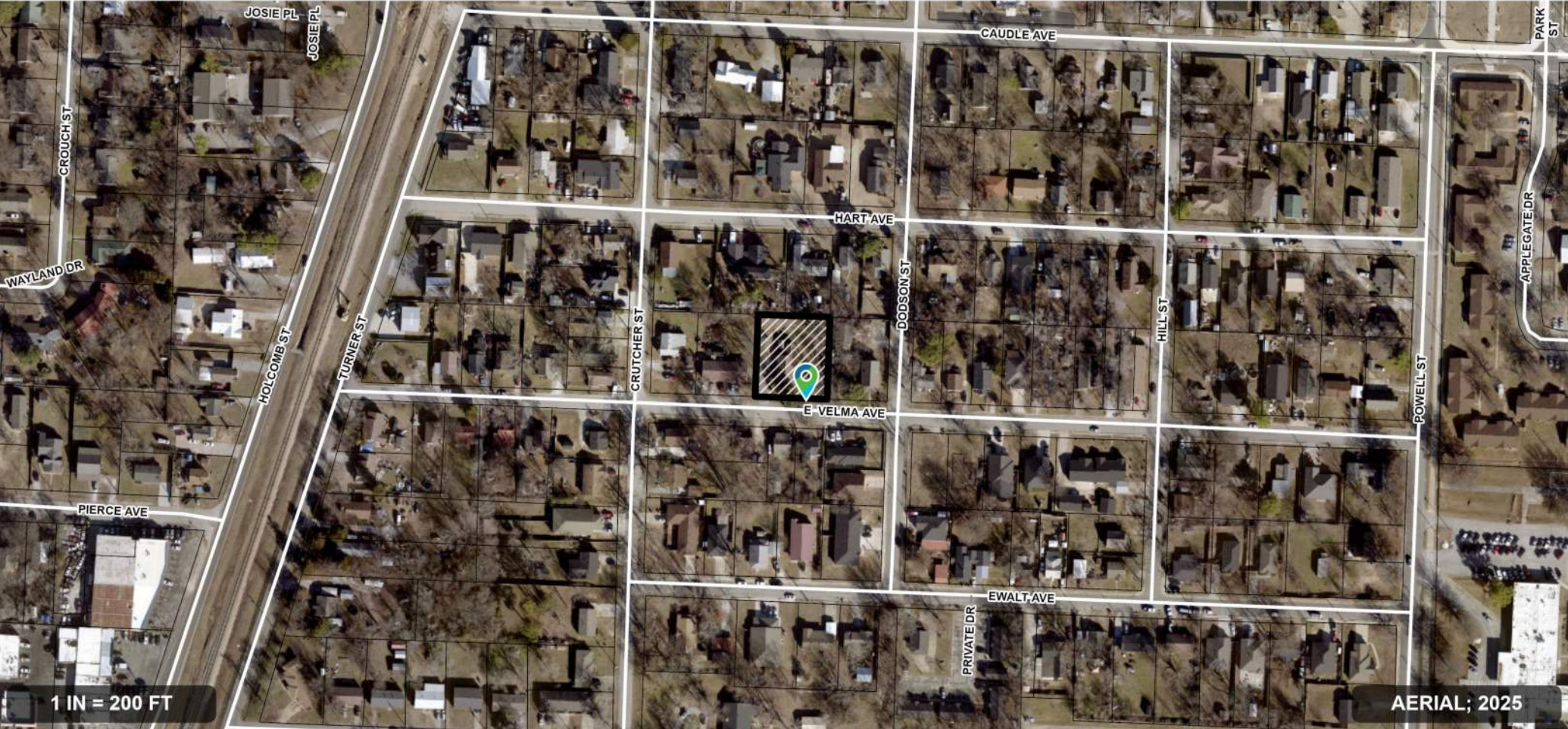
ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, City Attorney





 PROJECT AREA

 PUBLIC NOTICE

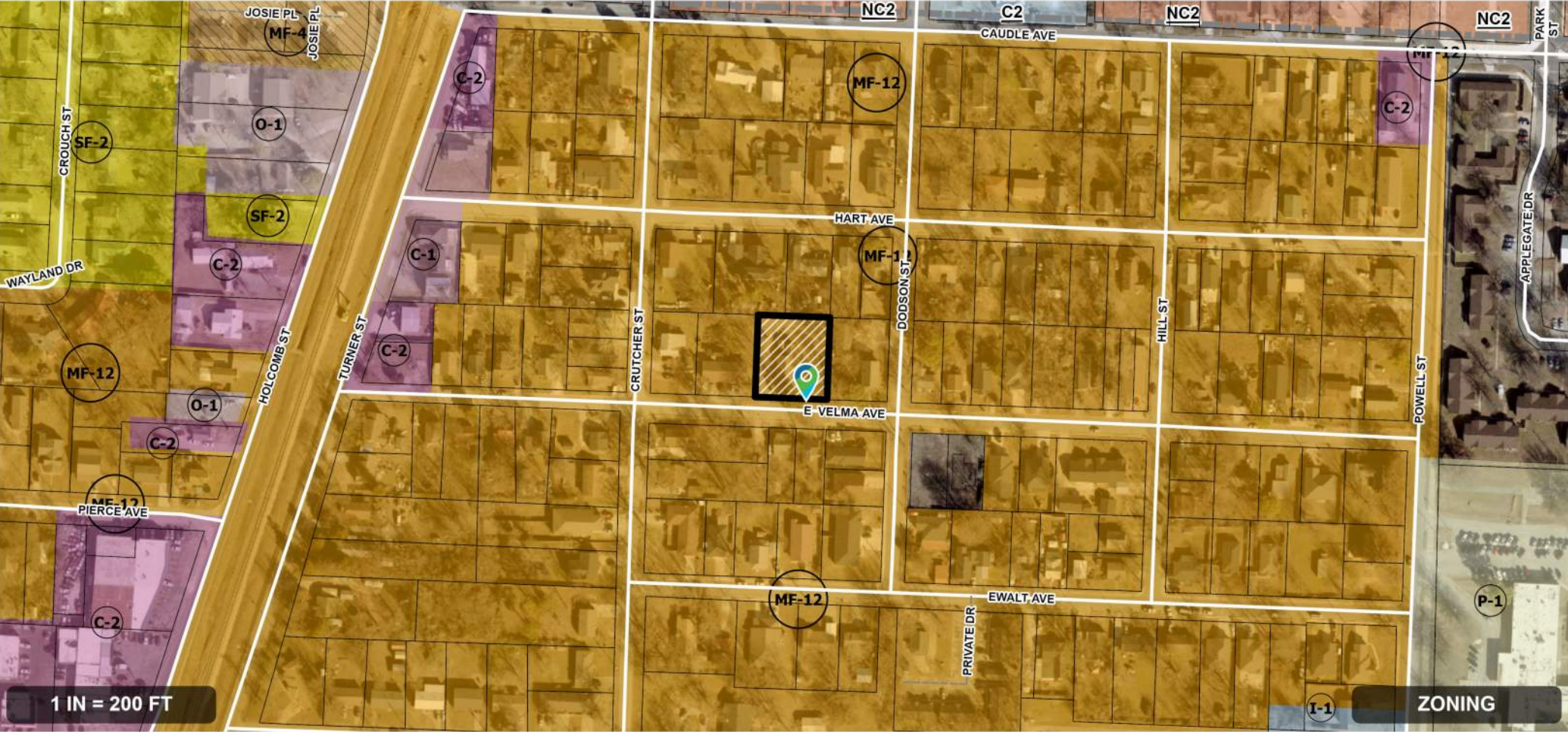
**FB26-13: Margaret Jo Oliver Revocable Trust**

**314 E. Velma Avenue**

FB26-13: Boundary Amendment from MF-12 to NR-3





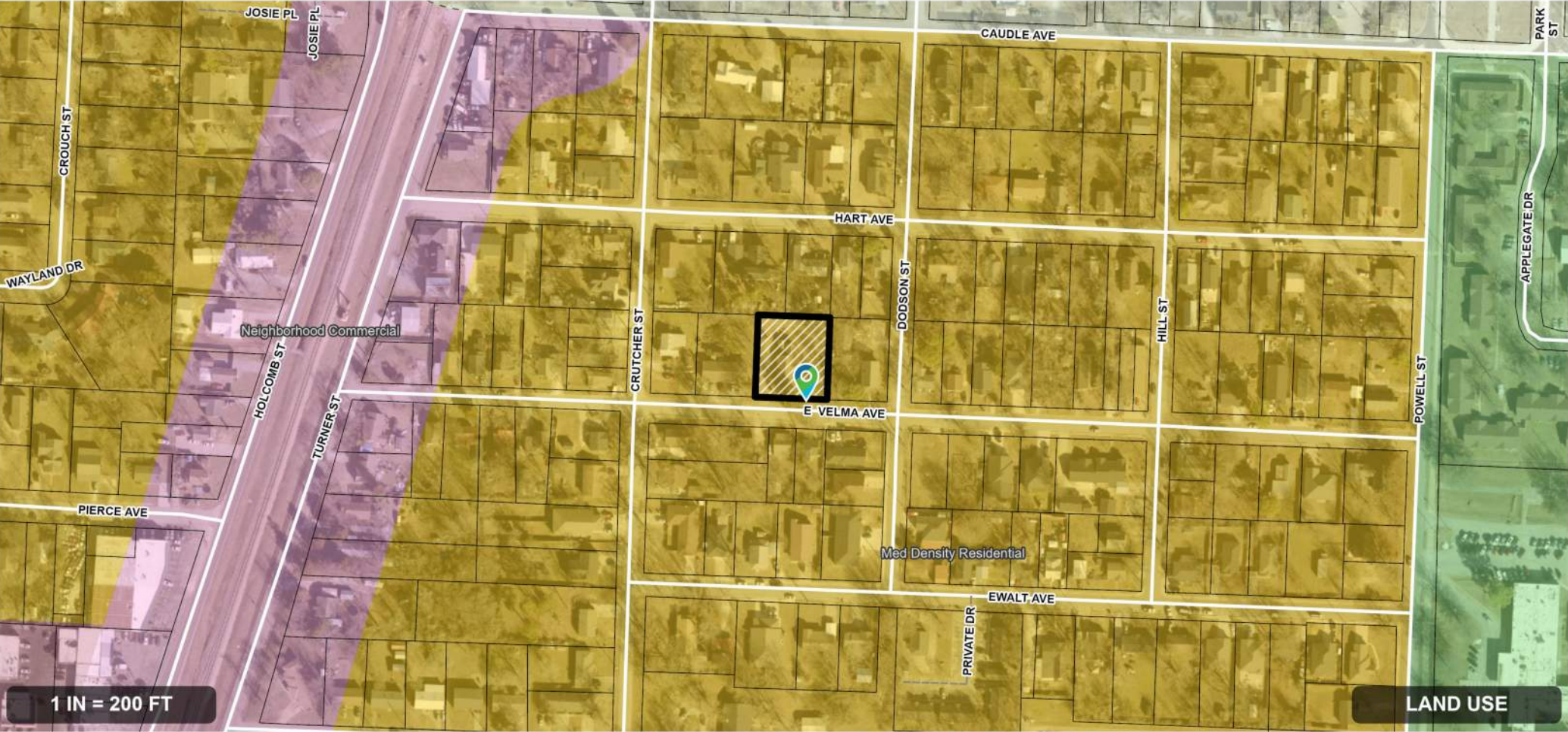


-  PROJECT AREA
-  PUBLIC NOTICE

**FB26-13: Margaret Jo Oliver Revocable Trust**  
**314 E. Velma Avenue**  
FB26-13: Boundary Amendment from MF-12 to NR-3



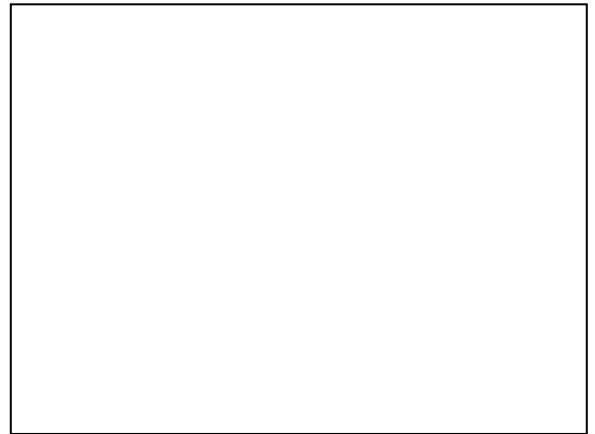




-  PROJECT AREA
-  PUBLIC NOTICE

**FB26-13: Margaret Jo Oliver Revocable Trust**  
**314 E. Velma Avenue**  
FB26-13: Boundary Amendment from MF-12 to NR-3





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 (R26-34) CERTAIN LANDS LOCATED AT 4376 TWIN OAKS DRIVE, 3525 WAGON WHEEL ROAD AND A PARCEL SOUTH OF 3525 WAGON WHEEL ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS.**

**WHEREAS**, the Planning Commission of the City of Springdale, Arkansas, Benton County, gave notice required by law and set a hearing date of September 1, 2026, for hearing the matter of Honey Properties, LLC, Mike Acuff, Cameron and Kris Honey a petition requesting that the following described tract of real estate be rezoned from an Agricultural District (A-1) to a General Commercial District (C-2).

**Layman's Description:** 4376 Twin Oaks Drive, 3525 Wagon Wheel Road, and a parcel south of 3525 Wagon Wheel Road.

**Legal Description:** TRACT 1: A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND STONE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG THE WEST LINE THEREOF, NORTH 01°51'14" EAST 765.19 FEET TO A FOUND 3/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 01°51'14" EAST 317.85 FEET TO A FOUND 5/8" REBAR CAPPED "1181"; THENCE LEAVING SAID WEST LINE NORTH 31°22'33" EAST 112.19 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826"; THENCE SOUTH

86°43'02" EAST 54.91 FEET TO A FOUND 1/2" REBAR CAPPED "1015"; THENCE NORTH 36°49'34" EAST 40.12 FEET TO A FOUND 1/2" REBAR CAPPED "1015"; THENCE NORTH 22°26'19" EAST 76.53 FEET; THENCE NORTH 11°25'53" EAST 12.43 FEET TO A SET MAG-NAIL WITH WASHER "BLEW 1532 MYERS 1826"; THENCE SOUTH 85°05'45" EAST 98.34 FEET TO A SET MAG-NAIL WITH WASHER "BLEW 1532 MYERS 1826"; THENCE SOUTH 76°44'30" EAST 7.59 FEET TO A SET MAG-NAIL WITH WASHER "BLEW 1532 MYERS 1826"; THENCE SOUTH 04°58'54" WEST 48.91 FEET TO A SET MAG-NAIL WITH WASHER "BLEW 1532 MYERS 1826"; THENCE SOUTH 85°01'06" EAST 25.02 FEET TO A SET MAG-NAIL WITH WASHER "BLEW 1532 MYERS 1826"; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 05°33'58" WEST 11.11 FEET TO A SET MAG-NAIL WITH WASHER "BLEW 1532 MYERS 1826"; THENCE SOUTH 04°23'44" WEST 44.83 FEET TO A SET MAG-NAIL WITH WASHER "BLEW 1532 MYERS 1826"; THENCE SOUTH 01°18'34" WEST 58.40 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 86°43'48" EAST 2.04 FEET TO A SET MAG-NAIL WITH WASHER "BLEW 1532 MYERS 1826"; THENCE SOUTH 01°54'16" WEST 199.94 FEET TO A SET 5/8" REBAR CAPPED "BLEW 1532 MYERS 1826"; THENCE NORTH 88°38'44" WEST 14.88 FEET TO A FOUND 5/8" REBAR CAPPED "1181"; THENCE NORTH 88°32'28" WEST 135.70 FEET; THENCE SOUTH 03°19'29" WEST 94.79 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 03°19'29" WEST 26.80 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 76°37'14" WEST 141.07 FEET TO THE POINT OF BEGINNING. CONTAINING 2.438 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS 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 (R26-34) from an Agricultural District (A-1) to a 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 an Agricultural District (A-1) to a 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, City Attorney



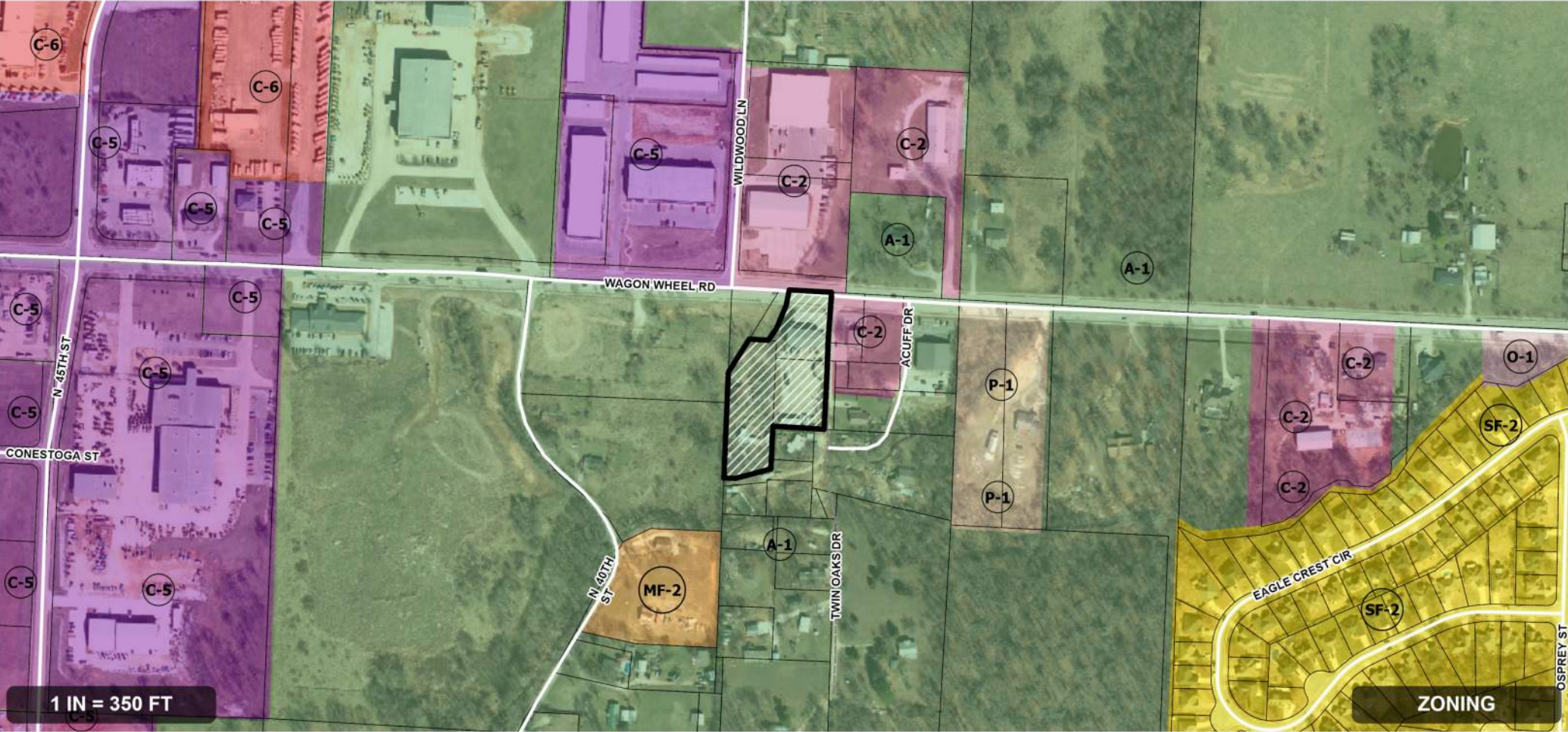


-  PROJECT AREA
-  PUBLIC NOTICE

**R26-34: Honey Properties, LLC, Mike Acuff, Cameron & Kris Honey**  
**4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & parcel south of 3525 Wagon Wheel Road**  
**R26-34: Rezone From A-1 to C-2**





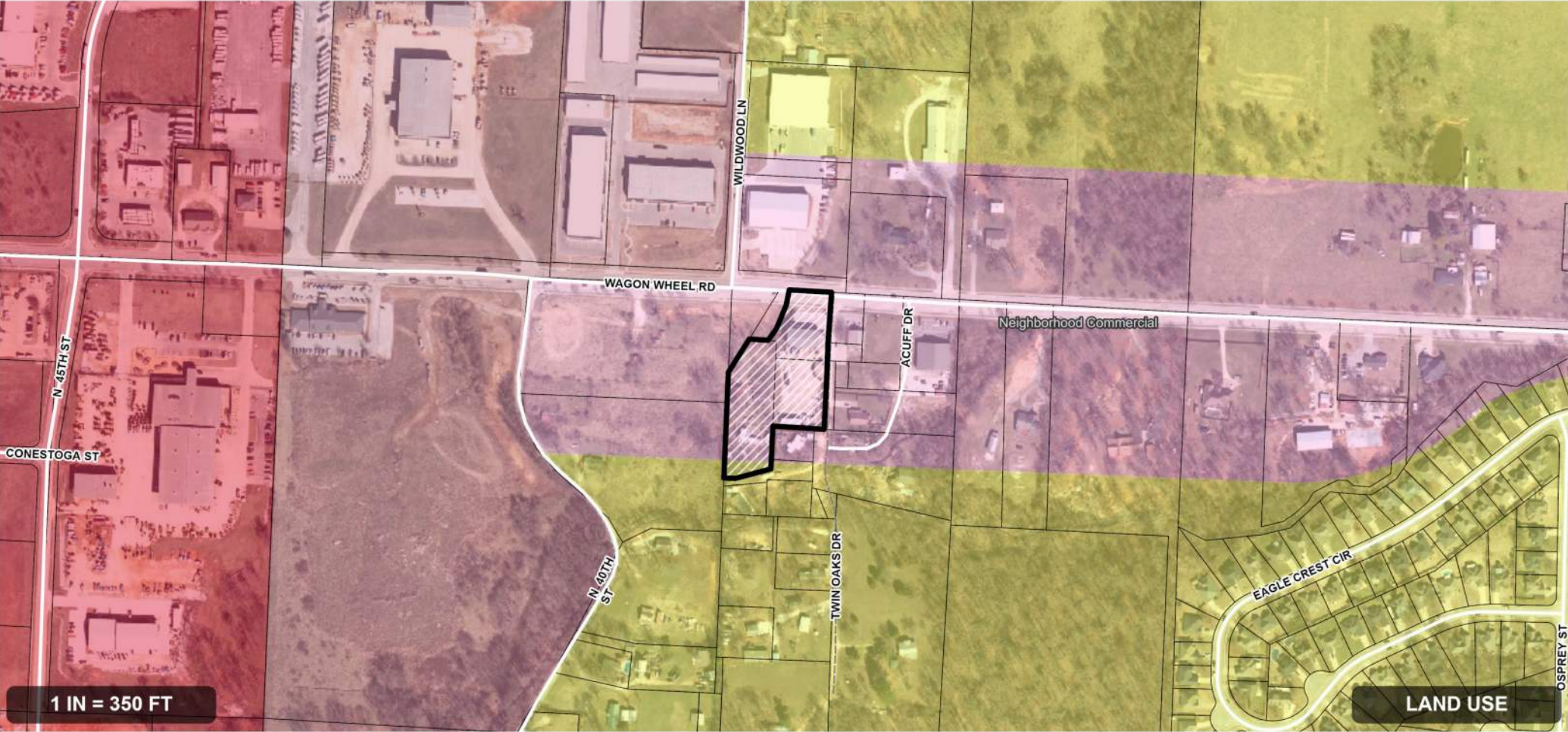


-  PROJECT AREA
-  PUBLIC NOTICE

**R26-34: Honey Properties, LLC, Mike Acuff, Cameron & Kris Honey**  
**4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & parcel south of 3525 Wagon Wheel Road**  
**R26-34: Rezone From A-1 to C-2**



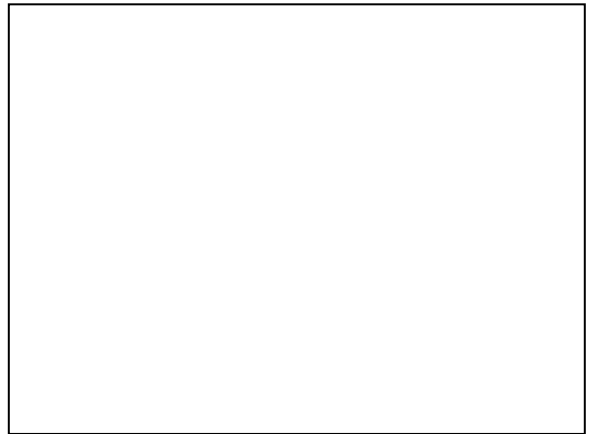




-  PROJECT AREA
-  PUBLIC NOTICE

**R26-34: Honey Properties, LLC, Mike Acuff, Cameron & Kris Honey**  
**4376 Twin Oaks Drive, 3525 Wagon Wheel Road, & parcel south of 3525 Wagon Wheel Road**  
**R26-34: Rezone From A-1 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 PLAT PERTAINING THERETO, BY REZONING (R26-38) CERTAIN LANDS LOCATED AT THE PARCEL SOUTH OF 1124 HATCHER ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A LOW/MEDIUM 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 September 1, 2026, for hearing the matter of Alfredo Reyes & Leticia Hernandez-Garcia a petition requesting that the following described tract of real estate be rezoned from an Agricultural District (A-1) to a Low/Medium Density Single Family Residential District (SF-2):

**Layman's Description:** Parcel South of 1124 Hatcher Road.

**Legal Description:** A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF THE SPRINGDALE BYPASS AS PER ARDOT JOB #090621 WHICH IS N87°41'05"W 252.49' AND N01°50'48"E 740.53 FEET FROM THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY S65°58'14"W 284.32 FEET TO A POINT ON THE EAST LINE OF A SURVEY FILED IN BOOK 28 AT PAGE 231 IN THE RECORDS OF BENTON COUNTY, THENCE ALONG SAID EAST SURVEY LINE N02°18'31"E 255.89 FEET TO AN EXISTING

REBAR MARKING THE NORTHWEST CORNER OF TRACT 1 AS PER THE INFORMAL PLAT FILED AS DOCUMENT L202168923 IN THE RECORDS OF BENTON COUNTY, THENCE LEAVING SAID EAST SURVEY LINE ALONG THE NORTH LINE OF SAID TRACT 1 S87°03'54"E 253.80 FEET TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID TRACT 1, THENCE ALONG THE EAST LINE THEREOF S01°50'48"W 126.97' TO THE POINT OF BEGINNING, CONTAINING 1.12 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, BEING SHOWN AND DESCRIBED AS SURVEY DESCRIPTION OF NORTHERN PORTION OF PARCEL #21-00000-000 ON PLAT OF SURVEY RECORDED NOVEMBER 4, 2024 IN/AS INSTRUMENT NO. L202458947, IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS. SURVEYS: 11/04/2024 L202458947 SURVEYS: 8/8/2019 L201940875 & 9/14/2021 L202168923.

**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 (R26-38) from an Agricultural District (A-1) to a 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 an Agricultural District (A-1) to a 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 \_\_\_\_\_, 2026.

---

Doug Sprouse, Mayor

ATTEST:

---

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

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Garrett Harlan, City Attorney



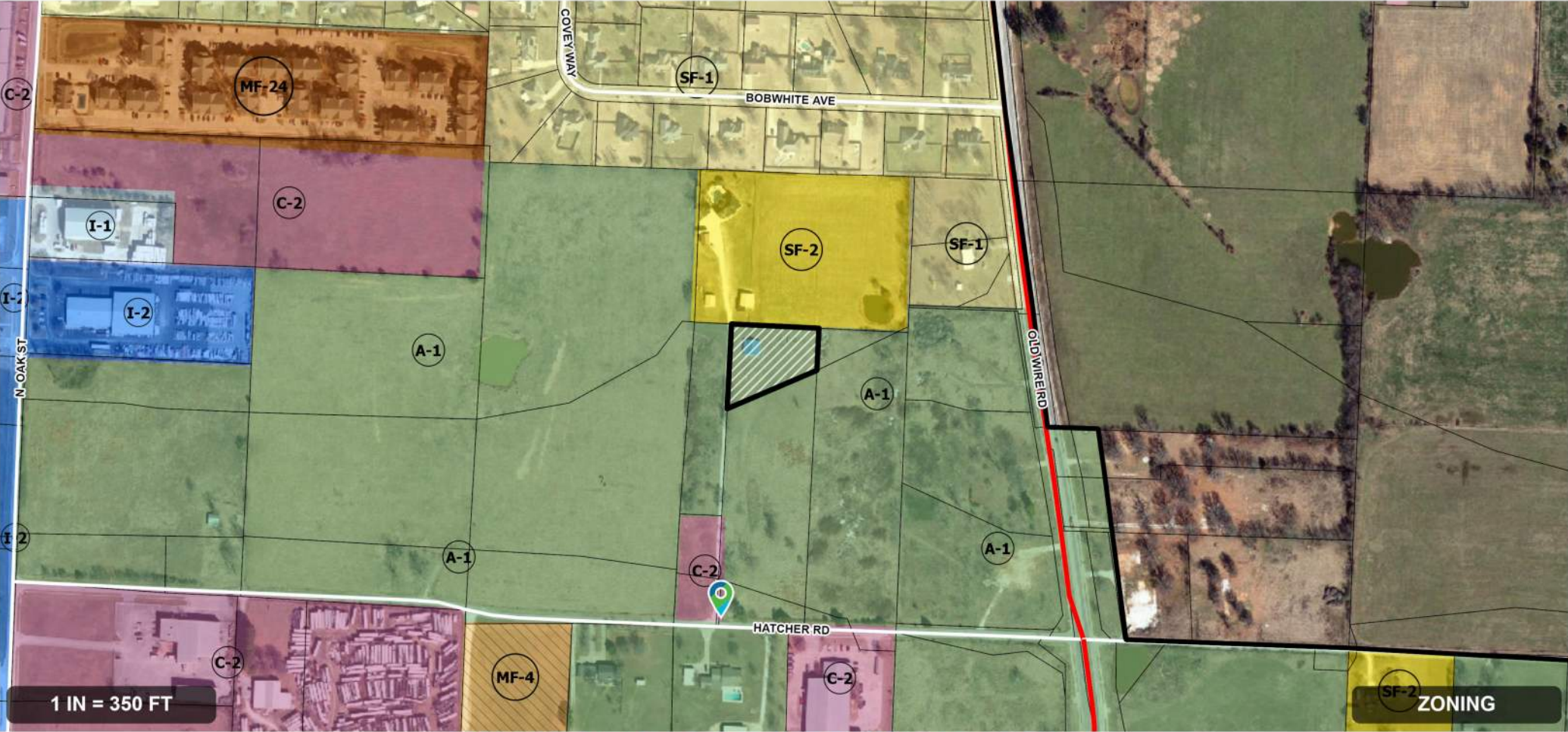


-  PROJECT AREA
-  PUBLIC NOTICE

**R26-38: Alfredo Reyes & Leticia Hernandez-Garcia**  
**Parcel South of 1124 Hatcher Road**  
R26-38: Rezone from A-1 to SF-2



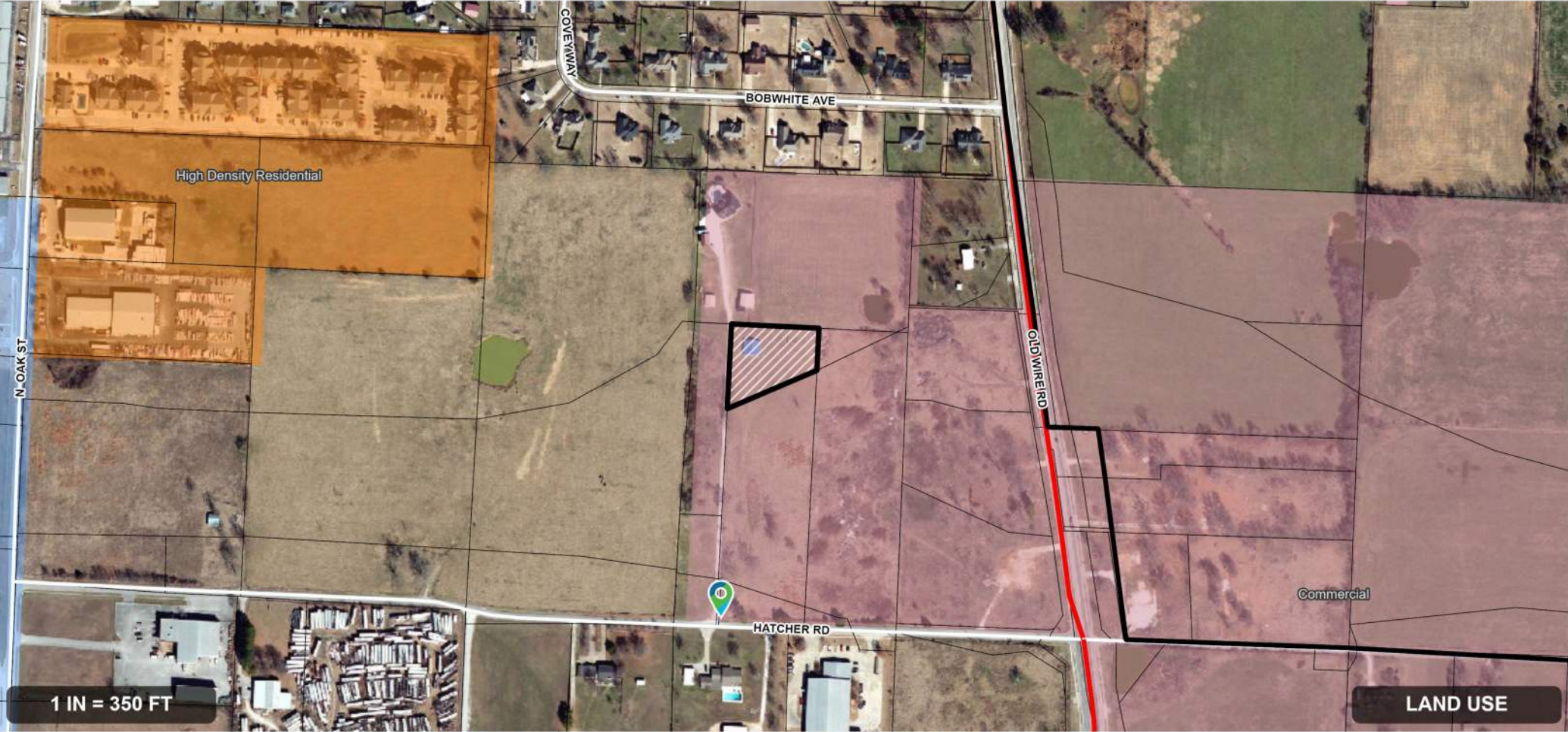




**R26-38: Alfredo Reyes & Leticia Hernandez-Garcia**  
**Parcel South of 1124 Hatcher Road**  
R26-38: Rezone from A-1 to SF-2



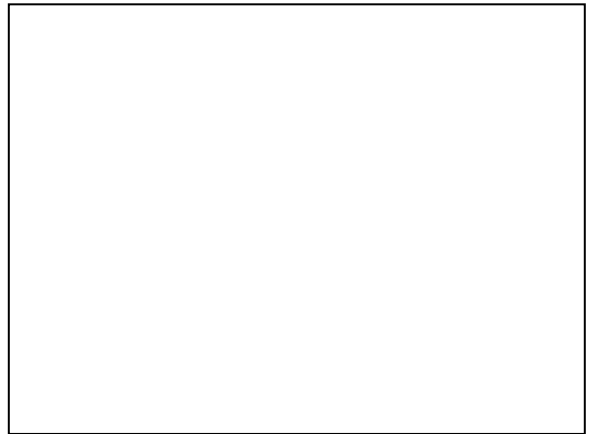




-  PROJECT AREA
-  PUBLIC NOTICE

**R26-38: Alfredo Reyes & Leticia Hernandez-Garcia**  
**Parcel South of 1124 Hatcher Road**  
R26-38: Rezone from A-1 to SF-2





**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 (R26-39) CERTAIN LANDS LOCATED AT 5725 N. THOMPSON STREET FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS.**

**WHEREAS**, the Planning Commission of the City of Springdale, Arkansas, Benton County, gave notice required by law and set a hearing date of September 1, 2026, for hearing the matter of WalkerHogue Industries, LLC, a petition requesting that the following described tract of real estate be rezoned from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5).

**Layman's Description:** 5725 N. Thompson Street.

**Legal Description:** PART OF THE NW 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1122.0 FEET SOUTH AND 50 FEET EAST OF THE NW COMER OF THE NW 1/4 OF THE NW 1/4 ON THE EAST RIGHT OF WAY OF U.S. HIGHWAY 71; THENCE SOUTH 87°02' EAST 736.23 FEET; THENCE SOUTH 02° WEST 710.00 FEET; THENCE NORTH 87°02' WEST 736.23 FEET TO THE EAST RIGHT OF WAY OF SAID HIGHWAY; THENCE WITH SAID RIGHT OF WAY NORTH 02° EAST 710.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO HIGHWAY 71 ON THE WEST AND MOODY AVENUE ON THE NORTH.

LESS AND EXCEPT: PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 1122 FEET SOUTH AND 50 FEET

EAST AND SOUTH 2 DEGREES WEST 355 FEET FROM THE NW COMER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13; SAID POINT BEING ON THE EAST RIGHT OF WAY OF HIGHWAY 71B; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 87 DEGREES 02 MINUTES EAST 736.23 FEET; THENCE SOUTH 2 DEGREES WEST 355 FEET; THENCE NORTH 87 DEGREES 02 MINUTES WEST 736.23 FEET TO THE EAST RIGHT OF WAY OF HIGHWAY 71B; THENCE WITH SAID RIGHT OF WAY NORTH 2 DEGREES EAST 355 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHEAST COMER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13; THENCE NORTH 89°22' WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1270.0 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT OF WAY LINE OF HIGHWAY 71 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°22' WEST ALONG SAID SOUTH LINE A DISTANCE OF 10.0 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE NORTH 0°02' EAST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 1639.1 FEET TO A POINT; THENCE SOUTH 88°47' EAST A DISTANCE OF 10.0 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE SOUTH 0°02' WEST ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 1639.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.38 ACRE, 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 (R26-39) from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) 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 a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5).

**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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, City Attorney

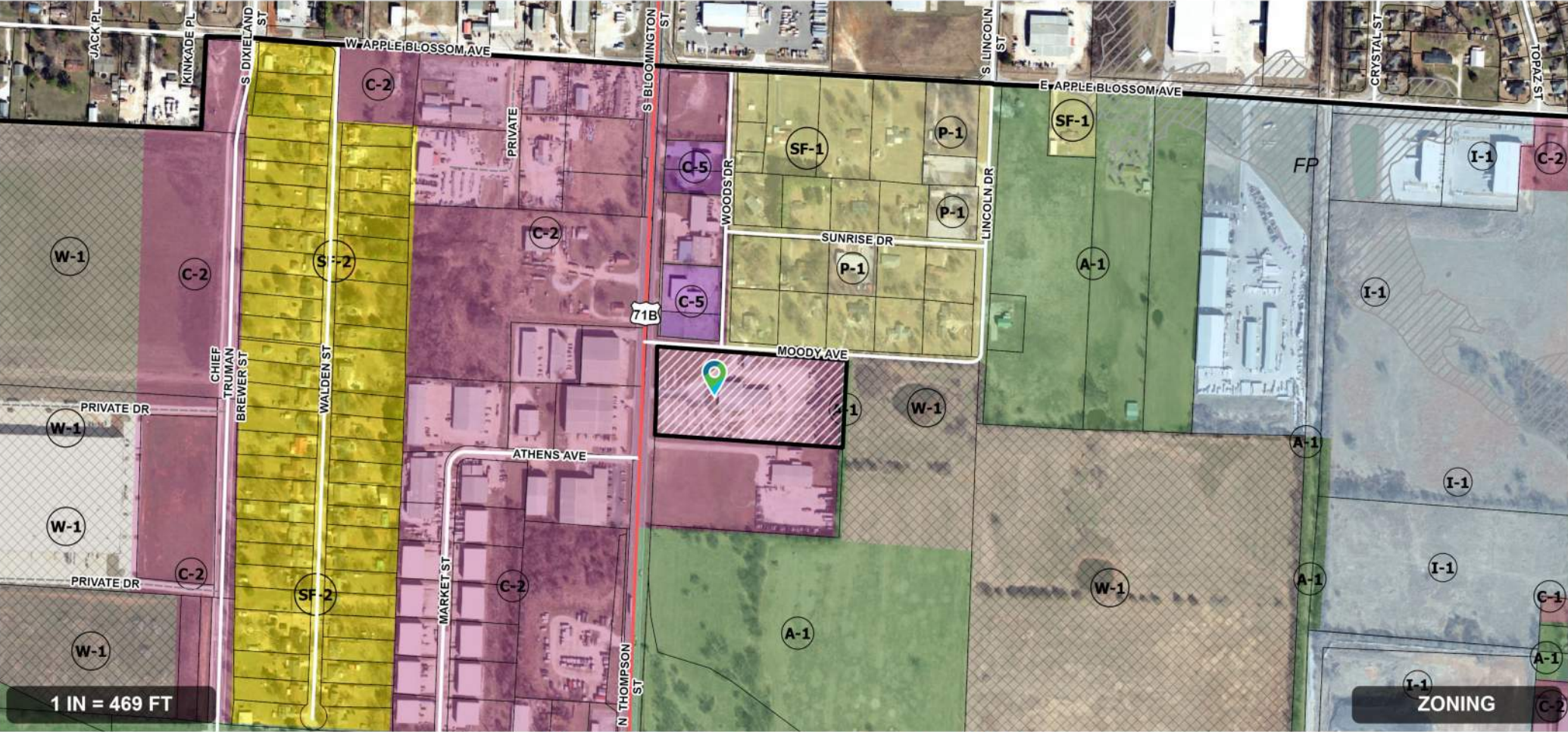


-  PROJECT AREA
-  PUBLIC NOTICE

**R26-39: Walkerhogue Industries, LLC**  
**5725 N. Thompson Street**  
R26-39: Rezone from C-2 to C-5



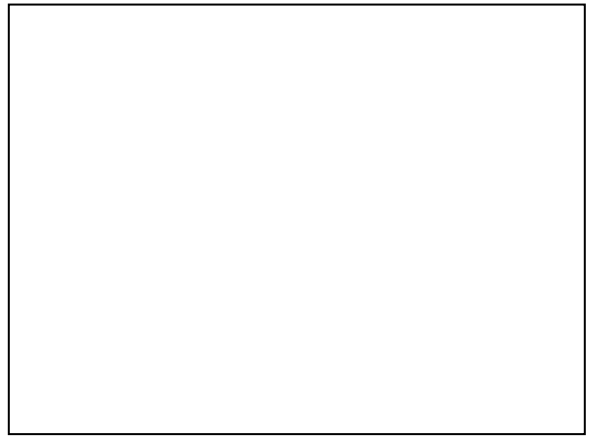




-  PROJECT AREA
-  PUBLIC NOTICE

**R26-39: Walkerhogue Industries, LLC**  
**5725 N. Thompson Street**  
R26-39: Rezone from C-2 to C-5





**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 (R26-40) CERTAIN LANDS LOCATED AT 355 E. AR HIGHWAY 264 FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A LIGHT INDUSTRIAL DISTRICT (I-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Planning Commission of the City of Springdale, Arkansas, Benton County, gave notice required by law and set a hearing date of September 1, 2026, for hearing the matter of 264 Leasing, LLC, a petition requesting that the following described tract of real estate be rezoned from a General Commercial District (C-2) to a Light Industrial District (I-1).

**Layman's Description:** 355 E. AR Highway 264.

**Legal Description:** A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT; BEGINNING AT A POINT WHICH IS S89°59'43"E 666.41 FEET AND S00°14'52"W 15.85 FEET FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°39'18"E 275.99 FEET, THENCE S15°19'19"E TO AND ALONG AN EXISTING FENCE 155.35 FEET TO A FOUND IRON PIN, THENCE S88°04'11"E 56.59 FEET TO A FOUND IRON PIN, THENCE S00°54'31"W ALONG AN EXISTING FENCE 230.24 FEET TO A FOUND IRON PIN, THENCE N88°49'29"W ALONG AN EXISTING FENCE 74.11 FEET TO A SET IRON PIN, THENCE S00°51'52"E 245.30 FEET TO A SET IRON PIN, THENCE N88°38'17"W 302.13 FEET TO A SET IRON PIN, THENCE N0W14'52"E 629.81 FEET TO THE POINT OF BEGINNING AS SHOWN ON SURVEY RECORDED IN PLAT BOOK 2006 AT PAGE 1423. SUBJECT TO THAT PORTION IN HIGHWAY RIGHT-



OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT.

**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 (R26-40) from a General Commercial District (C-2) to a Light Industrial District (I-1) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

**SECTION 1:** That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From a General Commercial District (C-2) to a Light Industrial District (I-1).

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

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, City Attorney

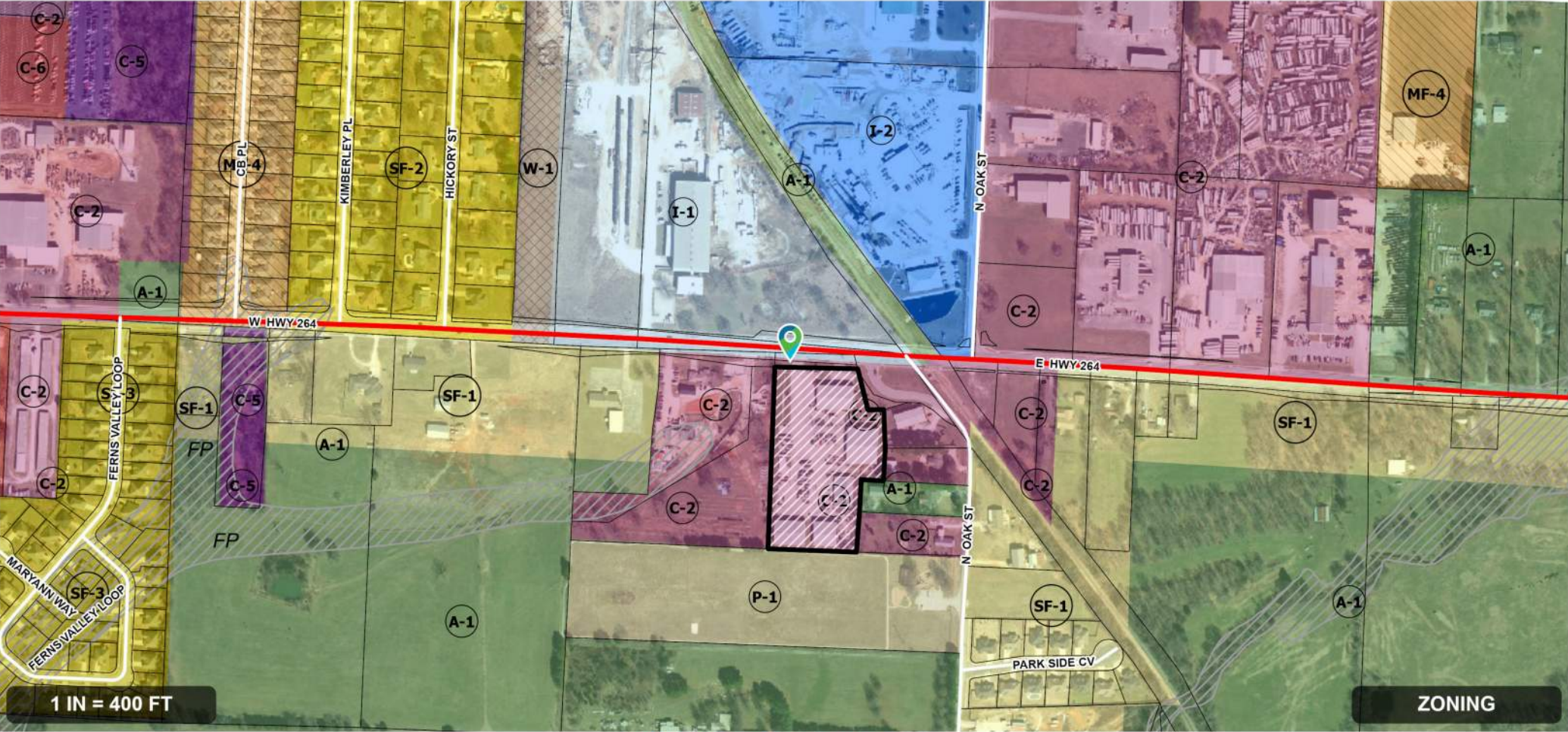


-  PROJECT AREA
-  PUBLIC NOTICE

**R26-40: 264 Leasing, LLC**  
**355 E. AR Highway 264**  
R26-40: Rezone from C-2 to I-1







**R26-40: 264 Leasing, LLC**  
**355 E. AR Highway 264**  
R26-40: Rezone from C-2 to I-1



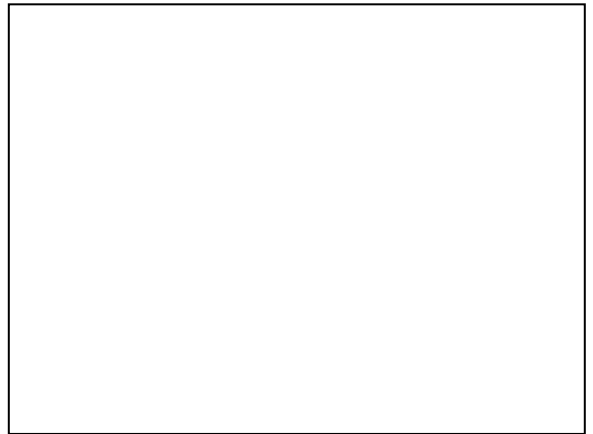




**R26-40: 264 Leasing, LLC**  
**355 E. AR Highway 264**  
R26-40: Rezone from C-2 to I-1







**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-41) CERTAIN LANDS LOCATED AT 2638 W. SUNSET AVENUE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS.**

**WHEREAS**, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of September 1, 2026, for hearing the matter of Mathias Shopping Centers, Inc., a petition requesting that the following described tract of real estate be rezoned from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5).

**Layman's Description:** 2638 W. Sunset Avenue.

**Legal Description:** 250 FEET OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE OF LOTS 5 AND 6, LESS AND EXCEPT THE EAST 70 FEET OF EQUAL AND UNIFORM WIDTH OF SAID SOUTH PORTION OF LOT 5, ALL BLOCK 5, WESTERN OAKS PLACE, NO. 3 TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

**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 (R26-41) from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) 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 a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5).

**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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, City Attorney

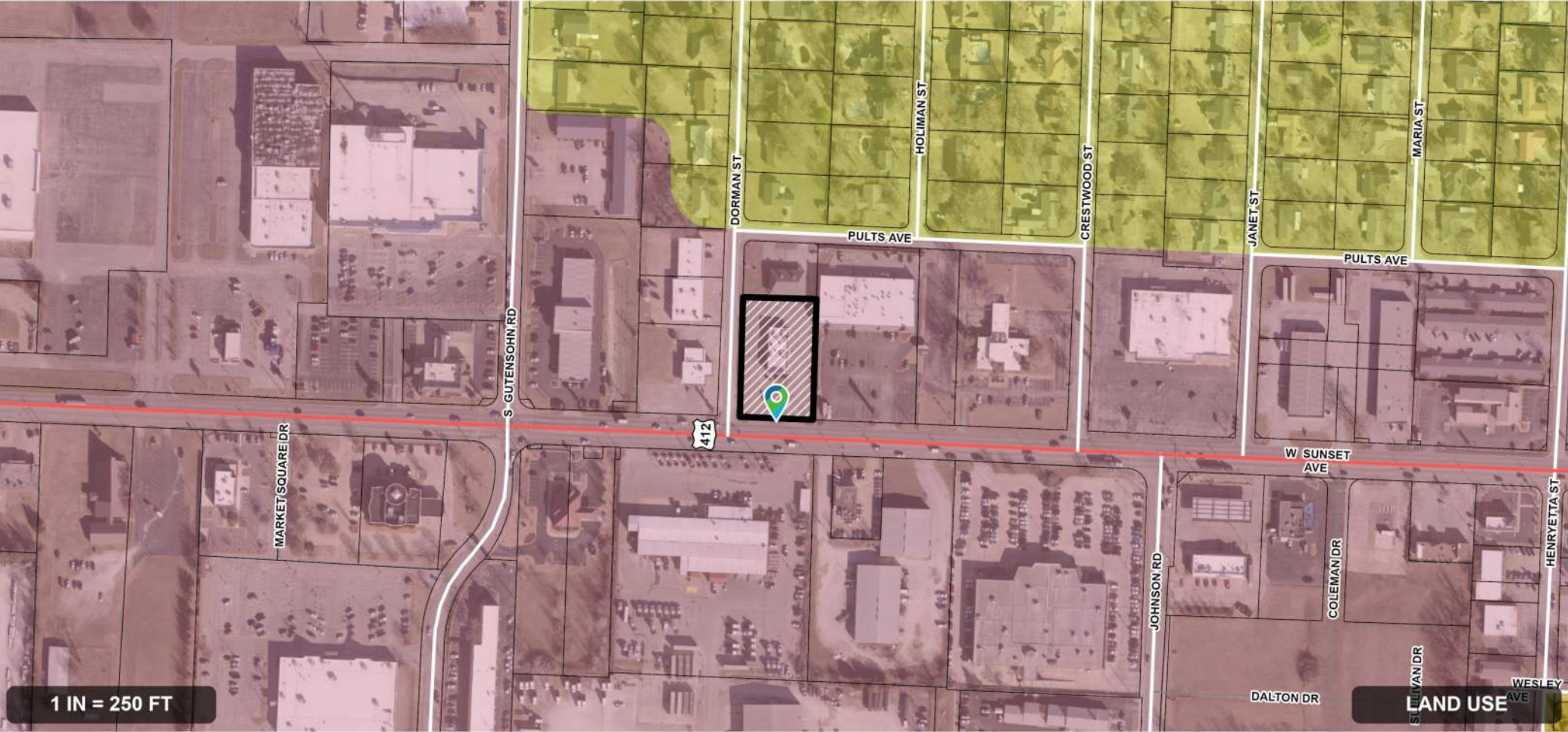


-  PROJECT AREA
-  PUBLIC NOTICE

**R26-41: Mathias Shopping Centers, Inc.**  
**2638 W. Sunset Avenue**  
R26-41: Rezone from C-2 to C-5





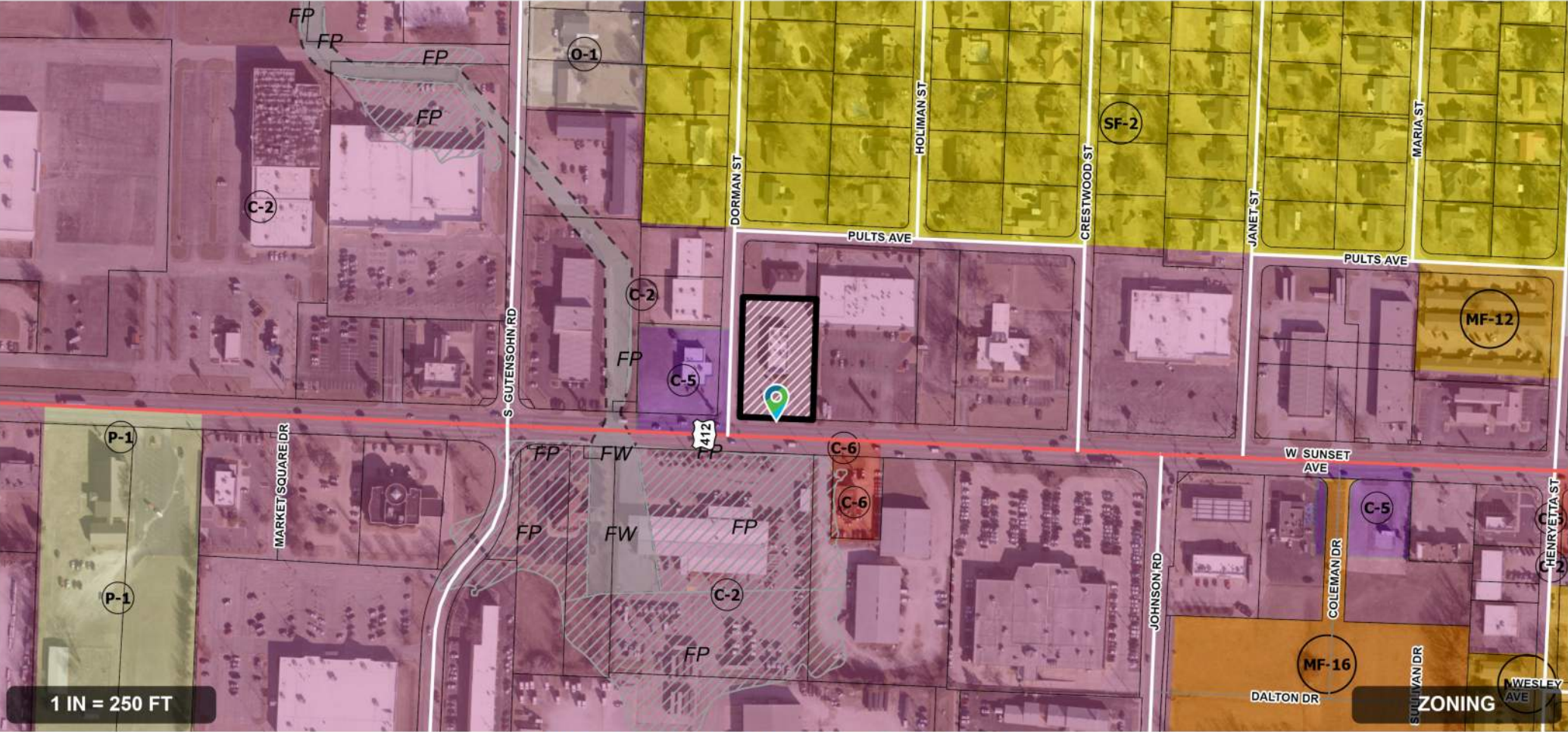


-  PROJECT AREA
-  PUBLIC NOTICE

**R26-41: Mathias Shopping Centers, Inc.**  
**2638 W. Sunset Avenue**  
R26-41: Rezone from C-2 to C-5







**R26-41: Mathias Shopping Centers, Inc.**

**2638 W. Sunset Avenue**

R26-41: Rezone from C-2 to C-5





**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ACCEPTING THE REPLAT (RP26-08)  
OF LOTS 3, 4, & 5 OF RANCHWOOD PLACE  
SUBDIVISION TO THE CITY OF SPRINGDALE,  
ARKANSAS, AND DECLARING AN EMERGENCY.**

**BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:**

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

LOTS 3 AND 4, RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL OTHER EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY. AND LOT NUMBERED FIVE (5) IN RANCHWOOD PLACE SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ANY RIGHTS OF WAY, DEDICATIONS, EASEMENTS OR MINERAL RESERVATIONS OF RECORD.

**AND WHEREAS**, said Planning Commission, after conducting a public hearing, has approved the re-plat as presented by petitioner and has approved the dedication of streets, rights-of-way, and utility easements as shown upon said re-plat and join with the said petitioner in petitioning the City Council to accept the said REPLAT OF LOTS 3, 4, & 5 OF RANCHWOOD PLACE SUBDIVISION to the City of Springdale, Arkansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS**, that the replat of lots 3, 4, & 5 of Ranchwood Place Subdivision, to the City of Springdale, Arkansas, as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby



accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

**ATTEST:**

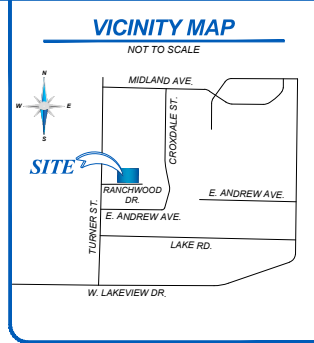
\_\_\_\_\_  
Sabra Jeffus, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ernest Cate, City Attorney

# REPLAT OF LOTS 3, 4, & 5 RANCHWOOD PLACE SUBDIVISION

LOCATED IN: SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST  
200 RANCHWOOD DRIVE, WASHINGTON COUNTY, SPRINGDALE, AR 72764



## RECORD DESCRIPTION

(PARCEL 815-25322-000) DEED FILE NO. 2025-00012676;  
LOT NUMBERED FIVE (5) IN RANCHWOOD PLACE SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ANY RIGHTS OF WAY, DEDICATIONS, EASEMENTS OR MINERAL RESERVATIONS OF RECORD.

(PARCEL 815-25320-000 & 815-25321-000) DEED FILE NO. 2026-8309;  
LOTS 3 AND 4, RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO ALL OTHER EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

## SURVEY DESCRIPTION

ADJUSTED APN: 815-25320-000; APN: 815-25321-000;  
BEING ALL OF LOT 3 AND A PART OF LOT 4, RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT FOUND 5/8" REBAR WITH CAP "1659" MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1, THENCE ALONG THE NORTH LINE OF SAID LOT 3 S88°12'03"E 171.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE NORTH LINE OF LOT 4 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1, THENCE DEPARTING FROM SAID NORTH LINE S01°50'27"W 180.67 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE S88°09'33"E 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE S01°50'27"W 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF RANCHWOOD DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE N88°10'22"W 173.00 FEET TO A FOUND 3/8" REBAR; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N01°50'27"E 182.58 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.717 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED APN: 815-25322-000;  
BEING PART OF LOT 4 AND ALL OF LOT 5 OF RANCHWOOD PLACE SUBDIVISION NO. 1, A SUBDIVISION IN THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING FROM A FOUND 5/8" REBAR WITH CAP "1659" MARKING THE NORTHWEST CORNER OF LOT 3 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1, THENCE ALONG THE NORTH LINE OF SAID LOT 3 S88°12'03"E 171.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" LOCATED ON THE NORTH LINE OF LOT 4 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE S88°11'58"E 96.07 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" MARKING THE NORTHEAST CORNER OF LOT 5 OF SAID RANCHWOOD PLACE SUBDIVISION NO. 1; THENCE ALONG THE EAST LINE OF SAID LOT 5 S01°50'27"W 182.71 FEET TO A FOUND 3/8" REBAR LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF RANCHWOOD DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE N88°10'22"W 94.07 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE N01°50'27"E 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE N88°09'33"W 2.00 FEET TO A SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826"; THENCE N01°50'27"E 180.67 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.403 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

## MISCELLANEOUS NOTES

STATE RECORDING NUMBER:  
SF-2 LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

COMPLETED FIELD WORK:  
MAY 21, 2026

REFERENCE DOCUMENTS:  
1. WARRANTY DEED RECORDED AS FILE NO. 2026-8309.  
2. WARRANTY DEED RECORDED AS FILE NO. 2025-00012676.  
3. SURVEY PLAT RECORDED AS PLAT FILE NO. 428  
4. SURVIVALS RECORDED AS PLAT FILE NO. 588  
5. SURVEY PLAT RECORDED AS PLAT FILE NO. 512

BASIS OF BEARING:  
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

SETBACK VARIANCE (B26-82) REDUCING FRONT SETBACK FROM 30 TO 24' APPROVED AT THE SEPTEMBER 1, 2026 PLANNING COMMISSION.

## UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

## OWNER/DEVELOPER

OWNER: FORINGER CRAIG A  
ADDRESS: 106 RANCHWOOD DRIVE, SPRINGDALE, AR 72764  
APN: 815-25320-000 & 815-25321-000

OWNER: TOWNSEND MICHAEL W  
ADDRESS: 200 RANCHWOOD DRIVE, SPRINGDALE, AR 72764  
APN: 815-25322-000

## ZONING INFORMATION

CURRENT ZONING:  
SF-2 LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACK REQUIREMENTS:  
FRONT - 30 FEET  
SIDE - 8 FEET  
REAR - 20 FEET

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0070G, WHICH BEARS AN EFFECTIVE DATE OF 01/25/2026 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

### CERTIFICATION OF TRANSMITTAL & OWNERSHIP:

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

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF ARKANSAS \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.  
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### CERTIFICATE OF ACCEPTANCE:

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

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

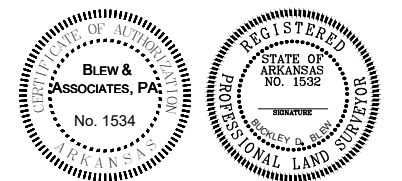
## LAND AREA

PREVIOUS  
APN: 815-25322-000  
0.374 ACRES ±

PREVIOUS  
APN: 815-25320-000  
APN: 815-25321-000  
0.746 ACRES ±

ADJUSTED  
APN: 815-25320-000  
APN: 815-25321-000  
0.717 ACRES ±

ADJUSTED  
APN: 815-25322-000  
0.403 ACRES ±



CERTIFICATE OF SURVEYING ACCURACY:  
I, BUCKLEY D. BLEW, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.  
DATE OF EXECUTION: \_\_\_\_\_

# BLEW

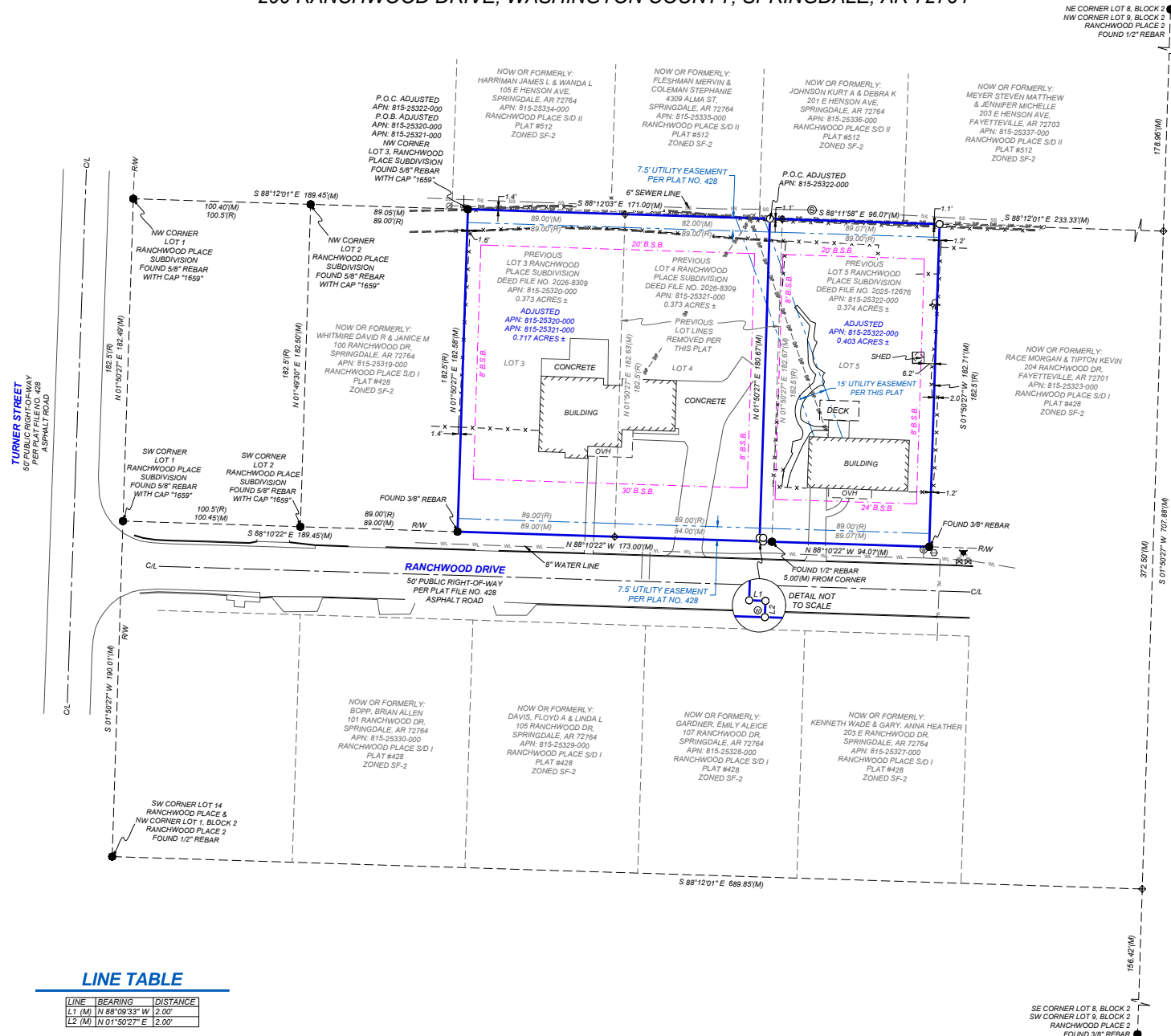
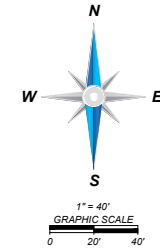
Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
OFFICE: 479.443.4506 - FAX: 479.582.1883  
SURVEY@BLEWINC.COM  
WWW.BLEWINC.COM

|                                                 |                                      |
|-------------------------------------------------|--------------------------------------|
| SURVEYOR JOB NUMBER:<br>26-5444                 | SURVEY DRAWN BY:<br>BDM - 06/08/2026 |
| SURVEY REVIEWED BY:<br>TPN & BDB                | SCALE:<br>1" = 40'                   |
| FOR THE USE AND BENEFIT OF:<br>MICHAEL TOWNSEND | RP26-08                              |

# REPLAT OF LOTS 3, 4, & 5 RANCHWOOD PLACE SUBDIVISION

LOCATED IN: SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST  
200 RANCHWOOD DRIVE, WASHINGTON COUNTY, SPRINGDALE, AR 72764



## LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP "BLEW 1532 MYERS 1826" (UNLESS NOTED OTHERWISE)
- ⊕ COMPUTED POINT
- ⊕ FIBER OPTIC VAULT
- ⊕ POWER POLE
- ⊕ YARD HYDRANT
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- B.S.B. BUILDING SETBACK
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND WATER LINE
- SS — SS — UNDERGROUND SANITARY SEWER LINE



# BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
OFFICE: 479.443.4506 - FAX: 479.582.1883  
SURVEY@BLEWINC.COM  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:  
26-5444

SURVEY DRAWN BY:  
BDM - 05/28/2026

SURVEY REVIEWED BY:  
TPN & BDB

SCALE:  
1" = 40'

FOR THE USE AND BENEFIT OF:  
MICHAEL TOWNSEND

RP26-08

## LINE TABLE

| LINE   | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1 (M) | N 88°09'33" W | 2.00'    |
| L2 (M) | N 01°50'27" E | 12.00'   |





-  PROJECT AREA
-  PUBLIC NOTICE

**RP26-08 Ranchwood Place Subdivision**  
**106 & 200 Ranchwood Drive**  
**RP26-08: Replat of Lots 3, 4, & 5**







**RP26-08 Ranchwood Place Subdivision**

**106 & 200 Ranchwood Drive**  
RP26-08: Replat of Lots 3, 4, & 5



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING A WAIVER (W26-34) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MCDONALD'S RESTAURANT IN CONNECTION WITH L26-08, A LARGE-SCALE DEVELOPMENT.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-34) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

**WHEREAS**, the Planning Commission reviewed a request for waiver (W26-34) of street improvements to E. Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-08, a Large-Scale Development, and the Planning Commission recommends approval of the waiver request.

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

**Option 1: Grants** a waiver of street improvements to E. Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-08, a Large-Scale Development.

**Option 2: Denies** a waiver of street improvements to E. Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-08, a Large-Scale Development.

**Option 3: Approves** payment in lieu of improvements to E. Don Tyson Parkway in connection with L26-08, a Large-Scale Development, 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 E. Don Tyson Parkway including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L26-08, a Large-Scale Development.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

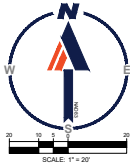
**ATTEST:**

\_\_\_\_\_  
Sabra Jeffus, City Clerk/Treasurer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Garrett Harlan, City Attorney





TRACT 1  
INFORMAL PLAT FOR FISHING  
BRIDGE INVESTMENTS, LLC  
SPRINGDALE, WASHINGTON  
COUNTY, ARKANSAS  
FILE NO. 0024-00000611  
P.R.W.C.A.

BENTLEY HOLDINGS, L.L.C.  
DOC. NO. 2025-00002307  
O.P.R.W.C.A.  
PID: 815-36186-200

REMAINDER OF  
THE SOUTH TWENTY (20) ACRES OF  
THE SOUTHWEST QUARTER OF  
SECTION EIGHT (8),  
TOWNSHIP SEVENTEEN (17) NORTH  
OF RANGE TWENTY-NINE (29) WEST

INFORMAL PLAT  
MCD #30409 ADDITION  
EAST DON TYSON PARKWAY  
SPRINGDALE, WASHINGTON COUNTY  
AR 72764  
TRACT 2, FOR FISHING BRIDGE  
INVESTMENTS LLC (0024-00000611)  
LARGE SCALE  
DEVELOPMENT PLAN NO.: L26-08  
PAGE 1 OF 2

REMAINDER OF  
THE SOUTH TWENTY (20) ACRES OF  
THE SOUTHWEST QUARTER OF  
SECTION EIGHT (8),  
TOWNSHIP SEVENTEEN (17) NORTH  
OF RANGE TWENTY-NINE (29) WEST

TRACT 1  
INFORMAL PLAT FOR FISHING  
BRIDGE INVESTMENTS, LLC  
SPRINGDALE, WASHINGTON  
COUNTY, ARKANSAS  
FILE NO. 0024-00000611  
P.R.W.C.A.

BENTLEY HOLDINGS, L.L.C.  
DOC. NO. 2025-00002307  
O.P.R.W.C.A.  
PID: 815-36186-200

REMAINDER OF  
THE SOUTH TWENTY (20) ACRES OF  
THE SOUTHWEST QUARTER OF  
SECTION EIGHT (8),  
TOWNSHIP SEVENTEEN (17) NORTH  
OF RANGE TWENTY-NINE (29) WEST

PORTION OF TRACT 2  
INFORMAL PLAT FOR FISHING  
BRIDGE INVESTMENTS, LLC  
SPRINGDALE, WASHINGTON  
COUNTY, ARKANSAS  
FILE NO. 0024-00000611  
P.R.W.C.A.

FISHING BRIDGE  
INVESTMENTS, L.L.C.  
DOC. NO. 2022-00000374  
O.P.R.W.C.A.  
PID: 815-36186-300

TRACT 2-A  
103,443 SQ. FT.  
2.375 ACRES  
ZONED C-5

PORTION OF TRACT 2  
INFORMAL PLAT FOR FISHING  
BRIDGE INVESTMENTS, LLC  
SPRINGDALE, WASHINGTON  
COUNTY, ARKANSAS  
FILE NO. 0024-00000611  
P.R.W.C.A.

STREET  
IMPROVEMENTS  
PROPOSED WITH  
MCDONALD'S  
DEVELOPMENT

WAIVER LOCATION

BUTTERFIELD COACH ROAD

EAST DON TYSON PARKWAY

#### ZONING SETBACKS

ZONING DESIGNATION: C-5  
FRONT SETBACK: 50'  
FRONT SETBACK (LANDSCAPING): 30'  
SIDE SETBACK: 20'  
REAR SETBACK: 20'

OWNER:  
FISHING BRIDGE INVESTMENTS, LLC  
3138 S. OLD MISSOURI RD. #101  
SPRINGDALE, AR 72734

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

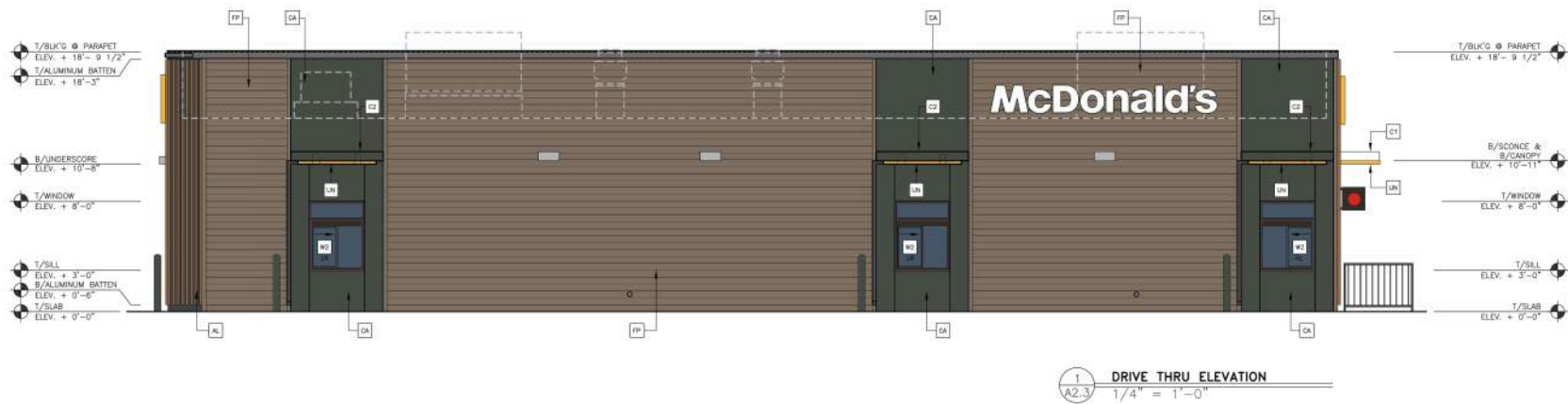
**BOHLER**

2600 NETWORK BLVD., SUITE 310  
FRISCO, TX 75034  
Phone: 469-458-7200  
TX@BohlerEng.com  
CNA #4732  
CONTACT: EDUARDO RODRIGUEZ  
EMAIL: ERIC.RODRIGUEZ@BOHLERENG.COM  
DATE PREPARED: 08/16/2025









A ALUMINUM BATTEN SYSTEM  
COLOR: WOOD GRAN  
WALNUT



CA STADEL ACM WALL PANELS  
COLOR: UMBRA GRAY



C1 ALUMINUM CANOPY SYSTEM  
COLOR: WHITE



C2 ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022



D HOLLOW METAL DOOR  
PAINT: "TANDEM TAUPE"  
HC-85 BY BENJAMIN  
MOORE



E EXTERIOR INSULATION  
FINISH SYSTEM (EIFS)  
COLOR: "IRON GRAY" OR  
7089 BY SHERWIN  
WILLIAMS



FP FIBER CEMENT LAP SIDING  
BY JAMES HARRIS  
PAINT: "TANDEM TAUPE"  
HC-85 BY BENJAMIN  
MOORE



UN METAL UNDERSORE  
COLOR: GOLD

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |
|      |      |             |

DESIGNED FOR: **McDonald's USA, LLC**

PROJECT NO: **2025 STANDARD BUILDING - BB20**

DESCRIPTION: **1554-WOOD/WOOD**

WOOD BEARING WALLS

WOOD ROOF TRUSS FRAMING

DATE: 11/25/2025

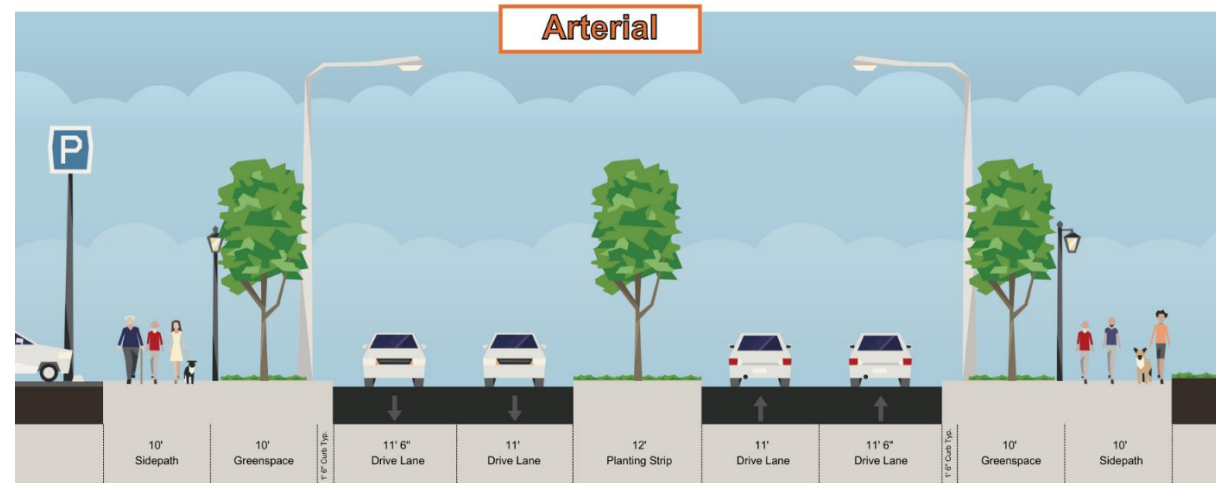
BY: JAW

1051-0405 1051 E. 30th Street, Phoenix, Arizona 85016

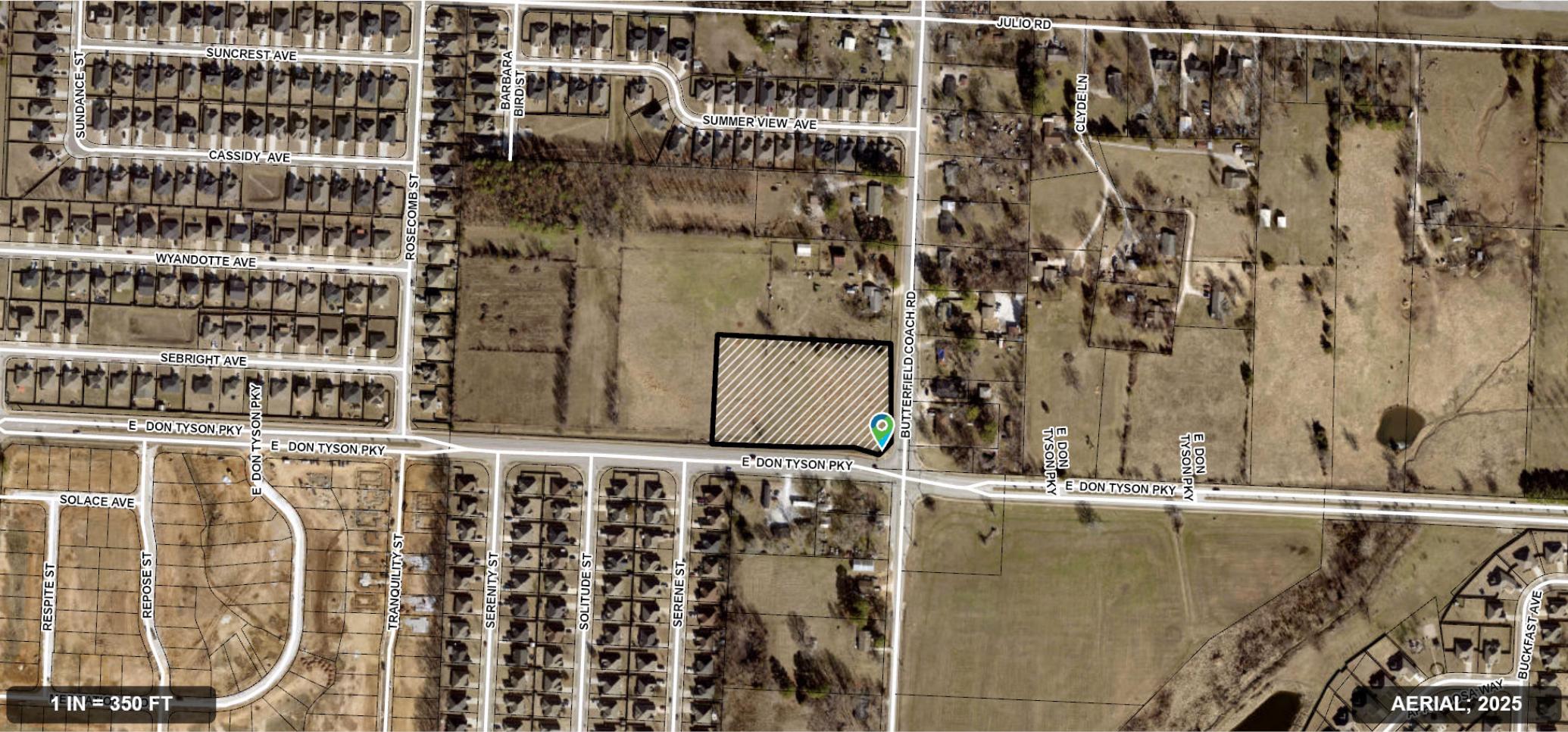
**A2.3**  
COLORED ELEVATIONS



**NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET**







**W26-34: McDonald's Restaurant**

**Northwest Corner of Butterfield Coach Road & E. Don Tyson Parkway**  
Waiver of Street Improvements, Sidewalk on E. Don Tyson Parkway

-  PROJECT AREA
-  PUBLIC NOTICE





RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING A WAIVER (W26-38) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MARCHANT ROAD STORAGE IN CONNECTION WITH L26-16, A LARGE-SCALE DEVELOPMENT.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-38) 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 (W26-38) of street improvements to Marchant Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-16, a Large-Scale Development, and the Planning Commission recommends approval of the waiver request.

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

**Option 1: Grants** a waiver of street improvements to Marchant Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-16, a Large-Scale Development.

**Option 2: Denies** a waiver of street improvements to Marchant Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-16, a Large-Scale Development.

**Option 3: Approves** payment in lieu of improvements to Marchant Road in connection with L26-16, a Large-Scale Development, 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 Marchant Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L26-16, a Large-Scale Development.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

**ATTEST:**

\_\_\_\_\_  
Sabra Jeffus, City Clerk/Treasurer

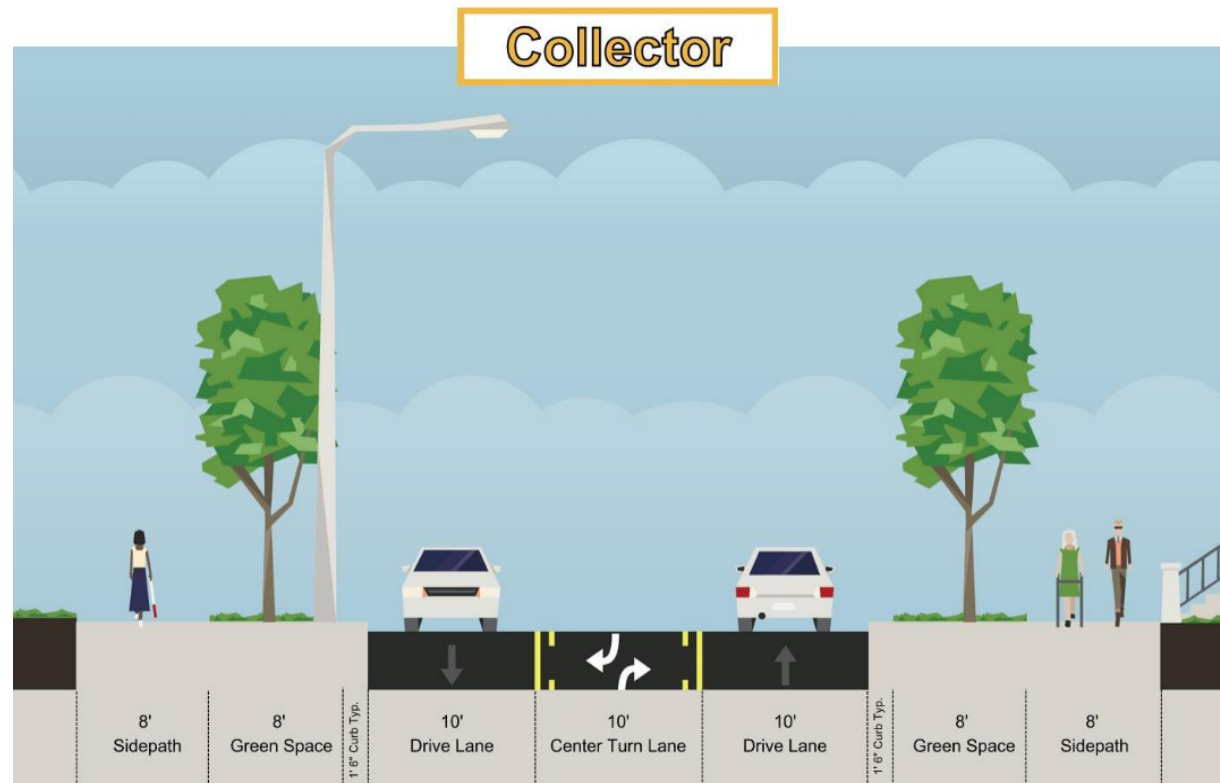
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Garrett Harlan, City Attorney





**NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET**







**W26-38: Marchant Road Storage**  
**11039 Marchant Road**  
Waiver of Street Improvements on Marchant Road



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING A CONDITIONAL USE FOR  
TAQUERIA ROSY TOLUCA AT 4409 S. THOMPSON  
STREET AS SET FORTH IN ORDINANCE NO. 4030**

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

**WHEREAS**, the Planning Commission held a public hearing on September 1, 2026, on a request by Maria Guadarrama for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2).

**WHEREAS**, following the public hearing, the Planning Commission, by a vote of nine (9) yeases and zero (0) nays, recommends that a Conditional Use be granted to Taqueria Rosy Toluca with the following conditions:

1. Parking and loading areas identified.
2. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
3. No obstruction of parking spaces is required for the operation of any other use on the site.
4. Maintain on the site a minimum of three parking spaces designated for their use.
5. If a health certificate is required, display the health certificate in a manner visible to customers.
6. No obstruction of pedestrian or motor vehicle traffic flow.
7. No obstruction of traffic signals or regulatory signs.
8. No vending upon a public way.
9. No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
10. 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 shall be collected and deposited into a trash container.
11. Submission of approved gray water disposal by Springdale Water Utilities.
12. Submission of approved grease disposal method approved by Arkansas Department of Health.
13. All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.
14. No other mobile vending unit, including any vendor previously approved for this property, may operate on the property under this approval after September 8, 2026. Any replacement vendor, additional mobile vending unit, change in applicant, or change in location shall require a new conditional use application and all required City approvals.

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

1. Parking and loading areas identified.
2. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
3. No obstruction of parking spaces is required for the operation of any other use on the site.
4. Maintain on the site a minimum of three parking spaces designated for their use.
5. If a health certificate is required, display the health certificate in a manner visible to customers.
6. No obstruction of pedestrian or motor vehicle traffic flow.
7. No obstruction of traffic signals or regulatory signs.
8. No vending upon a public way.

- 9. No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
- 10. 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 shall be collected and deposited into a trash container.
- 11. Submission of approved gray water disposal by Springdale Water Utilities.
- 12. Submission of an approved grease disposal method approved by the Arkansas Department of Health.
- 13. All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.
- 14. No other mobile vending unit, including any vendor previously approved for this property, may operate on the property under this approval after September 8, 2026. Any replacement vendor, additional mobile vending unit, change in applicant, or change in location shall require a new conditional use application and all required City approvals.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Doug Sprouse, Mayor

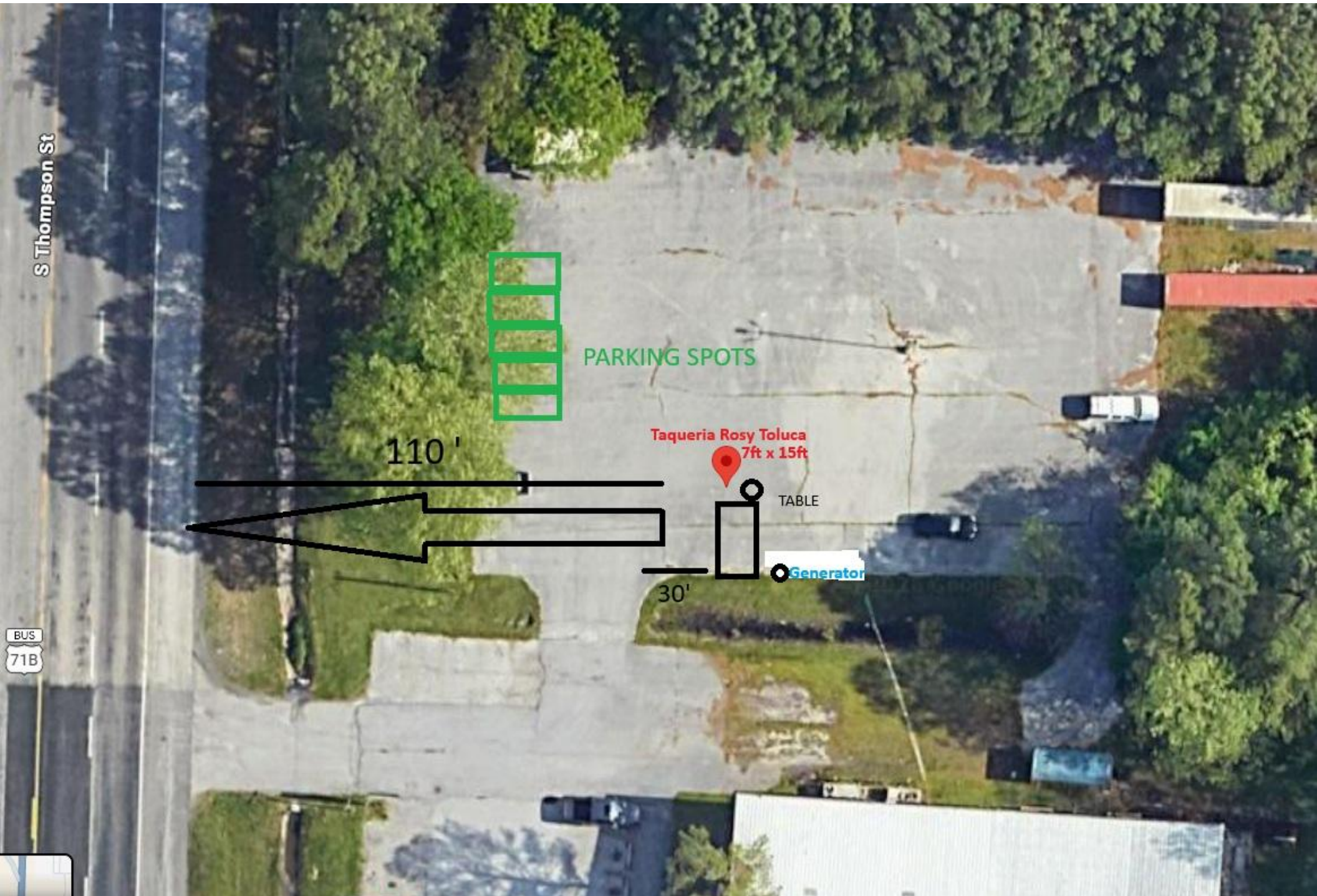
ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, City Attorney









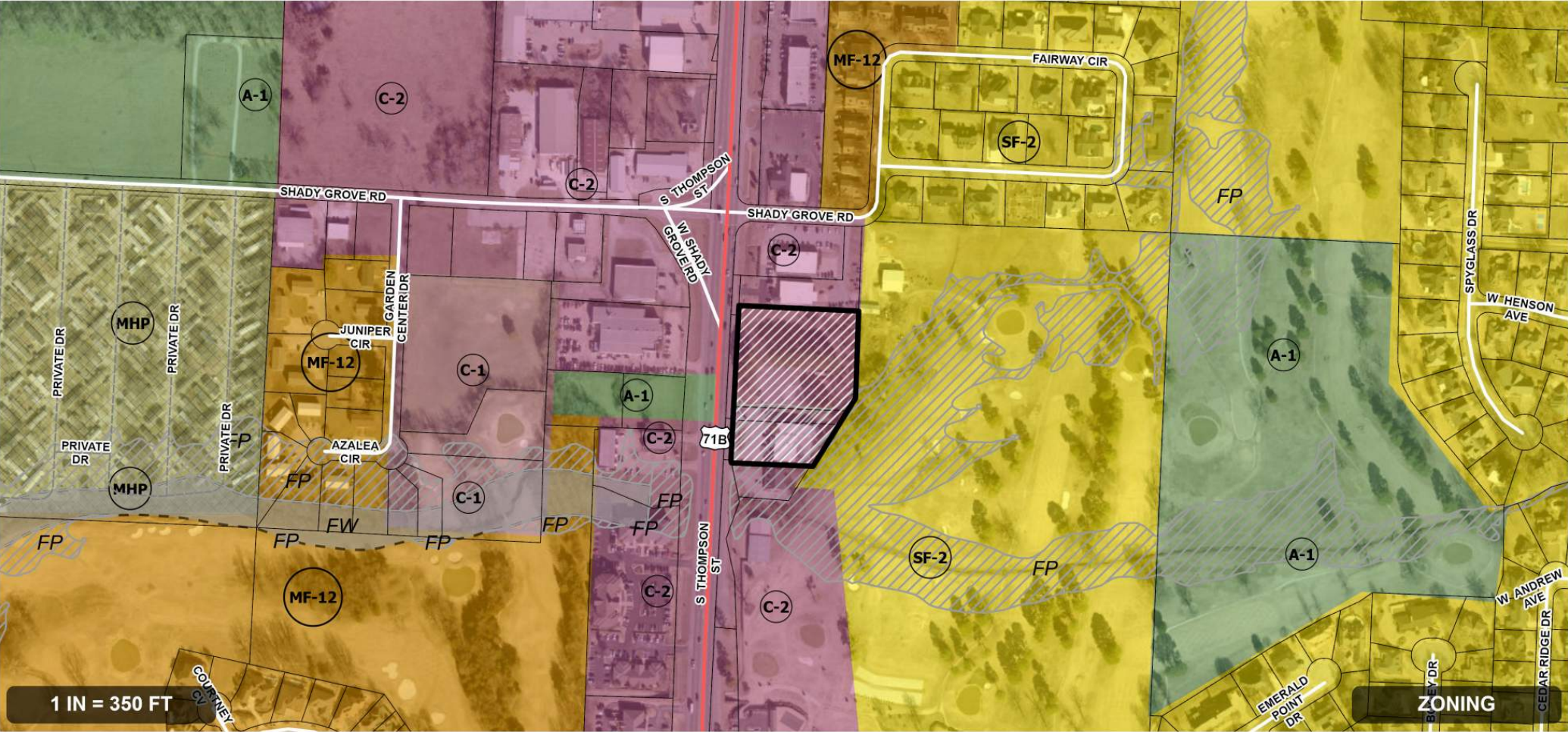
-  PROJECT AREA
-  PUBLIC NOTICE

**C26-16: Taqueria Rosy Toluca**  
**4409 S. Thompson Street**

C26-16: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2







-  PROJECT AREA
-  PUBLIC NOTICE

**C26-16: Taqueria Rosy Toluca**  
**4409 S. Thompson Street**

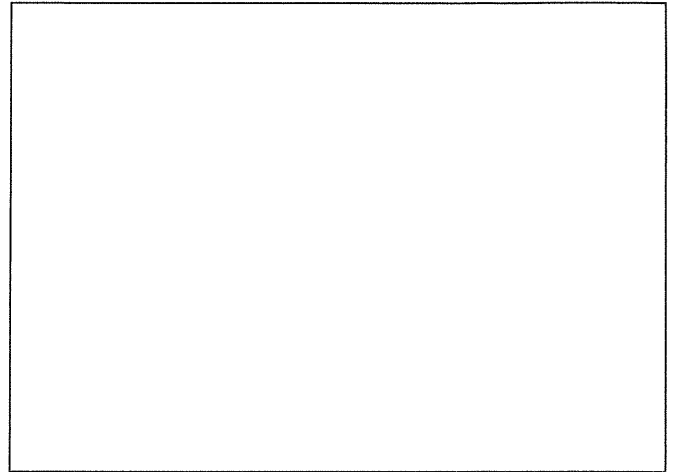
C26-16: Conditional Use for Use Unit 44 (Mobile Vending) in a C-2





ORDINANCE NO. \_\_\_\_\_

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



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

**PROPERTY OWNER:** Rosa M. Willett

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

**LAYMAN'S DESCRIPTION:** 1256 A & B Homestead Loop, Springdale, AR 72764

**PARCEL NO.:** 21-03313-000

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

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

\$301.32 clean-up costs and \$24.92 administrative costs – 1256 A & B Homestead Loop (21-03313-000)

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

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

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, pursuant to Ark. Code Ann. §14-54-904, the City Council certifies that the following real property shall be placed on the tax books of the Benton County Tax Collector as delinquent taxes and collected accordingly:

\$326.24 plus 10% for collection – 1256 A & B Homestead Loop (21-03313-000)

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

**PASSED AND APPROVED** this 8th day of September, 2026.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, CITY ATTORNEY

## City Abatement

**City of Springdale**

Neighborhood Service

201 Spring Street

Springdale, AR 72764

479-756-7712

**Case Number: 2602617****Date:** 06/19/2026**Status:** Abated**Property:** 1256 B HOMESTEAD LOOP**City, State, Zip:** ,**Officer on Site:** Toby Meredith**Abatement Type:** Lien**Abatement Date:** 06/18/2026**Abatement Start Time:** 0800**Abatement End Time:** 0830

---

| Fee                              | Amount   |
|----------------------------------|----------|
| Disposal Cost Recovery           | \$118.32 |
| Employee Rate                    | \$45.00  |
| Equipment Rate                   | \$138.00 |
| <hr/> <b>Total Fee: \$301.32</b> |          |

---

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

---

---

Toby Meredith  
Code Enforcement Officer

---

06/19/2026  
Date



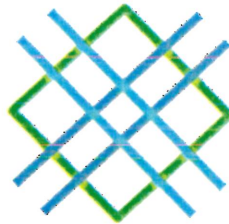


Garrett Harlan  
City Attorney  
gharlan@springdalear.gov

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](http://www.springdalear.gov)

Giselle Gonzalez  
Administrative Assistant  
ggonzalez@springdalear.gov

Steve Helms  
Investigator  
shelms@springdalear.gov

Christy Pianalto  
Chief Legal Assistant  
cpianalto@springdalear.gov

July 20, 2026

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

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

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

Dear Property Owner/Lienholder:

On April 14<sup>th</sup> & June 18<sup>th</sup>, 2026, a notice was posted on property located at 1256 A&B Homestead Loop, Springdale, Arkansas, that the property was in violation of Springdale City Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days. Notice was mailed to the owner of record on April 2<sup>nd</sup>, 2026 that the City intended to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if the violations were not remedied. The notice also applied to any violations that may be found on the property within the next 12 months.

Subsequent to the above-referenced violation notice being issued, a city code violation was found to have existed on the property. As a result, the City of Springdale took action to remedy the violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or about June 19<sup>th</sup>, 2026. As of this date, the total costs incurred by the City of Springdale to clean this property are \$301.32. I have enclosed invoices evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$9.92 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before September 2<sup>nd</sup>, 2026 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, September 8<sup>th</sup>, 2026, 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 \$311.24, which includes \$301.32 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 Giselle Gonzalez, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Garrett Harlan", with a stylized flourish at the end.

Garrett Harlan  
City Attorney

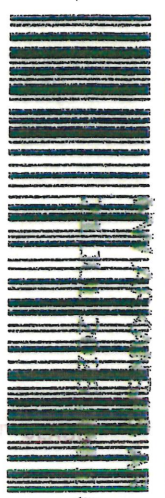
Enclosures  
GH:gg



7507 0710 5270 3750 3705 7

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

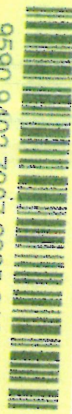
7/27



2017年12月27日

SENDER  
TO FORWARD  
TO UNABLE  
PRODUCT

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT BOTTOM LINE.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                                                                       |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>SENDER: COMPLETE THIS SECTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | <b>COMPLETE THIS SECTION ON DELIVERY</b>                                                                                                                                                                                                                                                              |  |
| <p>1. Article Addressed to:</p> <p style="text-align: center; font-size: 1.2em;"><b>Rosa M. Willett</b></p> <p style="text-align: center; font-size: 1.2em;"><b>1256 B Homestead Loop</b></p> <p style="text-align: center; font-size: 1.2em;"><b>Springdale, AR 72764-6591</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | <p>A. Signature <span style="float: right;"><input type="checkbox"/> Agent</span></p> <p style="text-align: center; font-size: 1.5em; font-weight: bold;">X</p> <p>B. Received by (Printed Name) <span style="float: right;"><input type="checkbox"/> Addressee</span></p> <p>C. Date of Delivery</p> |  |
| <p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em;">9589 0710 5270 3758 3485 99</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | <p>D. Is delivery address different from item 1? <span style="float: right;"><input type="checkbox"/> Yes</span></p> <p style="text-align: center;">If YES, enter delivery address below: <span style="float: right;"><input type="checkbox"/> No</span></p>                                          |  |
| <p>3. Service Type</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p><input type="checkbox"/> Adult Signature</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail®</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p> </div> <div style="width: 48%;"> <p><input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Signature Confirmation Restricted Delivery</p> </div> </div> |  | <p>4. Barcode</p>  <p style="font-size: 1.2em;">9589 0710 5270 3758 3485 99</p>                                                                                                                                      |  |

The City Council of the City of Springdale met in regular session on Tuesday, August 25, 2026 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

|                  |                             |
|------------------|-----------------------------|
| Doug Sprouse     | Mayor                       |
| Brian Powell     | Ward 3, Position 1          |
| Amelia Taldo     | Ward 4, Position 1 (absent) |
| Jeff Watson      | Ward 3, Position 2          |
| Mike Overton     | Ward 2, Position 1          |
| Mike Lawson      | Ward 1, Position 1          |
| Rex Bailey       | Ward 2, Position 2          |
| Randall Harriman | Ward 1, Position 2          |
| Mark Fougrousse  | Ward 4, Position 2          |
| Garrett Harlan   | City Attorney               |
| Sabra Jeffus     | City Clerk/Treasurer        |

Others present:

|                 |                                     |
|-----------------|-------------------------------------|
| Sharon Tromburg | Planning Director                   |
| Derek Wright    | Chief of Police                     |
| Ron Findley     | Director, Neighborhood Services     |
| John Oliver     | Neighborhood Services               |
| Ben Peters      | Director, Engineering               |
| Blake Holte     | Fire Chief                          |
| Anna McKinney   | Deputy Chief of Staff               |
| Mike Chamlee    | Director, Building Department       |
| Anne Gresham    | Director, Springdale Public Library |

**CITIZEN COMMENTS**

Richard Coger, residing at 4308 S. Thompson, spoke on flock technology and contract information.

Spencer Ordonez, residing at 508 Maple Drive, spoke about ALPR cameras

**APPROVAL OF MINUTES**

Council Member Overton moved the minutes of the August 11, 2026 City Council meeting be approved as presented. Council Member Lawson made the second.

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

**PUBLIC HEARING**

A public hearing on an ordinance vacating and abandoning a utility easement, pursuant to ark. Code ann. §14-301-301, et seq., declaring an emergency; and for other purposes. Presented by Garrett Harlan, City Attorney.

There were no comments so the public hearing was closed.

**ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY**

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

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

**NOTE:** Council Member Rex Bailey’s electronic voting capability was inoperable during the meeting so his votes were rendered verbally on the microphone.

**FINANCE COMMITTEE**

**RESOLUTION NO. 137 – 26; AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH MCGRATH HUMAN RESOURCES GROUP FOR COMPENSATION CONSULTING SERVICES; AND FOR OTHER PURPOSES**

Committee Chair Jeff Watson read the Resolution and Anna McKinney presented.

**RESOLUTION NO. 137-26**

**A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH MCGRATH HUMAN RESOURCES GROUP FOR COMPENSATION CONSULTING SERVICES; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Springdale has determined that professional compensation consulting services are necessary to assist the City in evaluating and maintaining an equitable and competitive compensation system; and

**WHEREAS**, McGrath Human Resources Group submitted a proposal to provide compensation consulting services to the City; and

**WHEREAS**, the City has selected McGrath Human Resources Group to perform Project II, Position Questionnaire and Point Factor Analysis, and Project III, Market Update, as described in the proposal and professional services agreement; and

**WHEREAS**, the professional services agreement was negotiated pursuant to the professional services procurement procedures set forth in Arkansas Code Annotated §§ 19-65- 201 et seq.; and

**WHEREAS**, the professional services agreement provides for compensation and reimbursable travel expenses in an amount not to exceed Fifty-Nine Thousand Six Hundred Dollars (\$59,600.00); and

**WHEREAS**, sufficient funds are available within the Administration Department budget for the professional services authorized herein.

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

**Section 1.** The Mayor is hereby authorized to enter into and execute an Agreement for Professional Services between the City of Springdale, Arkansas, and McGrath Human Resources Group for compensation consulting services consisting of Project II, Position Questionnaire and Point Factor Analysis, and Project III, Market Update, substantially in the form presented to the City Council.

**Section 2.** The expenditure of funds from the Administration Department budget is hereby authorized in an amount not to exceed Fifty-Nine Thousand Six Hundred Dollars (\$59,600.00), in accordance with the terms of the professional services agreement.



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 137-26.

**POLICE & FIRE COMMITTEE**

RESOLUTION NO. 138 – 26; AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE, ARKANSAS, AND AUTHORIZING AN AGREEMENT WITH TYLER TECHNOLOGIES, INC. FOR THE MIGRATION OF THE CITY'S PUBLIC SAFETY SOFTWARE TO A SOFTWARE-AS-A-SERVICE PLATFORM.

Committee Chair Brian Powell read the Resolution and Derek Wright presented.

Richard Coger, residing at 4308 S. Thompson, made comments about flock safety.  
Spencer Ordonez, residing at 508 Maple Drive, ask if the City sent an RFP for other solutions.

**RESOLUTION NO. 138-26**

**A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF  
SPRINGDALE, ARKANSAS, AND AUTHORIZING  
AN AGREEMENT WITH TYLER TECHNOLOGIES, INC.  
FOR THE MIGRATION OF THE CITY'S PUBLIC SAFETY  
SOFTWARE TO A SOFTWARE-AS-A-SERVICE PLATFORM**

**WHEREAS**, the City of Springdale currently utilizes Tyler Technologies, Inc. software and services for critical public safety operations, including law enforcement, fire, emergency communications, records management, and related functions; and

**WHEREAS**, the City desires to migrate its existing Tyler Technologies public safety software from an on-premise installation to a cloud-based Software-as-a-Service ("SaaS") platform to improve system security, reliability, continuity, and ongoing software support; and

**WHEREAS**, Tyler Technologies, Inc. has presented the City with a Software as a Service Agreement providing for the migration and continued operation of the City's public safety software and related services; and

**WHEREAS**, the estimated 2026 cost to the City following applicable credits is \$264,484; and

**WHEREAS**, the City has identified \$180,000 in existing funds to be applied toward the 2026 cost of the Tyler Technologies agreement as follows:

- \$55,000 from Information Technology remaining American Rescue Plan Act funds;
  - \$75,000 from Information Technology account 101-0105-416.80-40, Capital – Software;
  - \$35,000 from Fire Department account 101-0601-422.80-33, Capital – Radios; and
  - \$15,000 from Police Department account 101-0501-421.51-10, Computer Maintenance;
- and

**WHEREAS**, after application of the foregoing existing funds, an additional \$84,484 is required to fund the City's 2026 obligation associated with the Tyler Technologies agreement; and

**WHEREAS**, the City Council finds that transferring \$84,484 from the Unrestricted General Fund and increasing the Police Department budget accordingly is necessary and appropriate to provide for the City's public safety technology needs,

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

**Section 1.** The 2026 budget is hereby amended as follows:

| Department | Description        | Present Budget | Increase | Proposed Budget |
|------------|--------------------|----------------|----------|-----------------|
| Police     | 101-0501-421.51-10 | \$125,000      | \$84,484 | \$209,484       |

The increase of \$84,484 shall be funded from the City's Unrestricted General Fund.

**Section 2.** The Mayor is hereby authorized to enter into the Software as a Service Agreement with Tyler Technologies, Inc., substantially in the form presented to the City Council, for the migration of the City's existing public safety software from an on-premise installation to a SaaS platform, together with the products, services, implementation, and related items identified in the agreement and its exhibits.

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 138-26.

**PLANNING COMMISSION**

RESOLUTION NO. 139 – 26; ADOPTING THE 2026 COMPREHENSIVE LAND USE PLAN AND FUTURE LAND USE MAP FOR THE CITY OF SPRINGDALE, ARKANSAS; SUPERSEDING RESOLUTION NO. 151-12; AND FOR OTHER PURPOSES

Planning Director Sharon Tromburg read the presented the Resolution.

**RESOLUTION NO. 139-26**

***A RESOLUTION ADOPTING THE 2026 COMPREHENSIVE LAND USE PLAN AND FUTURE LAND USE MAP FOR THE CITY OF SPRINGDALE, ARKANSAS; SUPERSEDING RESOLUTION NO. 151-12; AND FOR OTHER PURPOSES***

**WHEREAS**, Arkansas Code § 14-56-412 and § 14-56-422 authorize the Springdale Planning Commission to prepare a land use plan and establish the process for its review, certification, and adoption by the Planning Commission and City Council; and

**WHEREAS**, the City Council adopted the City's current Comprehensive Land Use Plan by Resolution No. 151-12 on November 6, 2012, and the City has since experienced substantial growth, development, annexation, infrastructure investment, and changes in community needs and development patterns; and

**WHEREAS**, the Planning Commission, with assistance from City staff, professional consultants with Garver, public agencies, community stakeholders, and members of the public, has prepared an updated Comprehensive Land Use Plan and Future Land Use Map to guide future growth, development, redevelopment, infrastructure coordination, and land-use decisions;

**WHEREAS**, after providing the notice required by law, the Planning Commission held a public hearing on August 4, 2026, considered the proposed plan and public comments, adopted the plan and forwarded its recommendation to the City Council;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT:** the above-mentioned Comprehensive Land Use Plan and Map dated July 30, 2026, is hereby adopted to be used as the City's official guide for future development of the City.

Council Member Harriman moved the Resolution be adopted, to include the additional buffer near the subdivision along Chief Truman Brewer Road. Council Member Powell made the second.

After the vote was taken, motion carried 5-2. Council Members Watson & Fougrouse voted no.

The Resolution was numbered 139-26.

ORDINANCE NO. 6238 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (FB26-10) CERTAIN LANDS LOCATED AT 403 WAYLAND DRIVE & PARCEL EAST OF 403 WAYLAND DRIVE FROM A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO A SPRINGDALE ELECTIVE ENHANCEMENT DISTRICT (SEED) – NEIGHBORHOOD RESIDENTIAL TYPE 2 (NR2); AND DECLARING AN EMERGENCY

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

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

After the vote was taken, motion carried 7-0

The Ordinance was numbered 6238.

ORDINANCE NO. 6239 – ACCEPTING THE REPLAT (RP26-09) OF Maple Drive Third Addition, Lots 17 & 18, TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

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

After the vote was taken, motion carried 7-0



The Ordinance was numbered 6239.

ORDINANCE NO. 6240 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (FB26-11) CERTAIN LANDS LOCATED AT 504 E. VELMA AVENUE FROM A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO A SPRINGDALE ELECTIVE ENHANCEMENT DISTRICT (SEED) - NEIGHBORHOOD CENTER TYPE 2 (NC2)

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

The Ordinance was numbered 6240.

ORDINANCE NO. 6241 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-20) CERTAIN LANDS LOCATED AT 1511 WEST HUNTSVILLE AVENUE FROM A LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) TO A LOW-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

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

After the vote was taken, motion carried 7-0

The Ordinance was numbered 6241.

ORDINANCE NO. 6242 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-35) CERTAIN LANDS LOCATED AT 4876 N. THOMPSON STREET FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS

Planning Director Sharon Tromburg read the presented the Ordinance.

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

After the vote was taken, motion carried 6-1. Council Member Fougrousse voted no.

The Ordinance was numbered 6242.

ORDINANCE NO. 6243 – ACCEPTING THE REPLAT (RP26-06) OF JACOB'S CROSSING, PHASES II & III, LOTS 90, 91, AND 107 THROUGH 109 TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

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

After the vote was taken, motion carried 7-0

The Ordinance was numbered 6243.

ORDINANCE NO. 6244 – ACCEPTING THE REPLAT OF HENSON HEIGHTS, LOT 12 (RP26-11), TO THE CITY OF SPRINGDALE, ARKANSAS

Planning Director Sharon Tromburg read the presented the Ordinance.

Gregory Ellis, residing at 4315 Alma Street, came forward with stormwater concerns.

Roger Ecke, residing at 100 E Andrew Avenue, spoke about drainage concerns.

Rick Giurbino, residing at 4301 S Turner, ask about drainage

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

After the vote was taken, motion carried 5-3, with a yes vote from Mayor Sprouse. Council members Fougrousse, Overton & Bailey voted no.

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

After the vote was taken, motion carried 5-2. Council Members Fougrousse & Overton voted no.

The Ordinance was numbered 6244.

ORDINANCE NO. 6245 – ACCEPTING THE FINAL PLAT (FP26-03) OF LEX ESTATES TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6245.

ORDINANCE NO. 6246 – ACCEPTING THE FINAL PLAT (FP26-07) OF CHAPEL GROVE PHASE 1 TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

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

After the vote was taken, motion carried 6-1. Council Member Fougrousse voted no.

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

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

The Ordinance was numbered 6246.

RESOLUTION NO. 140 – 26; APPROVING A WAIVER (W26-35) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LINCOLN DRIVE WAREHOUSE IN CONNECTION WITH L26-13, A LARGE-SCALE DEVELOPMENT

Planning Director Sharon Tromburg read the presented the Resolution.

**RESOLUTION NO. 140-26**

**A RESOLUTION APPROVING A WAIVER (W26-35) OF  
STREET IMPROVEMENTS, DRAINAGE, CURBS,  
GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET  
FORTH IN ORDINANCE NO. 3725 TO LINCOLN DRIVE  
WAREHOUSE IN CONNECTION WITH L26-13,  
A LARGE-SCALE DEVELOPMENT**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-35) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

**WHEREAS**, the Planning Commission reviewed a request for waiver (W26-35) of street improvements to Lincoln Drive and a Future Collector Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-13, a Large-Scale Development, and the Planning Commission makes no recommendation for the waiver request.

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

**Option 1:** Grants a waiver of street improvements to Lincoln Drive and a Future Collector Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-13, a Large-Scale Development.

Council Member Powell moved the Resolution be adopted, Option 1, except for sidewalk area on N. Thompson. Council Member Lawson made the second.

After the vote was taken, motion carried 6-1. Council Member Fougrousse voted no.

The Resolution was numbered 140-26.

ORDINANCE NO. 6247 – VACATING AND ABANDONING A UTILITY EASEMENT, PURSUANT TO ARK. CODE ANN. §14-301-301, et seq., DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.



City Attorney Garrett Harlan read and presented the Ordinance.

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.

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

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

The Ordinance was numbered 6247.

ORDINANCE NO. 6248 – AUTHORIZING THE CITY CLERK TO FILE A CLEAN-UP LIEN FOR THE REMOVAL OF OVERGROWN BRUSH AND DEBRIS ON PROPERTY LOCATED WITHIN THE CITY OF SPRINGDALE, ARKANSAS AND DECLARING AN EMERGENCY.

City Attorney Garrett Harlan read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6248.

**COMMENTS FROM COUNCIL MEMBERS**

None

**COMMENTS FROM DEPARTMENT HEADS**

Chief of Police Derek Wright addressed ALPR cameras. Spencer Ordonez had some questions for Chief Wright.

**COMMENTS FROM CITY ATTORNEY**

None

**COMMENTS FROM MAYOR**

None

**ADJOURNMENT**

Mike Overton made a motion to adjourn and Council Member Powell made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 8:37 p.m.

Doug Sprouse, Mayor

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Sabra Jeffus, City Clerk/Treasurer