

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

Committee of the Whole

1. **A Discussion** regarding trail lighting at JB Hunt Park. Presented by Ben Peters, Engineering Director.
2. **A Discussion** regarding median break on Har-Ber Avenue. Tabled from 1/20/26 City Council Committee Meeting. Presented by Ben Peters, Engineering Director. Pg. 1
3. **A Discussion** regarding water and & sewer rates. Tabled from the 1/5/25 City Council Committee Meeting. Presented by Ernest Cate, City Attorney. Pgs 2-5

Finance Committee by Chairman Jeff Watson

4. **A Resolution** authorizing the City Attorney to settle condemnation lawsuits wherein Brad Smith and Kristie Smith are Defendants (Project No. 23BPS2, Tracts 12 and 13). Presented by Ernest Cate, City Attorney. Pgs 6-11
5. **A Resolution** authorizing the expenditure of funds to acquire property from the Roger and Anna Wade Trust for the Albright Road Extension Project (Butterfield Coach Road to Hylton Road), Project No. 23BPS12, Tract 2. Presented by Ernest Cate, City Attorney. Pgs 12-20
6. **A Resolution** authorizing the creation of a new position and amending the 2026 Budget. Presented by Ernest Cate, City Attorney. Pg 21

7. **A Resolution** appointing Garrett Harlan to the position of City Attorney for the City of Springdale, Arkansas, effective May 1, 2026. Presented by Ernest Cate, City Attorney. Pg 22
8. **A Resolution** committing match funding for the City's fiscal year 2026 Better Utilizing Investments to Leverage Development (BUILD) Grant Program Application. Presented by Ben Peters, Engineering Director. Pgs 23-25

Police and Fire Committee by Chairman Brian Powell

9. **A Resolution** authorizing the purchase of a new ambulance for the Springdale Fire Department, and to waive competitive bidding. Presented by Blake Holte, Fire Chief. Pgs 26-29

Ordinance Committee by Chairman Mike Lawson

10. **An Ordinance** amending section 38-60 of the Code of Ordinances of the City of Springdale, Arkansas; and declaring an emergency. Presented Blake Holte, Fire Chief. Pg. 30

PROJECT LOCATION



City Council Committee
January 20, 2026



0 800 1600
Feet

Appeal: Traffic Committee Decision
Median on Har Ber Avenue
Location: North of Sweet Magnolia Lane &
Har Ber Avenue



Frozen Minimum Bill Impact Summary Springdale Water Utilities

Projected Minimum Monthly Bills (Source: Springdale City Ordinances 6021 & 6022)

	Current	Effective 10/1/2026	Effective 10/1/2027	Effective 10/1/2028
Water	\$14.80	\$16.40	\$16.47	\$17.00
Sewer	\$19.55	\$23.40	\$23.70	\$24.00
Total Minimum Bill	\$34.35	\$39.80	\$40.17	\$41.00
Monthly Increase Avoided from Current if Frozen		\$5.45	\$5.82	\$6.65

Estimated Financial Impact by Customer Group

Customer Group	Accounts	FYE 9/30/27	FYE 9/30/28	FYE 9/30/29	3-Year Total
Customers 65 & Over	2,920	\$190,968	\$203,933	\$233,016	\$627,917
Current Senior Trash Customers	832	\$54,413	\$58,107	\$66,394	\$178,913
Disabled (Under 65)	6,703	\$438,376	\$468,138	\$534,899	\$1,441,413
Female Head of Household	4,350	\$284,490	\$303,804	\$347,130	\$935,424
Male Head of Household	2,357	\$154,148	\$164,613	\$188,089	\$506,849
Veterans (All)	2,538	\$165,985	\$177,254	\$202,532	\$545,772
Disabled Veterans	761	\$49,796	\$53,176	\$60,760	\$163,731
Below Poverty Level Households	3,921	\$256,433	\$273,843	\$312,896	\$843,172
SNAP Households	2,862	\$187,175	\$199,882	\$228,388	\$615,444

Springdale Population: 89,368 (U.S. Census Bureau)
 Springdale Residential Accounts: 28,623 (Springdale Water Utilities)
 Population Age 65+: 10.2% (U.S. Census Bureau)
 Current Senior Trash Customers (Springdale Water Utilities)
 Disabled Under 65: 7.5% (U.S. Census Bureau)
 Female & Male Head of Household Estimates (ZipAtlas)
 Veterans (All): (U.S. Census Bureau)
 Disabled Veterans Share: 30.0% (U.S. Census Bureau)
 Population Below Poverty Level: 13.7% (U.S. Census Bureau)
 SNAP Participation Estimate: 10.0% (Arkansas Advocate)



Springdale Water Utilities



526 Oak Avenue P.O. Box 769 Springdale, Arkansas 72765-0769 (479) 751-5751

December 9, 2025

City of Springdale, Arkansas
Attn: Mayor and Members of the City Council
201 Spring Street
Springdale, AR 72764

Re: Response to City Council Resolution Requesting Information from Springdale Water & Sewer Commission / Springdale Water Utilities

Mayor Sprouse and Members of the City Council:

On behalf of Springdale Water Utilities ("SWU") and the Springdale Water & Sewer Commission ("Commission"), thank you for the opportunity to provide the information requested in Section 1 of the referenced City Council resolution. We appreciate the Council's oversight and partnership, and we are committed to transparent communication regarding our customer base, revenues, reserves, and debt-issuance costs. Below is SWU's formal response to each item in the order presented in the resolution.

Number of residential accounts billed a "Senior Rate" under the City's solid waste collection contract, and how that determination is made to apply the "Senior Rate"

- a) Number of residential accounts billed at a Senior Rate for solid waste services is 826 customers as of November 30, 2025.
- b) The determination for Senior Rate is 65 years or older.

Number of residential water accounts for individuals over ages 62, 65, and 68

SWU does not keep and track birthdays of customers. Customers provide their ID for identification purposes only and we do not store birthdays in the utility billing system. The best estimate for this is based on census data:

- a) 12.1% of Springdale residents 62 and older, representing approximately 3,463 in-town accounts
- b) 10.2% of Springdale residents 65 and older, representing approximately 2,919 in-town accounts
- c) 7 to 8% of Springdale residents 68 and older, representing approximately 2,003 to 2,289 in-town accounts

Total number of residential water accounts

As of November 30, 2025, SWU serves 36,690 total residential water accounts, and 28,623 within the City of Springdale.

Total annual revenues collected from residential water accounts

Residential Revenues:

- a. FYE 2025:
 - i. All residents: approximately \$27.7 million in revenues
 - ii. Springdale only: \$22.3 million in revenues
- b. FYE 2026 estimates:
 - i. All residents: approximately \$30.4 million in revenues
 - ii. Springdale only: \$24.5 million in revenues

Total amount of reserves

As of November 30, 2025, and based on the most recently adopted financial statements:

- a. Unrestricted Balance of \$53,252,643.37 consists of the following:
 - i. Operating fund: \$873,513.40
 - ii. Health Insurance Fund: \$51,833.68
 - iii. Water/Sewer Construction Fund Reserves: \$52,327,296.29
- b. Restricted Balances of \$49,498,322.11 consists of the following:
 - i. Meter Deposits: \$3,296,454.18
 - ii. 2025 Bond Construction Fund: \$36,804,676.01
 - iii. Debt Service Funds: \$3,076,757.05
 - iv. Impact Fee Funds: \$20,678.06
 - v. Depreciation Funds: \$6,299,756.81

Additionally, SWU has \$105,198,442 remaining to be paid for currently active capital improvement projects and capital expansion projects.

Amount paid on bond attorney fees and bond sales commissions in the latest water/sewer bond issue(s)

For the most recent water and/or sewer bond issuance completed on Series 2025 Bond, costs were as follows:

- a. Friday, Eldredge, Clark, LLP: \$88,500
- b. Underwriter discount: \$499,120

These costs were incurred in accordance with standard municipal finance practices and applicable procurement and bond-market requirements. Detailed closing documents and cost-of-issuance summaries are available for Council review upon request.

Closing

We trust the above addresses the Council's requests. Upon SWU's receipt of the outstanding information requested from external sources, a presentation will be scheduled with the City Council in January to review the findings in person, and SWU and the Commission remain available to assist the City with any follow-up analysis.

Respectfully submitted,



Heath A. Ward
Executive Director
Springdale Water Utilities

Cc: Springdale Water & Sewer Commission

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY ATTORNEY
TO SETTLE CONDEMNATION LAWSUITS WHEREIN
BRAD SMITH AND KRISTIE SMITH ARE
DEFENDANTS (PROJECT NO. 23BPS2, TRACTS 12 AND
13).**

WHEREAS, the City of Springdale has filed lawsuits against Brad Smith and Kristie Smith to condemn property for the Don Tyson Parkway (Hwy 112 to 56th Street) Road Improvement Project, (Project No. 23BPS2, formerly CP1518, Tracts 12 and 13), which included the full taking of the Smiths' residence;

WHEREAS, the City of Springdale's revised appraisals for just compensation for the taking of the property from the Smiths needed for the project total \$817,350.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$870,935.00 to acquire the lands needed for the project, said amounts being based on appraisals conducted on behalf of the property owner, as well as other factors;

WHEREAS, it is the recommendation of the City Attorney and the Mayor's Office that the City Council approve the additional sum of \$53,585.00 to acquire the property needed from the property owners, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of a trial;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City Attorney is hereby authorized to settle the Brad Smith and Kristie Smith condemnation lawsuits for the total sum of \$870,935.00, with the additional \$53,585.00 to be paid from the 2023 Street Bond Fund.

PASSED AND APPROVED this 10th day of February, 2026.

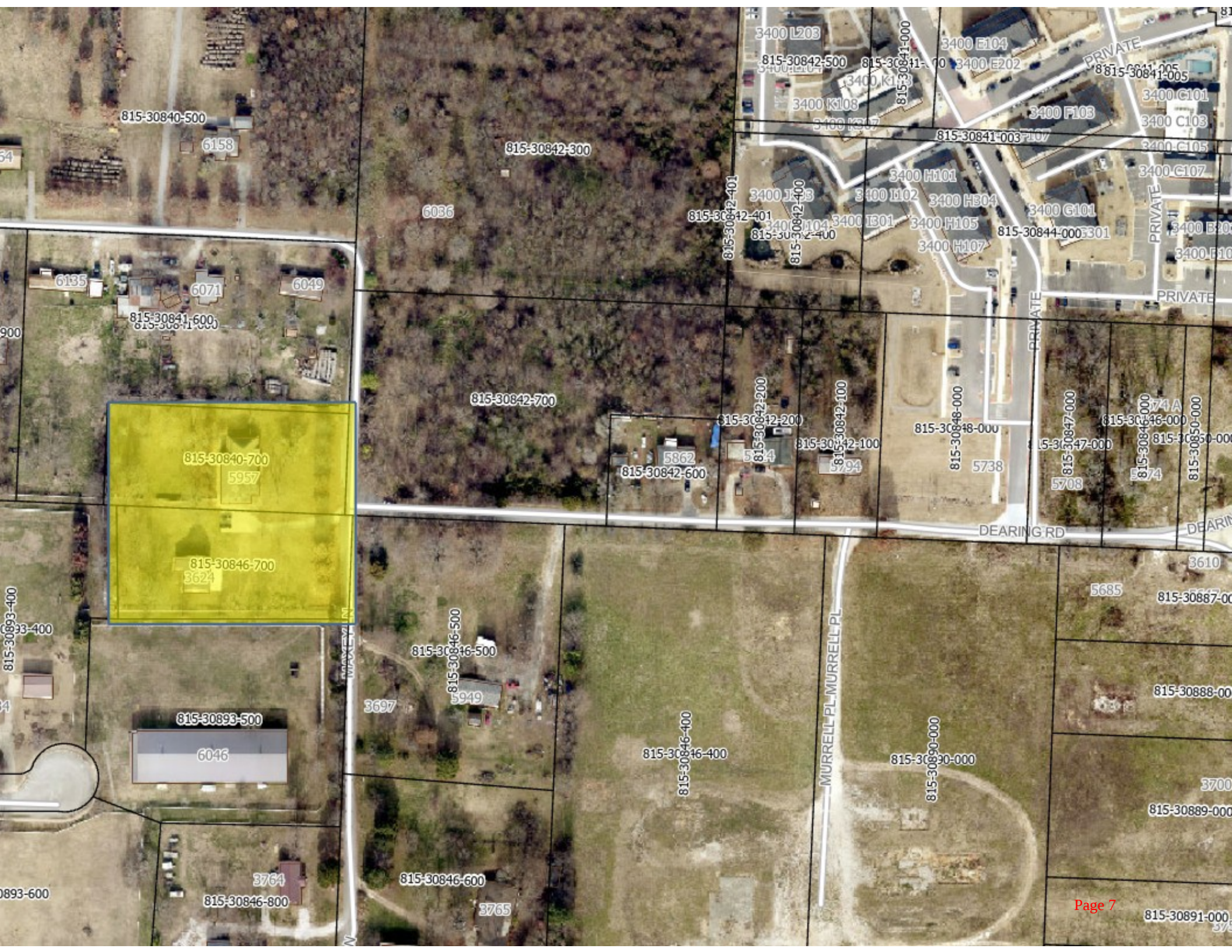
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



APPRAISAL REPORT

ON

THE BRAD R. SMITH PROPERTY
(1.00± ACRE/43,625± SQUARE FEET);
LOCATED AT 5957 DEARING ROAD,
AT THE INTERSECTION OF DEARING ROAD & MAXEY LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY.

ARDOT JOB 040717 – F.A.P STPU-9399(23)
TRACT: 12

FOR

ARKANSAS DEPARTMENT OF TRANSPORTATION
PO BOX 2261, LITTLE ROCK, AR 72203

AND

CITY OF SPRINGDALE
SPRINGDALE, AR

BY

REED & ASSOCIATES, INC.
3739 N. STEELE BLVD., SUITE 322
SPRINGDALE, ARKANSAS 72703

FILE NO. 6582-12

AS OF

FEBRUARY 9, 2024
(RETROSPECTIVE)

Location:	5957 Dearing Road, Springdale, Arkansas 72762		
Client:	City of Springdale		
Fee Owner:	Brad R. Smith, a married person		
Mailing Address:	5957 Dearing Road, Springdale, Arkansas 72762		
Area Of The Whole:	1.00± AC, or 43,625± SF	Permanent Utility Easement	.12± AC, or 5,415± SF
Area Of Remainder:	.16± AC, or 7,190± SF		
Area Of Acquisition:	.84± AC or 36,435± SF	Temporary Construction Easement:	.07± AC or 3,177± SF less *2,970± SF 207± SF
			*Encompassed within PUE

Plottage or Assemblage with Adjacent Lands for Residential Development, as demand dictates

Land: 36,435± SF @ \$4.05/SF (RND)	\$	147,600
Permanent Easement: 5,415± SF @ \$4.05 (RND)	\$	21,900
Temporary Construction Easement: 207± SF @ Rental Value (RND)	\$	50
Improvements: Dwelling, Site Improvements	\$	553,300
Damages: Remainder	\$	6,500
Cost to Cure Items: Not Applicable	\$	0
Total Compensation:	\$	729,350

APPRAISAL REPORT

ON

THE BRAD R. SMITH PROPERTY
(1.09± ACRES/47,480± SQUARE FEET);
LOCATED AT 3624 MAXEY LANE,
AT THE INTERSECTION OF DEARING ROAD & MAXEY LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY.

ARDOT JOB 040717 – F.A.P STPU-9399(23)
TRACT: 13

FOR

ARKANSAS DEPARTMENT OF TRANSPORTATION
PO BOX 2261, LITTLE ROCK, AR 72203

AND

CITY OF SPRINGDALE
SPRINGDALE, AR

BY

REED & ASSOCIATES, INC.
3739 N. STEELE BLVD., SUITE 322
SPRINGDALE, ARKANSAS 72703

FILE NO. 6582-13

AS OF

FEBRUARY 9, 2024
(RETROSPECTIVE)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: At The Intersection Of Dearing Road & Maxey Lane, Springdale, AR
Client: City of Springdale
Fee Owner: Brad R. Smith, a married person
Mailing Address: 3624 Maxey Lane, Springdale, Arkansas 72762
Area Of The Whole: 1.09± ACS, or 47,480± SF Permanent Drainage Easement .29± AC, or 12,792± SF

Area Of Remainder: 1.06± ACS, or 46,276± SF
Area Of Acquisition: .03± AC, or 1,204± SF Temporary Construction Easement: .03± AC or 1,454± SF less *1,454± SF 0± SF

 *Totally Encompassed within PDE

HIGHEST AND BEST USE:

Whole Property- Continued Residential/Workshop Use

 Remainder Property- Continued Residential/Workshop Use

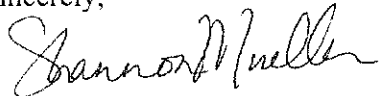
ACQUISITION COMPENSATION:

Before		\$	
Land: 47,480± SF		192,300	
Improvements: Not Applicable		98,200	
Total:		\$	290,500
After			
Land: 46,276± SF		104,300	
Improvements: Not Applicable		98,200	
Total		\$	<u>202,500</u>
 FAIR MARKET VALUE OF ACQUISITION		 \$	 88,000
 Plus: TCE		 \$	 <u>0</u>
Total Compensation as of: February 9, 2024		\$	88,000

ALLOCATION OF COMPENSATION

Land: 1,204± SF @ \$4.05/SF (RND)	\$	4,900
Permanent Easement: 12,792± SF @ \$4.05 (RND)	\$	51,800
Temporary Construction Easement: Not Applicable	\$	0
Improvements: Not Applicable	\$	0
Damages: Not Applicable	\$	0
Cost to Cure Items: Sewer Connection, Paving Drive	\$	<u>31,300</u>
Total Compensation:	\$	88,000

Sincerely,



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



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM THE ROGER AND ANNA WADE TRUST FOR THE ALBRIGHT ROAD EXTENSION PROJECT (BUTTERFIELD COACH ROAD TO HYLTON ROAD), PROJECT NO. 23BPS12, TRACT 2.

WHEREAS, the City of Springdale is in need of acquiring easements across lands for the Albright Road Extension Project (Butterfield Coach Road to Hylton Road), Project No. 23BPS12 (Tract 2), said lands being owned by the Roger and Anna Wade Trust, also known as Washington County Tax Parcel No. 815-30632-500 ("the Property");

WHEREAS, the City's estimate of compensation for the easements across the Property, as determined by an appraisal, is \$44,800.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$58,374.40 to acquires the easement across the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$13,574.40 to acquire the easements across the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the easements across the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the easements needed across the aforementioned parcel of land for the Albright Road Extension Project (Butterfield Coach Road to Hylton Road), Project No. 23BPS12 (Tract 2), said lands being owned by the Roger and Anna Wade Trust for the total sum of \$58,374.40 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 10th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE ROGER AND ANNA WADE TRUST PROPERTY
(16.19± ACRES/705,236± SQUARE FEET);
LOCATED ALONG THE NORTH SIDE OF HOWARD ANDERSON ROAD,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS
PROJECT #23BPS12

BY

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

FILE NO. 6870-2

AS OF

SEPTEMBER 2, 2025

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: North Side of Howard Anderson Road, Springdale, Arkansas
Client: City of Springdale
Fee Owner: Rogers K. Wade and Anna C. Wade, Co-Trustees of The Roger and Anna Wade Trust, u/t/d July 22, 2013
Mailing Address: 4740 Howard Anderson Road, Springdale, AR 72764

Area Of The Whole:	16.19± ACS, or 705,236± SF	Permanent Utility Easement: (net area 11,359± SF-overlap with PDE)	0.27± AC, 11,959± SF
		Permanent Drainage Easement	600± SF, or 0.01± AC
Area Of Remainder:	15.65± ACS, or 681,903± SF	Temporary Construction Easement	0.21± AC, 8,743± SF
Area Of Acquisition:	0.54± AC, or 23,333± SF		

HIGHEST AND BEST USE:

Whole Property Low/Medium Density Residential Development

Remainder Property Low/Medium Density Residential Development

ACQUISITION COMPENSATION:

Before

Land: 705,236± SF @ \$1.60/SF (Rounded)	\$	1,128,400	
Improvements: Agricultural Fencing	\$	500	
Total:		\$	1,128,900

After

Land: 681,903± SF @ \$1.5919/SF (Rounded)	\$	1,085,500	
Improvements: Not Applicable	\$	0	
Total		\$	1,085,500

FAIR MARKET VALUE OF ACQUISITION	\$	43,400
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Plus: TCE	\$	1,400
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Total Compensation as of: September 2, 2025	\$	44,800
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ALLOCATION OF COMPENSATION

Land: 23,333± SF @ \$1.60/SF (RND)	\$	37,300
Permanent Utility Easement: 11,359± SF @ \$1.60/SF (RND) x 25%	\$	4,600
Permanent Drainage Easement: 600± SF @ \$1.60/SF (RND)	\$	1,000
Improvements: 78.03 LF Agricultural Fencing	\$	500
Temporary Construction Easement: 8,743± SF	\$	1,400
Damages: Not Applicable	\$	0
Cost to Cure Items: Not Applicable	\$	0
Total Compensation:	\$	44,800

Shannon Reed Mueller

Shannon Reed Mueller, MAI, R/W-AC, CG2302
Reed & Associates, Inc.



NEIGHBORHOOD/PROJECT ANALYSIS

A neighborhood is defined as follows:

- "1. A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.*
- 2. A developed residential superpad within a master planned community usually having a distinguishing name and entrance.*
- 3. A geographic area around a property that influences that property, i.e., its environment."*²

Albright Road

(Butterfield Coach Road to Hylton Road)



Updates:

Status: Design Phase

Description: This project consists of constructing 0.5 miles of Albright Road between Hylton and Butterfield Coach. Improvements include a 3 lane roadway with a 8 foot sidepath on both sides and a roundabout at Butterfield Coach.

This project will extend Albright Road from its current termination point to Hylton Road as a three-lane roadway with an 8' sidepath on both sides. A roundabout will also be included at Butterfield Coach Road. Total approximate length: .5 mile.

Estimated Date of Completion: Design is expected to be finished in January 2025. Right of way acquisition is expected to begin once design is completed. Construction is due to start in Spring 2026 and will take approximately 1± year.

² Appraisal Institute, *The Dictionary of Real Estate Appraisal* – Seventh Edition, (Chicago: Appraisal Institute, 2022), P. 130.

CLIFFEER, SAM
NEVOCALE TRUST
815-30632-100

POINT OF COMMENCEMENT
NW Corner of the SW/4 SE/4
Sec. 17, T17N, R29W

N 66°45'00" E
E 69°37'42.94"

POINT OF BEGINNING
N 66°45'49.04"
E 69°44'67.11"

S 87°29'10" E 724.87'

N 02°26'33" E
43.78'

S 86°56'03" E 598.09'

N 87°50'49" W 597.96'

Right of Way
Acquisition

CAMPUS, MARIA GUADALUPE
815-40475-000

ARRIVED GENESIS
PROPERTIES LLC
815-40476-000

S 02°36'29" W
34.25'

BENTLEY HOLDINGS LLC
815-36308-100

BRUNNER, SUE CAROL
815-30632-300

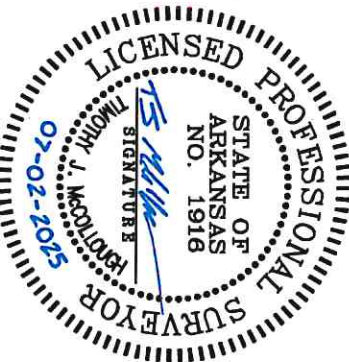
WADE, ROGER & ANNA TRUST
815-30632-500



GRAPHIC SCALE
0' 50' 100'



Right of Way Acquisition
±23,333 SF
±0.54 Ac



NOT A SURVEY OR PLAT



HALF ASSOCIATES, INC.
5706 EUPHERASIA STREET, SUITE 100, AR 72803
815-482-1033 • HALF.COM

EXHIBIT "A"

RIGHT OF WAY ACQUISITION
ALBRIGHT ROAD

WADE, ROGER &
ANNA TRUST

PARCEL # 815-30632-500

Springdale, Arkansas
Sheet 1 of 1

CULPEPPER, SAM REVOCABLE TRUST;
CULPEPPER, GLORIA JEAN REVOCABLE TRUST
815-30632-100

CAMPUS MARIA GUADALUPE
815-40475-000

ARRIVED GENESIS
PROPERTIES LLC
815-40476-000

POINT OF COMMENCEMENT
NW Corner of the SW/4 SE/4
Sec. 17, T17N, R29W
N 664580.84
E 693742.94

POINT OF BEGINNING
N 664505.30
E 694465.24

20' Utility & Temporary
Construction Easement

BRUNNER, SUE CAROL
815-30632-100

WADE, ROGER & ANNA TRUST
815-30632-500

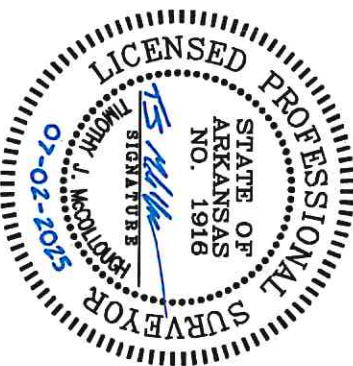
BENTLEY HOLDINGS LLC
815-36208-100

HAFT ASSOCIATES, INC.
5706 EUPHERIA BLVD, SUITE 100, FORT SMITH, AR 72903
479-462-1833 FAX 479-462-1834



EXHIBIT "A"

UTILITY & TEMPORARY
CONSTRUCTION EASEMENT
ALBRIGHT ROAD
WADE, ROGER &
ANNA TRUST
PARCEL # 815-30632-500
Springdale, Arkansas



NOT A SURVEY OR PLAT

20' Utility & Temporary
Construction Easement ±1,959 SF
±0.27 Ac

GRAPHIC SCALE
0' 50' 100'



CULPEPPER, SAM REVOCABLE TRUST,
CULPEPPER, GIORIA JEAN REVOCABLE TRUST
815-30632-100

CAMPOS, MARIA GUADALUPE
815-40475-000

ARRIVED GENESIS
PROPERTIES LLC
815-40476-000

POINT OF COMMENCEMENT

NW Corner of the SW/4 SE/4
Sec. 17, T17N, R29W
N 664580.84
E 693742.94

POINT OF BEGINNING 1

N 664485.32
E 694464.39

POINT OF BEGINNING 2

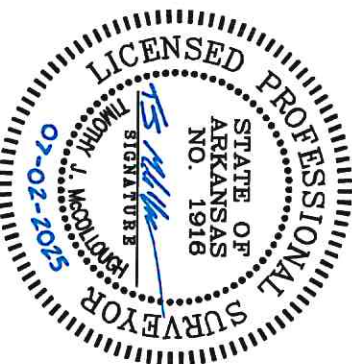
N 664480.86
E 694583.13

**15' Temporary
Construction Easement**

WADE, ROGER & ANNA TRUST
815-30632-500

BRUNNER, SUE CAROL
815-30632-300

BENTLEY HOLDINGS LLC
815-36208-100



HALF ASSOCIATES, INC.
5704 EUPHER LN, STE 200, FORT SMITH, AR 72803
479-452 1823 - HALF.COM

EXHIBIT "A"

**TEMPORARY CONSTRUCTION
EASEMENT**

ALBRIGHT ROAD
WADE, ROGER &
ANNA TRUST
PARCEL # 815-30632-500

Springdale, Arkansas
Sheet 1 of 1

GRAPHIC SCALE
0' 50' 100'



**15' Temporary
Construction Easement**
±8,743 SF
±0.21 Ac

NOT A SURVEY OR PLAT

CULPPER, SAM REVOCABLE TRUST,
CULPPER, GIORIA JEAN REVOCABLE TRUST
815-30632-100

- POINT OF COMMENCEMENT

NW Corner of the SW/4 SE/4
Sec. 17, T17N, R29W
- N 664580.84
- E 693742.94

S 87°29'10" E 724.87'

POINT OF BEGINNING

N 664501.41
E 694568.89

S 87°50'49" E 103.72'

S 87°50'49" E
15.00'

N 02°09'11" E 40.00'

N 87°50'49" W
15.00'

S 02°09'11" W 40.00'

15' Drainage
Easement

WADE, ROGER & ANNA TRUST
815-30632-500

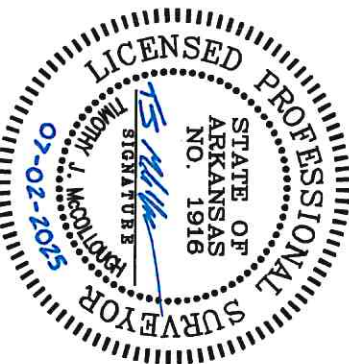
BRUNNER, SUE CAROL
815-30632-300



GRAPHIC SCALE
0' 25' 50'



15' Drainage Easement
±600 SF
±0.01 Ac



NOT A SURVEY OR PLAT



HALFT ASSOCIATES, INC.
5704 EUPHERIA, STE. 200, FORT SMITH, AR 72803
479.462.1833 - HALFT.COM

EXHIBIT "A"

DRAINAGE EASEMENT
ALBRIGHT ROAD
WADE, ROGER &
ANNA TRUST

PARCEL # 815-30632-500

Springdale, Arkansas
Sheet 1 of 1

RESOLUTION NO. _____

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

WHEREAS, the Springdale City Attorney has announced his retirement effective May 1, 2026 after 14 years of service as City Attorney, and

WHEREAS, it is in the best interest of the City of Springdale to appoint someone to serve the remainder of the City Attorney's term, and

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

WHEREAS, it is in the city's best interest to create an additional Deputy City Attorney position on February 11, 2026 in order to allow the current City Attorney and the appointed City Attorney to have a transition period for training purposes, and

WHEREAS, the new position of Deputy City Attorney is rated as a grade 28 with a midpoint starting pay of \$95,038.00.

WHEREAS, the new position of Deputy City Attorney would be a temporary position, ending on May 1, 2026 which has a budget impact not to exceed \$26,930.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 City of Springdale budget be amended and an additional position of Deputy City Attorney is hereby created at a pay scale Grade 28.

PASSED AND APPROVED this 10th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION APPOINTING GARRETT HARLAN TO
THE POSITION OF CITY ATTORNEY FOR THE CITY OF
SPRINGDALE, ARKANSAS, EFFECTIVE MAY 1, 2026.**

WHEREAS, the current elected City Attorney for the City of Springdale, Arkansas, Ernest B. Cate, has announced his retirement effective at the end of business on April 30, 2026;

WHEREAS, as of May 1, 2026, there will be a vacancy in the office of City Attorney for the City of Springdale, Arkansas, and there will be eight (8) months remaining in the elected City Attorney’s term, which ends December 31, 2026;

WHEREAS, pursuant to Ark. Code Ann. §14-43-412, if an elected office become vacant before the expiration of the term, the vacancy shall be filled pursuant to Ark. Code Ann. §14-42-103;

WHEREAS, Ark. Code Ann. §14-42-103(a)(1)(A) provides that at the first council meeting after the declaration of the vacancy, the governing body of the municipality shall elect by a majority vote a person to serve the unexpired term;

WHEREAS, pursuant to Ark. Code Ann. §14-42-103(a)(1)(A), the City Council for the City of Springdale finds that Garrett Harlan should be appointed as Springdale City Attorney effective May 1, 2026, to serve the remaining eight (8) months of the unexpired term to end December 31, 2026;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Garrett Harlan be appointed City Attorney for the City of Springdale, Arkansas effective May 1, 2026, to serve the remaining eight (8) months of the unexpired term to end December 31, 2026.

PASSED AND APPROVED, this 10th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION COMMITTING MATCH
FUNDING FOR THE CITY’S FISCAL YEAR 2026
BETTER UTILIZING INVESTMENTS TO
LEVERAGE DEVELOPMENT (BUILD) GRANT
PROGRAM APPLICATION**

WHEREAS, The U.S. Department of Transportation is accepting grant applications for the Better Utilizing Investments to Leverage Development (BUILD) Program, and;

WHEREAS, the City of Springdale intends to apply for a Planning Grant for design of two grade-separated crossings at Highways 71B and 265 along with a trail connection to the existing Fitzgerald Trail, at a proposed cost of \$625,000, and;

WHEREAS, the BUILD program requires a commitment of at least 20% of the proposed project cost in matching funds,

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

1. The City of Springdale hereby commits \$125,000 in match funding to the project proposed in the BUILD grant application, to be paid out of the Street Fund.
2. The Mayor is hereby authorized to execute a BUILD grant agreement in the event that the project is awarded.

PASSED AND APPROVED this ____ day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

A. BASIC INFORMATION

The Office of the Secretary (OST) announces the intention to hold one round of selections under the FY 2026 Better Utilizing Investments to Leverage Development (BUILD) Grant Notice of Funding Opportunity (NOFO).

Basic Information: Better Utilizing Investments to Leverage Development (BUILD)	
Announcement Type	Notice of Funding Opportunity
Funding Opportunity Title	FY 2026 National Infrastructure Investments
Funding Opportunity Number	DTOS59-26-RA-BUILD
Assistance Listing Number	20.933
Objective	The goal of the program is to fund projects that will have a significant local or regional impact and improve transportation infrastructure.
Program Overview	BUILD grants will be awarded on a competitive basis, per statute, for planning or constructing surface transportation infrastructure projects that will improve safety; environmental sustainability; quality of life; mobility and community connectivity; economic competitiveness and opportunity including tourism; state of good repair; partnership and collaboration; and innovation.
Funding	At least \$1.5 billion in FY 2026 IIJA funds
Minimum Award Size	• \$1 million for rural capital projects • \$5 million for urban capital projects • Planning projects do not have a minimum award size
Maximum Award Size	\$25 million
Eligible Applicants	• States and the District of Columbia • Any territory or possession of the United States • A unit of local government • A public agency or publicly chartered authority established by one or more States • A special purpose district or public authority with a transportation function, including a port authority • A Federally recognized Indian Tribe or a consortium of such Indian Tribes • A transit agency • A multi-State or multijurisdictional group of entities that are separately eligible

Eligible Project Types	• highway or bridge projects eligible under title 23; • public transportation projects eligible under chapter 53 title 49; • passenger and freight rail transportation projects; • port infrastructure investments including inland port infrastructure and land ports of entry; • the surface transportation components of an airport project eligible for assistance under part B of subtitle VII; • project investing in surface transportation facilities located on Tribal land, the title or maintenance responsibility of which is vested in the Federal Government; • projects to replace or rehabilitate a culvert or prevent stormwater runoff for the purpose of improving habitat for aquatic species that will advance the goal of the program; • intermodal projects whose components are otherwise an eligible project type; • any other surface transportation infrastructure project that the Secretary considers to be necessary to advance the goals of the program
Submission Requirements and Deadlines	Applications must be submitted online via Valid Eval no later than 5:00 pm eastern on February 24, 2026. • Complete instructions on how to apply can be found at grants.gov and the BUILD program website • Customer support for Valid Eval can be reached at support@valideval.com Selections are expected to be announced no later than June 28, 2026
Prior Awards	• For FY 2025 BUILD Round 2, the Department received 815 eligible applications requesting over \$10 billion • 30 projects were awarded a total of \$488 million • Awards were made to projects in 27 states Awards ranged from \$239,000 to \$25 million
Agency Contact Information	Email: BUILDgrants@dot.gov Website: https://www.transportation.gov/BUILDgrants Due to the competitive nature of the program, during the application submittal phase, the Department is unable to accommodate individual meeting requests to discuss the opportunity or specific project ideas, and unable to provide individualized guidance or render opinions about the merit of a specific project.

1. FY 2026 BUILD ROUND

Funding for FY 2026 BUILD Applications

The Department intends to make one round of selections under this NOFO using the \$1.5 billion provided by the Infrastructure Investments and Jobs Act (IIJA) for FY 2026 and will include any additional funding appropriated for National Infrastructure Investments in an Appropriations Act.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF A
NEW AMBULANCE FOR THE SPRINGDALE FIRE
DEPARTMENT, AND TO WAIVE COMPETITIVE BIDDING**

WHEREAS, in March 2022, Council approved Resolution No. 21-22, authorizing the purchase of a new ambulance for the Springdale Fire Department in the amount of \$294,112.00, to be paid for out of the 2024 Budget of the City of Springdale, with an expected delivery date of 2024, and

WHEREAS, the Springdale Fire Department received the new ambulance in January 2026, and

WHEREAS, due to extended lead time per the original contract, the total for the ambulance increased, with a new total in the amount of \$306,576.00, and

WHEREAS, the Springdale Fire Department is requesting to purchase the ambulance from Pinnacle Emergency Vehicles, in the amount of \$306,576.00, to be paid for out of the Restricted Ambulance/Equipment Replacement Fund, and

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

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

Section 1. The Mayor and City Clerk are hereby authorized to execute an agreement with Pinnacle Emergency Vehicles, for the purchase of a new ambulance, in the amount of \$306,576.00, to be paid for out of the Restricted Ambulance/Equipment Replacement Fund.

Section 2. That competitive bidding is not deemed feasible or practical because of the exceptional situation previously set out herein and therefore competitive bidding is hereby waived under Ark. Code Ann. §14-58-104.

PASSED AND APPROVED this 10th day of February, 2026

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

RESOLUTION NO. 21-22

**A RESOLUTION TO AUTHORIZE THE
ACQUISITION OF EMERGENCY MEDICAL
VEHICLES**

WHEREAS, the Springdale Fire Department has expressed the need for replacing some of the Emergency Medical vehicles, and

WHEREAS, the Fire Department has requested authorization to purchase a remount for and existing ambulance for a costs of \$222,113.00 , and to order a new ambulance with an expected delivery date in 2024 at a cost of \$294,112.00.

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

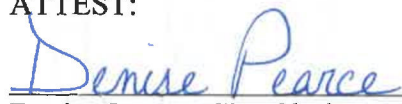
Section 1. The 2022 Fire Department budget is hereby amended to add \$222,113 of funds from the ambulance equipment replacement fund for the purchase of a remount.

Section 2. The Fire Chief is hereby authorized to order a new ambulance with an expected delivery in 2024 that will be paid for with funds to be included in the 2024 budget.

PASSED AND APPROVED this 8nd day of March, 2022.


Doug Sprouse, Mayor

ATTEST:


Denise Pearce, City Clerk

APPROVED AS TO FORM


Ernest B. Cate, City Attorney

Invoice

Date	Invoice #
1/14/2026	26-0114-001

Bill To
Springdale Fire Department 417 Holcomb St. Springdale, AR 72764

Ship To
Springdale Fire Department Attn: Shaun Bennett 417 Holcomb St. Springdale, AR 72764

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project		
	Due on Delivery	JJ	1/20/2026	Customer Pick...	Centerton			
Item	Description				Quantity	Price Each		Extended
AMB-BRAUN	Braun Ambulance TR#9801, 2024 Ford F450 4X4 Gas/Braun Liberty Type 1 VIN:1FDUF4HN9RDA31689 Original Quoted Price: \$309,703.00 Braun Change Orders: (\$9,893.00) PEV Change Order: Add Havis Dashmount: \$551.00 Chassis Pricing Adjustment: \$6,215.00 Sales Tax				1	306,576.00		306,576.00
						9.50%		0.00

We appreciate your business!
For questions regarding this Invoice, please call Lisa @ (417) 540-0600
or e-mail: lisa@pinnacle-ev.com.

Payments/Credits	\$0.00
Balance Due	\$306,576.00

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 38-60 OF THE
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,
ARKANSAS; AND DECLARING AN EMERGENCY.**

WHEREAS, Section 38-60 of the Code of Ordinances of the City of Springdale, Arkansas, contains the regulations pertaining to the replacement fund for replacing ambulances and/or ambulance equipment;

WHEREAS, the rates for ambulance service charges set forth in Section 38-58 of the Code of Ordinances of the City of Springdale, Arkansas, were amended by way of Ordinance No. 6153 on October 28, 2025;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Section 38-60 of the Code of Ordinances of the City of Springdale, Arkansas, to increase the amount of funds that shall be applied to the ambulance replacement fund;

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

Section 1: Section 38-60 of the Code of Ordinances of the City of Springdale is hereby amended to read as follows:

Sec. 38-60. - Replacement fund established.

A replacement fund will be established, and ~~ten~~ fifteen percent of all monies collected from the charges set out in this article shall be put in this replacement fund, for the purpose of replacing ambulance and/or ambulance equipment.

Section 2: All other provisions of Chapter 38 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this ordinance shall remain in full force and effect.

Section 3: 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, and shall be retroactive to any service charges received on or after January 1, 2026.

PASSED AND APPROVED this 10th day of February, 2026.

Doug Spouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney