- **The next City Council Committee Meeting will be Monday, August 17th, 2026.**
- **Agenda Packet will be available on the Friday before the meeting.**

SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, August 11th, 2026

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Mark Fougerousse

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, July 28th, 2026.** Pgs. 115-124

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)* ***10A; 10C-10D; 13A; 14*** *(Motion must be approved by two-thirds (2/3) of the council members).*

7. Downtown Springdale Alliance quarterly report. Presented by Paxton Roberts.

8. Airport Strategic Plan Presentation. Presented by Garver. Pgs. 1-51

9. Appointments and Reappointments

   A. ***A Resolution*** approving the reappointment to the Board of Commissioners of the Housing Authority of the City of Springdale. Pgs. 52-53

   B. ***A Resolution*** making an appointment to the Springdale Airport Commission of the City of Springdale, Arkansas. Presented by Mayor Doug Sprouse. Pgs. 54-56

10. 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 (R26-36) certain lands located at 1000, 910, & 908 N. Gutensohn Road from an Agricultural District (A-1) to an Institutional District (P-1); and declaring an emergency. Pgs. 57-63

    B. ***A Resolution*** approving a waiver (W26-33) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Calvary Free Will Baptist Church Expansion in connection with N26-28, a non-large-scale development. Pgs. 64-68

C. ***An Ordinance*** accepting the Final Plat (FP26-06) of Spring Creek Farms Phase 3 to the City of Springdale, Arkansas; and declaring an emergency. Pgs. 69-75

D. ***An Ordinance*** accepting the replat (RP26-10) of Commerce Subdivision Phase II, Lot 2 and Lot 3 of Block 2, to the City of Springdale, Arkansas; and declaring an emergency. Pgs. 76-81

E. ***A Resolution*** approving a waiver (W26-36) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to ChemStation of the Ozarks in connection with L25-02, a large-scale development. Pgs. 82-87

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

    A. ***A Resolution*** authorizing the execution of a contract for the City of Springdale 2026 Street Overlay Project. Presented by Ben Peters, Engineering Director. Pgs. 88-92

12. Parks & Recreation Committee by Chairman Randall Harriman –All Item (s) forwarded with recommendation for approval

    A. ***A Resolution*** authorizing the purchase of bleachers for the Springdale Parks and Recreation Department. Presented by Chad Wolf, Parks and Recreation Director. Pgs. 93-96

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

A. ***An Ordinance*** amending Chapter 78 of the Code of Ordinances of the City of Springdale, Arkansas; and for other purposes. Presented by Derek Wright, Police Chief. Pgs. 97-98

14. ***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. 99-110

15. ***A Resolution*** temporarily appointing Rex Bailey to fill the vacancy in Ward 2, Position 2, on the City Council of the City of Springdale, Arkansas. Tabled from the July 28th 2026 City Council Meeting. Pgs. 111-112

16. ***A Resolution*** temporarily appointing Kevin Flores to fill the vacancy in Ward 2, Position 2, on the City Council of the City of Springdale, Arkansas. Forwarded without recommendation. Pgs. 113-114

17. Comments from Council Members.
18. Comments from Department Heads.
19. Comments from City Attorney.
20. Comments from Mayor.
21. Adjournment.

GARVER

Springdale Municipal Airport

Airport Strategic Plan

PREPARED FOR

The City of Springdale

July 2026

SPRINGDALE™
WE'RE MAKING IT HAPPEN

EXECUTIVE SUMMARY

The City of Springdale has developed this Strategic Plan to guide the future growth, development, and long-term positioning of Springdale Municipal Airport (ASG) as a key regional aviation asset. As a general aviation airport generating approximately $18.6 million in annual economic output, ASG plays a vital role in supporting local business activity and economic development.

STRATEGIC VISION

This plan establishes a clear, market-driven vision to enhance ASG's competitiveness by aligning airport development with regional demand, industry trends, and stakeholder priorities. Through a comprehensive analysis of existing conditions, peer airport benchmarks, and market opportunities, the study identifies targeted strategies to strengthen the airport's role in supporting business aviation and aeronautical services.

KEY FINDINGS

ASG is well-positioned to serve small to mid-sized business aviation with a functional runway, modern navigational infrastructure, and a strong regional location. However, several constraints, including limited developable land, surrounding land uses, and existing hangar capacity shortages, require a focused and strategic approach to growth.

Comparative analysis indicates that while ASG is competitive within its market, it is not positioned to attract larger aircraft that utilize longer and wider runways at nearby airports. As a result, the airport's optimal strategic focus is on capturing increased activity from small and mid-sized corporate aviation.

OPPORTUNITIES

The analysis identified several high-value opportunities to enhance ASG's service offerings and economic impact, particularly in areas where regional gaps exist. Priority development targets include:

- Specialized aviation service providers
- Avionics sales and repair services
- Aircraft support services (e.g., upholstery, propeller repair)

- Workforce development, including an Airframe and Powerplant (A&P) mechanic school
- Aerospace and defense-related support services
- A potential Arkansas Army National Guard presence

These opportunities build on existing regional strengths and position the airport to attract new investment and job creation.

Development Strategy

A preferred land-use plan has been established to maximize the efficient use of airport property while accommodating future growth. The plan prioritizes:

- Expansion of hangar capacity to meet demonstrated demand
- Development of commercial aeronautical facilities
- Flexible space for aviation-related businesses and training uses

The plan is organized into phased development areas designed to incrementally expand capacity in alignment with market demand and operational considerations.

Implementation Approach

The Strategic Plan emphasizes a flexible, demand-driven implementation strategy. Development is guided by market "triggers" rather than fixed timelines, allowing the City to respond proactively to emerging opportunities and changing conditions.

Multiple funding sources have been identified to support implementation, including federal and state aviation grants, local investment, and private partnerships. The airport is currently eligible for ongoing federal funding, providing a strong foundation for advancing priority projects.

Path Forward

To achieve its long-term vision, the City of Springdale should focus on:

- Expanding hangar infrastructure to support based aircraft growth
- Recruiting targeted aviation businesses to address regional service gaps
- Strengthening partnerships with economic development organizations and educational institutions

- Supporting workforce development initiatives to attract and retain aviation talent

CONCLUSION

This Strategic Plan provides a clear and actionable roadmap for positioning Springdale Municipal Airport as a competitive and sustainable general aviation facility. By focusing on targeted development, strategic partnerships, and flexible implementation, ASG is well-positioned to enhance its economic impact and support continued growth in the region.

STRATEGIC PLAN

INTRODUCTION

The Springdale Municipal Airport (ASG) is a general aviation airport located in Springdale, Arkansas. The airport is owned and operated by the City of Springdale. Based on the 2036 Arkansas State Airport System Plan Update, ASG generates approximately $18.6 million in economic output annually.

The main goal of this strategic plan is to determine potential aeronautical land uses at ASG. In alignment with this goal, Garver performed a detailed analysis that included the following elements:

- Conduct a comparative analysis to review amenities and infrastructure at competing airports within the region and in similar metropolitan areas.
- Analyze ASG's existing available land holdings to document development considerations, including airside access, landside access, and utilities.
- Identify aeronautical businesses located at other airports in the region to identify service gaps and potential opportunities.

The results of this analysis were used to identify key improvements that should be considered for ASG to meet the goals of this strategic plan. The information gathered was also used to identify aeronautical business industries that the City of Springdale should focus on attracting to ASG, and to establish a preferred land use plan for the airport's future.

The data and information contained in this study were sourced from Federal Aviation Administration (FAA) databases, local documentation regarding the airport's history, discussions with airport leadership and users, other publicly available data sources, and Garver's knowledge and experience in the aviation industry.

VISIONING EFFORT

As an initial component of this Strategic Plan, a visioning effort was conducted to identify items of key importance related to the future of ASG and the Strategic Plan process. To support the visioning effort, a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis was completed to identify key items that needed to be considered during the

process. The SWOT analysis was completed with input from staff from the City of Springdale and the Strategic Plan Committee.

Figure 1 below provides an overview of the top items identified during the SWOT Analysis.

FIGURE 1
SWOT ANALYSIS
SPRINGDALE MUNICIPAL AIRPORT

Strengths	Weaknesses
- Location - Strong Fixed Base Operator (FBO) - Diversified Aviation Business Offerings - Hangar Waitlist - National FAA NPIAS Classification	- Utility Infrastructure - Security/Access Control - Availability of Land / Surrounding Land Uses
Opportunities	**Threats**
- Army National Guard - Potential for Land Acquisition - Airport Located in Federal Opportunity Zone - Aerospace/Defense is a Major State Export - Need for Avionics Shop - Railroad Location	- XNA to Receive Development - Land Use Changes - Federal Funding Changes - Regional Competition

Source: Garver, 2026.

FACILITIES INVENTORY

As the initial step in the Strategic Plan process, the facilities inventory is a systematic data collection effort that provides an understanding of past and present aviation factors associated with the Springdale Municipal Airport (ASG). An inventory was completed to form the basis for recommendations throughout the Strategic Plan.

Runway 18-36 is 5,302 feet in length and 76 feet in width. The runway is constructed of asphalt. Based on the airport's current Master Record (FAA Form 5010), the runway has a published gross weight-bearing capacity of 35,000 pounds single wheel, 50,000 pounds double wheel, and 90,000 pounds dual wheel tandem. The runway is equipped with High Intensity Runway Lights (HIRLs), as well as a four-light Precision Approach Path Indicator (PAPI) system for each runway end.

Navigational Aids (NAVAIDs), located on the field or at other locations in the region, are specialized equipment that provide pilots with electronic guidance and/or visual references in an effort to execute instrument approaches and point-to-point navigation. Runway 18 is currently serviced by a Medium Intensity Approach Lighting system with Sequenced Flashing Lights (MALSF). This is a component of the Instrument Landing System for that runway. Navigational Aids and Global Positioning System (GPS) satellites are also critical to the development of IAPs at an airport. Currently, there are three IAPs published for ASG.

ASSESSMENT OF EXISTING AIRPORT ASSETS

Runway Performance

Federal Aviation Administration AC 150/5325-4B, *Runway Length Requirements for Airport Design*, provides guidance to help determine the most appropriate recommended runway lengths for an airport, which is predicated upon the category of aircraft using or forecasted to use the airport.

A significant factor to consider when analyzing the generalized runway length requirements for an airport is that the actual length necessary for an aircraft operation is a function of airport field elevation, temperature, weather conditions, and aircraft stage length (e.g., non-stop flight distance). As temperatures, density altitude, weather, and aircraft stage length change, the runway length requirements change accordingly. Consequently, if a runway is designed to accommodate 75% of the fleet at 60% useful load, this does not prevent larger aircraft at certain times and during specific conditions from utilizing the runway. However, the amount of time such operations can safely occur is limited.

The runway length and width are suitable for most small to mid-sized jets. At 5,302 feet long, small to mid-size jets are capable of operating on the runway during favorable weather conditions.

Airport Airspace Considerations

The 14 CFR Part 77 building restriction line (BRL), a boundary that denotes where suitable and unsuitable land is in relation to the runway system, may impact developable land on the existing airport property. This is to protect the airspace surrounding the airport environment to allow aircraft to safely transition to and from the ground. The BRL at its closest point to the runway has a height of 0 feet. As the distance from the BRL-0 increases, so does the allowable developable height. The amount of developable land that sits within a reasonable BRL zone is limited.

Development Capacity

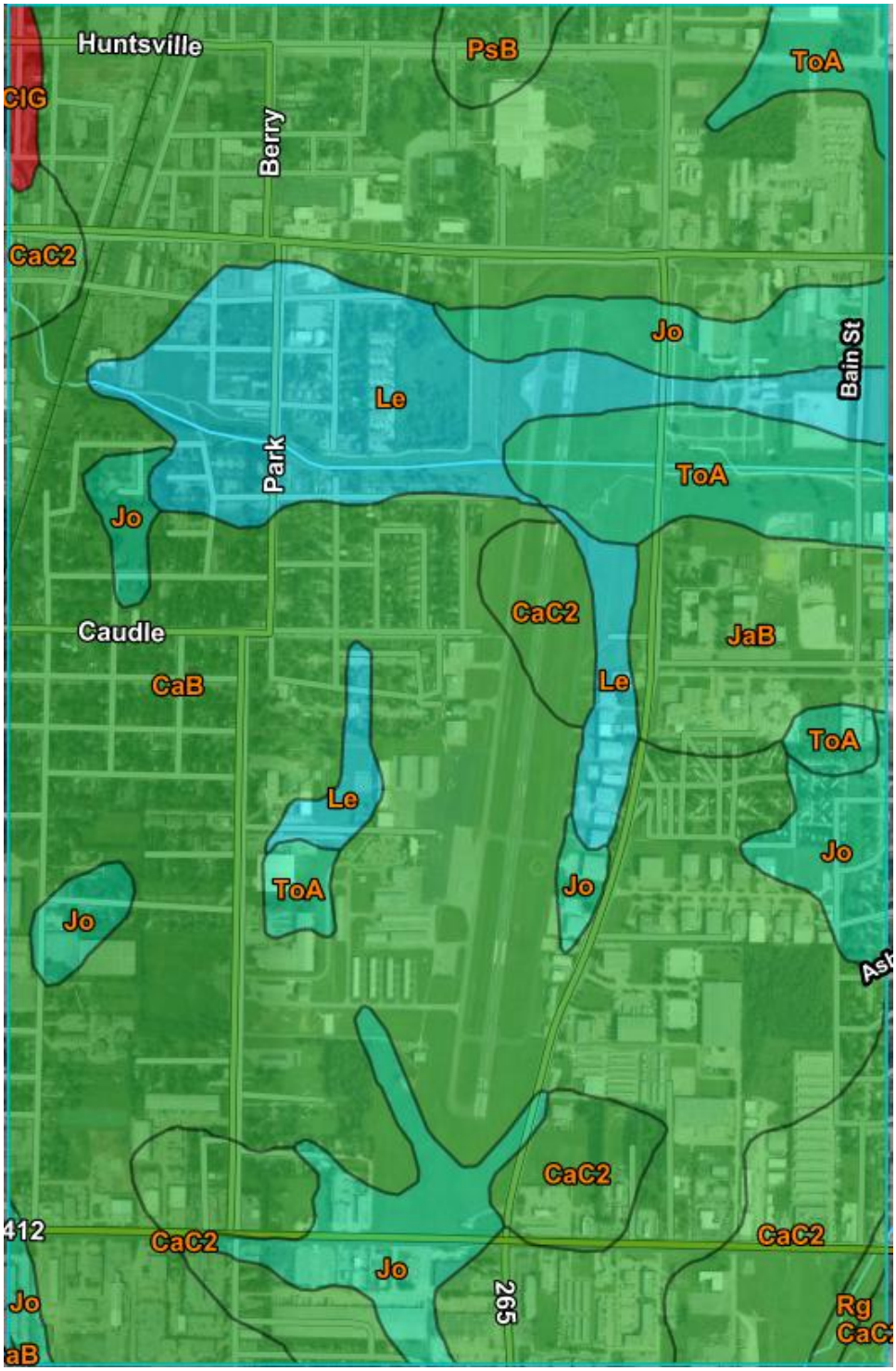
Currently, all hangars at ASG are occupied and there is a waitlist for additional tenants. Additional developable land on or adjacent to the airport is limited due to the surrounding land uses, particularly the residential areas.

An online query was completed utilizing the United States Fish and Wildlife Service (USFWS) Endangered Species database and the Arkansas Game and Fish Commission (AGFC) and future coordination with USFWS and AGFC may be necessary prior to commencing any major project at ASG to confirm that no hazard to an endangered or threatened species is being created.

Farmlands

The Farmland Protection Policy Act (FPPA) regulates federal actions with the potential to convert farmland into non-agricultural uses. The FPPA is intended to minimize the impact that federal programs have on the unnecessary and irreversible conversion of farmland to non-agricultural uses. According to the USDA Web Soil Survey System, a majority of the areas on and around ASG are considered not prime farmland. As depicted in **Figure 2**, the areas shown in red are considered not prime farmland of statewide importance. According to the Farmland Protection Policy Act, prime farmland within urban development areas (e.g., airport property) does not apply.

FIGURE 2
USDA NATURAL RESOURCES CONSERVATION SERVICE FARMLAND CLASSIFICATIONS
SPRINGDALE MUNICIPAL AIRPORT

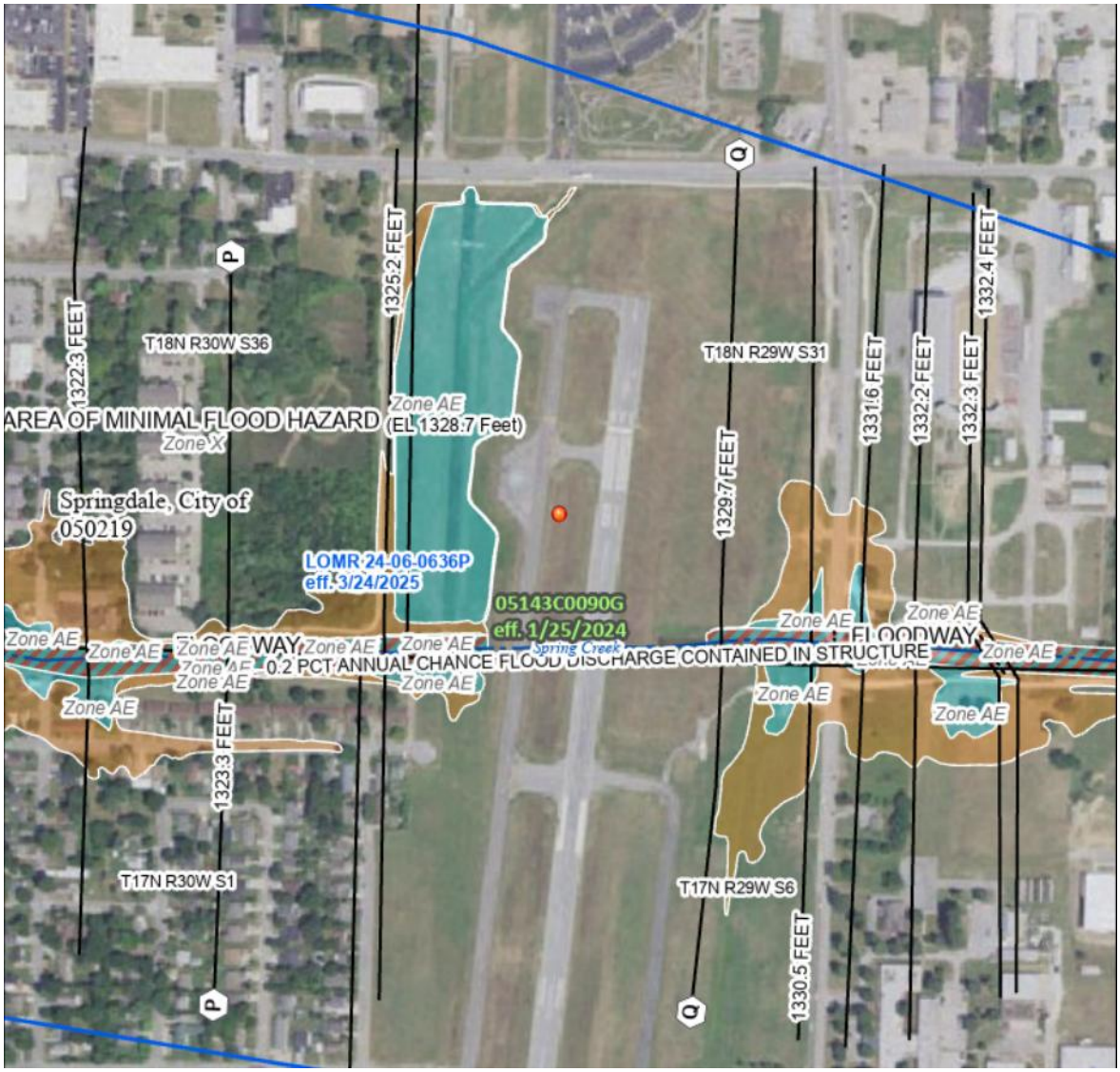


Source: USDA Web Soil Survey System, 2026.

FEMA Floodplain

Flooding can hamper the safe operation of an airport and make it difficult to develop property on or around an airport. As part of this study, an online inquiry was completed through the FEMA Flood Map Service Center to identify areas on or around the airport affected by the existing floodplain. According to the results of the query, some northwestern and northeastern portions of airport property lie within the 100-year floodplain. **Figure 3** depicts the FEMA Flood Map.

FIGURE 3
FEMA FLOODPLAIN MAP
SPRINGDALE MUNICIPAL AIRPORT



Source: FEMA Flood Map Service Center, 2026.

Wetlands

A small riverine was noted as being present on the northern portion of the airport near the floodplain according to the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory. **Figure 4** depicts the USFWS National Wetlands Inventory Map.

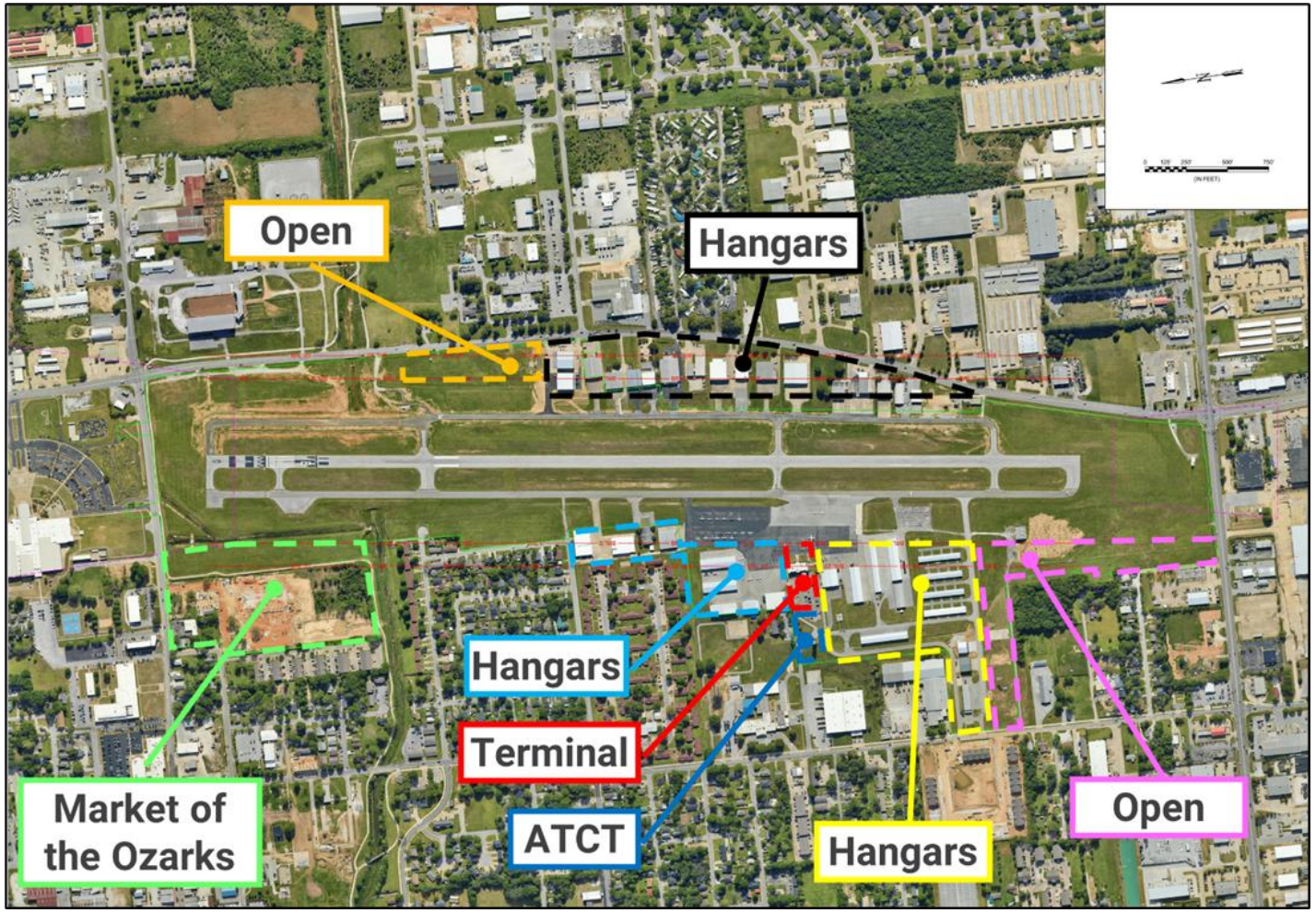
FIGURE 4
USFWS NATIONAL WETLANDS INVENTORY MAP
SPRINGDALE MUNICIPAL AIRPORT

Source: USFWS National Wetlands Inventory, 2026.

No other significant environmental challenges were noted.

Figure 5 depicts the existing land uses on airport property.

FIGURE 5
EXISTING LAND USES
SPRINGDALE MUNICIPAL AIRPORT



Source: Garver, 2026.

AERONAUTICAL REVENUE GENERATING OPPORTUNITIES

COMPARATIVE AIRPORT ANALYSIS

OVERVIEW

Garver conducted a comparative airport analysis to benchmark how ASG compares to other general aviation public-use airports. Local airports (airports within 50 miles), similar sized airports within Arkansas, airports within 150 miles, and airports further than 150 miles were analyzed. There are many different factors that could contribute to a pilot choosing to land at a certain airport. The factors that were analyzed for this analysis include:

- FBO amenities/services offered
- Aeronautical service businesses offered (e.g., maintenance, avionics, flight training, etc.)
- Runway length
- Runway width
- Runway strength
- Instrument approach procedure minimums

Comparing the different services and amenities at the airports located in and out of comparable markets helps identify why pilots may choose to go to one airport over another.

The local airports were chosen as they are considered to be the direct competitors to ASG. The services being offered at these airports will have a direct impact on a pilot's decision to fly into ASG or a competing airport.

The airports within Arkansas were chosen because they are considered to be a good representation of airports that understand the needs of the State.

The airports that are within 50–150 miles were chosen as they are considered to be a good representation of airports in the region.

The airports that are further than 150 miles from ASG were considered because they are located in metropolitan areas that are similar in growth to the Northwest Arkansas metropolitan area.

The following 24 airports were a part of the comparative airport analysis (shown in **Tables 1 – 4)**:

- ✈ Local (within 50 miles)
  - Drake Field (FYV)
  - Bentonville Municipal/Louise M Thaden Field (VBT)
  - Rogers Executive/Carter Field (ROG)
  - Smith Field (SLG)
  - Northwest Arkansas National (XNA)
- ✈ Airports within Arkansas
  - Fort Smith Regional (FSM)
  - Memorial Field (HOT)
  - Bill and Hillary Clinton National Airport (LIT)
  - Searcy County (SRC)
  - Jonesboro Municipal (JBR)
  - West Memphis Municipal (AWM)
- ✈ Airports within 50–150 miles
  - Joplin Regional (JLN)
  - Springfield-Branson National (SGF)
  - Tulsa Riverside (RVS)
  - Tulsa International (TUL)
- ✈ Airports further than 150 miles
  - Guthrie/Edmond Regional (GOK)
  - Johnson County Executive (OJC)
  - New Century Aircenter (IXD)
  - Kansas City/Lee's Summit Regional (LXT)
  - Wiley Post (PWA)
  - Max Westheimer (OUN)
  - Centennial (APA)
  - Colorado Air and Space Port (CFO)
  - Rocky Mountain Metro (BJC)

TABLE 1
COMPARATIVE AIRPORT ANALYSIS (LOCAL AIRPORTS)
SPRINGDALE MUNICIPAL AIRPORT

Airport Name		Local Airports (within 50 miles)				
	Springdale Municipal	Drake Field	Bentonville Muni/ Louise M Thaden Field	Rogers Exec/Carter Field	Smith Field	Northwest Arkansas National
Airport Identified	ASG	FYV	VBT	ROG	SLG	XNA
Distance from ASG	---	11.9	13.0	13.7	20.8	12.7
NPIAS Role	National	National	Regional	National	Regional	Small Hub
Property Size (ac.)	228	631	140	460	270	2680
Runway Length (ft.)	5,302	6,005	2,448 / 5,053	6,011	4,997	8,801 / 8,800
Runway Width (ft.)	76	100	75 / 75	100	75	150 / 150
Runway Material	Asph	Asph	Turf / Asph	Asph	Asph	Conc / Conc
Runway Strength (Thousands of pounds)	SW: 35 DW: 50 DT: 90	SW: 120 DW: 287 DT: 194 2DT: 773	SW: --- / 30 DW: --- / 59	SW: 45 DW: 100	SW: 24	SW: 120 / 120 DW: 223 / 223 DT: 377 / 377 2DT: 864 / 864

Source: Garver, 2026.

TABLE 2
COMPARATIVE AIRPORT ANALYSIS (AIRPORTS WITHIN ARKANSAS)
SPRINGDALE MUNICIPAL AIRPORT

Airport Name		Airports within Arkansas					
	Springdale Municipal	Fort Smith Regional	Memorial Field	Bill and Hillary Clinton National Airport	Searcy County	Jonesboro Municipal	West Memphis Municipal
Airport Identified	ASG	FSM	HOT	LIT	SRC	JBR	AWM
Distance from ASG	---	59.3	130.2	146.2	149.8	195.8	230.3
NPIAS Role	National	Nonhub	Regional	Small Hub	Regional	National	Regional
Property Size (ac.)	228	1359	844	2000	390	1000	494
Runway Length (ft.)	5,302	5,001 / 9,318	6,595 / 4,098	8,273 / 8,251 / 6,224	6,008	6,200 / 4,099	6,003
Runway Width (ft.)	76	150 / 150	150 / 100	150 / 150 / 150	100	150 / 150	100
Runway Material	Asph	Asph / Asph	Asph / Asph	Conc / Conc / Conc	Asph	Asph / Asph	Conc
Runway Strength (Thousands of pounds)	SW: 35 DW: 50 DT: 90	SW: 102 / 114 DW: 138 / 175 DT: 193 / 258 2DT: --- / 714	SW: 75 / 28 DW: 125 / 36 DT: 210 / 63 2DT: 400 / ---	SW: 75 / 75 / 75 DW: 200 / 200 / 100 DT: 350 / 350 / 135	SW: 40 DW: 65 DT: 290	SW: 100 / 50 DW: 160/ 60 DT: 200 / 95	SW: 85 DW: 104 DT: 167

Source: Garver, 2026.

TABLE 3
COMPARATIVE AIRPORT ANALYSIS (AIRPORTS WITHIN 50-150 MILES)
SPRINGDALE MUNICIPAL AIRPORT

Airport Name		Airports within 50-150 miles			
	Springdale Municipal	Joplin Regional	Springfield-Branson National	Tulsa Riverside	Tulsa International
Airport Identified	ASG	JLN	SGF	RVS	TUL
Distance from ASG	---	71.0	84.3	105.0	98.5
NPIAS Role	National	Nonhub	Small Hub	National	Small Hub
Property Size (ac.)	228	970	2750	664	4360
Runway Length (ft.)	5,302	6,501 / 6,502	7,003 / 8,000	5,101 / 4,205 / 2,639	7,376 / 10,000 / 6,101
Runway Width (ft.)	76	150 / 100	150 / 150	100 / 100 / 50	150 / 150 / 100
Runway Material	Asph	Asph / Conc	Conc / Conc	Asph / Asph / Asph	Conc / Conc / Asph
Runway Strength (Thousands of pounds)	SW: 35 DW: 50 DT: 90	SW: 80 / 120 DW: 105 / 175 DT: 170 / 268 2DT: --- / 652	SW: 135 / 135 DW: 170 / 170 DT: 300 / 300	SW: 61 / 30 / 30 DW: 87 / 60 / --- DT: 168 / --- / ---	SW: 75 / 75 / 100 DW: 200 / 200 / 140 DT: 350 / 400

Source: Garver, 2026.

TABLE 4
COMPARATIVE AIRPORT ANALYSIS (AIRPORTS FURTHER THAN 150 MILES)
SPRINGDALE MUNICIPAL AIRPORT

Airport Name		Airports further than 150 miles								
	Springdale Municipal	Guthrie/Edmond Regional	Johnson County Executive	New Century Aircenter	Kansas City/Lee's Summit Regional	Wiley Post	Max Westheimer	Centennial	Colorado Air and Space Port	Rocky Mountain Metro
Airport Identified	ASG	GOK	OJC	IXD	LXT	PWA	OUN	APA	CFO	BJC
Distance from ASG	---	186.0	187.9	188.6	192.7	202.5	198.8	631.0	621.0	651.8
NPIAS Role	National	Regional	National	National	Regional	National	Regional	National	National	National
Property Size (ac.)	228	411	568	2600	553	1143	727	1400	3349	1700
Runway Length (ft.)	5,302	5,001	4,097	5,132 / 7,339	4,000 / 5,501	4,214 / 7,199 / 5,002	4,748 / 5,199	4,800 / 10,001 / 7,001	8,002 / 8,000	3,600 / 9,000 / 7,002
Runway Width (ft.)	76	75	75	100 / 150	75 / 100	100 / 150 / 75	100 / 100	75 / 100 / 75	100 / 100	75 / 100 / 75
Runway Material	Asph	Conc	Conc	Asph / Asph	Conc / Conc	Conc / Conc / Asph-Conc	Asph / Asph	Asph / Asph / Asph	Asph / Asph	Asph / Asph / Asph
Runway Strength (Thousands of pounds)	SW: 35 DW: 50 DT: 90	SW: 30 DW: 48 DT: 78	SW: 28	SW: 47 / 75 DW: 55 / 175 DT: --- / 350	SW: 30 / 40 DW: 30 / 60	SW: 35 / 35 / 26 DW: 50 / 50 / 45 DT: 90 / 90 / ---	SW: 30 / 30 DW: 50 / 50 DT: 100 / 100	SW: 12.5 / 56 / 30 DW: --- / 75 / ---	SW: 28 / 34 DW: 40 / 75	SW: 40 / 65 / 47 DW: 45 / 105 / 61 DT: 65 / 150 / ---

Source: Garver, 2026.

FINDINGS

RUNWAY INFRASTRUCTURE

Springdale Municipal Airport's runway infrastructure is in a good position compared to the other airports in the region. Based on the comparison of runway characteristics, it is likely that ASG is losing some large jet aircraft traffic to airports with wider and longer runways, like Drake Field (FYV) and Rogers Executive Airport (ROG). Since it would be difficult to extend the runway at ASG, the airport should focus on attracting small and mid-sized business jets. In terms of Instrument Approach Procedures (IAP), ASG is comparable to most airports within the region. The runway strength is more than sufficient to accommodate on the intended traffic.

In summary, ASG should consider implementing the following improvements to enhance its appeal to pilots:

- Develop additional box hangars and T-hangars
- Support the development of an Arkansas Army National Guard Detachment
- Attract additional aeronautical businesses (discussed in the next section)

IDENTIFICATION OF POTENTIAL AERONAUTICAL USES

OVERVIEW

Garver conducted an aeronautical business feasibility analysis to determine the types of aeronautical businesses that could potentially and feasibly be located at ASG. To support this analysis, the aeronautical businesses at airports were documented to identify any potential industry gaps that exist within the region. The 24 airports included in the Comparative Airport Analysis were the same 24 airports used in the Aeronautical Business Feasibility Analysis.

The following aeronautical industries were reviewed to see if they had a presence at any of the airports in the region:

- Flight school/flight training
- Aircraft maintenance and repair
- Avionics sales and repair
- Aircraft upholstery
- Aircraft painting
- Aircraft charter/on-demand cargo
- Aircraft rental
- Unmanned aircraft systems
- Propeller repair
- Aerial surveying/photography

FINDINGS

Table 5 graphically depicts the aeronautical businesses at the 24 surrounding airports, with industry gaps highlighted in green.

TABLE 5
LOCAL AIRPORT BUSINESS FEASIBILITY ANALYSIS
SPRINGDALE MUNICIPAL AIRPORT

Aeronautical Industries	Springdale Municipal (ASG)	Drake Field (FYV)	Bentonville Muni/ Louise M Thaden Field (VBT)	Rogers Exec/Carter Field (ROG)	Smith Field (SLG)	Northwest Arkansas National (XNA)
Distance from ASG		11.9	13	13.7	20.8	12.7
Flight School/Flight Training	X	X	X			
Aircraft Maintenance and Repair	X		X	X		
Avionics Sales and Repair						
Aircraft Painting		X				
Aircraft Upholstery						
Aircraft Charter/On-Demand Cargo		X	X			
Propeller Repair						
Airframe and Powerplant (A&P) Mechanic School						
Aerospace/Defense Support						

Source: Garver, 2026.

RECOMMENDATIONS

Each of the following aeronautical businesses could be attractive to start at ASG due to service gaps in the region:

- Specialized Aviation Service Operators (SASO)
  - Avionics Sales and Repair
  - Aircraft Upholstery
  - Propeller Repair
- Arkansas Army National Guard (ARNG) Detachment
- Airframe and Powerplant (A&P) Mechanic School
- Aerospace/Defense Support
  - Research and Development
  - Administrative Offices

Specialized Aviation Service Operators are present at the airports in Northwest Arkansas, but it was identified that avionics sales and repair, aircraft upholstery, and propeller repair businesses were not located within the area.

The ARNG detachment is also recommended, as there is no detachment located near Springdale Municipal Airport.

An A&P mechanic school is recommended due to the lack of comparable facilities within 150 miles of the Springdale Municipal Airport. There is also no need for an A&P mechanic school to have direct airside access, which would make this business a prime candidate for hangar space that is generally considered to be a necessity for businesses needing to move aircraft on and off the airfield frequently.

The largest exports from Arkansas are aerospace and defense products. Establishing support facilities for research and development or administrative offices for an aerospace or defense business would be highly recommended.

To aid in attracting high-quality commercial aeronautical businesses to ASG, the City of Springdale should collaborate with local partners (e.g., Springdale Economic Development Corporation, Springdale Chamber of Commerce, etc.) to craft competitive incentive packages to support business development. The specific needs of each incentive package will vary based on the unique nature of the aeronautical business and its infrastructure needs.

Additionally, the airport should continue to support existing aeronautical businesses located at ASG and identify partnerships with local stakeholders to support business development. This may include partnering with local universities to provide the workforce training necessary to attract commercial aeronautical businesses or to establish a university-based flight school.

The following aeronautical uses were determined to be incompatible with ASG:

- Air Cargo Operations
- Large Maintenance, Repair, and Overhaul (MRO) Facilities
- Manufacturing Facilities

Air cargo operations are considered to be incompatible as the runway length and width would not accommodate typical air cargo aircraft. Limited air cargo operations could occur on small aircraft such as turboprops but would likely encounter access difficulties for trucks needed to support their operation. Other aeronautical facilities such as MROs or manufacturing facilities were determined to be incompatible with ASG due to the height constraints of the facilities. These aeronautical uses require facilities with taller structures, and ASG does not have the capabilities to support those large facilities due to ASG's limited airspace surrounding the runway environment; structures that are typical for these uses are not recommended on airport property. Limited small-scale development could be considered as long as height requirements are met.

Additional Stakeholder Recommendations

During stakeholder discussions, it was noted that access control at ASG is a concern to certain tenants. Currently, a security fence surrounds the entire airport property, with gates at multiple locations for access. These gates remain locked but can be opened via a keypad with a code. Anyone with the code can enter the Aircraft Operation Area (AOA), which can cause issues with the number of people who have access to the AOA. Businesses looking to establish themselves at ASG might be deterred due to the lack of security present. Consideration should be given to creating a manageable access control plan that restricts access to the AOA for vehicles/pedestrians. Gate access can also be switched to a key card entry that is specific to each tenant. It is also recommended to consider a driver safety training program to ensure that anyone operating a vehicle in the AOA is doing so in a safe manner.

It was also recommended for ASG to consider acquiring Aircraft Rescue and Firefighting (ARFF) Equipment. While the presence of ARFF would increase safe operation at the airport, this equipment would not be eligible for federal funding opportunities. The FAA

funds ARFF facilities and vehicles at airports that typically accommodate commercial airline service under Title 14, Code of Federal Regulation Part 139. As ASG is not anticipated to seek Part 139 certification, ARFF facilities or equipment would need to funded using non-FAA sources.

AERONAUTICAL LAND-USE PLAN DEVELOPMENT

OVERVIEW

Based on the preceding elements of this business plan and the inventory work completed as part of the Strategic Plan, a land-use plan was developed. The land-use plan is meant to identify the highest and best use of airport property so the airport can determine how to utilize its available land holdings.

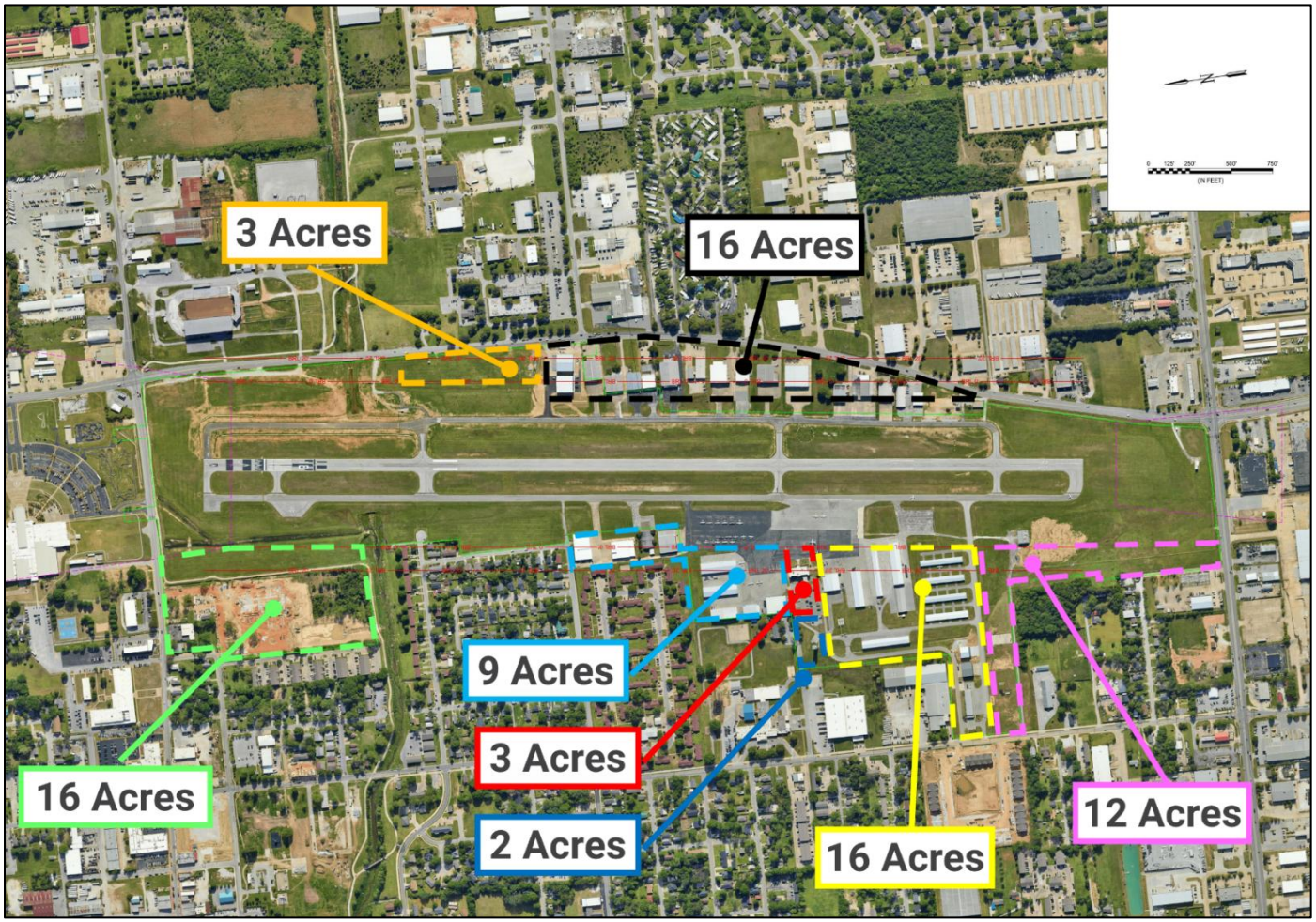
DEVELOPMENT CONSIDERATIONS

There were multiple factors considered when evaluating the highest and best use of available land parcels at the airport. The following were a part of the considerations: airport protected surfaces, existing utilities, existing/ultimate roadways, and surrounding property acquisition. **Figures 6 and 7** graphically represent these considerations on airport property and the surrounding area.

Figure 6 depicts the acreage of the airport-owned property areas identified earlier in Figure 2. The 3-acre section of the property on the northeastern side of the airport is considered open for development. The 16 acres located directly south of this consist of a mixture of box hangars utilized for multiple purposes. The 16-acre parcel located on the airport's northwestern side, encompassing the Market of the Ozarks, is deemed undevelopable for aeronautical use. The 2, 3, 9, and 16 acres of property surrounding the terminal building consist of box hangars and T-hangars with mixed use. Portions of these areas allow for the development of additional hangars. Lastly, the 12-acre portion of property located on the southwestern side of the airport is open for development.

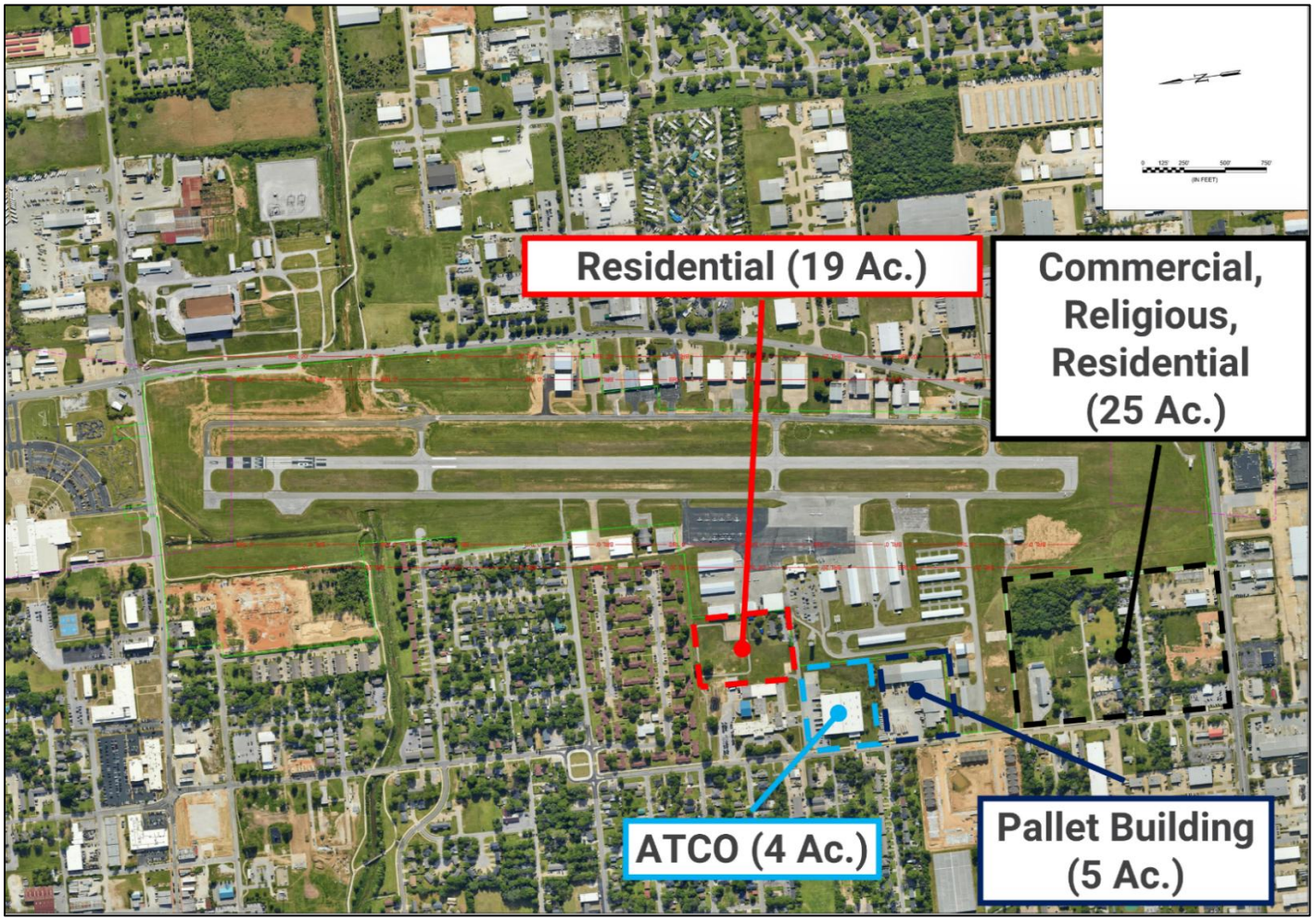
Figure 7 depicts the property that surrounds the airport that should be considered for possible acquisition if the property were to become available for purchase. The 19 acres located between Jones Elementary and the airport are identified as residential. The 4 acres of property located directly west of the terminal building is utilized by the ATCO Rubber Products company and an automotive mechanic. The parcel of land just south of this is 5 acres and is utilized by Paltech Enterprises. The 25-acre portion of property identified to the southwest of airport property consists of commercial, residential, and religious uses.

FIGURE 6
PROPERTY AREAS
SPRINGDALE MUNICIPAL AIRPORT



Source: Garver, 2026.

FIGURE 7
POTENTIAL ACQUISITION
SPRINGDALE MUNICIPAL AIRPORT



Source: Garver, 2026.

LAND-USE ALTERNATIVES DEVELOPMENT

A land-use alternative was developed to analyze the highest and best use of airport property. Land-use at the airport was segmented into the following categories:

- Commercial aeronautical businesses – Commercial aeronautical development includes aeronautical businesses that provide a wide array of services to the aviation industry (Specialized Aviation Service Operators).
- Arkansas Army National Guard (ARNG) Detachment – FBO development includes the establishment of an area to facilitate the needs of the ARNG, associated hangar development, and service facilities.
- T-Hangar development – T-hangar development includes the development of private T-hangars for aircraft storage.
- GA/Corporate development – General Aviation (GA)/corporate development includes the development of private box hangars for aircraft storage.
- A&P Mechanic School – A&P Mechanic School development includes the establishment of an area that facilitates the needs of a mechanic school.
- Aerospace/Defense Support development – Aerospace/Defense Support development includes the establishment of facilities that allow for research and development and/or office space.

Figure 8 shows the preferred Land-Use plan. Garver developed it based on discussions with City of Springdale staff and the Stakeholder Committee on the original four land-use alternatives. These discussions included modifications to the preferred layout, including the additional taxilane identified in Area 3.

The preferred Land-Use plan was organized into seven development areas. Each development area is shown in **Figures 9-15**.

Area 1 depicts the area directly north of the terminal building. It includes the development of two box hangars: a 50' X 50' box hangar and a 60' X 50' box hangar. It also includes extensions to two T-hangars.

Area 2 is located directly west of Area 1. This area includes the development of three box hangars that are suited to be used as administrative office space or as a corporate box hangar. It also depicts the demolition of an existing hangar and relocating it to allow for a taxilane to be constructed, which in turn would serve the three newly constructed box

hangars. Additionally, the development of a hangar to be utilized as an A&P mechanic school is shown.

Area 3 is located south of Area 2. This area shows the development of six 100’ X 100’ box hangars and one 50’ X 50’ box hangar.

Area 4 is located east of Area 3 and south of the terminal building. This development area depicts extensions to two T-hangars.

Area 5 is located directly south of Area 3. This area includes the development of eight 100’ X 100’ box hangars and eight 50’ X 50’ box hangars.

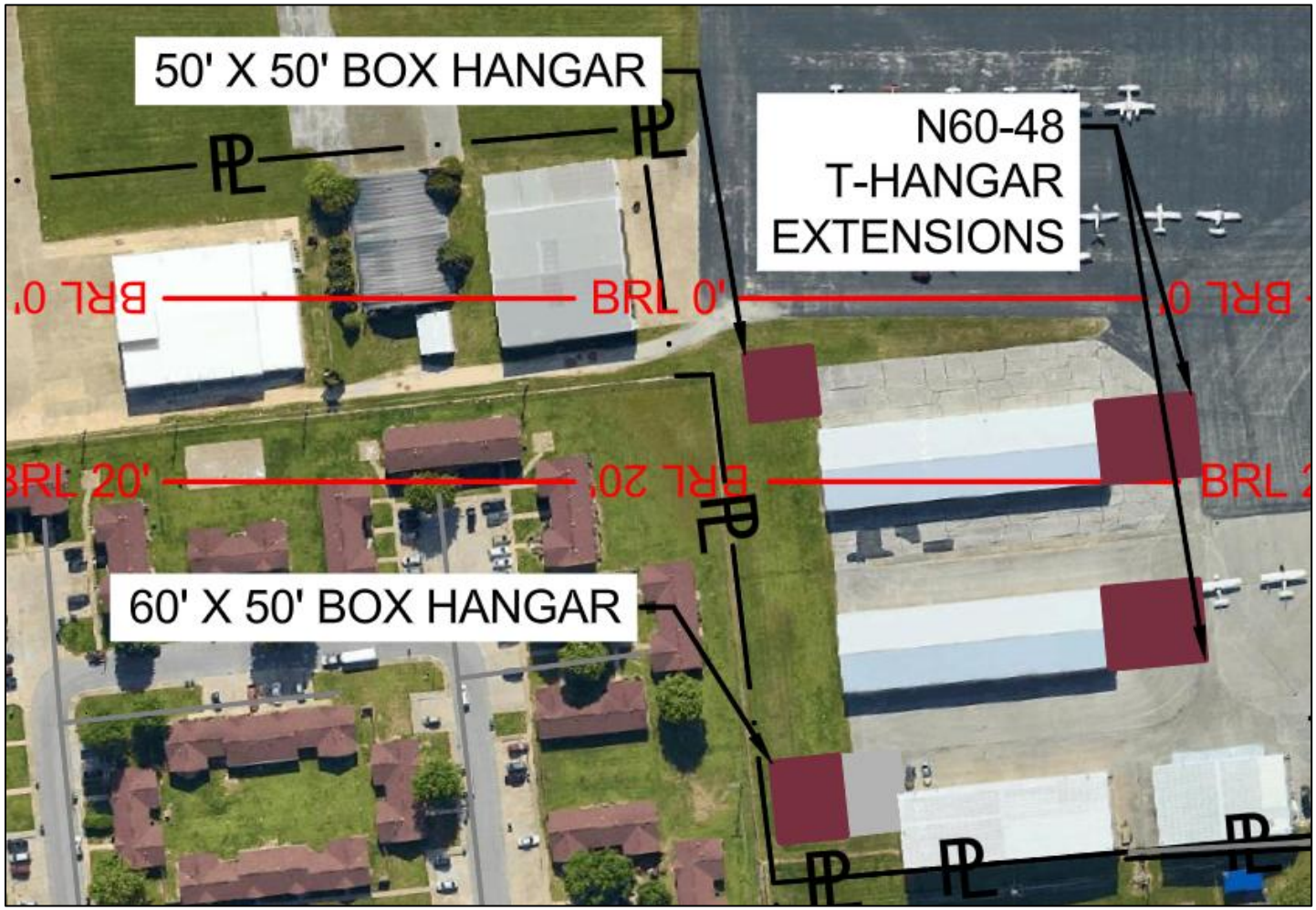
Area 6 is located directly south of Area 5. The development in this area includes the development of four 14-bay T-hangars and six 50’ X 50’ box hangars.

Lastly, Area 7 is located south of Area 6 and it depicts the development of a large industrial-use hangar.

The northwest portion of airport property was identified as being ideal for an Army National Guard detachment area.

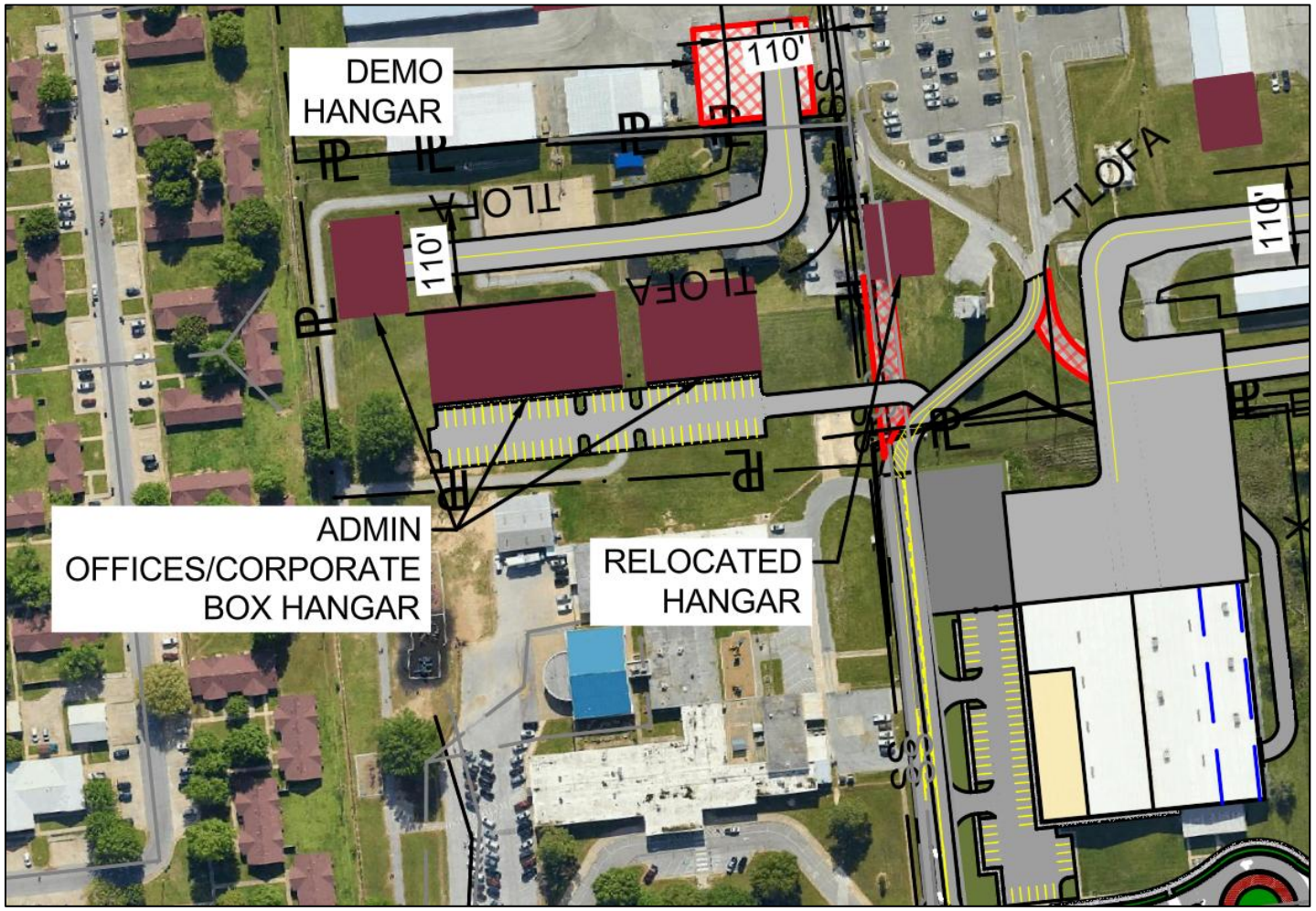
The northeast portion of the airport property is prohibited from development due to flooding.

FIGURE 8
AREA 1
SPRINGDALE MUNICIPAL AIRPORT



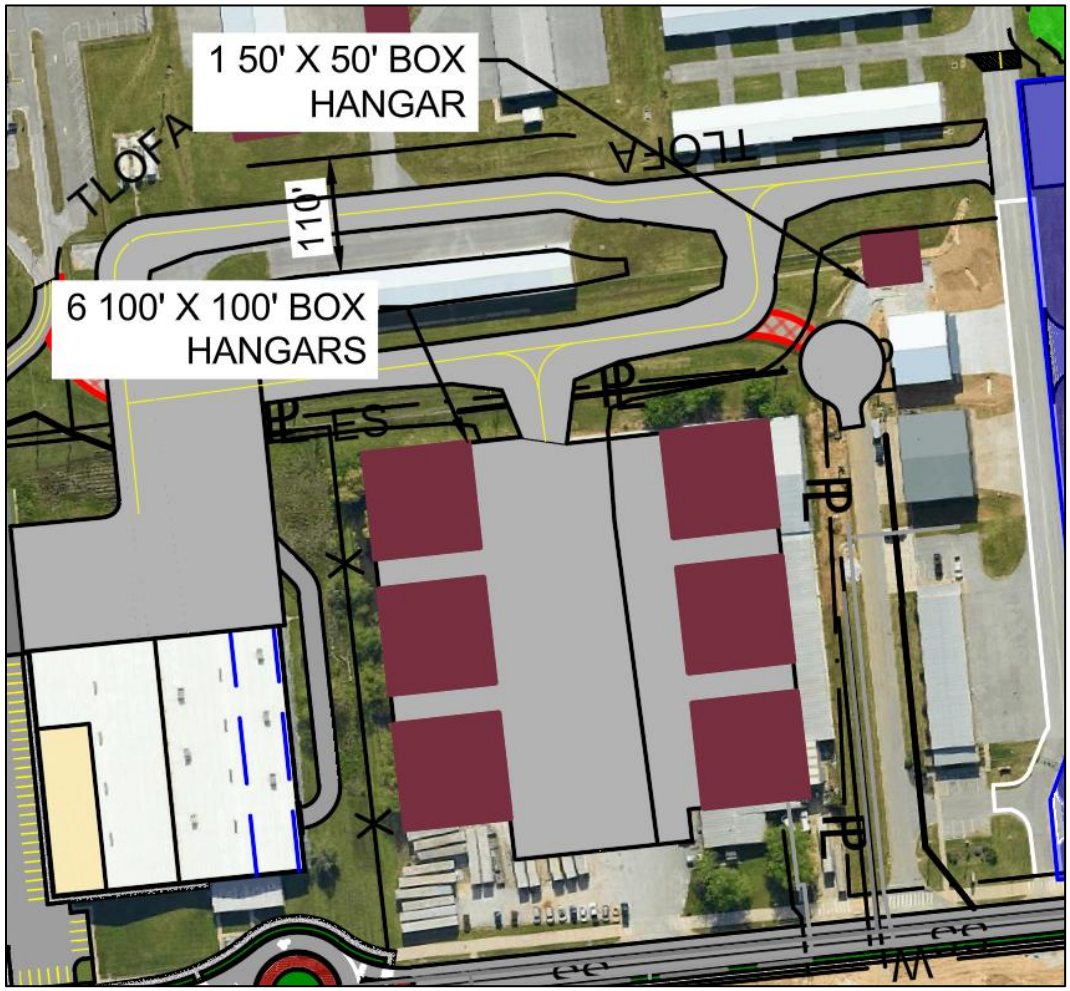
Source: Garver, 2026.

FIGURE 9
AREA 2
SPRINGDALE MUNICIPAL AIRPORT



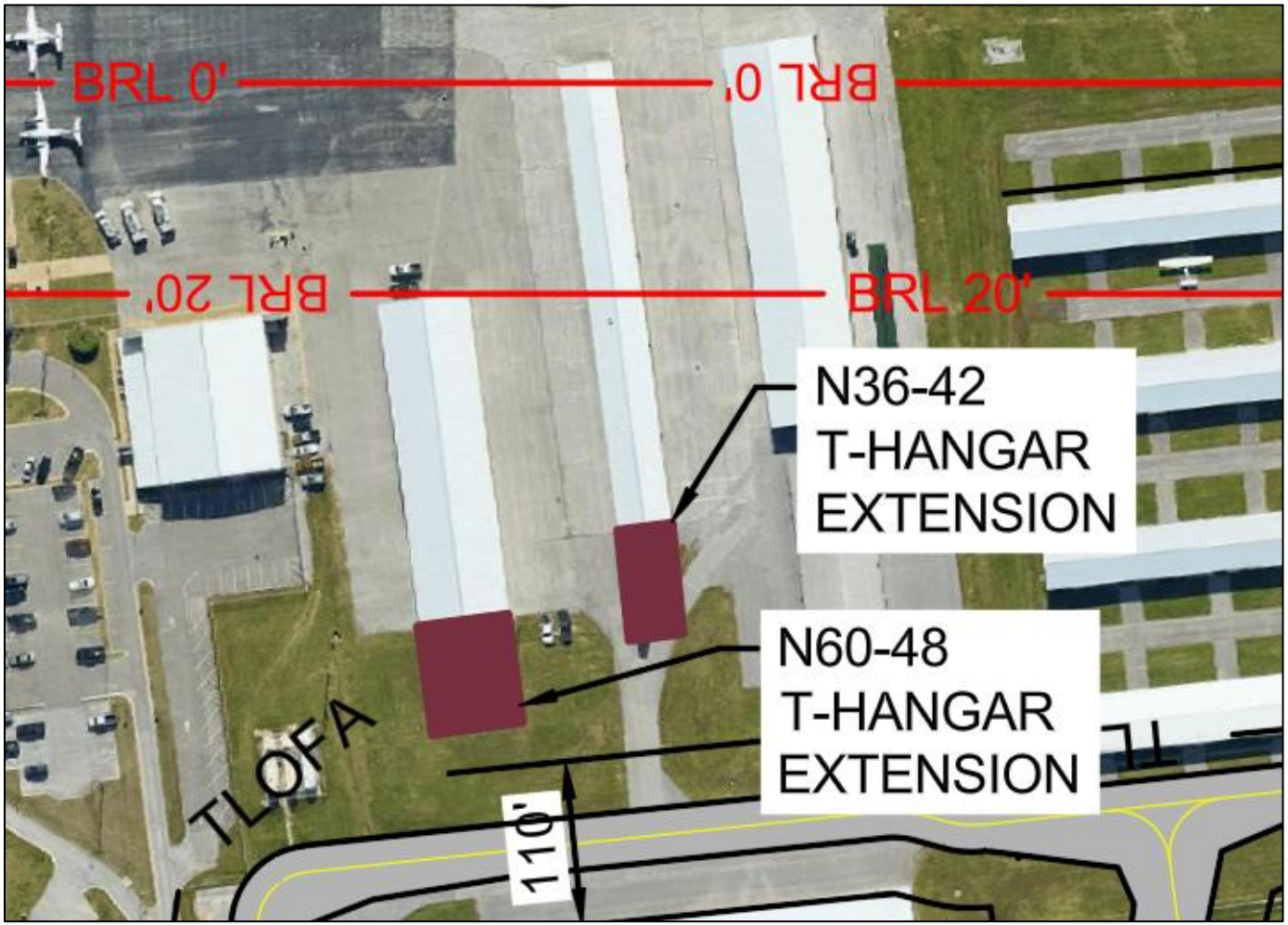
Source: Garver, 2026.

FIGURE 10
AREA 3
SPRINGDALE MUNICIPAL AIRPORT



Source: Garver, 2026.

FIGURE 11
AREA 4
SPRINGDALE MUNICIPAL AIRPORT

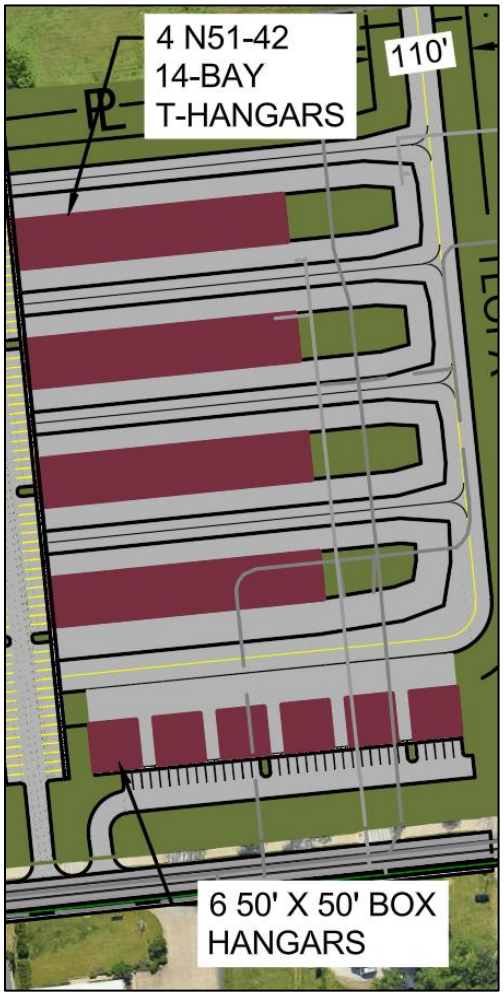


Source: Garver, 2026.

FIGURE 12
AREA 5
SPRINGDALE MUNICIPAL AIRPORT

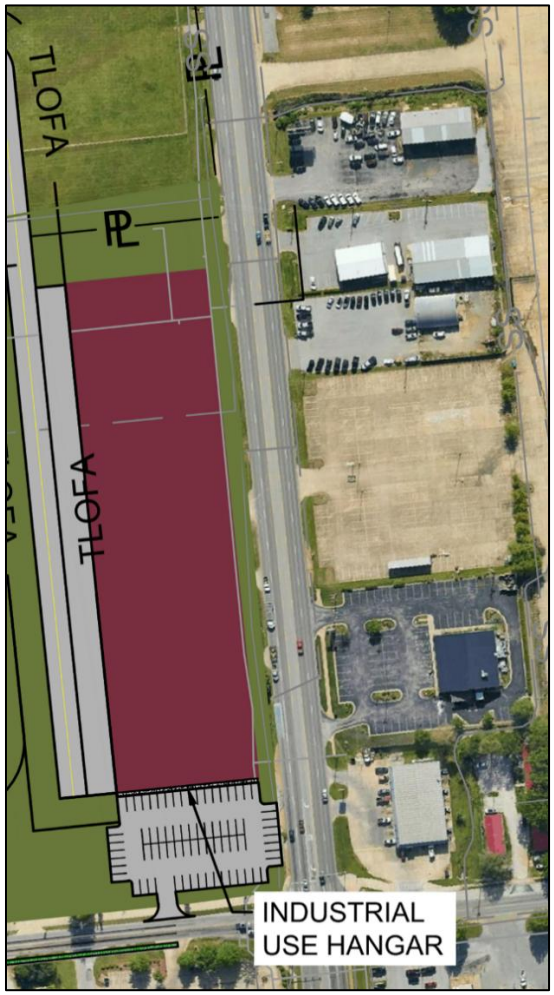
Source: Garver, 2026.

FIGURE 13
AREA 6
SPRINGDALE MUNICIPAL AIRPORT



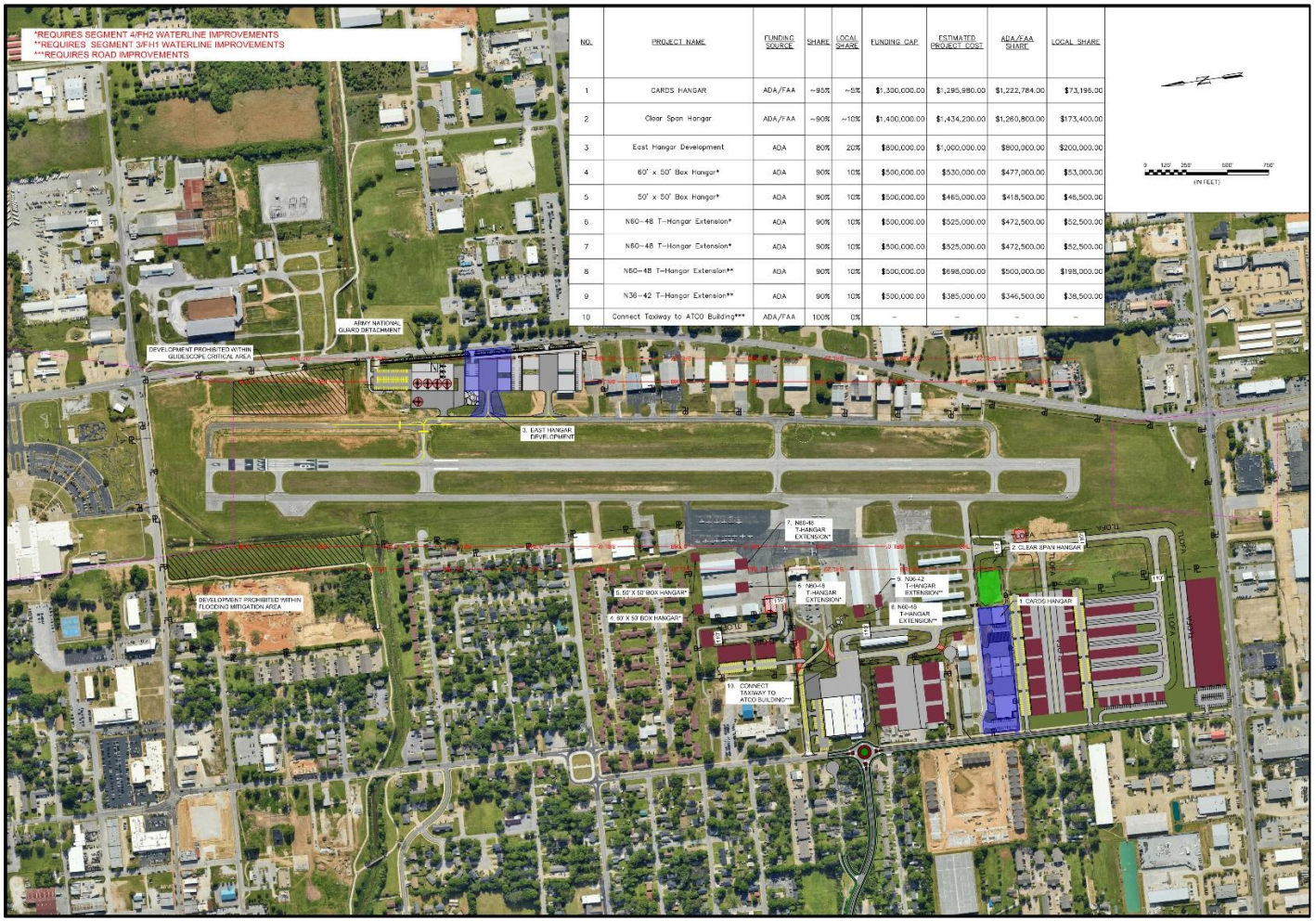
Source: Garver, 2026.

FIGURE 14
AREA 7
SPRINGDALE MUNICIPAL AIRPORT



Source: Garver, 2026.

FIGURE 15
PREFERRED ALTERNATIVE
SPRINGDALE MUNICIPAL AIRPORT



NO.	PROJECT NAME	FUNDING SOURCE	SHARE	LOCAL SHARE	FUNDING CAP	ESTIMATED PROJECT COST	ADA/FAA SHARE	LOCAL SHARE
1	CARDS HANGAR	ADA/FAA	~95%	~5%	$1,300,000.00	$1,295,980.00	$1,222,784.00	$73,196.00
2	Clear Span Hangar	ADA/FAA	~90%	~10%	$1,400,000.00	$1,434,200.00	$1,260,800.00	$173,400.00
3	East Hangar Development	ADA	80%	20%	$800,000.00	$1,000,000.00	$800,000.00	$200,000.00
4	60' x 50' Box Hangar*	ADA	90%	10%	$500,000.00	$530,000.00	$477,000.00	$53,000.00
5	50' x 50' Box Hangar*	ADA	90%	10%	$500,000.00	$465,000.00	$418,500.00	$46,500.00
6	N60-48 T-Hangar Extension*	ADA	90%	10%	$500,000.00	$525,000.00	$472,500.00	$52,500.00
7	N60-48 T-Hangar Extension*	ADA	90%	10%	$500,000.00	$525,000.00	$472,500.00	$52,500.00
8	N60-48 T-Hangar Extension**	ADA	90%	10%	$500,000.00	$698,000.00	$500,000.00	$198,000.00
9	N36-42 T-Hangar Extension**	ADA	90%	10%	$500,000.00	$385,000.00	$346,500.00	$38,500.00
10	Connect Taxiway to ATCO Building***	ADA/FAA	100%	0%	–	–	–	–

Source: Garver, 2026.

PHASING AND IMPLEMENTATION

OVERVIEW

The goal for ASG is to determine potential aeronautical land uses. Garver conducted a strategy discussion with City of Springdale staff to determine what is needed in specific areas to meet this goal. This discussion was rooted in the strategic analyses discussed earlier in this document.

CAPITAL FUNDING SOURCES

Airport capital projects can be funded by several sources. These sources include FAA Airport Improvement Program (AIP) and Infrastructure Investment and Jobs Act (IIJA) program grants, state aviation grants, private/third party financing, local funding, and economic/community development grants. Each of these capital funding sources are described in the following sections.

FAA AIRPORT IMPROVEMENT PROGRAM

The FAA's grant funding program for improving, maintaining, and developing airport infrastructure is commonly referred to as the Airport Improvement Program (AIP). The program was originally established in the early 1980's when Congress passed the Airport and Airway Improvement Act of 1982. Under the AIP, the FAA provides funding through grants to airports based on numerous factors including the airport's size, activity level, and development needs. The FAA typically provides 90% of the funding for AIP projects with the remainder of the funds supplied by the state aviation agency and the airport's sponsor.

Airport Improvement Program grant funded capital projects at general aviation airports that are part of the National Plan of Integrated Airport Systems (NPIAS) are generally eligible for 90% federal funding with a 10% local match provided by the airport sponsor.

The FAA classifies airports with annual passenger enplanements of 10,000 or less as Non-Primary Airports for funding purposes. Currently, ASG qualifies as a Non-Primary Airport. As a Non-Primary Airport, ASG is eligible to receive Non-Primary Entitlement (NPE) funds that are appropriated on an annual basis. Non-Primary Entitlements were originally created as part of the Aviation Investment and Reform Act (AIR-21) that was passed by Congress in April 2000, and are now governed by the FAA Reauthorization Act of 2024, enacted in May 2024. Under the NPE Program, most Non-Primary Airports receive NPE funding equal to 20% of the eligible cost of their 5-year capital improvement program up to

a maximum of $150,000 per year. Non-Primary Entitlements are available in the year granted and can be carried over for up to 3 additional years (e.g., 4 years of funding in total). Currently, ASG receives $150,000 annually in NPE funds. Unless modified by Congress, it is expected that ASG will continue to accrue NPE funds at a rate of $150,000 per year throughout the planning horizon.

In addition to NPE funds, ASG is eligible to receive AIP discretionary grants. Airport Improvement Program discretionary funds are distributed based on a project prioritization process developed by the FAA. Higher prioritization is given to projects that enhance airport safety, capacity, security, and environmental concerns. Additionally, projects are scored based on the airport classification, the physical component (e.g., runway), and the type of project (which represents the actual work to be done). It is reasonable to assume that ASG will receive discretionary funding during the planning period for higher priority, eligible projects, such as runway, taxiway, safety, and security improvements. However, since the future availability of AIP discretionary grants is not certain until an actual grant is awarded, it should be noted that any future capital projects requiring AIP discretionary funds may need to be delayed until the funds become available.

Infrastructure Investment and Jobs Act Program

In 2021, Congress passed the Infrastructure Investment and Jobs Act (IIJA), which supplies additional capital funding opportunities for airports. The IIJA provides Airport Infrastructure Grants (AIG) for 5 years (FY22 – FY26) to airports listed in the NPIAS. This money can be used for runways, taxiways, safety, and sustainability projects, as well as terminal, airport-transit connections, and roadway projects. Springdale Municipal is classified as a “national” airport in the NPIAS. According to FAA records, ASG has been allocated, to date, approximately $2.2 million in IIJA funding and was awarded approximately $881,000 in funding opportunities over the 5-year period.

Additional IIJA grants are similar to AIP discretionary grants, in that airports must compete for them. The IIJA also provides additional funding opportunities for the development of airport terminal building projects which may be a potential funding source for terminal building improvement projects at ASG.

Arkansas Division of Aeronautics State Airport Aid Grants

The Arkansas Division of Aeronautics offers a statewide funding program called State Airport Aid Grant (SAAG) program. This program offers up to $500,000 in grant funding for eligible projects. The SAAG has varying local match requirements determined by grant type, as listed below:

- 50% SAAG / 50% Local – Not to exceed $200,000 in SAAG funds
- 80% SAAG / 20% Local – Not to exceed $300,000 in SAAG funds
- 90% SAAG / 10% Local – Not to exceed $200,000 in SAAG funds
- 90% SAAG / 10% Local – Not to exceed $500,000 in SAAG funds (hangars projects)
- 100% SAAG – Emergency repairs in areas declared a disaster area by Governor
- Maximum State Participation on Local Match to FAA Funded Project: 10% (not to exceed $250,000)

PRIVATE/THIRD PARTY FINANCING

Many airports use private/third-party financing when the planned improvements will be primarily used by a private business and/or are not grant-eligible. Projects of this kind typically include private hangars, FBO facilities, exclusive-use aircraft parking aprons, industrial development areas, non-aviation-related commercial areas, and various other projects.

The AIP eligibility of revenue-producing projects is very limited and typically comes with future funding restrictions. Consequently, the use of federal funds for revenue-producing projects should only be considered under special circumstances.

OTHER GRANTS

Sometimes airports are eligible to apply for economic development or community development grants that can be used to improve specific airside and landside aspects of the airport. However, since airports commonly compete with other non-aviation agencies for these grants, they are typically difficult to obtain. It is highly recommended that the Airport pursue non-aviation-specific grants because, if successful, the awarding of these grants will reduce the Airport's dependence on aviation grant funds.

LOCAL FUNDING

As previously discussed, airport capital projects funded under the FAA's AIP and IIJA grant programs typically require a local match that is funded by an airport's revenue or by the municipality that owns the airport. For projects that are not funded under the FAA's AIP or IIJA grant programs, an airport would typically bear the full cost of the capital project unless another source of financing (e.g., state grant funding, private/third-party financing, or other non-aviation grant funds) can be secured. Since local funding is often constrained, it is generally recommended that other non-local funding sources should be pursued to the greatest extent possible for capital projects that are not eligible under the AIP/IIJA program.

SERVICES/AMENITIES

Based on the result of the previous analyses, the following items were identified as key actions or services/amenity improvements that are needed to support the strategic growth plan of the airport:

- Attract more specialty maintenance businesses to ASG (e.g., avionics)
- Attract additional high-quality airframe and powerplant/maintenance, repair, and overhaul businesses to ASG
- Establish an ARNG Detachment
- Attract an A&P Mechanic School

The comparative airport analysis and aeronautical feasibility analysis revealed that ASG was providing the essential services and amenities. However, if ASG wants to meet its goal of increasing traffic, additional services and amenities should be considered for the future.

FINANCIAL

Rough Order of Magnitude (ROM) cost estimates for each development area identified in **Table 6** were prepared as part of the strategic plan. These cost estimates are based on current year (2026) dollars and are intended for planning purposes only and should not be used or construed as formal construction cost estimates. The full cost estimates of all the projects identified are attached as **Appendix A**.

TABLE 6
DEVELOPABLE AREA COST ESTIMATES
SPRINGDALE MUNICIPAL AIRPORT

Development Area	Description	Total Estimated Cost
1	Box Hangar / T-Hangar Extension	$3.2 M
2	Box Hangar Development / A&P School	$13.9 M
3	Large Box Hangars	$8.2 M
4	T-Hangar Extensions	$1.7 M
5	Box Hangar Complex	$24.8 M
6	Small Box Hangar / T-Hangar Complex	$48.4 M
7	Industrial Use Hangar	$42.7 M
-	East Hangar - Phase II	$5.0 M
-	ATCO Building Redevelopment	$17.0 M

Source: Garver, 2026.

HANGAR FUNDING

In addition to the recommendations set forth in the Aeronautical Business Feasibility Analysis, it is recommended that ASG continue to seek opportunities to fund the development of additional T-hangars at the airport. Additional T-hangars will bring in more based aircraft that will support the financial feasibility of commercial aeronautical business operations at ASG. Limited funding is available from the FAA for hangar projects. Consequently, the City of Springdale should focus on pursuing non-aviation-related grant funds (e.g., economic development grants, etc.) or private investment for future T-hangar development.

PHASING AND IMPLEMENTATION

The phased development plan established an orderly series of improvements intended to support the growth and development of ASG in alignment with the preferred land-use development.

It is important to note that market demand, instead of the passage of time, should be the driver for when facilities are constructed, making this plan flexible to changes that may occur during the 20-year planning horizon. Consequently, “trigger mechanisms” have been established to help guide ASG on when they should consider implementing the various improvement projects set forth. These “trigger mechanisms” should be reviewed annually by the City of Springdale to determine if any of the project “triggers” could feasibly be reached in the next 1-5 years. If it is expected that a project trigger could be reached within the next 5 years, the project should be included in the Airport’s 5-year plan.

In developing the Springdale Municipal Airport phased development plan, the following guidelines were used:

- ✈ The scheduling of projects is prioritized to permit improvements in a coordinated approach. The phasing and priority of each project have been determined with respect to airport safety, demand, and compatibility with other airport projects.
- ✈ Overall, the plan has been structured to provide flexibility to meet short and long-range goals.
- ✈ The development plan does not represent an obligation of any funds, nor does it imply a funding commitment without justification of sufficient demand or need.

This Phased Development Plan consists of projects and improvements that can be made in the short-term (0-5 Years) with the "trigger mechanisms" noted. **Table 7** identifies the Short-Term Phase projects.

TABLE 7
SHORT-TERM PROJECTS
SPRINGDALE MUNICIPAL AIRPORT

Project Reference #	Design/Construction/Land Acquisition/Other	Project Name/Description	Trigger Mechanism	Has Trigger Already Been Reached?
1	LAND ACQUISITION	**LAND ACQUISITION - 5.6 Acres** (Purchase Approximately 5.6 Acres of Property Northwest of Terminal Building)	Property needed to facilitate the full build-out of Development Area 2.	Yes
2	LAND ACQUISITION	**LAND ACQUISITION - 5.5 Acres** (Purchase Approximately 5.5 Acres of Property Southwest of Terminal Building)	Property needed to facilitate the full build-out of Development Area 3.	Yes
3	LAND ACQUISITION	**LAND ACQUISITION - 25.3 Acres** (Purchase Approximately 25.3 Acres of Property South of Terminal Building)	Property needed to facilitate the full build-out of Development Areas 5, 6, and 7.	Yes
4	OTHER	**Demolish Hangar in Area 2** (Demolish a hangar to allow a taxilane to be developed to service Area 2)	Acquisition of property identified in Project 1.	No
5	DESIGN/CONSTRUCTION	**Maintenance Hangar/Building** (Replace and relocate the current maintenance building)	New Maintenance building is need as the existing building is past its useful life and located in a developable area.	Yes
6	DESIGN/CONSTRUCTION	**Box Hangars and T-Hangars** (Construct box hangars and T-hangar extensions on current aiprort property	Hangar waitlist exists for aircraft that would utilize box hangars and T-hangars.	Yes

Source: Garver, 2026.

APPENDIX A

PROBABLE COST ESTIMATES

SPRINGDALE MUNICIPAL AP
ASG STRATEGIC PLAN
ENGINEER'S OPINION OF PROBABLE COST SCHEDULE 1
DEVELOPMENT AREA 1

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S OPINION OF PROBABLE COST UNIT PRICE	AMOUNT
1	SS-295-28.1	BOX HANGAR	SF	5,500	$100.00	$550,000.00
2	SS-295-28.1	T-HANGAR EXTENTION	SF	8,520	$110.00	$937,200.00
3	SS-111-1.8A	UTILITY TRENCH EXCAVATION SAFTEY SYSTEMS	LS	1	$3,000.00	$3,000.00
4	P-101	ASPHALT PAVEMENT REMOVAL	SY	1,227	$85.00	$104,295.00
5	P-152	UNCLASSIFIED EXCAVATION	CY	818	$40.00	$32,720.00
6	P-152	UNSUITABLE EXCAVATION	CY	475	$40.00	$19,000.00
7	SS-403	3" HMA (GRADING SX) (PG 64-22)	TON	166	$275.00	$45,650.00
8	SS-150	12" AGGREGATE BASE COURSE (CLASS 7)	SY	1,227	$40.00	$49,080.00
8	SS-111	8" WATER LINE	LF	651	$150.00	$97,650.00
10	33 41 20-5.1	8" PVC SANITARY SEWER PIPE	LF	813	$200.00	$162,600.00
13	SS-111-1.8C	FIRE HYDRANT ASSEMBLY AND GATE VALVES	EA	1	$5,000.00	$5,000.00
14	SS-300-5.1	NON-ENCASED UTILITY SECONDARY CONDUIT, 2W-2"C, 30" MINIMUM COVER	LF	200	$40.00	$8,000.00
15	SS-300-5.2	NON-ENCASED UTILITY PRIMARY CONDUIT, 2W-2"C, 36" MINIMUM COVER	LF	200	$50.00	$10,000.00
16	SS-300-5.3	UTILITY TRANSFORMER PAD	EA	1	$1,000.00	$1,000.00
17	SS-302-3.1	POWER UTILITY ALLOWANCE	ALLOW	1	$20,000.00	$20,000.00
14	C-102	EROSION CONTROL MANAGEMENT	LS	1	$101,259.75	$101,259.75
17	S-140	DEMOLITION AND DISPOAL	LS	1	$102,259.75	$102,259.75
18	C-105	MOBILIZATION	LS	1	$204,519.50	$204,519.50

QUANTITIES CONTINGENCY 10% -	$ 245,323.40
TOTAL CONSTRUCTION COST - SCHEDULE 1	$2,698,557.40
ADMINISTATIVE SERVICES	$485,740.33
TOTAL PROJECT COST - SCHEDULE 1	$3,184,297.73

INFLATION FACTOR - 2030 (7% per year)	$989,667.03
TOTAL PROJECTED FUNDING (2030)	**$4,173,964.76**

INFLATION FACTOR - 2035 (7% per year)	$2,669,903.77
TOTAL PROJECTED FUNDING (2035)	**$5,854,201.50**

SPRINGDALE MUNICIPAL AP
ASG STRATEGIC PLAN
ENGINEER'S OPINION OF PROBABLE COST - SCHEDULE 2
DEVELOPMENT AREA 2

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S OPINION OF PROBABLE COST UNIT PRICE	AMOUNT
1	SS-295-28.1	BOX HANGAR	SF	7,700	$100.00	$770,000.00
2	-	CORPORATE OFFICE	SF	20,000	$400.00	$8,000,000.00
3	-	ADMIN OFFICE	SF	12,000	$400.00	$4,800,000.00
3	-	HANGAR RELOCATION	SF	4,875	$100.00	$487,500.00
4	SS-111-1.8A	UTILITY TRENCH EXCAVATION SAFTEY SYSTEMS	LS	1	$3,000.00	$3,000.00
6	P-101	ASPHALT PAVEMENT REMOVAL	SY	2,500	$85.00	$212,500.00
7	P-152	UNCLASSIFIED EXCAVATION	CY	3,051	$40.00	$122,040.00
8	P-152	UNSUITABLE EXCAVATION	CY	741	$40.00	$29,640.00
9	SS-403	3" HMA (GRADING SX) (PG 64-22)	TON	444	$275.00	$122,100.00
10	SS-150	12" AGGREGATE BASE COURSE (CLASS 7)	SY	2,630	$40.00	$105,200.00
11	SS-111	8" WATER LINE	LF	2,172	$150.00	$325,800.00
12	33 41 20-5.1	8" PVC SANITARY SEWER PIPE	LF	2,746	$200.00	$549,200.00
13	SS-111-1.8C	FIRE HYDRANT ASSEMBLY AND GATE VALVES	EA	1	$5,000.00	$5,000.00
14	SS-300-5.1	NON-ENCASED UTILITY SECONDARY CONDUIT, 2W-2"C, 30" MINIMUM COVER	LF	300	$40.00	$12,000.00
15	SS-300-5.2	NON-ENCASED UTILITY PRIMARY CONDUIT, 2W-2"C, 36" MINIMUM COVER	LF	300	$50.00	$15,000.00
16	SS-300-5.3	UTILITY TRANSFORMER PAD	EA	1	$1,000.00	$1,000.00
17	SS-302-3.1	POWER UTILITY ALLOWANCE	ALLOW	1	$2,000.00	$2,000.00
14	C-102	EROSION CONTROL MANAGEMENT	LS	1	$778,099.00	$778,099.00
19	S-140	DEMOLITION AND DISPOAL	LS	1	$778,099.00	$778,099.00
20	C-105	MOBILIZATION	LS	1	$1,556,198.00	$1,556,198.00

QUANTITIES CONTINGENCY 10% -	$ 1,867,437.60
TOTAL CONSTRUCTION COST - SCHEDULE 2	$11,771,813.60
ADMINISTATIVE SERVICES	$2,118,926.45
TOTAL PROJECT COST - SCHEDULE 2	$13,890,740.05

INFLATION FACTOR - 2030 (7% per year)	$4,317,186.58
TOTAL PROJECTED FUNDING (2030)	**$18,207,926.63**

INFLATION FACTOR - 2035 (7% per year)	$11,646,818.96
TOTAL PROJECTED FUNDING (2035)	**$25,537,559.01**

SPRINGDALE MUNICIPAL AP
ASG STRATEGIC PLAN
ENGINEER'S OPINION OF PROBABLE COST - SCHEDULE 3
DEVELOPMENT AREA 3

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S OPINION OF PROBABLE COST UNIT PRICE	ENGINEER'S OPINION OF PROBABLE COST AMOUNT
1	SS-295-28.1	BOX HANGAR	SF	21,600	$120.00	$2,592,000.00
2	SS-111-1.8A	UTILITY TRENCH EXCAVATION SAFTEY SYSTEMS	LS	1	$3,000.00	$3,000.00
3	P-101	ASPHALT PAVEMENT REMOVAL	SY	9,670	$85.00	$821,950.00
4	P-152	UNCLASSIFIED EXCAVATION	CY	9,112	$40.00	$364,480.00
5	P-152	UNSUITABLE EXCAVATION	CY	889	$40.00	$35,560.00
6	SS-403	3" HMA (GRADING SX) (PG 64-22)	TON	1,834	$275.00	$504,350.00
7	SS-150	12" AGGREGATE BASE COURSE (CLASS 7)	SY	10,864	$40.00	$434,560.00
8	SS-111	8" WATER LINE	LF	1,533	$150.00	$229,950.00
9	33 41 20-5.1	8" PVC SANITARY SEWER PIPE	LF	989	$200.00	$197,800.00
10	SS-111-1.8C	FIRE HYDRANT ASSEMBLY AND GATE VALVES	EA	2	$5,000.00	$10,000.00
11	SS-300-5.1	NON-ENCASED UTILITY SECONDARY CONDUIT, 2W-2"C, 30" MINIMUM COVER	LF	400	$40.00	$16,000.00
12	SS-300-5.2	NON-ENCASED UTILITY PRIMARY CONDUIT, 2W-2"C, 36" MINIMUM COVER	LF	400	$50.00	$20,000.00
13	SS-300-5.3	UTILITY TRANSFORMER PAD	EA	1	$1,000.00	$1,000.00
14	SS-302-3.1	POWER UTILITY ALLOWANCE	ALLOW	1	$2,000.00	$2,000.00
11	C-102	EROSION CONTROL MANAGEMENT	LS	1	$261,632.50	$261,632.50
16	S-140	DEMOLITON AND DISPOSAL	LS	1	$261,632.50	$261,632.50
17	C-105	MOBILIZATION	LS	1	$523,265.00	$523,265.00

QUANTITIES CONTINGENCY 10% -	$ 627,918.00
TOTAL CONSTRUCTION COST - SCHEDULE 3	$ 6,907,098.00

ADMINISTATIVE SERVICES	$1,243,277.64

TOTAL PROJECT COST - SCHEDULE 3	$ 8,150,375.64

INFLATION FACTOR - 2030 (7% per year)	$2,533,104.23
TOTAL PROJECTED FUNDING (2030)	**$10,683,479.87**

INFLATION FACTOR - 2035 (7% per year)	$6,833,757.54
TOTAL PROJECTED FUNDING (2035)	**$14,984,133.18**

SPRINGDALE MUNICIPAL AP
ASG STRATEGIC PLAN
ENGINEER'S OPINION OF PROBABLE COST - SCHEDULE 4
DEVELOPMENT AREA 4

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S OPINION OF PROBABLE COST UNIT PRICE	ENGINEER'S OPINION OF PROBABLE COST AMOUNT
1	SS-290	T-HANGAR EXTENSION	SF	6,984	$120.00	$838,080.00
2	SS-111-1.8A	UTILITY TRENCH EXCAVATION SAFTEY SYSTEMS	LS	1	$3,000.00	$3,000.00
3	P-152	UNSUITABLE EXCAVATION	CY	1,371	$40.00	$54,840.00
4	SS-111	8" WATER LINE	LF	568	$150.00	$85,200.00
5	33 41 20-5.1	8" PVC SANITARY SEWER PIPE	LF	565	$200.00	$113,000.00
6	SS-111-1.8C	FIRE HYDRANT ASSEMBLY AND GATE VALVES	EA	1	$5,000.00	$5,000.00
7	SS-300-5.1	NON-ENCASED UTILITY SECONDARY CONDUIT, 2W-2"C, 30" MINIMUM COVER	LF	100	$40.00	$4,000.00
8	SS-300-5.2	NON-ENCASED UTILITY PRIMARY CONDUIT, 2W-2"C, 36" MINIMUM COVER	LF	100	$50.00	$5,000.00
9	SS-300-5.3	UTILITY TRANSFORMER PAD	EA	1	$1,000.00	$1,000.00
10	SS-302-3.1	POWER UTILITY ALLOWANCE	ALLOW	1	$2,000.00	$2,000.00
7	C-102	EROSION CONTROL MANAGEMENT	LS	1	$55,556.00	$55,556.00
12	S-140	DEMOLITION AND DISPOSAL	LS	1	$55,556.00	$55,556.00
13	C-105	MOBILIZATION	LS	1	$111,112.00	$111,112.00

QUANTITIES CONTINGENCY 10% -	$ 133,334.40
TOTAL CONSTRUCTION COST - SCHEDULE 4	$ 1,466,678.40
ADMINISTATIVE SERVICES	$264,002.11
TOTAL PROJECT COST - SCHEDULE 4	$ 1,730,680.51

INFLATION FACTOR - 2030 (7% per year)	$537,888.60
TOTAL PROJECTED FUNDING (2030)	**$2,268,569.11**

INFLATION FACTOR - 2035 (7% per year)	$1,451,105.02
TOTAL PROJECTED FUNDING (2035)	**$3,181,785.53**

SPRINGDALE MUNICIPAL AP
ASG STRATEGIC PLAN
ENGINEER'S OPINION OF PROBABLE COST - SCHEDULE 5
DEVELOPMENT AREA 5

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S OPINION OF PROBABLE COST UNIT PRICE	AMOUNT
1	SS-295-28.1	BOX HANGARS	SF	100,000	$120.00	$12,000,000.00
2	SS-111-1.8A	UTILITY TRENCH EXCAVATION SAFTEY SYSTEMS	LS	1	$3,000.00	$3,000.00
3	P-152	UNSUITABLE EXCAVATION	CY	36,160	$40.00	$1,446,400.00
4	SS-403	3" HMA (GRADING SX) (PG 64-22)	TON	4,060	$275.00	$1,116,500.00
5	SS-303	8" AGGREGATE BASE COURSE	SY	6,396	$30.00	$191,880.00
6	SS-150	12" AGGREGATE BASE COURSE (CLASS 7)	SY	18,653	$40.00	$746,120.00
7	SS-633-5.1	CONCRETE SIDEWALK	SY	823	$30.00	$24,690.00
8	SS-111	8" WATER LINE	LF	844	$150.00	$126,600.00
9	33 41 20-5.1	8" PVC SANITARY SEWER PIPE	LF	861	$200.00	$172,200.00
10	SS-111-1.8C	FIRE HYDRANT ASSEMBLY AND GATE VALVES	EA	3	$5,000.00	$15,000.00
11	SS-300-5.1	NON-ENCASED UTILITY SECONDARY CONDUIT, 2W-2"C, 30" MINIMUM COVER	LF	800	$40.00	$32,000.00
12	SS-300-5.2	NON-ENCASED UTILITY PRIMARY CONDUIT, 2W-2"C, 36" MINIMUM COVER	LF	800	$50.00	$40,000.00
13	SS-300-5.3	UTILITY TRANSFORMER PAD	EA	2	$1,000.00	$2,000.00
14	SS-302-3.1	POWER UTILITY ALLOWANCE	ALLOW	1	$2,000.00	$2,000.00
11	C-102	EROSION CONTROL MANAGEMENT	LS	1	$795,919.50	$795,919.50
16	S-140	DEMOLITION AND DISPOSAL	LS	1	$795,919.50	$795,919.50
17	C-105	MOBILIZATION	LS	1	$1,591,839.00	$1,591,839.00

QUANTITIES CONTINGENCY 10% -	$ 1,910,206.80
TOTAL CONSTRUCTION COST - SCHEDULE 5	$ 21,012,274.80
ADMINISTATIVE SERVICES	$3,782,209.46
TOTAL PROJECT COST - SCHEDULE 5	$ 24,794,484.26

INFLATION FACTOR - 2030 (7% per year)	$7,706,026.78
TOTAL PROJECTED FUNDING (2030)	**$32,500,511.04**

INFLATION FACTOR - 2035 (7% per year)	$20,789,163.75
TOTAL PROJECTED FUNDING (2035)	**$45,583,648.01**

SPRINGDALE MUNICIPAL AP
ASG STRATEGIC PLAN
ENGINEER'S OPINION OF PROBABLE COST - SCHEDULE 6
DEVELOPMENT AREA 6

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S OPINION OF PROBABLE COST UNIT PRICE	AMOUNT
1	SS-295-28.1	BOX HANGARS	SF	21,600	$120.00	$2,592,000.00
2	SS-290	T-HANGARS	SF	209,916	$110.00	$23,090,760.00
3	SS-111-1.8A	UTILITY TRENCH EXCAVATION SAFTEY SYSTEMS	LS	1	$3,000.00	$3,000.00
4	P-152	UNSUITABLE EXCAVATION	CY	46,262	$40.00	$1,850,480.00
5	SS-403	3" HMA (GRADING SX) (PG 64-22)	TON	6,190	$275.00	$1,702,250.00
6	SS-303	8" AGGREGATE BASE COURSE	SY	8,657	$30.00	$259,710.00
7	SS-150	12" AGGREGATE BASE COURSE (CLASS 7)	SY	29,265	$40.00	$1,170,600.00
8	SS-633-5.1	CONCRETE SIDEWALK	SY	1,034	$30.00	$31,020.00
9	SS-111	8" WATER LINE	LF	840	$150.00	$126,000.00
10	33 41 20-5.1	8" PVC SANITARY SEWER PIPE	LF	853	$200.00	$170,600.00
11	SS-111-1.8C	FIRE HYDRANT ASSEMBLY AND GATE VALVES	EA	3	$5,000.00	$15,000.00
12	SS-300-5.1	NON-ENCASED UTILITY SECONDARY CONDUIT, 2W-2"C, 30" MINIMUM COVER	LF	800	$40.00	$32,000.00
13	SS-300-5.2	NON-ENCASED UTILITY PRIMARY CONDUIT, 2W-2"C, 36" MINIMUM COVER	LF	800	$50.00	$40,000.00
14	SS-300-5.3	UTILITY TRANSFORMER PAD	EA	2	$1,000.00	$2,000.00
15	SS-302-3.1	POWER UTILITY ALLOWANCE	ALLOW	1	$2,000.00	$2,000.00
12	C-102	EROSION CONTROL MANAGEMENT	LS	1	$1,554,371.00	$1,554,371.00
17	S-140	DEMOLITION AND DISPOSAL	LS	1	$1,554,371.00	$1,554,371.00
18	C-105	MOBILIZATION	LS	1	$3,108,742.00	$3,108,742.00

QUANTITIES CONTINGENCY 10% -	$ 3,730,490.40
TOTAL CONSTRUCTION COST - SCHEDULE 6	$41,035,394.40
ADMINISTATIVE SERVICES	$7,386,370.99
TOTAL PROJECT COST - SCHEDULE 6	$48,421,765.39

INFLATION FACTOR - 2030 (7% per year)	$15,049,291.48
TOTAL PROJECTED FUNDING (2030)	**$63,471,056.87**

INFLATION FACTOR - 2035 (7% per year)	$40,599,675.27
TOTAL PROJECTED FUNDING (2035)	**$89,021,440.67**

SPRINGDALE MUNICIPAL AP
ASG STRATEGIC PLAN
ENGINEER'S OPINION OF PROBABLE COST - SCHEDULE 7
DEVELOPMENT AREA 7

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S OPINION OF PROBABLE COST UNIT PRICE	AMOUNT
1	-	INDUSTRIAL USE HANGAR	SF	117,000	$220.00	$25,740,000.00
3	SS-111-1.8A	UTILITY TRENCH EXCAVATION SAFTEY SYSTEMS	LS	1	$3,000.00	$3,000.00
4	P-152	UNSUITABLE EXCAVATION	CY	21,532	$40.00	$861,280.00
5	SS-403	3" HMA (GRADING SX) (PG 64-22)	TON	1,230	$275.00	$338,250.00
7	SS-150	12" AGGREGATE BASE COURSE (CLASS 7)	SY	7,288	$40.00	$291,520.00
9	SS-111	8" WATER LINE	LF	825	$150.00	$123,750.00
10	33 41 20-5.1	8" PVC SANITARY SEWER PIPE	LF	280	$200.00	$56,000.00
11	SS-111-1.8C	FIRE HYDRANT ASSEMBLY AND GATE VALVES	EA	1	$5,000.00	$5,000.00
12	SS-300-5.1	NON-ENCASED UTILITY SECONDARY CONDUIT, 2W-2"C, 30" MINIMUM COVER	LF	100	$40.00	$4,000.00
13	SS-300-5.2	NON-ENCASED UTILITY PRIMARY CONDUIT, 2W-2"C, 36" MINIMUM COVER	LF	100	$50.00	$5,000.00
14	SS-300-5.3	UTILITY TRANSFORMER PAD	EA	1	$1,000.00	$1,000.00
15	SS-302-3.1	POWER UTILITY ALLOWANCE	ALLOW	1	$2,000.00	$2,000.00
12	C-102	EROSION CONTROL MANAGEMENT	LS	1	$1,371,540.00	$1,371,540.00
13	S-140	DEMOLITION DISPOSAL	LS	1	$1,371,540.00	$1,371,540.00
15	C-105	MOBILIZATION	LS	1	$2,743,080.00	$2,743,080.00

QUANTITIES CONTINGENCY 10% -	$ 3,291,696.00
TOTAL CONSTRUCTION COST - SCHEDULE 7	$36,208,656.00
ADMINISTATIVE SERVICES	$6,517,558.08
TOTAL PROJECT COST - SCHEDULE 7	$42,726,214.08

INFLATION FACTOR - 2030 (7% per year)	$13,279,136.86
TOTAL PROJECTED FUNDING (2030)	**$56,005,350.94**

INFLATION FACTOR - 2035 (7% per year)	$35,824,187.81
TOTAL PROJECTED FUNDING (2035)	**$78,550,401.89**

RESOLUTION NO._____

A RESOLUTION APPROVING A REAPPOINTMENT TO THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SPRINGDALE

WHEREAS, Cassie Mancia currently serves on the Housing Authority Commission with a term that expired on July 27, 2026, and

WHEREAS, the Board members of the Housing Authority of the City of Springdale, Arkansas, serve a term of five years; and

WHEREAS, the Board of Commissioners has recommended the reappointment of Cassie Mancia to the Springdale Housing Authority Commission, and

WHEREAS, the Board of Commissioners of the Housing Authority, under authority of Arkansas Code 14-169-208, passed and approved Resolution No. 844-26, reappointing Cassie Mancia, subject to the approval of the City Council, for a five-year term that will expire July 27, 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the reappointment of Cassie Mancia to the Board of Commissioners of the Housing Authority is hereby approved with a term set to expire on July 27, 2031.

PASSED AND APPROVED this 11th day of August, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

SPRINGDALE HOUSING AUTHORITY
P.O. Box 2085 5 Applegate Drive. Springdale, Ar. 72765
Phone: 479-751-0560 Fax: 479-334-6140 TTY/TDD 800-285-1131 or 711

Resolution 844-26

CERTIFICATE OF REAPPOINTMENT

We the Commissioners for the Housing Authority of the City of Springdale, Arkansas, by virtue of the Authority vested in us by the Act to Provide a Method of Filling Vacancies on Municipal Housing Authority Boards, Code 114-169-208. Appointment, etc., of commissioners, employees, do hereby re-appoint Cassie Mancia as a Commissioner of the Housing Authority of the City of Springdale, Arkansas, for a term beginning July 28, 2026 and to expire on July 27, 2031.

IN WITNESS WHEREOF, we have hereunto signed our names as Commissioners of the Housing Authority of the City of Springdale, Arkansas,
and cause the official Corporate Seal of said Authority of Springdale, Arkansas, to be attached hereto this 22nd day of July, 2026.

Commissioner, Chairman

Commissioner, Vice Chairman

Commissioner

Commissioner

Commissioner

ATTEST: Secretary

RESOLUTION NO._____

A RESOLUTION MAKING AN APPOINTMENT TO THE SPRINGDALE AIRPORT COMMISSION OF THE CITY OF SPRINGDALE, ARKANSAS

WHEREAS, Robin Lundstrum has vacated her seat on the Springdale Airport Commission; and

WHEREAS, the current term for Robin Lundstrum is set to expire on July 1, 2031; and

WHEREAS, the Mayor has identified a qualified applicant who is willing to serve out the remaining term; and

WHEREAS, according to Section 18-26 of the Springdale Code of Ordinances, Commissioners shall be appointed by the Mayor and confirmed by three-fourths of the elected City Council; and

WHEREAS, after careful consideration, the Springdale Airport Commission and the Mayor recommend the appointment of Don Cope to the Springdale Airport Commission, to serve the remainder of the term, which is set to expire on July 1, 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Don Cope is hereby appointed to the Springdale Airport Commission, to serve the remainder of the term, which is set to expire on July 1, 2031.

PASSED AND APPROVED this 11th day of August, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

Tuesday, January 20, 2026

City of Springdale Application Form for Appointment to City Boards, Commissions, and Authorities

Name	Donald Cope
Email	DGCope@aol.com
Employer Name/Occupation	Retired
Address	18457 Shaddox Hollow Lane Rogers, AR, 72756-7672
Phone Number	(479) 530-4916
City of Springdale Length of Residency	Not currently a resident. Also have a home in Fayetteville
Are you a registered voter in Arkansas?	Yes
If you are not registered in Arkansas, which state are you registered to vote in?	AR
Please check all boards/commissions/authorities you are interested in serving on:	Airport Commission

REFERENCES

Please include two (2) references below:

REFERENCE 1

Name	Dr. Jodie McAlister
Address	4009 North Old Wire Road Fayetteville, AR, 72703
Phone Number	(479) 957-3802

REFERENCE 2

Name	Clint Howle
Address	3827 South Miller Road Springdale, AR, 72762

Phone Number	(479) 903-1702
Please attach your most recent resume and cover letter with any information that you think would make you a good candidate for this position:	DC Abbreviated Resume.docx
Signature	

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 (R26-36) CERTAIN LANDS LOCATED AT 1000, 910, & 908 N. GUTENSOHN ROAD FROM AGRICULTURAL DISTRICT (A-1) TO AN INSTITUTIONAL DISTRICT (P-1) WITHIN SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of August 4, 2026 for hearing the matter of a petition of Calvary Free Will Baptist Church Trust requesting that the following described tract of real estate be rezoned from an Agricultural District (A-1) to an Institutional District (P-1).

Layman's Description: 1000, 910, & 908 N. Gutensohn Road

Legal Description:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4, SAID POINT BEING A 1/2 INCH REBAR; THENCE S87°03'49"E A DISTANCE OF 643.66 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2 INCH REBAR; THENCE N02°36'23"E A DISTANCE OF 524.91 FEET TO AN IRON PIN WITH ILLEGIBLE CAP; THENCE S86°29'21"E A DISTANCE OF 520.86 FEET TO A POINT IN NORTH GUTENSOHN ROAD; THENCE ALONG SAID NORTH GUTENSOHN ROAD, S02°57'40"W A DISTANCE OF 435.99 FEET; THENCE LEAVING SAID NORTH GUTENSOHN ROAD, N86°54'35"W A DISTANCE OF 130.00 FEET TO AN IRON

PIN WITH CAP “PLS 1214”; THENCE S02°54’56”W A DISTANCE OF 84.64 FEET TO AN IRON PIN WITH CAP “PLS 1214”; THENCE N86°58’31”W A DISTANCE OF 387.65 FEET TO THE POINT OF BEGINNING, CONTAINING 5.978 ACRES (260,390 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTRIVE COVENANTS OF RECORD AND FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R26-36) from an Agricultural District (A-1) to an Institutional District (P-1) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

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

From an Agricultural District (A-1) to an Institutional District (P-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.

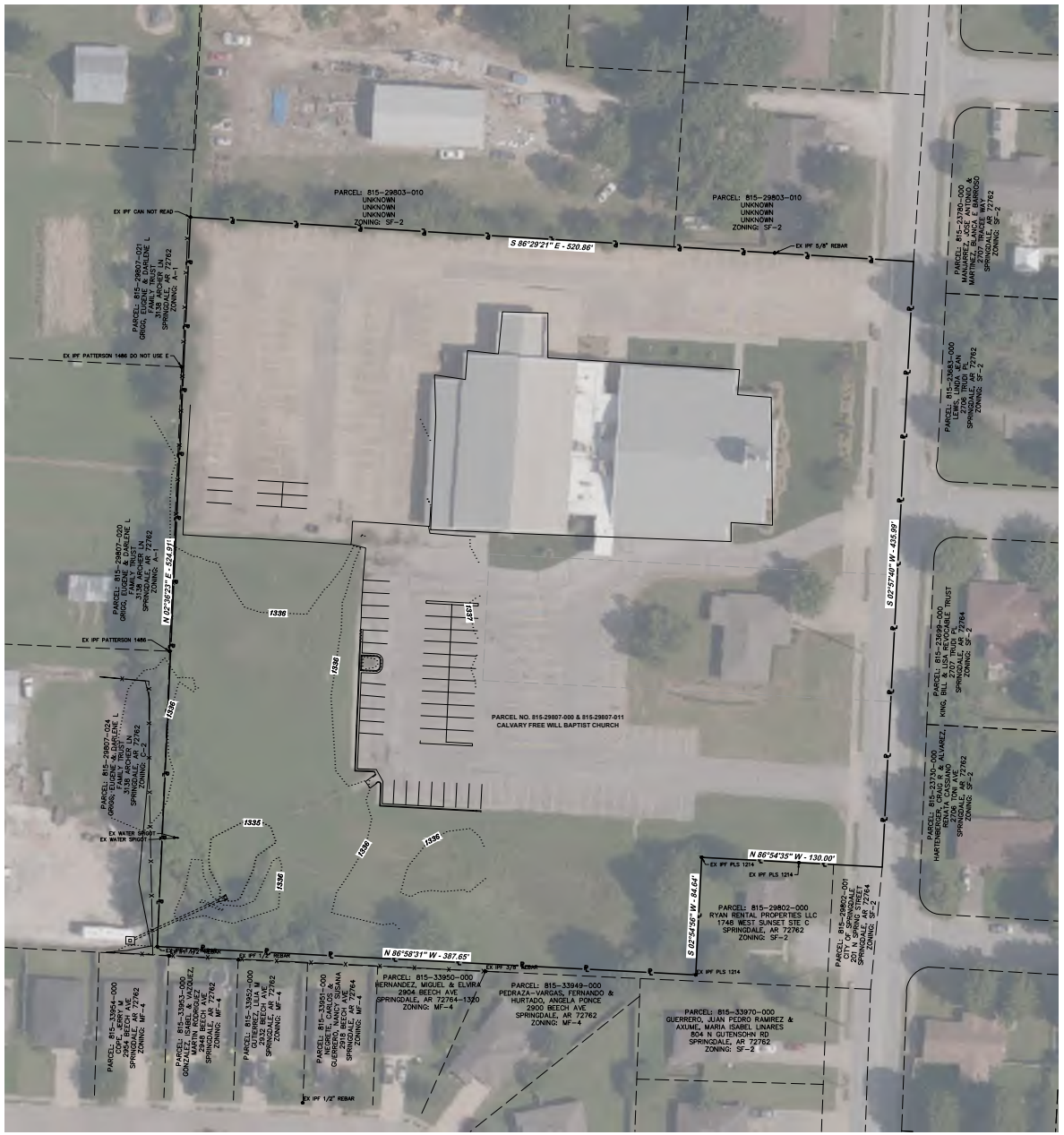
_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney



OWNER: CALVARY FREE WILL BAPTIST CHURCH OF SPRINGDALE, ARKANSAS
1000 N GUTENSOHN ROAD
SPRINGDALE, AR 72762-7712

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

ZONING: A-1

SETBACKS: FRONT – 35'
FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING– 50'
SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) – 20'
REAR – 35'

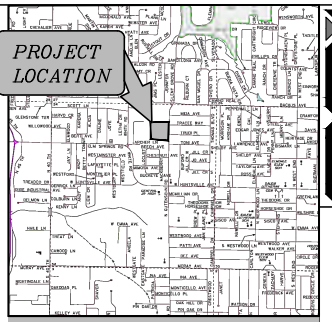
GROSS SITE AREA: 5.68 ACRES

NET SITE AREA: 2.62 ACRES

USE UNIT: UNIT 42–CURCH/SYNAGOGUE

EXISTING PARKING: 246 SPACES

FLOOD ZONE: THE PROJECT AREA IS NOT WITHIN A 100–YEAR FLOODPLAIN PER FEMA FIRM MAP 05143C0060G, EFFECTIVE 1/25/2024.



VICINITY MAP
N.T.S.

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 40'
0' 20' 40' 80'

LEGEND

	IRON PIN FOUND
	IRON PIN SET
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
W	EX. WATER LINE
SS	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
OHU	EX. OVERHEAD UTILITY LINES
FO	EX. FIBER OPTIC LINE
CC	EX. ONE CALL MARK
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. LIGHT POLE
	EX. WATER METER
1369	EX. CONTOUR
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N26–XX

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

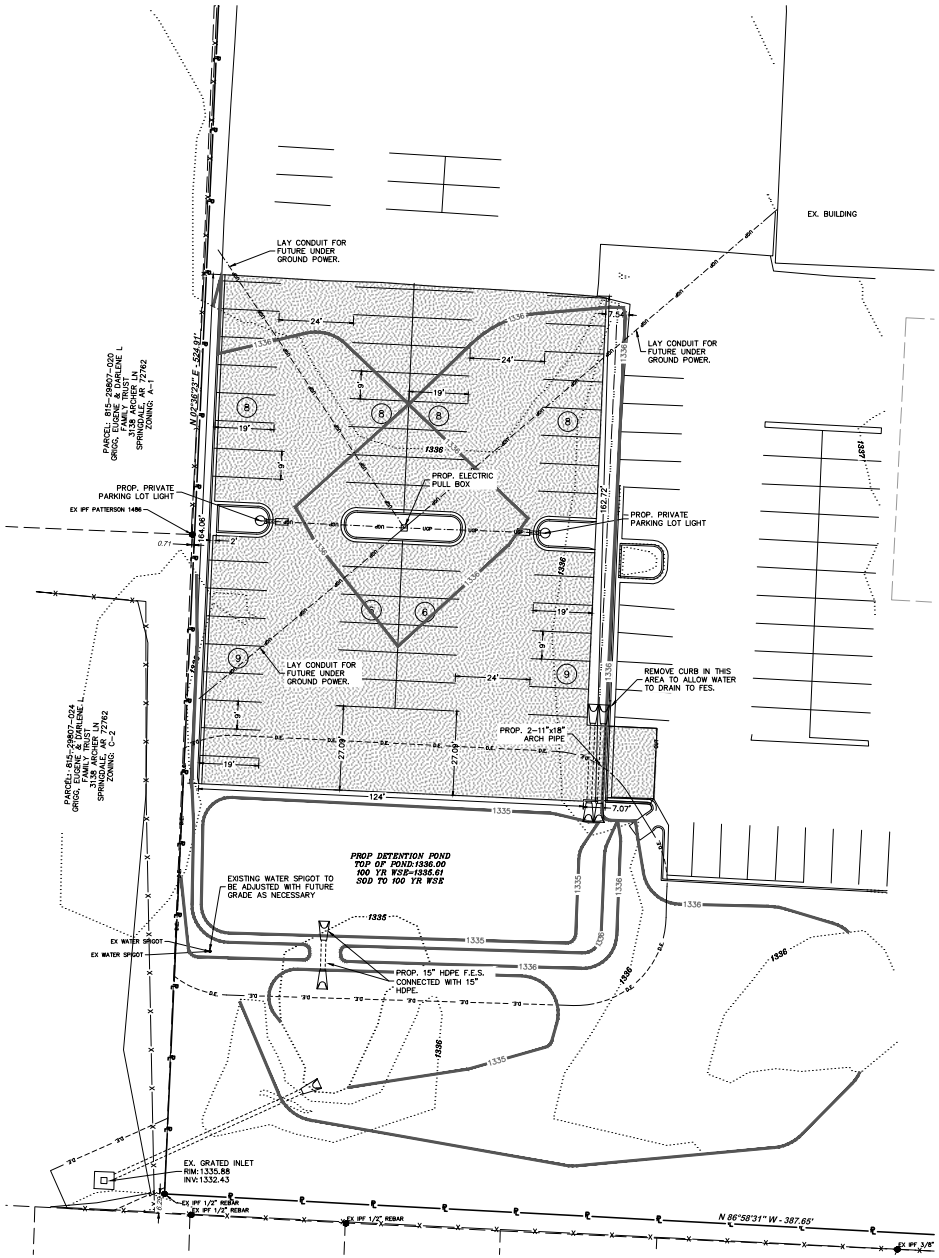
EXISTING CONDITIONS
CALVARY BAPTIST CHURCH
1000 N GUTENSOHN RD
SPRINGDALE, ARKANSAS

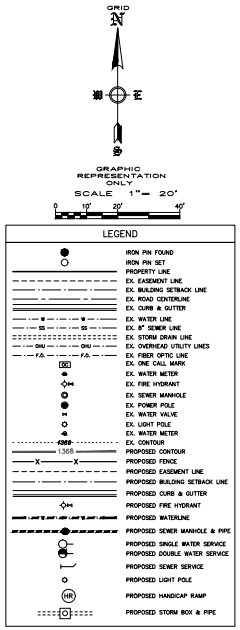
REVISION	DATE	DESCRIPTION

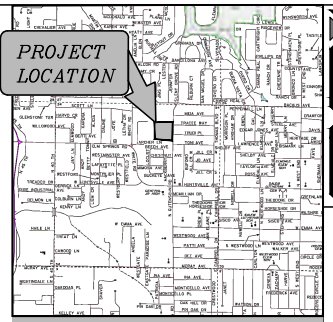
COPYRIGHT 2026, ENGINEERING SERVICES INC. (479) 872-7717

SCALE: 1"=40'
DATE: Jun 26, 2026
ENGINEER: BJM
DRAWN BY: MB
W.O. #: 26929

1







VICINITY MAP
N.T.S.

OWNER:	CALVARY FREE WILL BAPTIST CHURCH OF SPRINGDALE, ARKANSAS 1000 N GUTENSOHN ROAD SPRINGDALE, AR 72762-7712
ENGINEER/SURVEYOR :	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762
ZONING :	A-1
SETBACKS :	FRONT – 35' FRONT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING– 50' SIDE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) – 20' REAR – 35'
GROSS SITE AREA:	5.68 ACRES
NET SITE AREA:	2.62 ACRES
USE UNIT:	UNIT 42–CURCH/SYNAGOGUE
EXISTING PARKING:	246 SPACES (INCL. 11 ADA SPACES)
PROPOSED PARKING:	62 SPACES TOTAL PARKING w/ EXPANSION=308 SPACES INCLUDING 11 ADA SPACES
FLOOD ZONE:	THE PROJECT AREA IS NOT WITHIN A 100–YEAR FLOODPLAIN PER FEMA FIRM MAP 05143C0060G, EFFECTIVE 1/25/2024.

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N26–XX

NON–LARGE SCALE DEVELOPMENT PLAN
CALVARY BAPTIST CHURCH
1000 N GUTENSOHN RD
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

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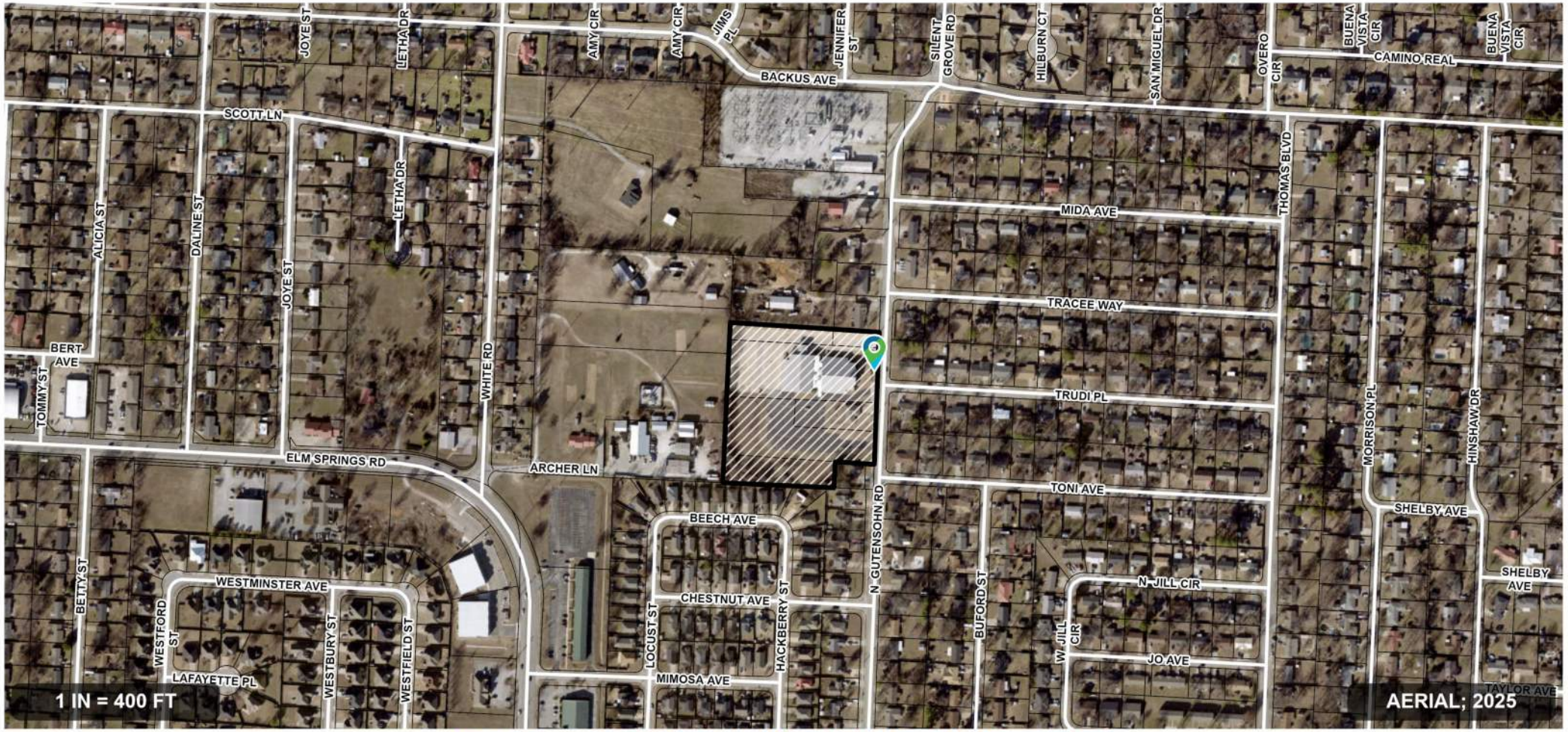
SCALE: 1"=20'
DATE: Jun 26, 2026
ENGINEER: RJM
DRAWN BY: MM
W.O. #: 26929

2



PROJECT AREA

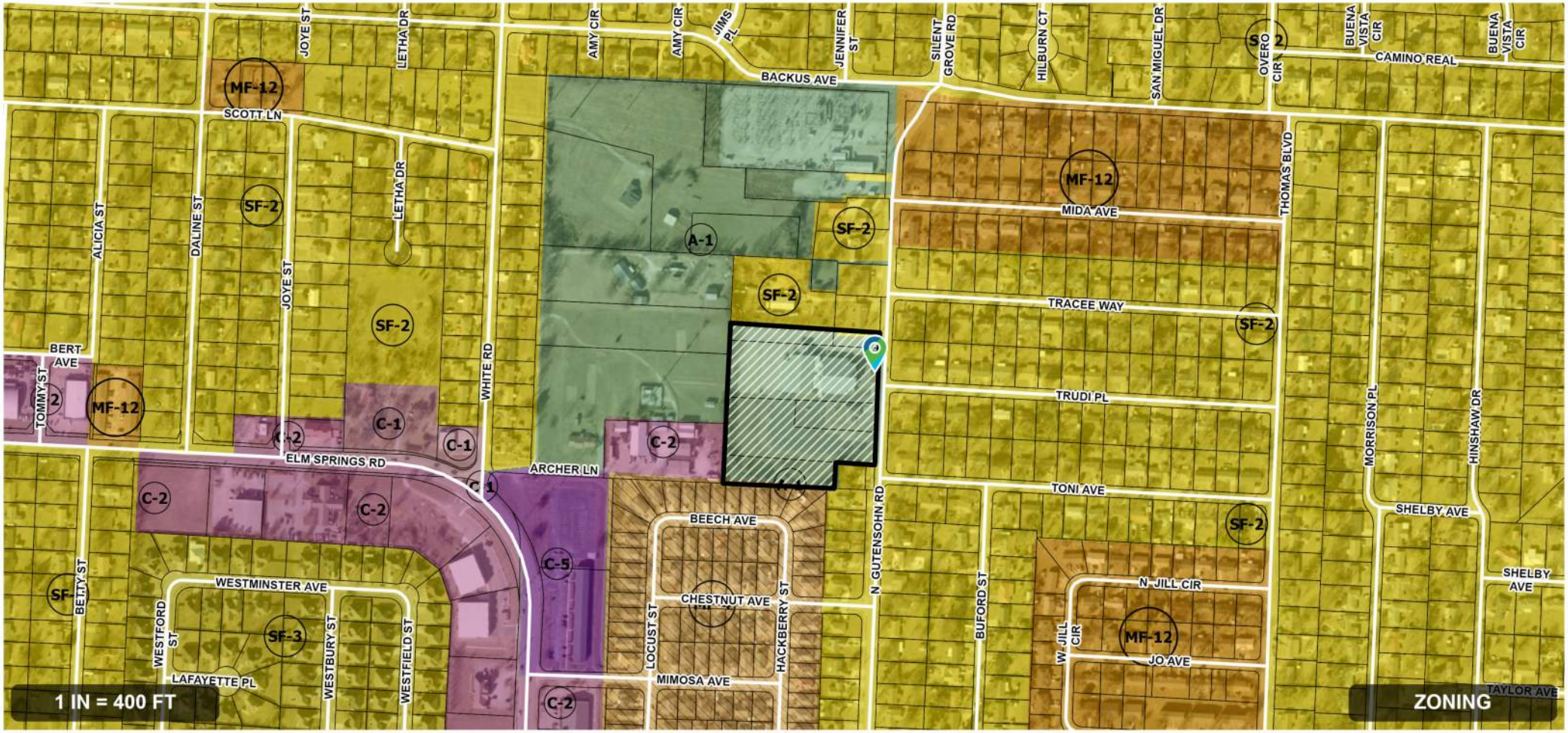
PUBLIC NOTICE

R26-36: Calvary Free Will Baptist Church, Expansion

1000 N. Gutensohn Road & 5 Surrounding Parcels

Rezone from A-1 to P-1

N



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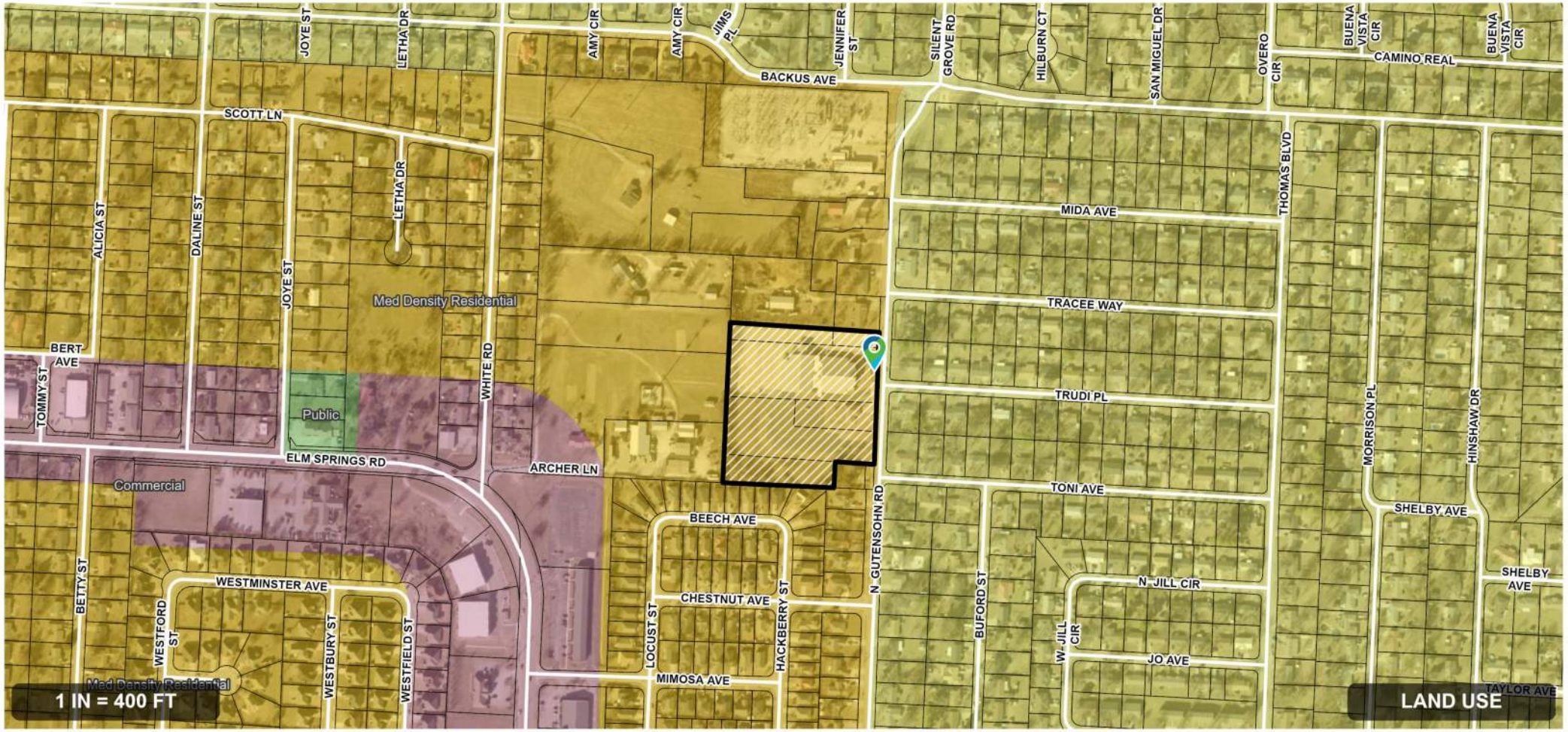

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1000 N. Gutensohn Road & 5 Surrounding Parcels

Rezone from A-1 to P-1

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RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W26-33) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO CALVARY FREE WILL BAPTIST CHURCH, EXPANSION IN CONNECTION WITH N26-28, A NON-LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W26-33) 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 (W26-33) of street improvements to N. Gutensohn Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-28, a Non-Large-Scale Development for Calvary Free Will Baptist Church, Expansion 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 N. Gutensohn Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-28, a Non-Large-Scale Development for Calvary Free Will Baptist Church, Expansion.

Option 2: **Denies** a waiver of street improvements to N. Gutensohn Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-28, a Non-Large-Scale Development for Calvary Free Will Baptist Church, Expansion.

Option 3: **Approves** payment in lieu of improvements to N. Gutensohn Road in connection with N26-28, a Non-Large-Scale Development for Calvary Free Will Baptist Church, Expansion 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 N. Gutensohn Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with N26-28, a Non-Large-Scale Development for Calvary Free Will Baptist Church, Expansion.

PASSED AND APPROVED this _____day of _____, 2026.

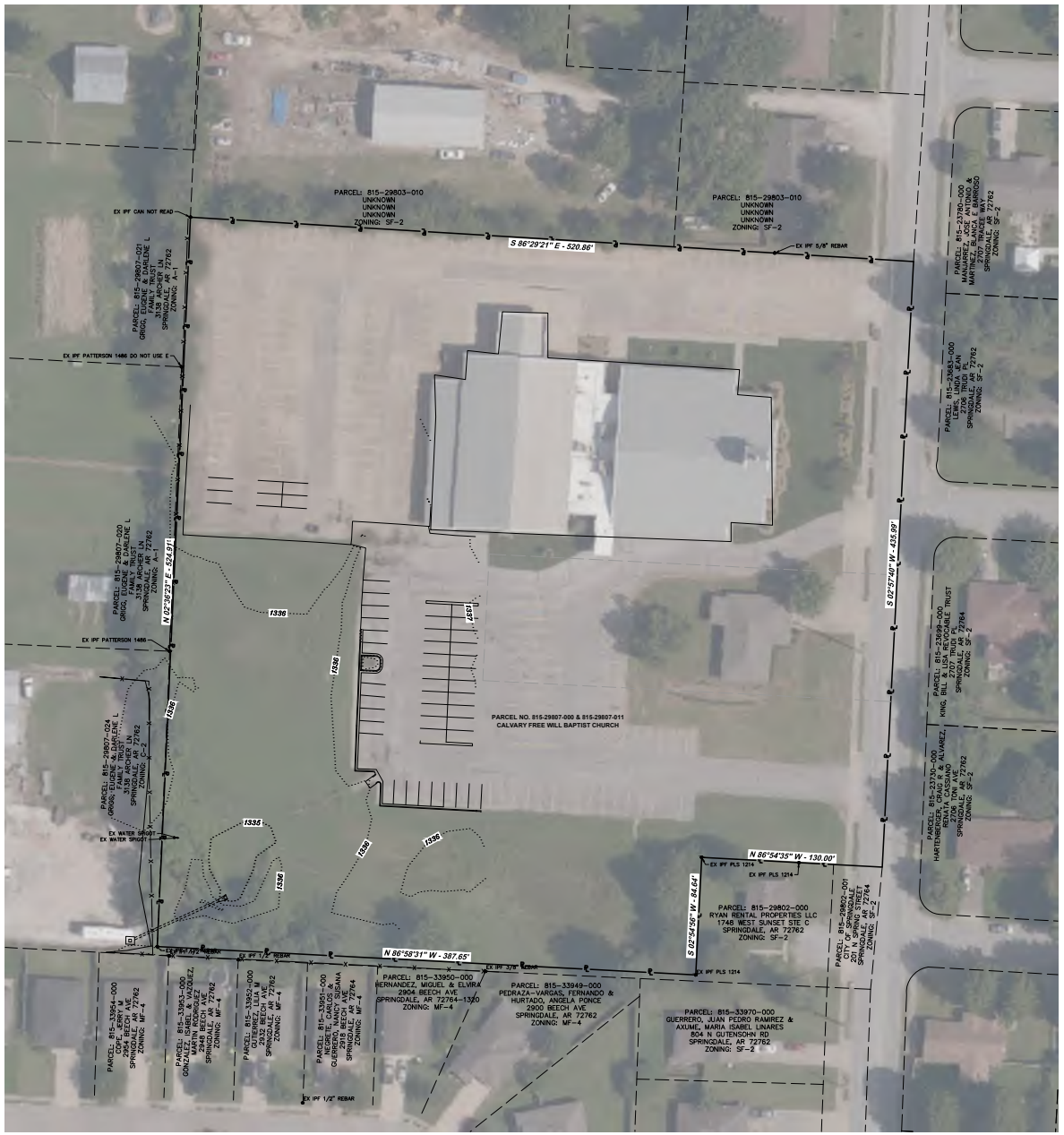
_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney



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P.O. BOX 282
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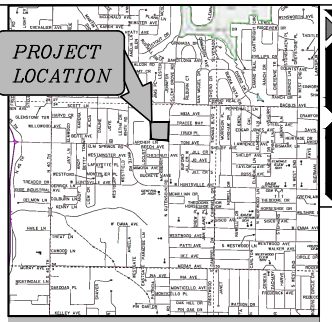

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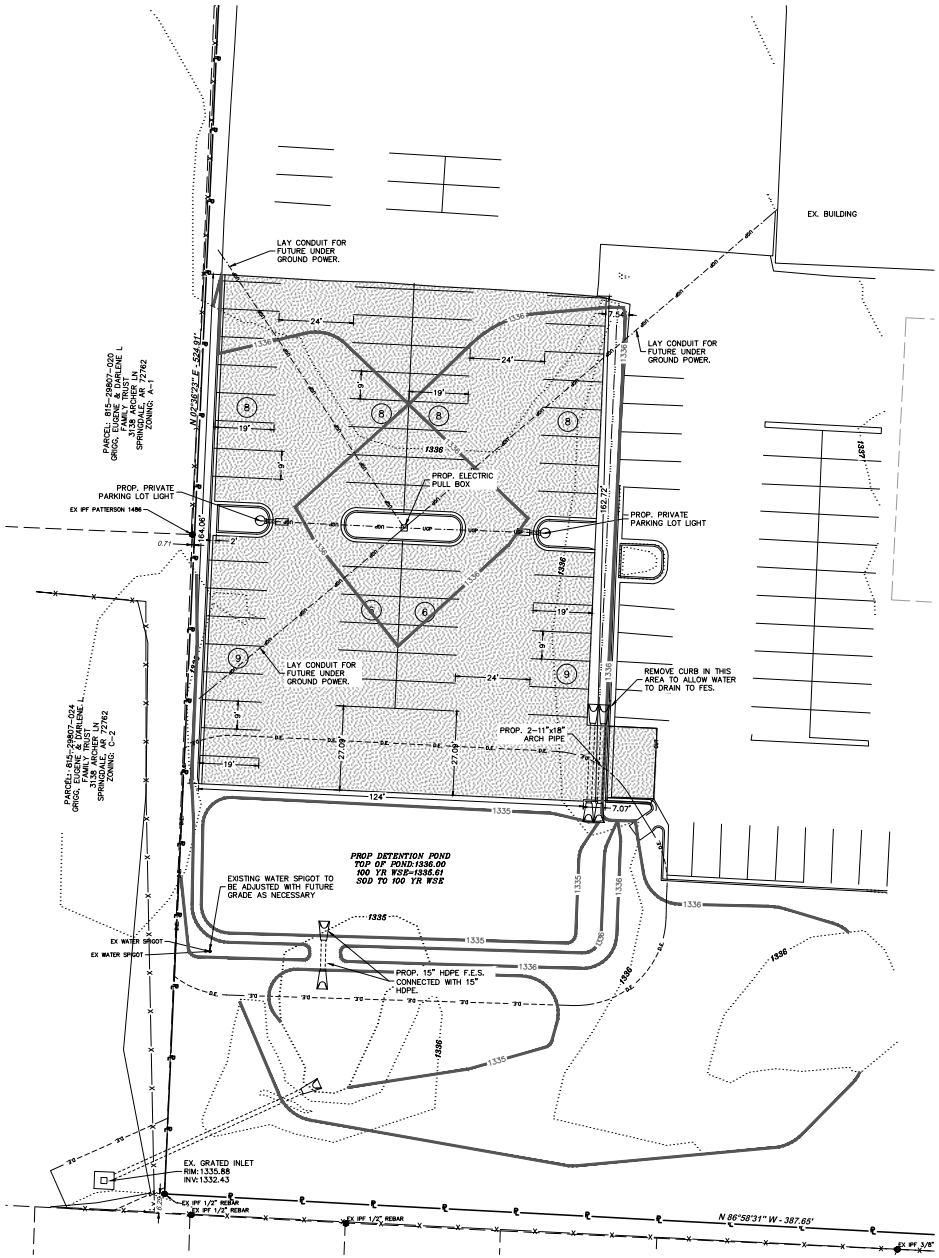

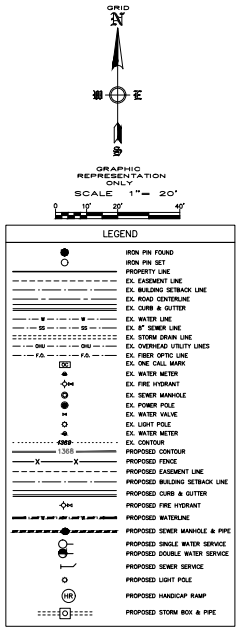

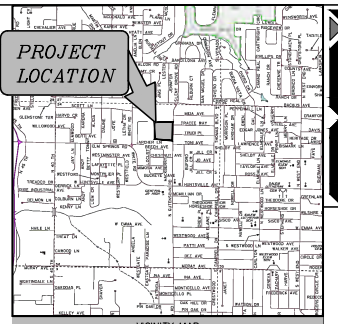

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   - 8.1. DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   - 8.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   - 8.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
   - 8.4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   - 8.5. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
9. ALL EXISTING STREET LIGHTS ARE PUBLICLY OWNED & MAINTAINED. NO PRIVATE STREET LIGHTS PROPOSED. ALL PARKING LOT LIGHTS ARE PRIVATELY OWNED & MAINTAINED.

N26-XX

ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

NON-LARGE SCALE DEVELOPMENT PLAN
CALVARY BAPTIST CHURCH
1000 N GUTENSOHN RD
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=20'
DATE: Jun 26, 2026
ENGINEER: RJM
DRAWN BY: MB
W.O. #: 26929

2

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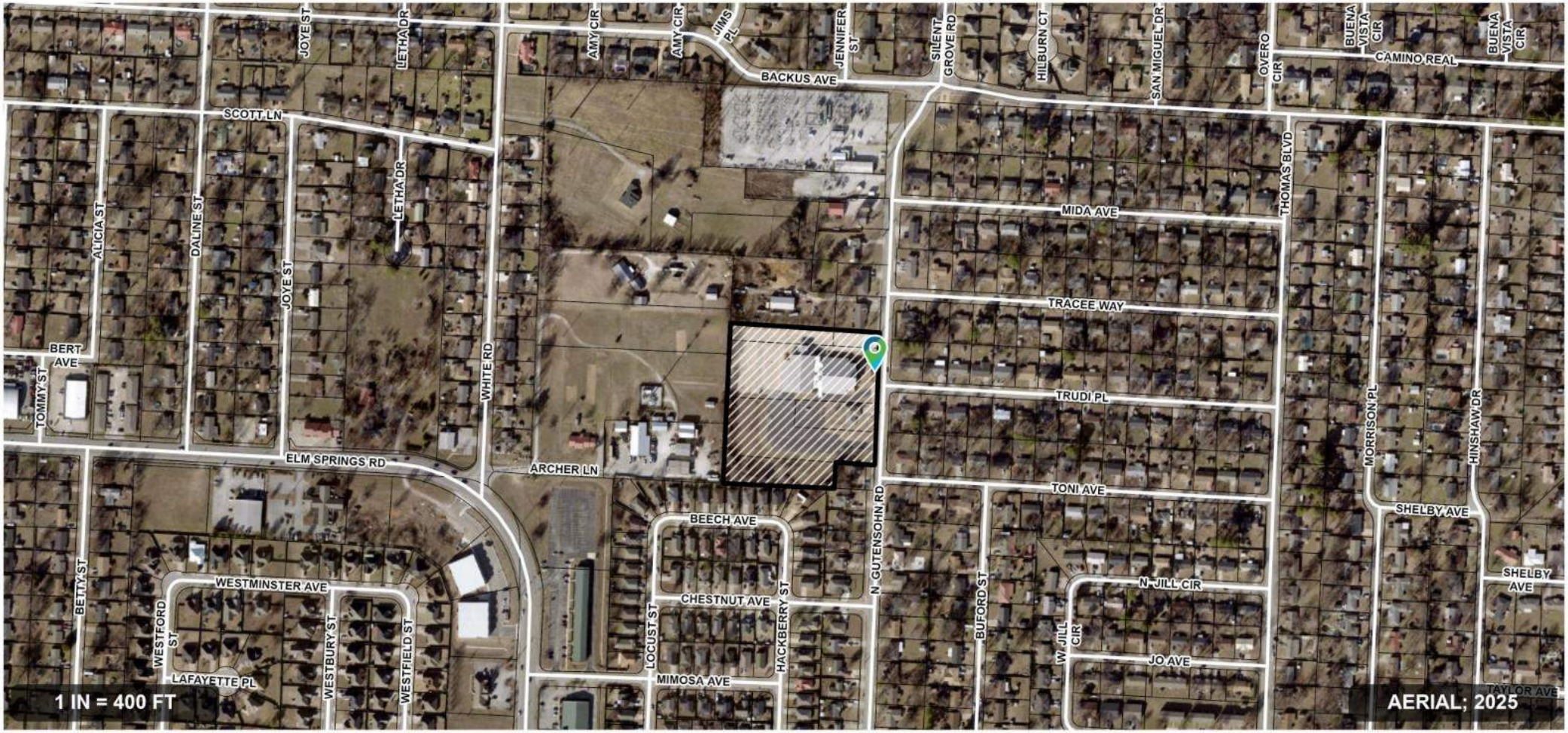
NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET



PROJECT AREA

PUBLIC NOTICE

W26-33: Calvary Free Will Baptist Church, Expansion

1000 N. Gutensohn Road & 5 Surrounding Parcels

Waiver of Street Improvements on N. Gutensohn Road

N

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE FINAL PLAT (FP26-06) OF SPRING CREEK FARMS PHASE 3 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, Benton County, Arkansas, being more particularly described as follows, to-wit:

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼ SE¼), THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼ SE¼), THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼ SE¼), AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW¼ SE¼) OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING LOT 105 OF THE FINAL PLAT OF SPRING CREEK FARMS, PHASE I, AS RECORDED AT INSTRUMENT NO. L202353785, AND AS CORRECTED BY CORRECTION FINAL PLAT RECORDED AT INSTRUMENT NO. L202407532, RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A 3 AND 1/4-INCH ALUMINUM MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 18, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, PER CERTIFIED LAND CORNER RESTORATION RECORD NO. 015121, DATED JULY 19, 1976, AND FILED AT THE OFFICE OF THE STATE LAND SURVEYOR; THENCE ALONG THE EAST LINE OF SAID SECTION 18, NORTH 02°15'53" EAST, 414.99 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°59'02" WEST, 209.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°51'52" WEST, 249.08 FEET; THENCE NORTH 86°55'55" WEST, 172.00 FEET; THENCE SOUTH 76°10'59" WEST, 458.66 FEET; THENCE SOUTH 81°00'29" WEST, 281.54 FEET; THENCE SOUTH 89°47'36" WEST, 176.52 FEET; THENCE NORTH 00°00'38" WEST, 187.00 FEET; THENCE NORTH 18°29'53" WEST, 48.45 FEET; THENCE NORTH 00°12'24" WEST, 120.00 FEET; THENCE NORTH 89°47'36" EAST, 10.00 FEET; THENCE NORTH 00°12'24" WEST, 120.00 FEET; THENCE NORTH 89°47'36" EAST, 45.84 FEET; THENCE NORTH 00°03'50" EAST, 46.00 FEET; THENCE NORTH 00°12'24" WEST, 293.69 FEET TO A CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 27.04 FEET, HAVING A

RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 03°05'56", HAVING A CHORD BEARING AND DISTANCE OF NORTH 01°20'34" EAST, 27.04 FEET; THENCE NORTH 02°53'32" EAST, 697.98 FEET; THENCE SOUTH 87°06'28" EAST, 120.65 FEET; THENCE NORTH 02°53'32" EAST, 112.00 FEET; THENCE SOUTH 87°06'28" EAST, 46.14 FEET; THENCE NORTH 00°02'04" EAST, 34.35 FEET; THENCE NORTH 05°53'16" WEST, 54.93 FEET; THENCE NORTH 00°25'30" EAST, 69.43 FEET; THENCE NORTH 02°04'32" EAST, 693.26 FEET; THENCE NORTH 02°41'32" EAST, 724.97 FEET; THENCE SOUTH 45°13'01" EAST, 431.47 FEET; THENCE SOUTH 34°28'40" EAST, 394.62 FEET; THENCE SOUTH 52°22'09" EAST, 433.05 FEET; THENCE SOUTH 57°16'58" EAST, 382.80 FEET; THENCE SOUTH 80°54'12" EAST, 93.02 FEET; THENCE SOUTH 02°15'53" WEST, 1711.86 FEET; THENCE SOUTH 54°13'54" WEST, 265.59 FEET TO THE POINT OF BEGINNING, CONTAINING 3,505,558 SQUARE FEET, OR 80.48 ACRES, MORE OR LESS.

AND WHEREAS, said Planning Commission after conducting a public hearing, has approved the final plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said plat and join with the said petitioner in petitioning the City Council to accept the said final plat (FP26-06) of Spring Creek Farms Phase 3 to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the final plat (FP26-06) of Spring Creek Farms Phase 3, to the City of Springdale, Arkansas, as shown on the final plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Benton 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/Treasurer

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

PARENT LOT 105 DESCRIPTION

A part of the Northeast Quarter of the Southeast Quarter (NE¼ SE¼), the Southeast Quarter of the Southeast Quarter (SE¼ SE¼), the Southwest Quarter of the Southeast Quarter (SW¼ SE¼), and the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 18, Township 18 North, Range 30 West, Benton County, Arkansas, being Lot 105 of the Final Plat of Spring Creek Farms, Phase I, as recorded at Instrument No. L202353785, and as corrected by Correction Final Plat recorded at Instrument No. L202407532, records of Benton County, Arkansas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 3 and 1/4-inch aluminum monument found at the Southeast corner of said Section 18, Township 18 North, Range 30 West, Benton County, Arkansas, per Certified Land Corner Restoration Record No. 015121, dated July 19, 1976, and filed at the office of the State Land Surveyor; THENCE along the East line of said Section 18, North 02°15'53" East, 414.99 feet; THENCE leaving said East line, North 87°59'02" West, 209.19 feet to the POINT OF BEGINNING; THENCE South 68°51'52" West, 249.08 feet; THENCE North 86°55'55" West, 172.00 feet; THENCE South 76°10'59" West, 458.66 feet; THENCE South 81°00'29" West, 281.54 feet; THENCE South 89°47'36" West, 176.52 feet; THENCE North 00°00'38" West, 187.00 feet; THENCE North 18°29'53" West, 48.45 feet; THENCE North 00°12'24" West, 120.00 feet; THENCE North 89°47'36" East, 10.00 feet; THENCE North 00°12'24" West, 120.00 feet; THENCE North 89°47'36" East, 45.84 feet; THENCE North 00°03'50" East, 46.00 feet; THENCE North 00°12'24" West, 293.69 feet to a curve to the right; THENCE Northerly along the arc of said curve 27.04 feet, having a radius of 500.00 feet, through a central angle of 03°05'56", having a chord bearing and distance of North 01°20'34" East, 27.04 feet; THENCE North 02°53'32" East, 697.98 feet; THENCE South 87°06'28" East, 120.65 feet; THENCE North 02°53'32" East, 112.00 feet; THENCE South 87°06'28" East, 46.14 feet; THENCE North 00°02'04" East, 34.35 feet; THENCE North 05°53'16" West, 54.93 feet; THENCE North 00°25'30" East, 69.43 feet; THENCE North 02°04'32" East, 693.26 feet; THENCE North 02°41'32" East, 724.97 feet; THENCE South 45°13'01" East, 431.47 feet; THENCE South 34°28'40" East, 394.62 feet; THENCE South 52°22'09" East, 433.05 feet; THENCE South 57°16'58" East, 382.80 feet; THENCE South 80°54'12" East, 93.02 feet; THENCE South 02°15'53" West, 1711.86 feet; THENCE South 54°13'54" West, 265.59 feet to the POINT OF BEGINNING, containing 3,505,558 square feet, or 80.48 acres, more or less.

DEVIATIONS/VARIANCES/WAIVERS

Spring Creek Farms Ph 1 Final Plat: FP23-01
Spring Creek Farms Ph 2 Final Plat: FP24-07
Original Spring Creek Farms Ph 3 Preliminary Plat: PP24-01
Spring Creek Farms Ph 3 Clubhouse Revision Preliminary Plat: PP26-04

FLOOD CERTIFICATION:

THIS PROPERTY IS LOCATED IN ZONE X PER FIRM MAP #05007C0430J, EFFECTIVE DATE: SEPTEMBER 28, 2007

DEVELOPER:
PAUL PINKLEY CONSTRUCTION INC
5414 W REDBUD ST
ROGERS AR 72758-8838
479-295-6848

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
JAMES GEURTZ, PE
134 WEST EMMA
SPRINGDALE, AR 72764
479-756-1266

SURVEYOR:
JAMES LAYOUT SERVICES, LLC
MATT JAMES
P.O. BOX 611
FARMINGTON, AR 72730
479-439-9929

PARCEL NUMBERS:
21-00167-380,
21-00167-340,
AND PART OF 21-001067-338

Certificate of Transmittal, Ownership and Ordinance:

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 _____.

_____
Wes Pinkley has the authority to sign on behalf of Paul Pinkley Construction, Inc.

Certificate of Surveying Accuracy:

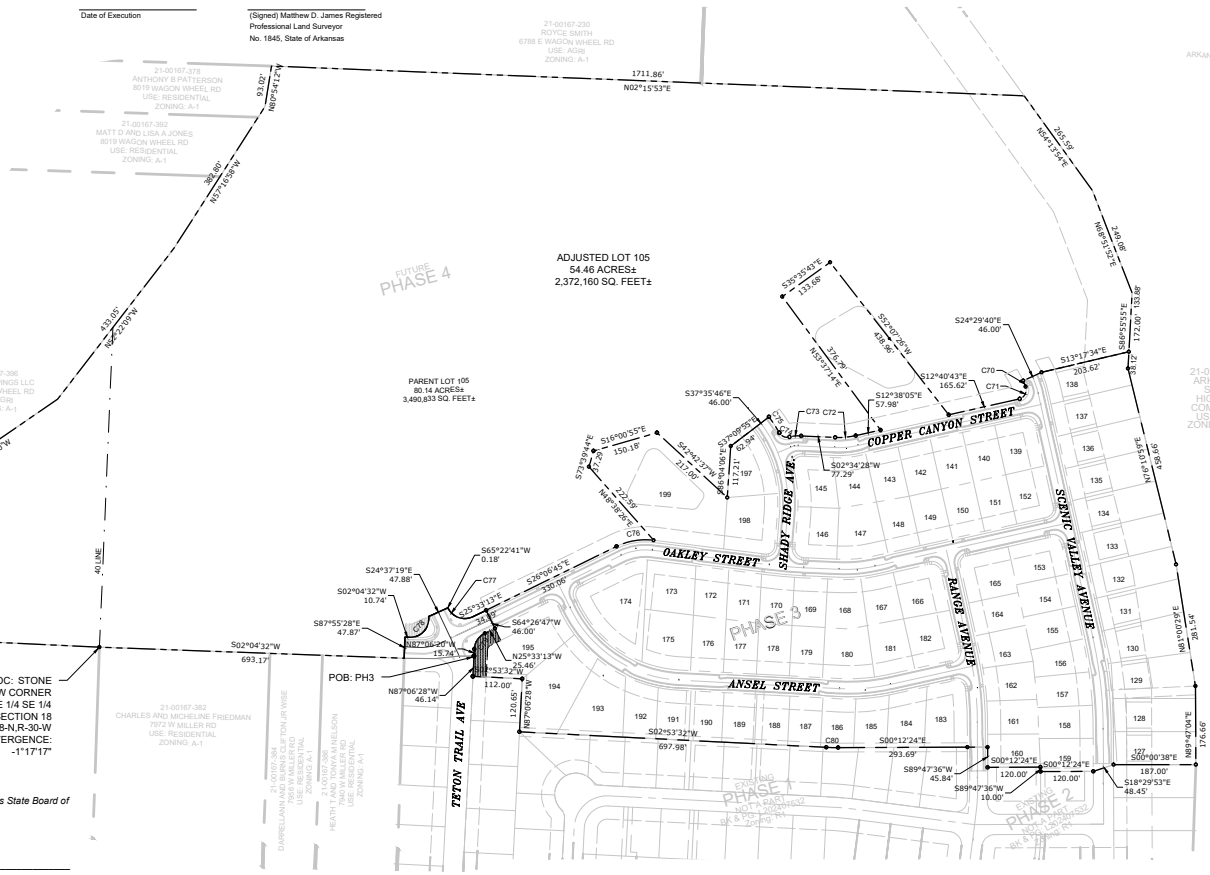
I, Matthew D. James, hereby certify that this Plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type, and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met..

_____ Date of Execution

_____ (Signed) Matthew D. James Registered Professional Land Surveyor No. 1845, State of Arkansas

Legend

- Light Pole
- Water Valve
- Water Meter
- Fire Hydrant
- Sewer Manhole / Benchmark
- Set Chiseled "X", Sign
- Existing Monument, Set Monument
- Insert, Landtie
- Building Set Backs
- General Easement Line
- Exterior Property Line
- Lot Line
- Adjacent Property Line
- Centerline
- Water Line
- Sanitary Sewer
- Force Main
- Drainage Pipe
- Sidewalk–To Be Built With Homes
- Ex. Sidewalk & Ramps
- Buildable Area per this Plat adjacent to Beaver Water District 60" water line Easement
- Existing Easement
- Easement Per This Plast



Certificates of Acceptance:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	Date	Signature
Accpetance of Dedications	_____	_____ City Clerk
	_____	_____ Mayor
Commission	_____	_____ Secretary, Planning Commission
	_____	_____ Chairman, Planning Commission
Approval for Recording	_____	_____ Director, Planning & Community Development Division
Water and Sewer	_____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	_____	_____ Director of Engineering

Certificate of Ownership & Dedication:

I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date:_____ Owner:_____

Subscribed and sworn before me, this_____ day of _____,2026.

_____ Notary Public

_____ My Commission Expires

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1845
SIGNATURE
MATTHEW D. JAMES

State Filing Code:
500-18N-31W-0-07-0130-04-1845

FP-25-06 (Permit # 260178) Spring Creek Farms, Phase III, Revised

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

FINAL PLAT
SPRING CREEK FARMS PHASE 3

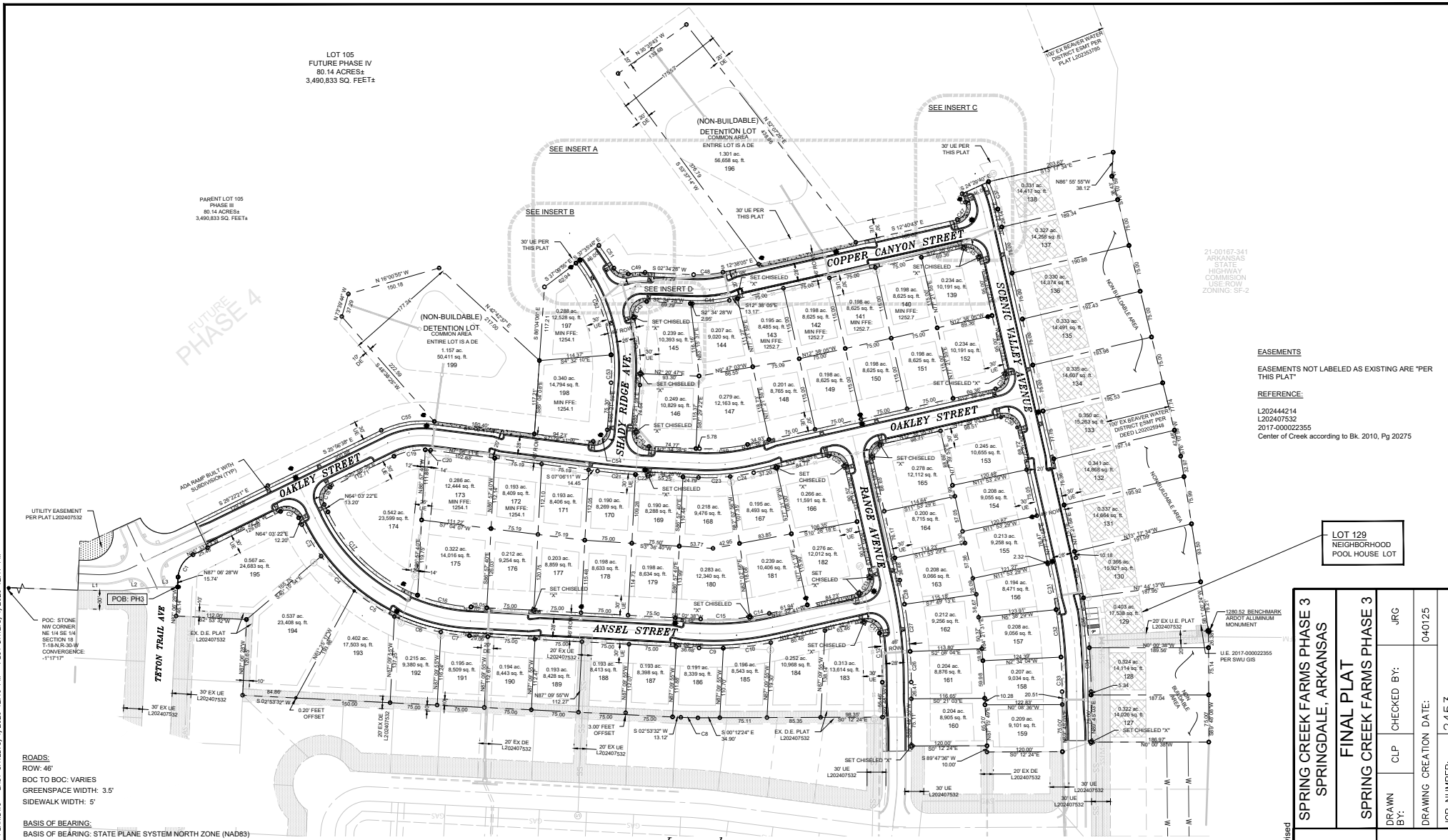
DRAWN BY:	CLP	CHECKED BY:	JRG
DRAWING CREATION DATE:			040125
JOB NUMBER:	2453		

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
www.eda-pa.com
813 West Meadow Avenue
Springdale, Arkansas 72764
James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

JLS

1 of 3

P:\PROJECTS\2453\CIVIL\2453FP FINAL PLAT 1 OF 3 .DWG LAST SAVED:8/4/2026 12:12 PM PLOT DATE:8/4/2026 12:13 PM



EASEMENTS

EASEMENTS NOT LABELED AS EXISTING ARE "PER THIS PLAT"

REFERENCE:

L202444214
L202407532
2017-000022355
Center of Creek according to Bk. 2010, Pg 20275

ROADS:
ROW: 46'
BOC TO BOC: VARIES
GREENSPACE WIDTH: 3.5'
SIDEWALK WIDTH: 5'

BASIS OF BEARING:
BASIS OF BEARING: STATE PLANE SYSTEM NORTH ZONE (NAD83)
BASIS OF ELEVATION: NAVD 88

SEPTIC: NO KNOWN EXISTING WELLS AND/OR SEPTIC SYSTEM

ZONING: LOW / MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL (SF-2)

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

BUILDING SETBACKS PER (SF-2) ZONING:
FRONT BSB MIN: 30' F *(ALSO APPLIES TO BOTH STREET FRONTAGES ON CORNER LOTS WITH PUBLIC STREET FRONTAGE).*
SIDE BSB: 8'
REAR BSB: 20'

LOT DENSITY MIN: 4 LOTS/AC
LOT AREA MIN: 8,000 SF
LOT WIDTH MIN: 70' AT FRONT SETBACK LINE
BLDG HEIGHT MAX: 35'

TRASH COLLECTION: CURBSIDE PICKUP

Legend

- Light Pole
- Water Valve
- Water Meter
- Fire Hydrant
- Sewer Manhole Benchmark
- Set Chiseled "X", Sign
- Existing Monument, Set Monument
- Insert, Landtie
- Building Set Backs
- General Easement Line
- Exterior Property Line
- Lot Line
- Adjacent Property Line
- Centerline
- Water Line
- Sanitary Sewer
- Force Main
- Drainage Pipe
- Sidewalk–To Be Built With Homes
- Ex. Sidewalk & Ramps
- Buildable Area per this Plat adjacent to Beaver Water District 60" water line Easement
- Existing Easement
- Easement Per This Plast

LOTS:

70 RESIDENTIAL SINGLE FAMILY LOTS
2 STORM WATER DETENTION LOTS
1 NEIGHBORHOOD POOL HOUSE LOT

TOTAL LINEAR FEET OF STREET BEING DEDICATED:

4,710.00 L.F. - MSP DESIGNATION: LOCAL WITH PARKING

FPP-2026 (Permit # 260178) Spring Creek Farms, Phase III, Revised

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

FINAL PLAT
SPRING CREEK FARMS PHASE 3

DRAWN BY:	CLP
CHECKED BY:	JRG
DRAWING CREATION DATE:	040125
JOB NUMBER:	2453

Earthplan Design Alternatives, PA
EDA
813 West Meadow Avenue
Springdale, Arkansas 72764
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Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com
JLS

P:\PROJECTS\2453\CIVIL\2453FP FINAL PLAT 2,3, LIGHTING & SIGNAGE PLAN.DWG LAST SAVED:8/4/2026 12:16 PM PLOT DATE:8/4/2026 12:17 PM

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	45.16	41.60	62°12'04"	N56°19'58"W	42.98
C2	33.77	21.50	90°00'00"	N19°03'22"E	30.41
C3	58.88	315.00	10°42'38"	N58°42'02"E	58.80
C4	76.39	315.00	13°53'43"	N46°23'52"E	76.21
C5	75.93	315.00	13°48'39"	N32°32'41"E	75.75
C6	78.11	315.00	14°12'25"	N18°32'08"E	77.91
C7	46.12	315.00	8°23'18"	N07°14'17"E	46.08
C8	27.04	500.00	3°05'56"	S01°20'34"W	27.04
C9	38.36	450.00	4°53'04"	N00°35'48"E	38.35
C10	76.14	450.00	9°41'40"	N06°41'33"W	76.05
C11	34.35	20.50	96°00'42"	N35°27'26"E	30.47
C12	78.44	704.00	6°23'02"	N86°39'40"E	78.40
C13	33.81	21.50	90°06'00"	S57°35'41"E	30.43
C14	31.55	404.00	4°28'27"	S10°18'28"E	31.54
C15	78.33	404.00	11°06'34"	S02°30'57"E	78.21
C16	87.42	269.00	18°37'15"	S12°21'16"W	87.04
C17	199.02	269.00	42°23'28"	S42°51'38"W	194.52
C18	32.20	20.50	90°00'00"	N70°56'38"W	28.99
C19	51.41	104.00	28°19'24"	N11°46'57"W	50.89
C20	8.58	104.00	4°43'32"	N04°44'31"E	8.57
C21	60.65	1023.00	3°23'48"	N05°24'10"E	60.64
C22	20.25	1023.00	1°08'03"	N03°08'14"E	20.25

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C23	50.49	333.00	8°41'16"	N01°46'17"W	50.44
C24	37.89	333.00	6°31'09"	N09°22'30"W	37.87
C25	33.77	21.50	89°59'24"	N32°21'37"E	30.40
C26	48.90	749.50	3°44'17"	S87°58'55"W	48.89
C27	75.75	749.50	5°47'27"	S83°13'03"W	75.72
C28	38.81	749.50	2°58'00"	S78°50'19"W	38.80
C29	25.92	16.50	90°00'36"	N57°38'23"W	23.34
C30	33.77	21.50	90°00'03"	N32°21'57"E	30.41
C31	73.76	947.00	4°27'45"	N79°35'51"E	73.74
C32	76.04	947.00	4°36'02"	N84°07'44"E	76.02
C33	54.97	947.00	3°19'33"	N88°05'32"E	54.96
C34	69.87	993.00	4°01'53"	N87°44'21"E	69.85
C35	79.90	993.00	4°36'36"	N83°25'06"E	79.88
C36	64.94	993.00	3°44'50"	N79°14'23"E	64.93
C37	46.14	223.00	11°51'16"	N71°26'17"E	46.06
C38	31.42	20.00	89°59'57"	N57°38'03"W	28.28
C39	76.98	290.00	15°12'32"	N05°01'49"W	76.75
C40	34.54	21.50	92°03'33"	N48°36'14"E	30.95
C41	18.14	322.69	3°13'16"	S86°57'14"E	18.14
C42	90.53	322.69	16°04'28"	N83°23'54"E	90.24
C43	37.42	20.00	107°12'47"	S51°01'56"E	32.20
C44	59.19	223.00	15°12'30"	S05°01'48"E	59.02

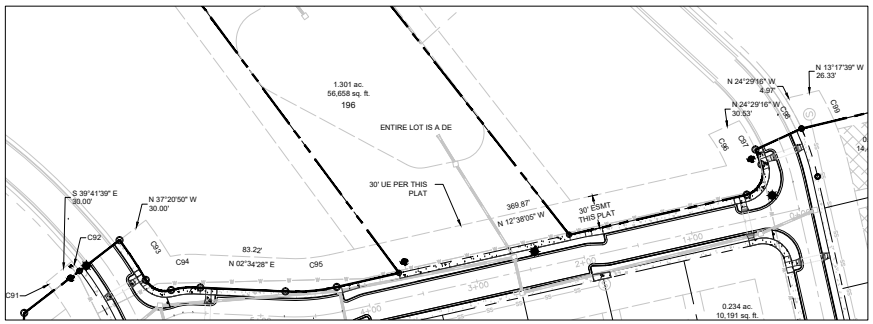
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C45	31.42	20.00	90°00'03"	S32°21'57"W	28.28
C46	14.55	177.00	4°42'31"	N67°52'00"E	14.54
C47	34.12	21.50	90°55'11"	S64°19'18"E	30.65
C48	46.98	177.00	15°12'32"	S05°01'49"E	46.85
C49	26.86	69.84	22°02'04"	S04°50'03"E	26.69
C50	26.80	20.00	76°47'07"	S21°56'27"W	24.84
C51	43.30	323.00	7°40'50"	S56°29'35"W	43.27
C52	158.38	276.46	32°49'29"	N69°03'48"E	156.22
C53	44.39	276.46	9°12'01"	S89°55'27"E	44.34
C54	32.28	20.00	92°28'08"	S39°07'56"E	28.89
C55	86.52	150.00	33°02'55"	S09°25'12"E	85.33

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C91	10.00	243.66	2°21'08"	N51°28'31"E	10.00
C92	11.31	276.48	2°20'38"	N51°28'40"E	11.31
C93	39.72	353.00	6°26'51"	N55°52'36"E	39.70
C94	22.95	93.00	14°08'29"	N04°29'47"W	22.90
C95	39.02	147.00	15°12'32"	N05°01'49"W	38.91
C96	32.61	147.00	12°42'43"	S60°05'33"W	32.55
C97	30.15	177.00	9°45'30"	N60°37'59"E	30.11
C98	30.09	223.00	7°43'48"	S61°38'45"W	30.06
C99	30.85	253.00	6°59'09"	N63°21'35"E	30.83

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°29'10"W	70.07
L2	S05°53'16"E	54.42
L3	S00°02'04"W	34.35

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C70	14.54	1038.43	0°48'09"	N67°51'59"E	14.54
C71	34.12	21.50	90°55'11"	S64°19'18"E	30.65
C72	46.98	177.00	15°12'32"	S05°01'49"E	46.85
C73	26.86	69.84	22°02'04"	S04°50'03"E	26.69
C74	26.80	20.00	76°47'07"	S21°56'27"W	24.84
C75	43.30	323.00	7°40'50"	S56°29'35"W	43.27
C76	86.52	150.00	33°02'50"	S09°25'13"E	85.32
C77	66.66	42.00	90°56'09"	S19°54'44"W	59.88
C78	72.94	42.00	99°30'00"	S47°40'09"E	64.11
C79	45.12	42.00	61°32'59"	N56°19'51"W	42.98
C80	27.04	500.00	3°05'56"	S01°20'34"W	27.04

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	84.02	352.65	13°39'05"	S84°41'17"W	83.82



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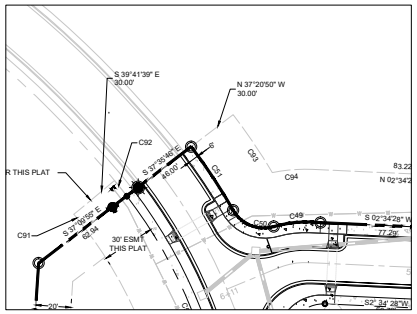

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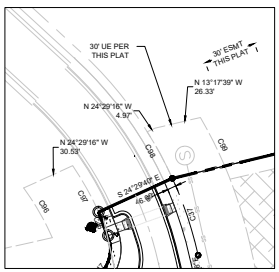

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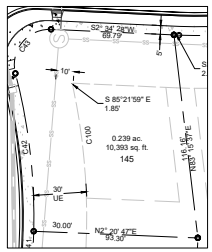

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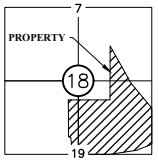
1"=50'

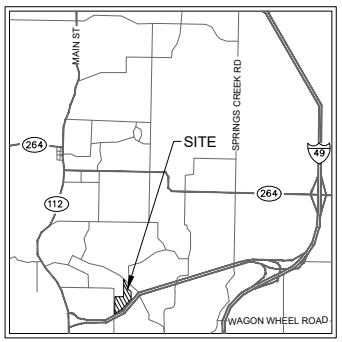


T18N, R30W

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Document Number L202407532 at the Office of the Circuit Clerk Benton County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
8. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. Subsurface and environmental conditions were not examined nor considered a part of this survey.
11. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
12. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
13. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0430J. Revised date September 9/28/2007



VICMAP VICINITY MAP NOT TO SCALE

SPRING CREEK FARMS PHASE 3
SPRINGDALE, ARKANSAS

FINAL PLAT
SPRING CREEK FARMS PHASE 3

DRAWN BY:	JRG
CLP	CHECKED BY:
DRAWING CREATION DATE:	040125
JOB NUMBER:	2453

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
www.eda-pa.com
813 West Meadow Avenue
Springdale, Arkansas 72764

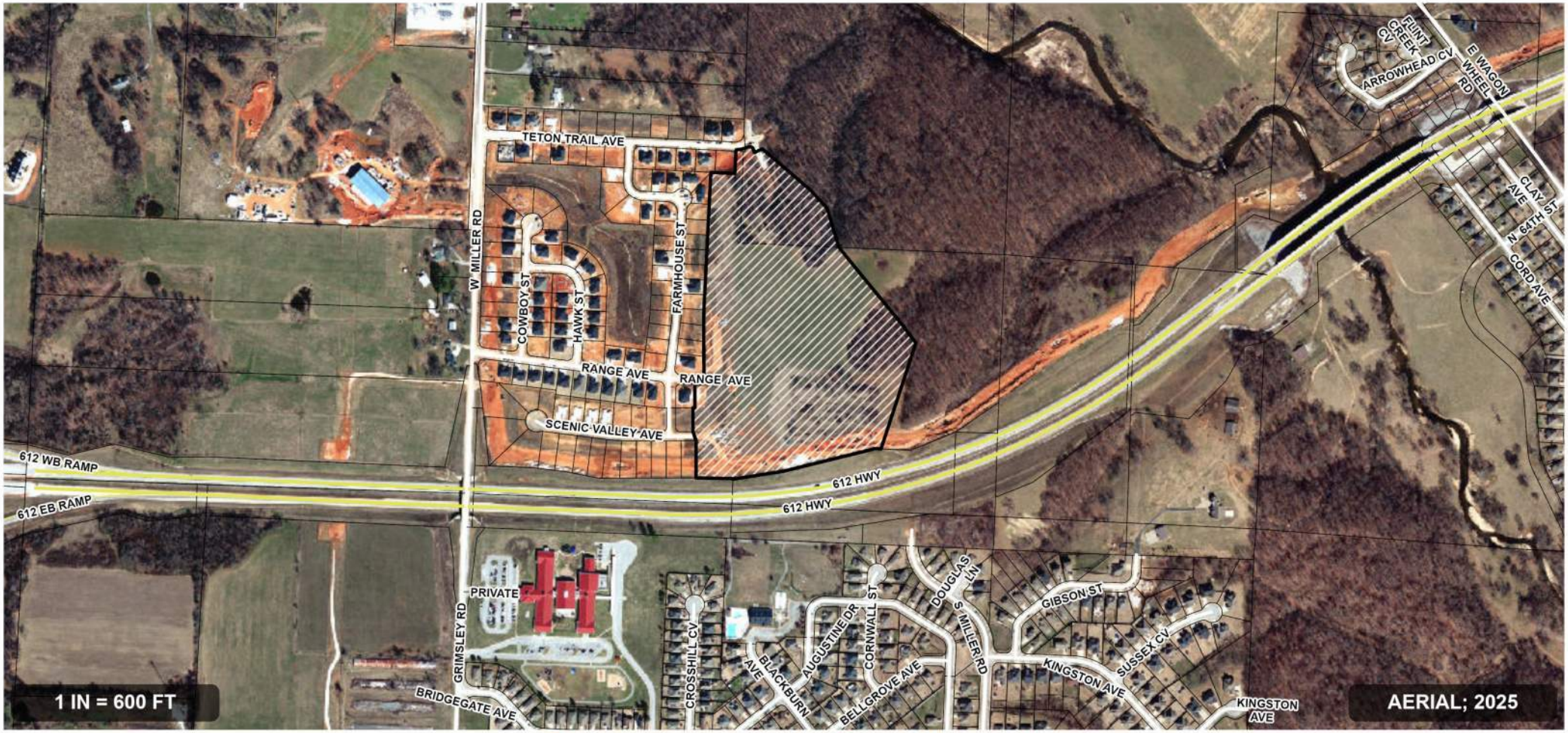
James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

JLS

3 of 3

FP-206 (Permit # 260178) Spring Creek Farms, Phase III, Revised

P:\PROJECTS\2453\CIVIL\2453FP FINAL PLAT 2,3, LIGHTING & SIGNAGE PLAN.DWG LAST SAVED:8/4/2026 12:26 PM PLOT DATE:8/4/2026 12:27 PM



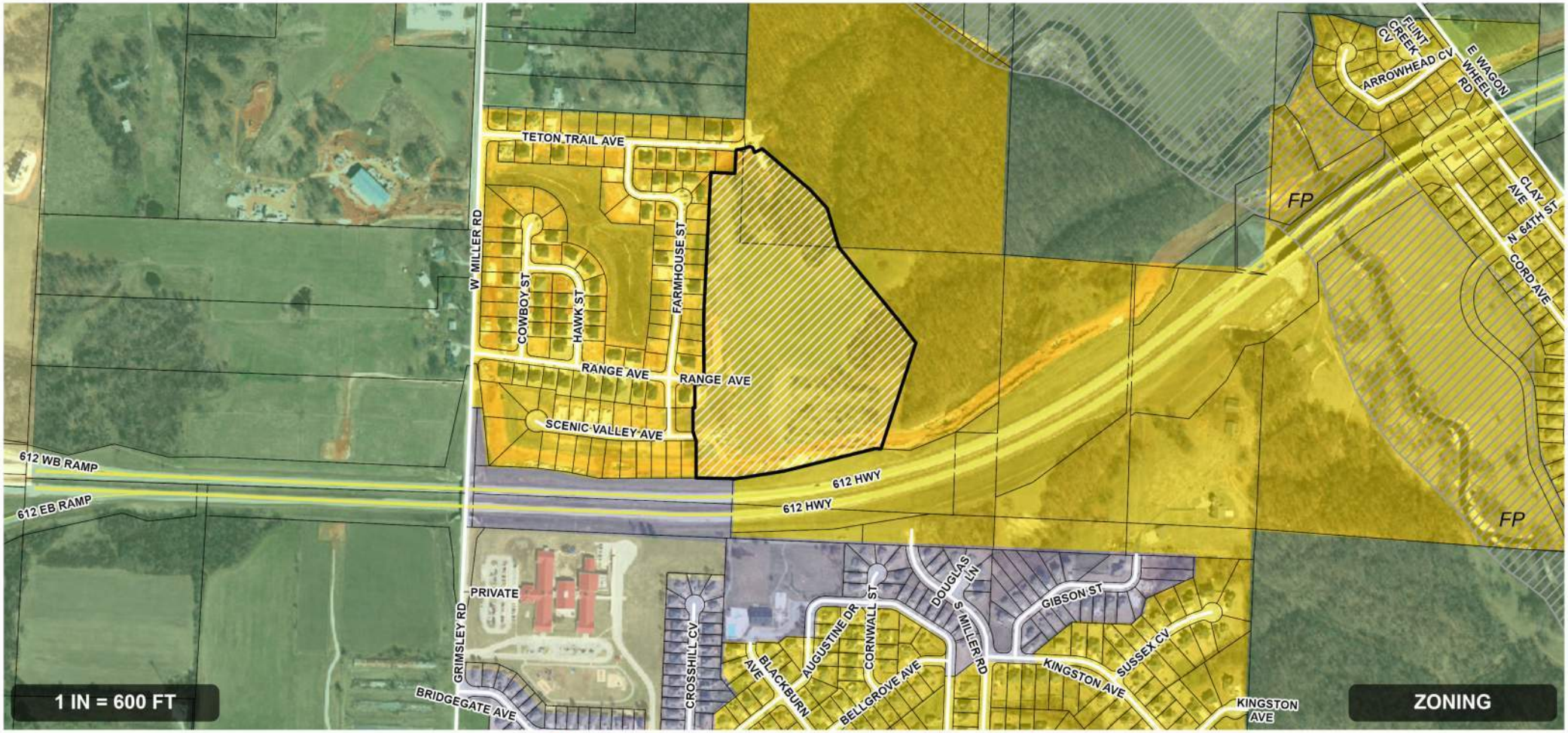
PROJECT AREA

FP26-06: Spring Creek Farms, Phase III

Teton Trail Avenue

FP26-06: Final Plat

N



PROJECT AREA

FP26-06: Spring Creek Farms, Phase III

Teton Trail Avenue

FP26-06: Final Plat

N

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE REPLAT (RP26-10) OF COMMERCE SUBDIVISION PHASE II, LOT 2 AND LOT 3 OF BLOCK 2 TO THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

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

Legal Description

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 2, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KELLEY AVENUE (50' R/W); THENCE S02°15'48"W 199.84 FEET TO AN IRON PIN FOUND; THENCE N87°49'23"W 219.70 FEET TO AN IRON PIN FOUND; THENCE N02°13'27"E 200.21 FEET TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLEY AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°43'33"E 219.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

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 (RP26-10) of Commerce Subdivision Phase II, Lot 2 and Lot 3 of Block 2 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 (RP26-10) of Commerce Subdivision Phase II, Lot 2 and Lot 3 of Block 2 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:

_____
Garrett Harlan, City Attorney

ZONING AND SETBACK INFORMATION:

THIS PROPERTY IS CURRENTLY ZONED C-2 (GENERAL COMMERCIAL DISTRICT)

BUILDING SETBACKS ARE AS FOLLOWS:

FRONT:	30 FEET
FRONT:	50 FEET (IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING)
SIDE:	0 FEET (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
SIDE:	20 FEET (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)
REAR:	20 FEET

PARENT TRACT:

PARCEL NUMBER 815-21077-000

AS SHOWN IN DEED RECORDED IN BOOK 2018 AT PAGE 6187.

Lot 2, Block 2, Commerce Subdivision, Phase II, to the City of Springdale, Arkansas, as shown on plat of record in Plat Book 7 at page 16, plat records of Washington County, Arkansas.

PARENT TRACT:

PARCEL NUMBER 815-21078-000

AS SHOWN IN DEED RECORDED IN BOOK 2026 AT PAGE 2184.

Lot Number 3, Block Number 2, Commerce Subdivision, Phase II, a 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.

SURVEY DESCRIPTION LOT 2A (THIS PLAT):

PARCEL NUMBER 815-21077-000 & PARCEL NUMBER 815-21078-000.

LOT 2 AND LOT 3, ALL IN BLOCK TWO OF THE COMMERCE SUBDIVISION PHASE II TO THE CITY OF SPRINGDALE, AS SHOWN ON A PLAT RECORDED IN BOOK 7 AT PAGE 16, WASHINGTON COUNTY, ARKANSAS. ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LOT 2, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF KELLEY AVENUE (50' R/W); THENCE S02°15'48"W 199.84 FEET TO AN IRON PIN FOUND; THENCE N87°49'23"W 219.70 FEET TO AN IRON PIN FOUND; THENCE N02°13'27"E 200.21 FEET TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF SAID KELLEY AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°43'33"E 219.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SITE SPECIFIC NOTES:

NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.

B26-86 VARIANCE FOR REDUCTION OF REAR SETBACK WAS APPROVED ON AUGUST 4, 2026.

VICINITY MAP

NOT TO SCALE

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: _____ _____ _____
NAME DATE SIGNATURE

STATE OF ARKANSAS
COUNTY OF _____
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CITY OF SPRINGDALE CERTIFICATES OF ACCEPTANCE:

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

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

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR OF RECORD.

SURVEY IS NON-TRANSFERABLE TO PARTIES OUTSIDE OF THE CURRENT SUBJECT TRANSACTION.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON OBSERVABLE SURFACE EVIDENCE MADE AT THE TIME OF THE FIELD SURVEY. FIELD CONDITIONS MAY HAVE AN IMPACT ON THESE LOCATIONS. THE SURVEYOR MAKES NO CERTIFICATION THAT THE SUBSURFACE UTILITIES SHOWN ARE IN THE LOCATION, OR SIZES INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05143C0070G
REVISED DATE: JANUARY 25, 2024

CERTIFICATE OF AUTHORIZATION PAYA INC. No. 3152 ARKANSAS

SITE ADDRESS:

P.N. 815-21077-000
3803 KELLEY AVE.
SPRINGDALE, AR 72764

P.N. 815-21078-000
3805 KELLEY AVE.
SPRINGDALE, AR 72764

OWNERS:

P.N. 815-21077-000
KINCO PROPERTIES LLC
12600 LAWSON RD
LITTLE ROCK, AR 72210

P.N. 815-21078-000
KINCO PROPERTIES LLC
12600 LAWSON RD.
LITTLE ROCK, AR 72210

SHEET INDEX:

1 COVER SHEET
2 SURVEY

CITY OF SPRINGDALE PROJECT NUMBER: RP26-10

REVISION	DATE	DESCRIPTION
R2	08/05/26	CITY OF SPRINGDALE COMMENTS
R1	07/20/26	CITY OF SPRINGDALE COMMENTS

STATE PLAT CODE: 500-17N-30W-0-03-430-72-1380

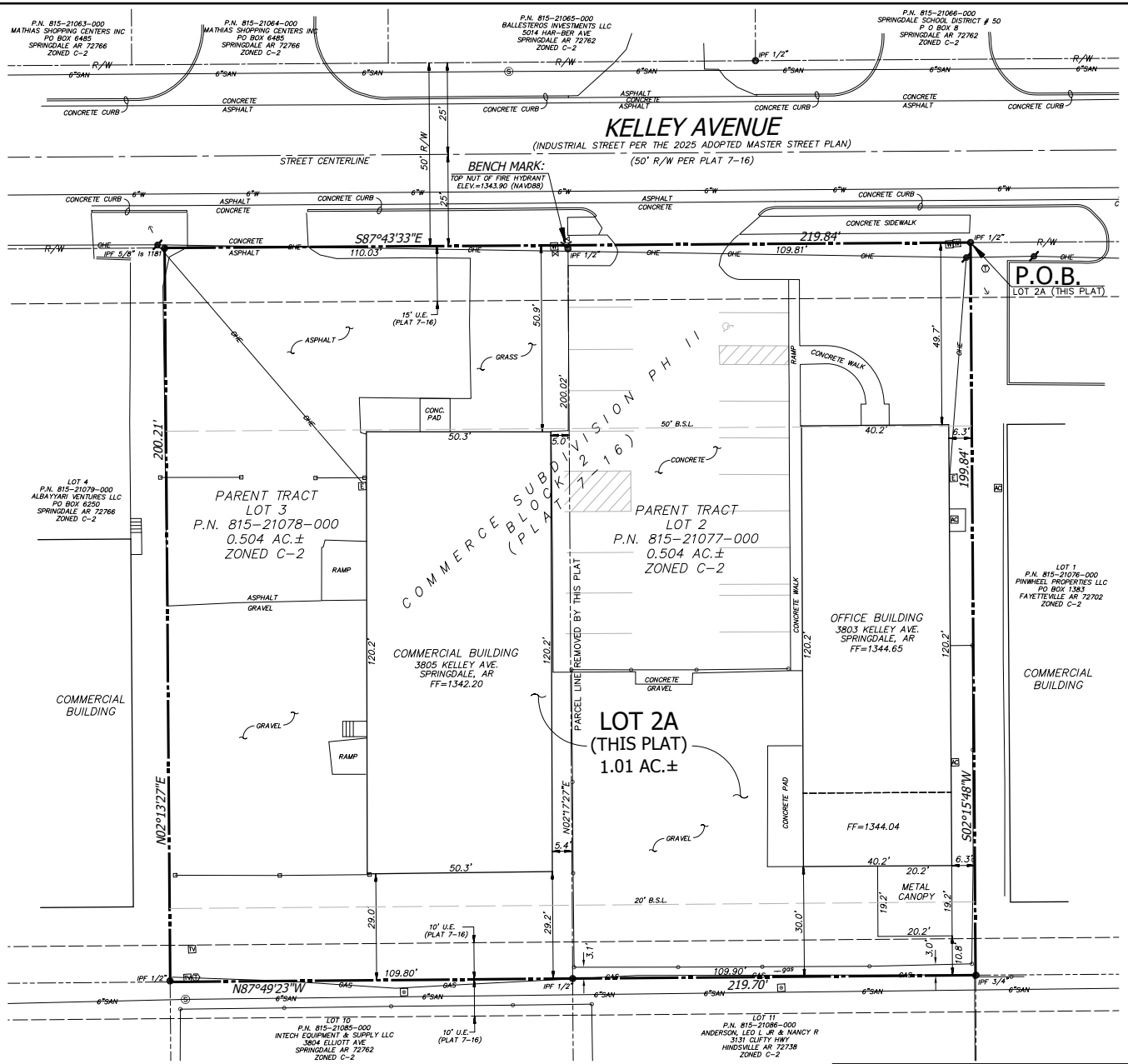
LICENSED PROFESSIONAL SURVEYOR STATE OF ARKANSAS NO. 1380 SIGNATURE LAZARO G. PAYA

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 - CAVE SPRINGS, AR - 72718

REPLAT

LOT 2 AND LOT 3 OF BLOCK TWO
COMMERCE SUBDIVISION PHASE II
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR:	KINCO PROPERTIES LLC		
DRAWN BY: LP	SCALE: 1" = 20'	DATE:	May 26, 2026
REVISED: LP	DWG: 26005-REPLAT	SHEET: 1	OF: 2



BASIS OF BEARINGS: ARKANSAS STATE PLANE NORTH COORDINATE SYSTEM
CONVERGENCE ANGLE: -1°15'52"
COMBINED SCALE FACTOR: 0.99992955

VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
P.N.	PARCEL NUMBER
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
ls	LICENSED SURVEYOR

LEGEND:

- BOUNDARY LINE
- PARCEL LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- STREET CENTERLINE
- WOODEN FENCE
- CHAIN LINK FENCE
- OHE — OVERHEAD ELECTRIC LINE
- X"W — WATER LINE
- X"SAN — SANITARY SEWER LINE
- GAS — GAS LINE
- IRON PIN FOUND
- AC — AIR CONDITIONING UNIT
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- W — WATER METER
- WATER VALVE
- GAS METER
- TV — CABLE TV RISER
- T — TELEPHONE RISER
- SIGN
- S — SANITARY MANHOLE
- CLEANOUT
- ACCESSIBLE PARKING

SITE ADDRESS:

P.N. 815-21077-000
3803 KELLEY AVE.
SPRINGDALE, AR 72764

P.N. 815-21078-000
3805 KELLEY AVE.
SPRINGDALE, AR 72764

OWNERS:

P.N. 815-21077-000
KINCO PROPERTIES LLC
12600 LAWSON RD
LITTLE ROCK, AR 72210

P.N. 815-21078-000
KINCO PROPERTIES LLC
12600 LAWSON RD.
LITTLE ROCK, AR 72210

CITY OF SPRINGDALE PROJECT NUMBER: RP26-10

REVISION	DATE	DESCRIPTION
R2	08/05/26	CITY OF SPRINGDALE COMMENTS
R1	07/20/26	CITY OF SPRINGDALE COMMENTS

STATE PLAT CODE: 500-17N-30W-0-03-430-72-1380

SURVEYOR'S DECLARATION:

I, LAZARO G. PAYA, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST, 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: _____ SIGNED: _____

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 1380

CERTIFICATE OF AUTHORIZATION
PAYA INC.
No. 3152
ARKANSAS

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1380
SIGNATURE
LAZARO G. PAYA

PAYA INC.
www.paya-inc.com
(479) 696-9138
mail@paya-inc.com
P.O. BOX 13 – CAVE SPRINGS, AR – 72718

REPLAT
LOT 2 AND LOT 3 OF BLOCK TWO
COMMERCE SUBDIVISION PHASE II
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

PREPARED FOR:	KINCO PROPERTIES LLC		
DRAWN BY: LP	SCALE: 1" = 20'	DATE:	May 26, 2026
REVISED: LP	DWG: 26005-REPLAT	SHEET: 2 OF:	2

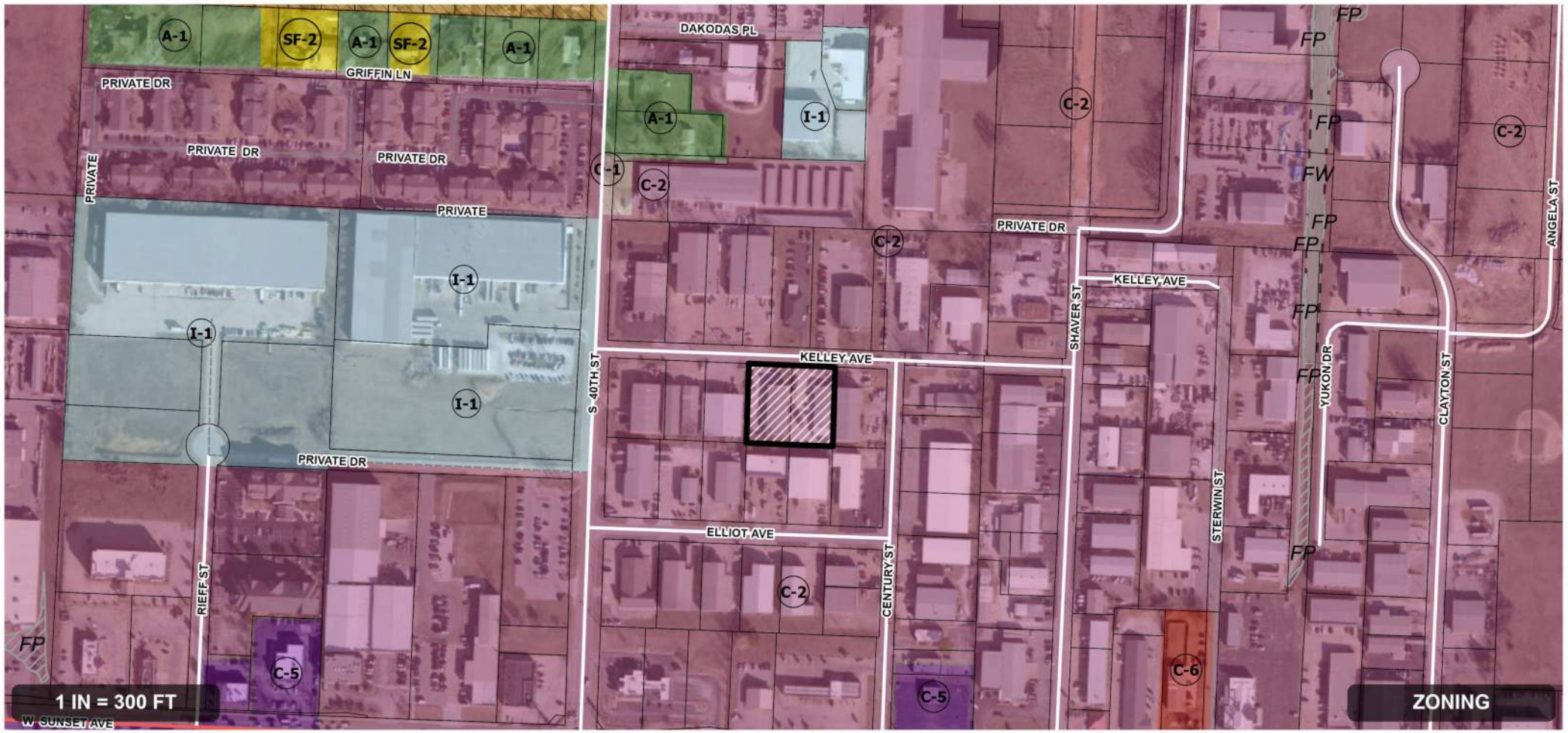
PROJECT AREA

RP26-10: Commerce Subdivision, Lots 2 & 3, Block 2

3803 Kelley Avenue

RP26-10: Replat of Lots 2 & 3, Block 2

N



PROJECT AREA

RP26-10: Commerce Subdivision, Lots 2 & 3, Block 2

3803 Kelley Avenue

RP26-10: Replat of Lots 2 & 3, Block 2

N

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W26-36) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO CHEMSTATION OF THE OZARKS IN CONNECTION WITH L25-02, A LARGE-SCALE-DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W26-36) 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 (W26-36) of street improvements to ESI Drive, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-02, a Large-Scale Development for ChemStation of the Ozarks, 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 ESI Drive, including improvements related thereto street lights in connection with L25-02, a Large-Scale Development for ChemStation of the Ozarks.

Option 2: **Denies** a waiver of street improvements to ESI Drive, including improvements related thereto street lights in connection with L25-02, a Large-Scale Development for ChemStation of the Ozarks.

Option 3: **Approves** payment in lieu of improvements to ESI Drive in connection with L25-02, a Large-Scale Development for ChemStation of the Ozarks, 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 ESI Drive including improvements related thereto street lights to be built in connection with L25-02, a Large-Scale Development for ChemStation of the Ozarks.

PASSED AND APPROVED this _____day of _____, 2026.

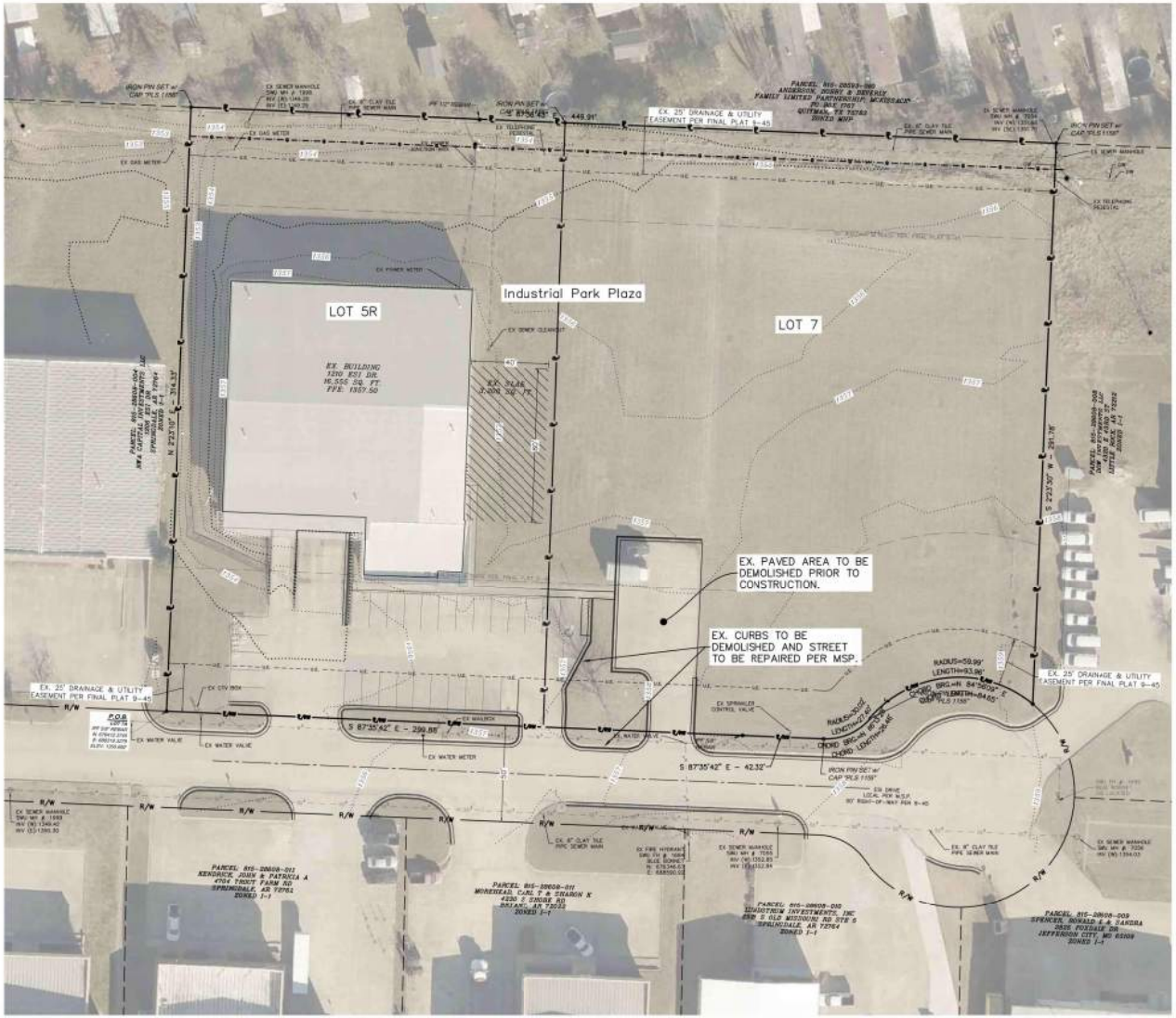
_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. OVERHEAD UTILITY
- EX. UNDERGROUND TELEPHONE
- EX. FENCE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- EX. CONTOUR
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

BUILDING/FIRE INFORMATION

OCCUPANCY GROUPS:	S-2; II
CONSTRUCTION TYPE:	IIB
SPRINKLED:	YES
HIGH RACK STORAGE:	YES

GRID N

GRAPHIC REPRESENTATION ONLY

SCALE: 1" = 30'

0 15' 30' 60'

VICINITY MAP
N.T.S.

OWNER/DEVELOPER: HALL SISTERS LLC
1327 ELM SPRINGS RD
SPRINGDALE, AR 72762

ENGINEER: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

PARCEL: 815-28608-007 & 815-28608-005

CITY ZONING: I-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS: FRONT – 75' PER FINAL PLAT 9-45
REAR SETBACK – 50' PER FINAL PLAT 9-45

GROSS SITE AREA: 1.67 ACRES

NET SITE AREA: 1.67 ACRES

PARKING REQUIRED: WAREHOUSE – 1 SPACE/1,200 SQUARE FEET OF GROSS FLOOR AREA.
MANUFACTURING – 1 SPACE/6,000 SQUARE FEET OF GROSS FLOOR AREA.
OFFICE – 1 SPACE/300 SQUARE FEET OF NET FLOOR AREA.

PARKING REQUIRED: 10,731 SF / 1,200 SF = 10 SPACES
10,731 SF / 6,000 SF = 2 SPACES
1,285 SF / 300 SF = 5 SPACES

17 SPACES REQUIRED (INCLUDING 1 ADA)

PARKING PROVIDED: 20 SPACES (INCLUDING 1 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05143C0009F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: APRIL 4, 2008.

PARCEL 815-28608-007:

LOT 7 IN INDUSTRIAL PARK PLAZA, AN ADDITION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.
SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

PARCEL 815-28608-005:

LOT NUMBER SIX (6), IN INDUSTRIAL PARK PLAZA, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THE FINAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

AND

LOTS NUMBERED TWO (2), THREE (3) AND FIVE (5), IN INDUSTRIAL PARK PLAZA, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THE FINAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

AND

PART OF LOTS ONE (1) AND TWO (2) AND ALL OF LOT TWELVE (12), IN BLOCK TWELVE (12), IN THE ORIGINAL TOWN OF TONTITOWN, ARKANSAS AS PER THE RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY.

City of Springdale
Approved For Construction
05/06/2025 1:47:48 PM ronhr

L25-02

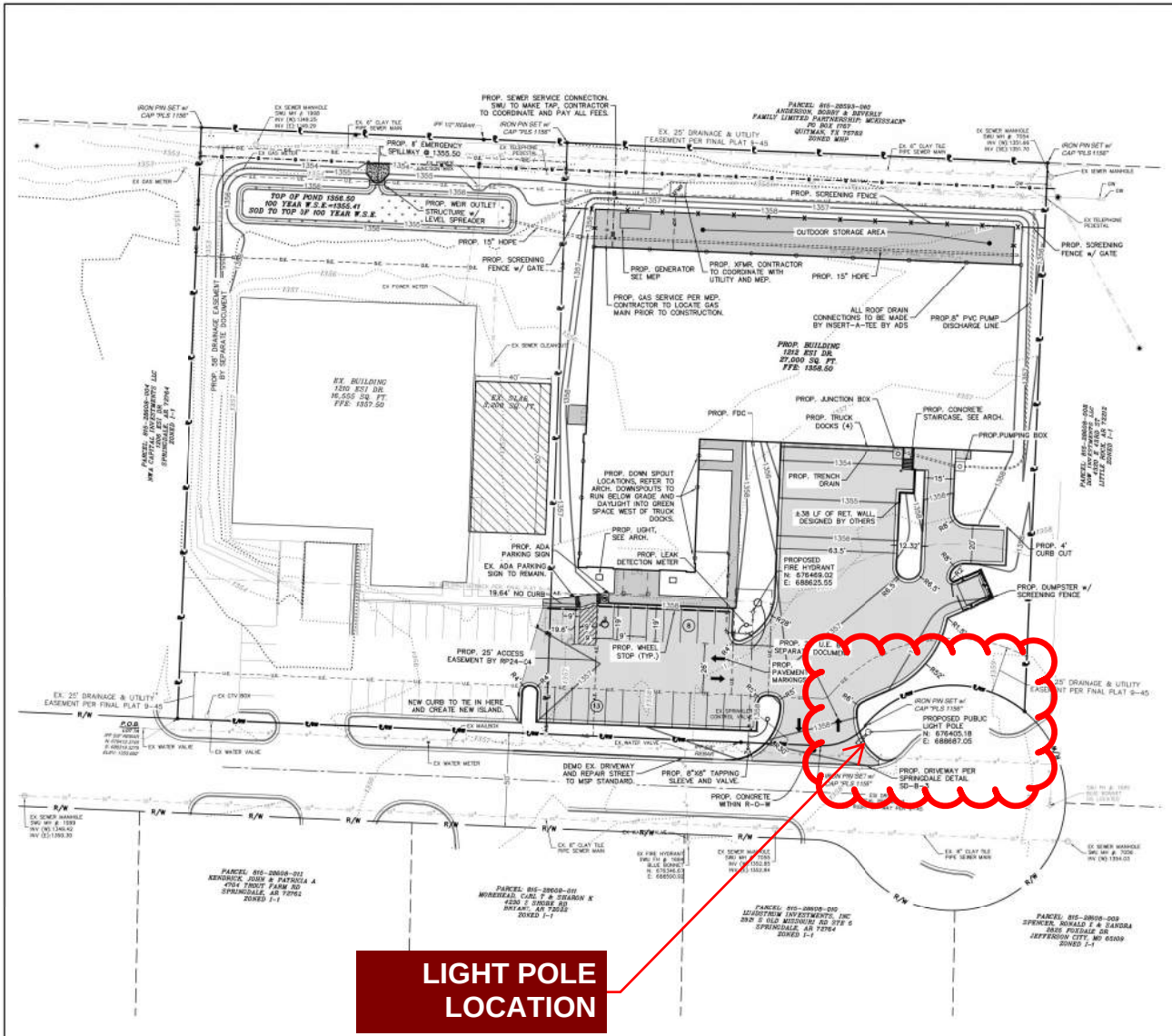
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

EXISTING CONDITIONS
CHEMSTATION FACILITY EXPANSION
1212 ESI DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Feb 18, 2025
DRAWN BY: MR
CHECKED BY: MR
W.O. # 23914

1



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. WATER LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. OVERHEAD POWER LINE
- EX. FIBER OPTIC LINE
- EX. OVERHEAD UTILITY
- EX. UNDERGROUND TELEPHONE
- EX. FENCE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. WATER METER
- EX. CONTOUR
- PROPOSED CONTOUR
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- PROPOSED WATERLINE
- PROPOSED SEWER MANHOLE & PIPE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE

BUILDING/FIRE INFORMATION

OCCUPANCY GROUPS:	H3, B
CONSTRUCTION TYPE:	IIB
SPRINKLED:	YES
HIGH RACK STORAGE:	YES

GRAPHIC REPRESENTATION ONLY
SCALE: 1" = 30'

VICINITY MAP
N.T.S.

OWNER/DEVELOPER: HALL SISTERS LLC, 1327 ELM SPRINGS RD, SPRINGDALE, AR 72762

ENGINEER: ENGINEERING SERVICES, INC., 1207 S. OLD MISSOURI ROAD, P.O. BOX 282, SPRINGDALE, AR 72762

PARCEL: 815-28608-007

CITY ZONING: I-1 (LIGHT INDUSTRIAL)

BUILDING SETBACKS: FRONT – 75' PER FINAL PLAT 9-45; REAR SETBACK – 50' PER FINAL PLAT 9-45

GROSS SITE AREA: 1.67 ACRES

NET SITE AREA: 1.67 ACRES

PARKING REQUIRED: WAREHOUSE – 1 SPACE/1,200 SQUARE FEET OF GROSS FLOOR AREA. MANUFACTURING – 1 SPACE/6,000 SQUARE FEET OF GROSS FLOOR AREA. OFFICE – 1 SPACE/300 SQUARE FEET OF NET FLOOR AREA.

PARKING REQUIRED: 11,374 SF / 1,200 SF = 9 SPACES; 11,374 SF / 6,000 SF = 2 SPACES; 1,523 SF / 300 SF = 5 SPACES. 16 SPACES REQUIRED (INCLUDING 1 ADA)

PARKING PROVIDED: 21 SPACES (INCLUDING 1 ADA)

FEMA FLOODPLAIN ZONE: THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X", (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05143C0090G, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JANUARY 25, 2024.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
3) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
4) MODIFIED CURB REQUIRED AT ALL DRIVES.
5) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
6) MINOR CHANGES TO THESE PLANS MAY BE MADE AT THE DISCRETION OF THE ENGINEER OF RECORD AS LONG AS CHANGES STILL MEET SPRINGDALE CITY CODES.
7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
9) ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND; EXCLUDING 12Kv AND ABOVE.
10) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
    A) DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
    B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
    C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
    D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
    E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
11) ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL.
12) STREET LIGHTS ARE REQUIRED AT EACH INTERSECTION AND ALONG THE STREET AT INTERVALS OF 300 TO 350 FEET AS MEASURED ALONG THE CENTERLINE OF THE STREET. THE MINIMUM INITIAL RATING FOR THE STREETLIGHT SHALL BE 6,800 LUMENS FOR A LOCAL STREET, 11,000 LUMENS FOR A COLLECTOR STREET, OR 20,000 LUMENS FOR AN ARTERIAL STREET.
13) ALL PAVEMENT LIGHT DUTY PER GEOTECHNICAL ENGINEERS REPORT.
14) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
15) A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

City of Springdale
Approved For Construction
05/06/2025 1:47:48 PM ronhr

L25-02

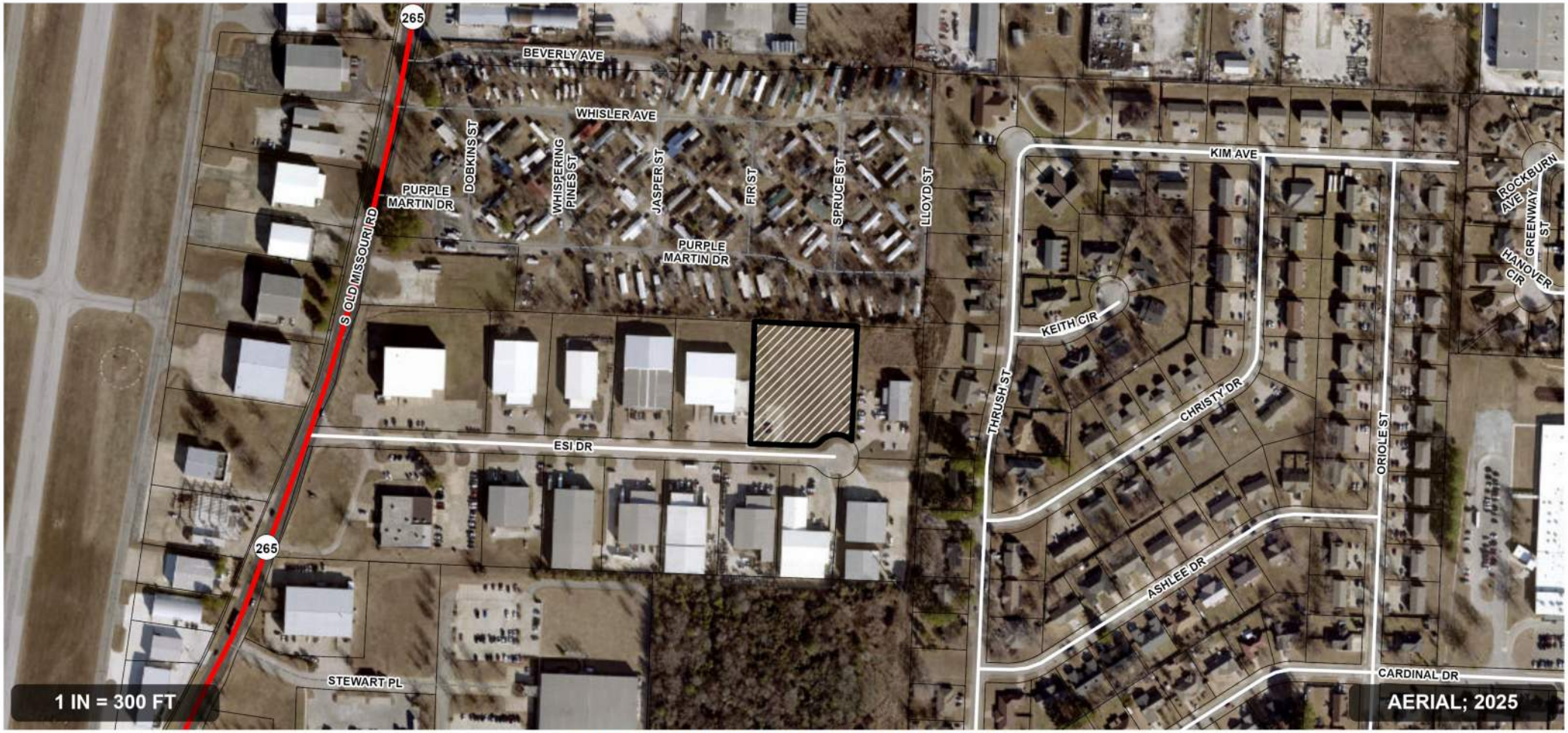
ESI ENGINEERING SERVICES INC. 1207 SOUTH OLD MISSOURI RD. SPRINGDALE, ARKANSAS 72764

LARGE SCALE DEVELOPMENT PLAN
CHEMSTATION FACILITY EXPANSION
1212 ESI DRIVE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Apr 30, 2025
DRAWN: TJH
CHK'D BY: BAB
W.O. # 23914

2



PROJECT AREA

W26-36: ChemStation of the Ozarks

1212 ESI Drive

Waiver of Street Improvements; Light Pole on ESI Drive

N

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT FOR THE CITY OF SPRINGDALE 2026 STREET OVERLAY PROJECT

WHEREAS, The Public Works Department has budgeted for the 2026 Street Overlay Project, and;

WHEREAS, the competitive bidding process provided by Arkansas law was utilized by the City of Springdale Public Works Department to obtain bids for the Overlay Project, and;

WHEREAS, the lowest responsible bidder was APAC-Central, Inc. in the amount of $1,699,733.60

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 APAC-Central, Inc. for the 2026 Street Overlay Project in amount not to exceed $1,699,733.60 to be paid from the 2026 Public Works Budget.

Section 2. The Mayor is authorized to approve additional 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 August, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, CITY CLERK

APPROVED:

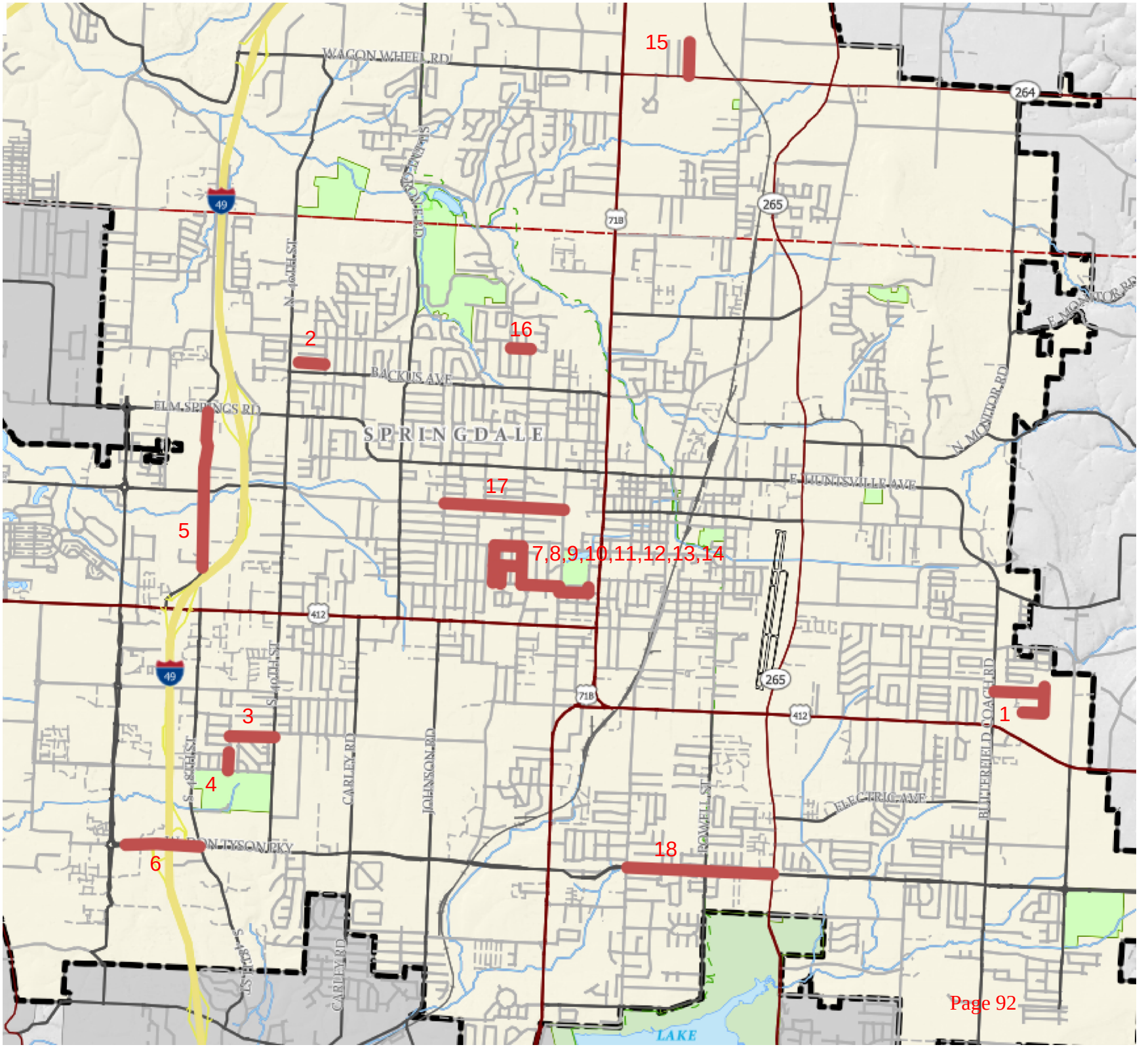
_____
Garrett Harlan, CITY ATTORNEY

Bid Tab 2026 Springdale Street Overlay

					APAC		GARRETT X		MCKENZIE ASPHALT	
Item No.	Spec. Sect.	Est. Qty.	Unit	Item Desctiption	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1	403	133,108	SY	**ACHM 9.5MM SUPERPAVE PG 64-22 (NO RAS)** including Tack Coat furnished and installed for	$10.25	$1,364,357.00	$10.57	$1,406,951.56	$11.50	$1,530,742.00
2	516	43,410	SY	**COLD MILLING ASPHALT PAVEMENT** furnished and installed for	$2.75	$119,377.50	$2.43	$105,486.30	$6.00	$260,460.00
3	403	517	TONS	**ASPHALT LEVELING COURSE** furnished and installed for	$115.00	$59,455.00	$112.31	$58,064.27	$123.00	$63,591.00
4	507	6,975	LF	**4" WHITE THERMOPLASTIC** furnished and installed for	$1.62	$11,299.50	$1.73	$12,066.75	$1.50	$10,462.50
5	507	6,900	LF	**4" DOUBLE YELLOW CENTER LANE** THERMOPLASTIC standard 8" gap furnished and installed	$4.06	$28,014.00	$4.31	$29,739.00	$3.75	$25,875.00
6	507	15,205	LF	**4" YELLOW THERMOPLASTIC** furnished and installed for	$1.62	$24,632.10	$1.73	$26,304.65	$1.50	$22,807.50
7	507	24	EA	**THERMOPLASTIC WORDS** furnished and installed for	$406.00	$9,744.00	$431.47	$10,355.28	$375.00	$9,000.00
8	507	52	EA	**THERMOPLASTIC SYMBOLS** furnished and installed for	$352.00	$18,304.00	$373.94	$19,444.88	$325.00	$16,900.00
9	507	175	LF	**24" STOP BAR** furnished and installed for	$21.66	$3,790.50	$23.01	$4,026.75	$20.00	$3,500.00
10	507	160	EA	**24" CROSSWALK BARS** furnished and installed for	$43.50	$6,960.00	$46.02	$7,363.20	$40.00	$6,400.00
11	510	1	LS	**TRAFFIC CONTROL** furnished and installed for	$26,900.00	$26,900.00	$48,522.00	$48,522.00	$15,000.00	$15,000.00
12	511	1	LS	**MOBILIZATION** installed and furnished for	$26,900.00	$26,900.00	$20,980.00	$20,980.00	$40,000.00	$40,000.00
				Bid Totals:		**$1,699,733.60**		**$1,749,304.64**		**$2,004,738.00**

	STREET	FROM	TO	WIDTH	LENGTHS (MILES)	(AREA SY)	THICKNESS	MILLING (SY)
1	Green Acres Road and Green Acres Circle (1.5")	All	All	26	0.62	9,457	1.5	4367
2	Birchwood Avenue (1.5")	Greenbriar	EOP	29	0.17	2892	1.5	1197
3	Chapman Avenue (1.5")	S 43rd St	S 40th	27	0.28	4,440	1.5	1971
4	S 43rd Street (1.5")	Watkins Avenue	midblock b/t Kendra & Atchinson	26	0.12	1,835	1.5	845
5	S 48th Street (2")	ARDOT ROW	Elm Springs Road	33	0.92	17,811	2	6477
6	W Don Tyson Parkway (2")	S 48th Street	Gene George	69	0.66	21,050	2	3661
7	Geneva Street (1.5")	Watson Ave	McRay Ave	27	0.23	3,643	1.5	1620
8	McRay Ave (1.5")	Geneva Street	S West End Street	30	0.17	2,992	1.5	337
9	West End Street (1.5")	McRay Ave	Watson Avenue	28	0.23	3,778	1.5	1620
10	Watson Drive (1.5")	Pleasant Street	Ash Street	30	0.23	4,048	1.5	1620
11	Watson Avenue (1.5")	West End Street	Thompson Street	29	0.48	8,166	1.5	3380
12	Zachary Street (1.5")	Frederick Ave	Watson Ave	26	0.1	1,525	1.5	704
13	Fredrick Avenue (1.5")	Geneva Street	West End Street	24	0.18	2,534	1.5	1267
14	Ash Street (1.5")	Watson Ave	Watson Drive	34	0.04	798	1.5	281
15	Hickory Street (1.5")	Hwy 264	EOP	28	0.21	3,450	1.5	1479
16	Counts Avenue/cheyenne trail (1.5")	Chyenne Trail	West End Street	27	0.12	1,902	1.5	845
17	W Emma Avenue (1.5")	Pleasant Street	Campbell Drive	25	0.75	11,000	1.5	5280
18	Don Tyson Parkway (2")	Turner	Old Missouri	56	0.91	29,898	2	6407

	STREET	FROM	TO	24" WHITE STOP BARS LF	DOUBLE CENTER LINE YELLOW 4" LF	SINGLE YELLOW 4" LF	24" CROSSWALK BARS EACH	White 4" LF	RIGHT TURN ARROW	LEFT TURN ARROW	STRIGHT THRU RIGHT TURN	THERMOPLASTIC WORDS
1	Green Acres Road and Green Acres Circle (1.5")	All	All				13					
2	Birchwood Avenue (1.5")	Greenbriar	EOP									
3	Chapman Avenue (1.5")	S 43rd St	S 40th									
4	S 43rd Street (1.5")	Watkins Avenue	midblock b/t Kendra & Atchinson	8			7					
5	S 48th Street (2")	ARDOT ROW	Elm Springs Road	24	400	9,800	11		5	9	8	5
6	W Don Tyson Parkway (2")	S 48th Street	Gene George	31	2,470	1,155	77	5,135	6	9		11
7	Geneva Street (1.5")	Watson Ave	McRay Ave							4	1	
8	McRay Ave (1.5")	Geneva Street	West End Street	16	690	470	17	60	1	2	1	5
9	S West End Street (1.5")	McRay Ave	Watson Avenue		1,315			90				
10	Watson Drive (1.5")	Pleasant Street	Ash Street	16	610							1
11	Watson Avenue (1.5")	West End Street	Thompson Street									
12	Zachary Street (1.5")	Frederick Ave	Watson Ave									
13	Fredrick Avenue (1.5")	Geneva Street	West End Street									
14	Ash Street (1.5")	Watson Ave	Watson Drive									1
15	Hickory Street (1.5")	Hwy 264	EOP									
16	Counts Avenue/cheyenne trail (1.5")	Chyenne Trail	West End Street									
17	W Emma Avenue (1.5")	Pleasant Street	Campbell Drive	32	165		11	65	1	1		
18	Don Tyson Parkway (2")	Turner	Old Missouri	48	1,250	3,780	24	1,625		4		2
19												
			Totals:	175	6,900	15,205	160	6,975	13	29	10	25


15
WAGON WHEEL RD
264
49
265
718
2
16
BACKUS AVE
ELM SPRINGS RD
SPRINGDALE
N MOCKOR RD
17
E HUNTSVILLE AVE
5
7,8,9,10,11,12,13,14
412
49
265
718
412
1
3
4
CARLEY RD
JOHNSON RD
BUTTERFIELD COACH RD
ELECTRIC AVE
18
6
LAKE

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF BLEACHERS FOR THE SPRINGDALE PARKS AND RECREATION DEPARTMENT.

WHEREAS, the voters of the City of Springdale approved the 2023 Bond Program to fund various public improvements, including parks and recreation; and

WHEREAS, the 2023 Bond Program authorizes the acquisition of facility and equipment improvements intended to enhance public amenities and improve the quality of life for Springdale residents; and

WHEREAS, the Springdale Parks and Recreation Department desires to purchase new bleachers for the Springdale Recreation Center as part of the improvements authorized under the 2023 Bond Program; and

WHEREAS, the Department is authorized to purchase the necessary equipment through a cooperative purchasing agreement authorized by Arkansas law; and,

WHEREAS, the Department has requested authorization to purchase new bleachers for the Springdale Recreation Center at a cost not to exceed $186,398.30, to be paid from the 2023 Parks and Recreation Bond Fund

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to purchase new bleachers for the Springdale Recreation Center from Swift Recreation, LLC., for $186,398.30, to be paid from the 2023 Parks and Recreation Bond Fund.

PASSED AND APPROVED this 11th day of August, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

_____
Garrett Harlan, CITY ATTORNEY

SPRINGDALE
WE'RE MAKING IT HAPPEN

DEPARTMENT FUNDING REQUEST

Department: Parks and Rec	Date: AUG 3RD 2026
Point of Contact: Chad Wolf	Amount Requested: $ 186,398.30
Date to be Presented to Committee: 8 /11 /2026	
Brief Description of Funding Request: **Purchase Bleachers for the Recreation Center**	
Funding Source: (General Fund, Special Fund, etc.) 2023 Bond	

IS IT BUDGETED?

YES ☐	**NO ☑**
$0 - $42,920.00 No Council Approval Needed	☐ $0 - $4,999
Request to Waive Bidding? ☑ BUY BOARD ☐ SOLE SOURCE	☐ $5,000 - $42,920.00 Requires **3** Quotes
Signature: Chad Wolf	☐ $42,921.00 + Requires Bid
Please attach supplemental information	Request to waive bidding? ☑ Buy Board ☐ Sole Source

P.O. Box 792110
New Orleans, LA 70179
www.swiftrecllc.com
Phone: 504-342-4961
TIPS Contract #24070201 & #24070202

Swift Recreation, LLC.

Playgrounds, Shade Structures, & Outdoor Recreation Equipment - Sales & Service

Proposal # 21510-JC-O2

Springdale Parks & Recreation

Attn: Chad Wolf

E-mail: cwolf@springdalear.gov

Date: 7/16/2026

Re: Springdale Recreation Center Bleacher w/o Vinyl Curtains

Est. Ship Date	Shipped Via	F.O.B Point	Terms
10 – 12 Weeks ARO	Best Way	Site	Net 10 Days

Name	Description	Unit price	Quantity	Discount	Tax	Amount
Site Amenity	(15) banks of freestanding floor attached bleachers, manual telescoping, 3 Row X 23'6", includes delivery and installation.	$164,900.00	1	10 %	9.75 %	$148,410.00
Miscellaneous	"C" Bracket 4 per bank required	$23,810.00	1	10 %	9.75 %	$21,429.00
	10 year understructure / 5 year topside warranty					

This quote is valid for 30 days and is subject to change without notice past this time.

Unless installation is quoted: Equipment is quoted F.O.B, knocked down and will require unloading, assembly, and installation. Swift Rec carries GL, Worker's Comp., Auto, and Umbrella Insurance. If Waiver's of Subrogation, OCP, Builder's Risk or other insurances are required, an additional fee will be charged.

One time subtotal: $169,839.00

Subtotal excluding tax: $169,839.00

Total tax: $16,559.30

Total: $186,398.30

We are pleased to submit the above quotation for your consideration. Should you place an order, be assured it will receive our prompt attention. Playground equipment requires installation over approved safety surfacing. **A 3.5% processing fee applies to credit card payments.** ACH and checks are not subject to this fee.

By: *Jack Cartwright*, NW Arkansas Play Consultant

Swift Recreation, LLC.

Accepted By:

Signature: _____

Name: _____

Title: _____

Date: _____

Here is the balance as of July 24, 2026. However, we have Rebatable Arbitrage of $134,065.37. The amount available to spend is $369,780.44.

#76136834 Springdale 2023 B Park & Rec Const Fd

Beginning Market Value ($) As Of Jul 1, 2026	502,381.36
Receipts ($)	0.00
Distributions & Transfers ($)	0.00
Investment Earnings ($)	1,464.45
Investment Change ($) ⓘ	0.00
Ending Market Value ($) As Of Jul 24, 2026	503,845.81

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 78 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, it has come to the attention of the City Council for the City of Springdale, Arkansas, that Chapter 78 of the Code of Ordinances of the City of Springdale, Arkansas, needs to be amended to include provisions regarding the use of electric motorcycles on the various trails located within the City of Springdale, Arkansas;

WHEREAS, it is in the best interests of the citizens of the City of Springdale, Arkansas, that Chapter 78 of the Code of Ordinances of the City of Springdale, Arkansas, be amended to include a new Article addressing the use of electric motorcycles on the various trails located within the City of Springdale, Arkansas.

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

Section 1: Chapter 78 of the Code of Ordinances of the City of Springdale is hereby amended to create a new Article, to be known as Chapter 78, Article III, to provide as follows:

ARTICLE III. – TRAIL USE CODE.

Sec. 78-60. - Operation of Vehicles and Use of City Trails.

(a) No golf carts or comparable sized vehicles nor any gas powered vehicles or electric vehicles with motor outputs exceeding 750 watts (1 horsepower) (except city maintenance or emergency vehicles) shall be driven or operated on the Razorback Greenway or any other city trail as designated on the Master Trail Plan.

(b) It is hereby declared unlawful to park or operate a motor vehicle on or along any city trail that has been or is hereafter so posted by the city.

Any motor vehicle that is being utilized for a legitimate government purpose or emergency shall be exempt for the provision of this section.

Section 2: All other provisions of Chapter 78 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically modified herein 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 effective immediately upon its passage and approval.

PASSED AND APPROVED this 11th day of August, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____

Garrett Harlan, City Attorney

ORDINANCE NO. _____

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

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

PROPERTY OWNER: Naicha M. Llanos Reyes
LEGAL DESCRIPTION: Lot 114, Deerfield Subdivision, Phase II, 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.
LAYMAN'S DESCRIPTION: 2970 Ouray St., Springdale, AR 72764
PARCEL NO.: 815-32963-000

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:

$369.32 clean-up costs and $24.92 administrative costs – 2970 Ouray St. (815-32963-000)

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

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

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

$394.24 plus 10% for collection – 2970 Ouray St (815-32963-000)

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 11th day of August, 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: 2601591

SPRINGDALE
WE'RE MAKING IT HAPPEN

Date: 05/29/2026
Status: Abated
Property: 2970 OURAY ST
City, State, Zip: ,

Officer on Site: Bryan McKee
Abatement Type: Lien
Abatement Date: 05/29/2026
Abatement Start Time: 0830
Abatement End Time: 0915

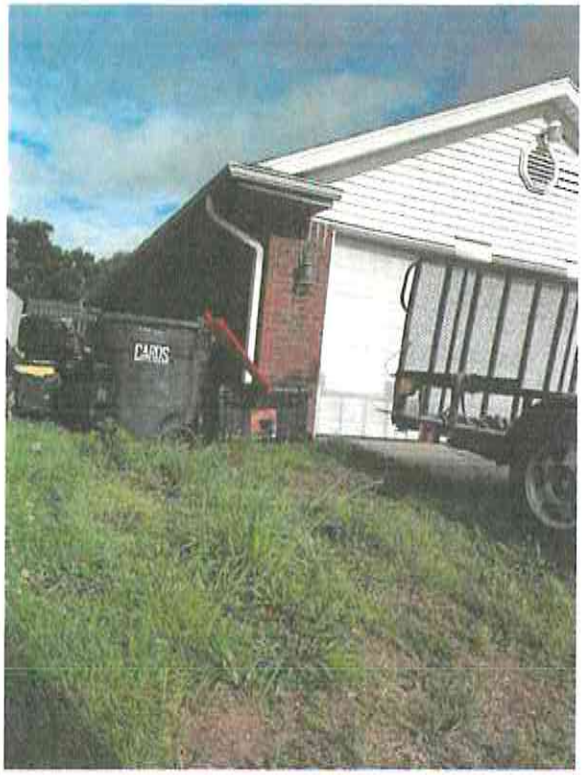
Fee	Amount
Disposal Cost Recovery	$118.32
Employee Rate	$90.00
Equipment Rate	$161.00
	Total Fee: $369.32

Method of Compliance: Front and side yards only were mowed by Public woks and removed rotten plywood and pallet stacked next to house. 2 trucks, 2 trailers, 2 full time, 2 part time employees and 1 mower.

Bryan McKee
Code Enforcement Officer

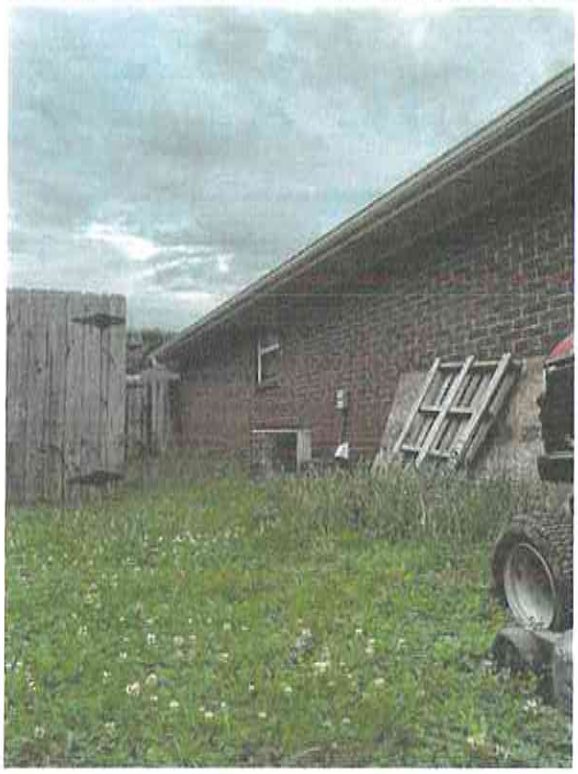
05/29/2026
Date

TRIAL MODE - Click here for more information



TRIAL MODE - Click here for more information

TRIAL MODE - Click here for more information



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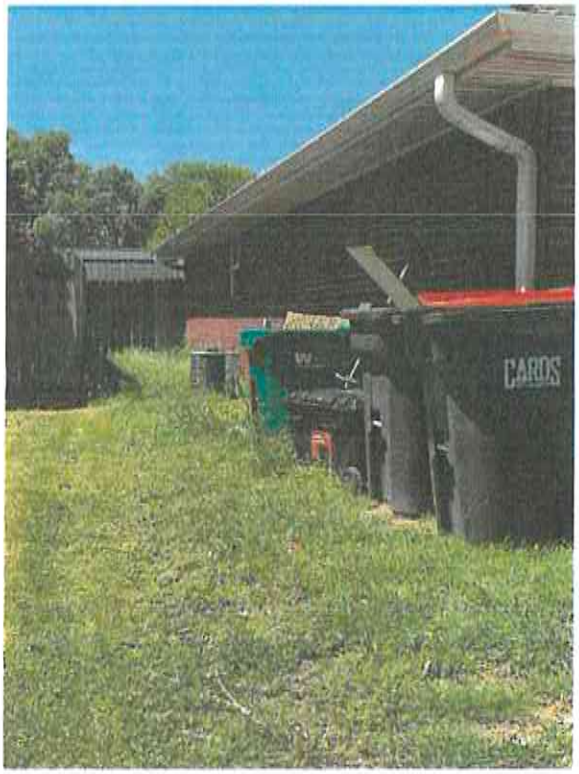

TRIAL MODE - Click here for more information

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

Giselle Gonzalez
Administrative Assistant
ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

Christy Pianalto
Chief Legal Assistant
cpianalto@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

June 29, 2026

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND REGULAR MAIL

Naicha M. Llanos Reyes
2970 Ouray St.
Springdale, AR 72764

RE: Notice of clean-up lien on property located at 2970 Ouray St., Springdale, Washington County, Arkansas, Tax Parcel No. 815-32963-000

Dear Property Owner/Lienholder:

On April 20th, 28th, & May 1st, 2026, a notice was posted on property located at 2970 Ouray St, 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 February 2nd, 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 May 29th, 2026. As of this date, the total costs incurred by the City of Springdale to clean this property are $369.32. I have enclosed an invoice evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of $9.92 per letter and a filing fee in the amount of $15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before August 5, 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, August 11, 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 $379.24, which includes $369.32 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 Naicha M. Llanos Reyes 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,

Garrett Harlan
City Attorney

Enclosures
GH:gg

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

CERTIFIED MAIL

9589 0710 5270 3758 3485 68

US POSTAGE PITNEY BOWES
ZIP 72701 $ 010.73⁰
02 4W
0008029153 JUN. 30 2026

L 6
APP
LM
C-24

Naicha Llanos Reyes
2970 Ouray St.
Springdale, AR 72764

UNC

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

NIXIE 722 DE 1 0007/21/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 72764455401 *2755-02251-01-21

SENDER: COMPLETE THIS SECTION

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

Naicha Llanos Reyes
2970 Ouray St.
Springdale, AR 72764

9590 9402 7987 2305 3127 17

2. Article Number *(Transfer from service label)*
9589 0710 5270 3758 3485 68

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery

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

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

Domestic Return Receipt

RESOLUTION NO. _____

A RESOLUTION TEMPORARILY APPOINTING REX BAILEY TO FILL THE VACANCY IN WARD 2, POSITION 2, ON THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, Aaron Huntley has resigned from his position as the Ward 2, Position 2, member of the Springdale City Council, creating a vacancy in that office; and

WHEREAS, pursuant to Arkansas Code Annotated sections 14-43-411 and 14-42-103(a)(2)(A), the City Council has called a special election to be held on November 3, 2026, to fill the vacant position for the remainder of the unexpired term; and

WHEREAS, Arkansas Code Annotated section 14-42-103(a)(2)(B)(i) authorizes the City Council, after calling a special election, to appoint a qualified elector of the City to serve temporarily until the office is filled through the special election; and

WHEREAS, Rex Bailey is a qualified elector of the City of Springdale and resides in Ward 2; and

WHEREAS, the City Council finds that temporarily appointing Rex Bailey will provide continued representation for Ward 2 and continuity in the work of the City Council,

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

Section 1. Rex Bailey is hereby appointed to temporarily fill the vacancy in Ward 2, Position 2, on the Springdale City Council.

Section 2. Mr. Bailey's appointment shall become effective upon his taking the oath of office required by Arkansas Code Annotated section 14-42-106 and shall continue until the person elected at the November 3, 2026 special election is duly certified, has taken the oath of office, and is qualified to serve. The person elected at the special election shall serve the remainder of the unexpired term.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

RESOLUTION NO. _____

A RESOLUTION TEMPORARILY APPOINTING KEVIN FLORES TO FILL THE VACANCY IN WARD 2, POSITION 2, ON THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, Aaron Huntley has resigned from his position as the Ward 2, Position 2, member of the Springdale City Council, creating a vacancy in that office; and

WHEREAS, pursuant to Arkansas Code Annotated sections 14-43-411 and 14-42-103(a)(2)(A), the City Council has called a special election to be held on November 3, 2026, to fill the vacant position for the remainder of the unexpired term; and

WHEREAS, Arkansas Code Annotated section 14-42-103(a)(2)(B)(i) authorizes the City Council, after calling a special election, to appoint a qualified elector of the City to serve temporarily until the office is filled through the special election; and

WHEREAS, Kevin Flores is a qualified elector of the City of Springdale and resides in Ward 2; and

WHEREAS, the City Council finds that temporarily appointing Kevin Flores will provide continued representation for Ward 2 and continuity in the work of the City Council,

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

Section 1. Kevin Flores is hereby appointed to temporarily fill the vacancy in Ward 2, Position 2, on the Springdale City Council.

Section 2. Mr. Flores' appointment shall become effective upon his taking the oath of office required by Arkansas Code Annotated section 14-42-106 and shall continue until the person elected at the November 3, 2026 special election is duly certified, has taken the oath of office, and is qualified to serve. The person elected at the special election shall serve the remainder of the unexpired term.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

The City Council of the City of Springdale met in regular session on Tuesday, July 28, 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
Jeff Watson	Ward 3, Position 2
Mike Overton	Ward 2, Position 1
Mike Lawson	Ward 1, Position 1 (absent)
Vacant	Ward 2, Position 2
Randall Harriman	Ward 1, Position 2
Mark Fougerousse	Ward 4, Position 2
Garrett Harlan	City Attorney
Sabra Jeffus	City Clerk/Treasurer

Others present:

Sharon Tromburg	Planning Director
Derek Wright	Police Chief
Ron Findley	Director, Neighborhood Services
John Oliver	Neighborhood Services
Ben Peters	Director, Engineering
Blake Holte	Fire Chief
Colby Fulfer	Chief of Staff
Anna McKinney	Deputy Chief of Staff
Mike Chamlee	Director, Building Department
Angie Albright	Director, Shiloh Museum

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Taldo moved the minutes of the July 14, 2026 City Council meeting be approved as presented. Council Member Harriman made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Taldo 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 Harriman made the second.

After the vote was taken, the motion carried 6-0.

PRESENTATION

Springdale Chamber of Commerce Quarterly Report was presented by Bill Rogers, President & CEO of the Springdale Chamber of Commerce.

PLANNING COMMISSION

ORDINANCE NO. 6227 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-28) CERTAIN LANDS LOCATED AT 804 VIRGINIA STREET FROM A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL

DISTRICT (MF-12) TO A MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-16) 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 Harriman moved the Ordinance "Do Pass". Council Member Taldo made the second.

After the vote was taken, motion carried 5-1. Council Member Fougerousse voted no.

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

After the vote was taken, motion carried 6-0.

The Ordinance was numbered 6227.

ORDINANCE NO. 6228 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-30) CERTAIN LANDS LOCATED AT THE SOUTHWEST END OF PURTLE AVENUE & NORTH OF W. DON TYSON PARKWAY FROM A LARGE PRODUCT RETAIL SALES DISTRICT (C-6) TO A GENERAL COMMERCIAL DISTRICT (C-2) 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 Overton made the second.

After the vote was taken, motion carried 5-1. Council Member Fougerousse voted no.

The Ordinance was numbered 6228.

ORDINANCE NO. 6229 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-31) CERTAIN LANDS LOCATED AT 6531 NEW HOPE ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A LOW/MEDIUM SINGLE FAMILY RESIDENTIAL DISTRICT (SF-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 Harriman made the second.

After the vote was taken, motion carried 6-0.

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

After the vote was taken, motion carried 6-0

The Ordinance was numbered 6229.

ORDINANCE NO. 6230 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-32) CERTAIN LANDS LOCATED AT THE SOUTHWEST CORNER OF FORD AVENUE & BUTTERFIELD COACH ROAD FROM A PLANNED UNIT DEVELOPMENT (PUD) TO A REVISED PLANNED UNIT

DEVELOPMENT (PUD) 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 Harriman moved the Ordinance "Do Pass". Council Member Taldo made the second.

After the vote was taken, motion carried 6-0.

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

After the vote was taken, motion carried 6-0

The Ordinance was numbered 6230.

ORDINANCE NO. 6231 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-33) CERTAIN LANDS LOCATED NORTH OF FORD AVENUE & SOUTH OF BARKER LANE, LOTS 1-5 OF THE TOM CARREL SUBDIVISION FROM A PLANNED UNIT DEVELOPMENT (PUD) TO A REVISED PLANNED UNIT DEVELOPMENT (PUD) 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 Harriman moved the Ordinance "Do Pass". Council Member Taldo made the second.

After the vote was taken, motion carried 6-0.

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

After the vote was taken, motion carried 6-0

The Ordinance was numbered 6231.

RESOLUTION NO. 125 – 26; APPROVING A CONDITIONAL USE FOR TAQUERIA MANZANILLO MEXICAN FOOD, LLC AT 1321 W. SUNSET AVENUE AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 125-26

A RESOLUTION APPROVING A CONDITIONAL USE FOR TAQUERIA MANZANILLO MEXICAN FOOD, LLC AT 1321 W. SUNSET AVENUE 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 July 7, 2026, on a request by Everardo Huitron Moran for a Use Unit 44 (Mobile Vending) in a Thoroughfare Commercial District (C-5).

WHEREAS, following the public hearing, the Planning Commission, by a vote of six (6) yeses and zero (0) nays, recommends that a Conditional Use be granted to Taqueria Manzanillo Mexican Food, LLC 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.

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.

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

After the vote was taken, motion carried 5-1. Council Member Overton voted no.

The Resolution was numbered 125-26.

RESOLUTION NO. 126 – 26; APPROVING A CONDITIONAL USE FOR ALABASTER BY KC, LLC AT 2105 TALL TREE LANE AS SET FORTH IN ORDINANCE NO. 4030
Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 126-26

A RESOLUTION APPROVING A CONDITIONAL USE FOR ALABASTER BY KC, LLC AT 2105 TALL TREE LANE 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 July 7, 2026, on a request by Karina Montero & Sergio Garcia for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2).

WHEREAS, following the public hearing, the Planning Commission, by a vote of six (6) yeses and zero (0) nays, recommends that a Conditional Use be granted to Alabaster by KC, LLC with the following conditions:

1. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires, or any other form of operator or helper, whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.
7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage, or similar activities.

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. No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.
2. No outside storage of materials required for the operation of the business.
3. Operated only by the resident members of the household and shall not have any employees, concessionaires, or any other form of operator or helper, whether such business is conducted on the premises or off the premises.
4. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
5. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
6. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.

7. Will not involve accessory buildings.
8. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
9. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
10. Will not require or cause the consumption on the premises of any food product produced thereon.
11. Will not provide medical treatment, therapeutic massage, or similar activities.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 126-26.

FINANCE COMMITTEE

RESOLUTION NO. 127 – 26; SUPPORTING AND AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE WALTON FAMILY FOUNDATION DESIGN EXCELLENCE PROGRAM FOR PLANNING AND DESIGN SERVICES FOR SHILOH SQUARE

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 127-26

A RESOLUTION SUPPORTING AND AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE WALTON FAMILY FOUNDATION DESIGN EXCELLENCE PROGRAM FOR PLANNING AND DESIGN SERVICES FOR SHILOH SQUARE

WHEREAS, the City of Springdale adopted the Downtown Springdale Master Plan to guide public and private investment in Downtown Springdale and has continued to implement public-space, streetscape, and civic improvements consistent with that plan; and

WHEREAS, Shiloh Square is an important public gathering space in Downtown Springdale, and the City desires to evaluate improvements that strengthen its function, accessibility, safety, programming, connection to surrounding destinations, and long-term public value; and

WHEREAS, the Walton Family Foundation Design Excellence Program supports planning and design of inclusive, connected, and high-quality public spaces in Northwest Arkansas, and the City has an opportunity to request grant assistance for professional planning and design services for Shiloh Square; and

WHEREAS, the proposed scope will evaluate a core concept focused on Shiloh Square and may also evaluate an expanded concept incorporating the adjoining property at 132 Spring Street (parcel: 815-22935-001) if the City acquires or otherwise secures sufficient legal control of that property and the expanded scope is approved by the Walton Family Foundation; and

WHEREAS, the requested grant amount, required local contribution, final scope of work, schedule, and other material terms will be established in the grant application and any resulting grant agreement and will be subject to City Council review and approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT: the Council supports and authorizes the submission of an application to the Walton Family Foundation Design Excellence Program for planning and design services for an amount up to seven hundred fifty thousand dollars ($750,000). The application may include an expanded study concept involving the 132 Spring Street (parcel: 815-22935-001); however, any grant agreement, property acquisition,

appropriation, construction commitment, or other action requiring City Council approval shall be submitted separately.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 127-26.

RESOLUTION NO. 128 – 26; SUPPORTING AND AUTHORIZING THE SUBMISSION OF A GRANT REQUEST TO THE WALTON FAMILY FOUNDATION TO ESTABLISH A DOWNTOWN INFILL INFRASTRUCTURE PILOT PROGRAM

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 128-26

A RESOLUTION SUPPORTING AND AUTHORIZING THE SUBMISSION OF A GRANT REQUEST TO THE WALTON FAMILY FOUNDATION TO ESTABLISH A DOWNTOWN INFILL INFRASTRUCTURE PILOT PROGRAM

WHEREAS, the City has identified infrastructure constraints in and near Downtown Springdale, including water and fire-flow capacity, wastewater, stormwater, streets, sidewalks, lighting, and related public improvements, that can create barriers to desirable infill development; and

WHEREAS, targeted investment in public infrastructure can improve public safety, make more efficient use of existing facilities and services, support attainable and workforce housing, strengthen neighborhood connectivity, and encourage additional private investment; and

WHEREAS, the City proposes to establish a pilot program to evaluate infrastructure assistance for qualifying infill projects using transparent criteria that consider project readiness, infrastructure need, housing and affordability benefits, consistency with adopted plans, public benefit, and private investment; and

WHEREAS, the Walton Family Foundation supports investments in essential infrastructure, accessible housing, and connected communities throughout Northwest Arkansas, and the City has an opportunity to request grant funding to establish and implement the proposed pilot program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT: the Council supports and authorizes the submission of an application to the Walton Family Foundation for the Downtown Infill Infrastructure Pilot Program requesting up to eight hundred thousand dollars ($800,000), with a City contribution not to exceed two hundred thousand dollars ($200,000), for a total project amount of up to one million dollars ($1,000,000), subject to appropriation by the City Council. Any other action requiring City Council approval shall be submitted separately, and nothing in this Resolution shall be construed as guaranteeing assistance to any private development or waiving any applicable City ordinance, regulation, or requirement.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 128-26.

ORDINANCE NO. 6232 – AUTHORIZING A COST OF LIVING ADJUSTMENT FOR THE PARTICIPANTS OF THE LOCAL POLICE PENSION AND RELIEF FUND UTILIZING MILLAGE FUNDS COLLECTED PURSUANT TO ARK. CODE ANN. §24-11-404 AND AS PROVIDED IN SECTION 86-46 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS.

Committee Chair Jeff Watson read the Ordinance and Chief of Staff Colby Fulfer presented.

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

After the vote was taken, motion carried 6-0.

The Ordinance was numbered 6232.

RESOLUTION NO. 129 – 26; SETTING A HEARING DATE ON A PETITION TO ABANDON A UTILITY EASEMENT IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

City Attorney Garrett Harlan read and presented the Resolution.

RESOLUTION NO. 129-26

A RESOLUTION SETTING A HEARING DATE ON A PETITION TO ABANDON A UTILITY EASEMENT IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

WHEREAS, Brittenum Construction Company, Inc. has petitioned for the abandonment of a utility easement on Parcel Nos. 815-41353-000, 815-41368-000, 815-41369-000, 815-41370-000, and 815-41371-000, said easement having been filed for record in Plat Book 24A at Page 652 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and the portion of said easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit "A":

UTILITY EASEMENT VACATION DESCRIPTION:

PART OF LOTS 91, 106, 107, 108 AND 109 OF JACOB'S CROSSING SUBDIVISION PHASE 2 AND 3, TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 24A AT PAGE 652, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 109, SAID POINT BEING A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG THE SOUTH LINE OF SAID LOT 109, S87°37'23"E A DISTANCE OF 120.79 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID SOUTH LINE AND ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 20.69 FEET AND A CHORD BEARING AND DISTANCE OF N20°40'23"W - 20.69 FEET; THENCE N22°57'11"W A DISTANCE OF 63.68 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 17.68 FEET AND A CHORD BEARING AND DISTANCE OF N10°17'17"W - 17.54 FEET; THENCE N02°22'37"E A DISTANCE OF 86.29 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 106 AND 107; THENCE CONTINUING N02°22'37"E A DISTANCE OF 10.00 FEET; THENCE S87°37'23"E A DISTANCE OF 20.00 FEET; THENCE S02°22'37"W A DISTANCE OF 10.00 FEET TO A POINT ON THE COMMON LINE OF SAID LOTS 106 AND 107; THENCE CONTINUING S02°22'37"W A

DISTANCE OF 86.29 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 8.84 FEET AND A CHORD BEARING AND DISTANCE OF S10°17'17"E - 8.77 FEET; THENCE S22°57'11"E A DISTANCE OF 63.68 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 29.83 FEET AND A CHORD BEARING AND DISTANCE OF S19°54'03"E - 29.82 FEET; THENCE N87°37'23"W A DISTANCE OF 10.61 FEET TO THE SOUTHEAST CORNER OF SAID LOT 109, SAID POINT BEING A 1/2 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID LOT 109, N87°37'23"W A DISTANCE OF 10.67 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.091 ACRES (3,970 SQUARE FEET), MORE OR LESS.

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that August 25, 2026, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 129-26.

Tabled: A Resolution temporarily appointing Rex Bailey to fill the vacancy in Ward 2, Position 2, on the City Council of the City of Springdale, Arkansas.

Jeff Watson made a motion to table the Resolution, to be placed on the agenda for the next Council Committee meeting. Mark Fougerousse seconded the motion.

After the vote was taken, motion carried 5-1. Council Member Taldo voted no.

COMMENTS FROM COUNCIL MEMBERS

Council Member Randall Harriman stated that JB Hunt Park entrance needs some weed eating. There is currently a project there managed by Springdale Water. Ben Peters will contact Springdale Water and let them know it needs attention.

COMMENTS FROM DEPARTMENT HEADS

None

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 6:44 p.m.

_____
Doug Sprouse, Mayor

_____
Sabra Jeffus, City Clerk/Treasurer