

- **The next City Council Committee Meeting will be held on Monday, December 1st, 2025.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, November 25th, 2025**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Brian Powell

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 – **Monday, November 10th, 2025. Pgs. 122-133**
6. **A Public Hearing on an Ordinance authorizing the issuance of Industrial Development Revenue Bonds. Presented by Ernest Cate, City Attorney.**
7. **A Public Hearing on an Ordinance vacating a portion of two Utility Easements. Presented by Ernest Cate, City Attorney.**
8. 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, 12A, 13, and 15* (Motion must be approved by two-thirds (2/3) of the council members).

9. **A Resolution** amending Resolution No. 167-24, approving a reappointment to the Northwest Arkansas Regional Airport Authority. Presented by Colby Fulfer, Chief of Staff. **Pg. 1**
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 (R25-54) certain lands located at 5089 Central Drive from an Agricultural District (A-1) to a General Commercial District (C-2) within Springdale, Arkansas. **Pgs. 2-6**
- B. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-63) certain lands located at 702 S. West End Street from an Institutional District (P-1) to a Low/Medium-Density Single-Family Residential District (SF-2) within Springdale, Arkansas. **Pgs. 7-12**
- C. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-64) certain lands located at 805 S. West End Street from a Low/Medium-Density Single-Family Residential District (SF-2) to a Neighborhood Commercial District (C-1) within Springdale, Arkansas. **Pgs. 13-17**
- D. **A Resolution** approving a conditional use (C25-06) for Jitobon Lanlon AOG, Marshallese Church, at 3020 W. Huntsville Avenue as set forth in Ordinance No. 4030. **Pgs. 18-21**
- E. **A Resolution** approving a waiver (W25-41) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Feng Site Modification in connection with N25-33, a Non-Large-Scale Development. **Pgs. 22-26**
- F. **A Resolution** approving a waiver (W25-42) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Trade Pro in connection with L25-33, a Large-Scale Development. **Pgs. 27-31**
- G. **A Resolution** approving a waiver (W25-43) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to William Presley in connection with 4001 Dixon Street, a Single-Family Dwelling. **Pgs. 32-36**

H. **A Resolution** approving a waiver (W25-44) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Paramount Metals in connection with L25-26, a Large-Scale Development. Pgs. 37-40

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

A. **A Resolution** authorizing the execution of a Professional Services Agreement for testing services on Springdale Street Reconstructions, Phase I (Project No. 23BPS11). Presented by Ben Peters, Engineering Director. Pgs. 41-45

B. **A Resolution** authorizing the expenditure of funds to acquire property from Porfiria Millan from the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. Pgs. 46-49

C. **A Resolution** authorizing the expenditure of funds to acquire property from Humberto Camarena for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. Pgs. 50-53

12. Committee of the Whole – All Item (s) forwarded with recommendation for approval

A. **An Ordinance** authorizing the issuance of an Industrial Development Revenue Bond under the authority of Act No. 9 of 1960, as amended, for the purpose of securing and developing industry within the City; authorizing the execution and delivery of a Bond Purchase Agreement providing for the sale of the Bond; authorizing the execution and delivery of a Trust Indenture securing the Bond; authorizing the execution and delivery of a Lease Agreement between the City, as Lessor, and Tyson Poultry, Inc., or an affiliate therefor, as Lessee; authorizing the execution and delivery of an Agreement for Payments in Lieu of Taxes; authorizing the execution and delivery of other documents relating to the issuance of the Bond; and prescribing other matters relating thereto. Presented by Jan Nash, Tyson Foods, and Gordon Wilbourn, Kutakrock. Pgs. 54-70

B. **A Resolution** requesting information from the Springdale Water & Sewer Commission and Springdale Water Utilities to aid in the determination if amendments to the current Water and Sewer Ordinances are feasible and practical. Presented by Ernest Cate, City Attorney. Pgs. 71-72

13. **An Ordinance** vacating and abandoning a portion of two Utility Easements, pursuant to Ark. Code §14-301-301, *et seq.*, declaring an

emergency; and for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 73-76

14. **A Resolution** setting a hearing date on a petition to abandon a Storm Drainage Easement on property located within the City of Springdale, Washington County, Arkansas. Presented by Ernest Cate, City Attorney. Pgs. 77-78
15. **An Ordinance** authorizing the City Clerk to file a Clean-Up Lien for the removal of overgrown brush and debris on property located within the City of Springdale, Arkansas, and declaring an emergency. Presented by Ernest Cate, City Attorney. Pgs. 79-121
16. Comments from Council Members.
17. Comments from Department Heads.
18. Comments from City Attorney.
19. Comments from Mayor.
20. Adjournment.

RESOLUTION NO. _____

**A RESOLUTION AMENDING RESOLUTION NO.
167-24, APPROVING A REAPPOINTMENT TO THE
NORTHWEST ARKANSAS REGIONAL AIRPORT
AUTHORITY**

WHEREAS, a Resolution was brought forward and approved by Council on December 10, 2024, reappointing Philip Taldo to the Northwest Arkansas Regional Airport Authority, with a term set to expire on December 31, 2030, and

WHEREAS, an error was made on the date of which the term expires and needs to be amended to reflect the correct expiration date for Mr. Taldo’s term.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Resolution 167-24, approving the reappointment of Philip Taldo to the Northwest Arkansas Regional Airport Authority, with a term set to expire on December 31, 2030, is hereby amended.

PASSED AND APPROVED this 25th day of November, 2025.

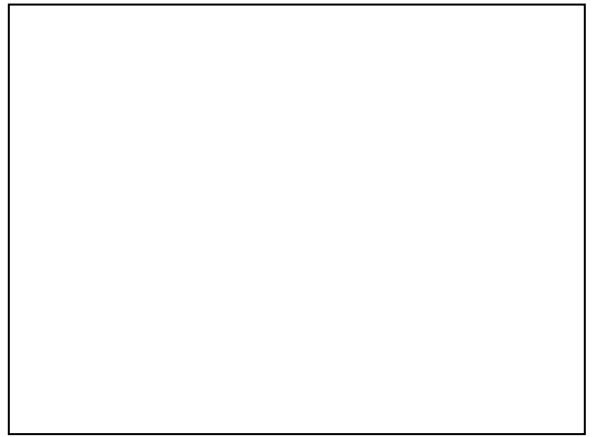
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-54) CERTAIN LANDS LOCATED AT 5089 CENTRAL DRIVE FROM AN AGRICULTURAL DISTRICT (A-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 7, 2025, for hearing the matter of a petition of Maje Investments, LLC requesting that the following described tract of real estate be rezoned from an Agricultural District (A-1) to a General Commercial District (C-2).

Layman's Description: 5089 Central Drive.

Legal Description:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING FROM A FOUND COTTON PICKER SPINDLE MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT, N01°54'22"E 506.57 FEET; THENCE LEAVING THE EAST LINE, N87°51'54"W 763.79 FEET TO A SET 5/8" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S01°55'00"W 105.00 FEET TO A SET 5/8" REBAR; THENCE N87°51'46"W 245.18 FEET TO A SET 5/8" REBAR; THENCE N01°20'30"E 105.00 FEET TO A SET 5/8" REBAR; THENCE S87°51'54"E 246.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.592 ACRES, MORE OR LESS.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R25-54) from an Agricultural District (A-1) to a General Commercial District (C-2) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

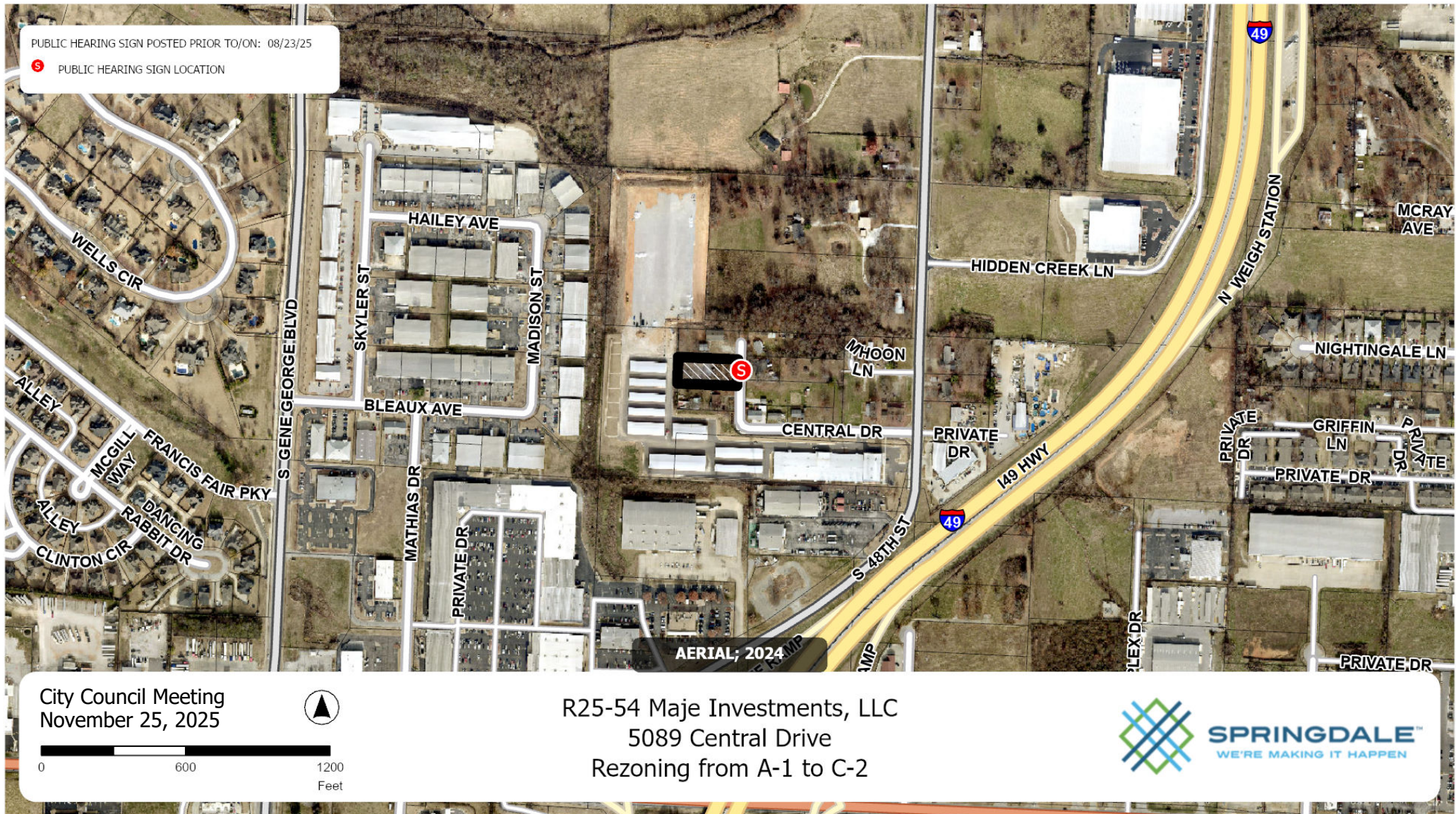
APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 08/23/25



PUBLIC HEARING SIGN LOCATION



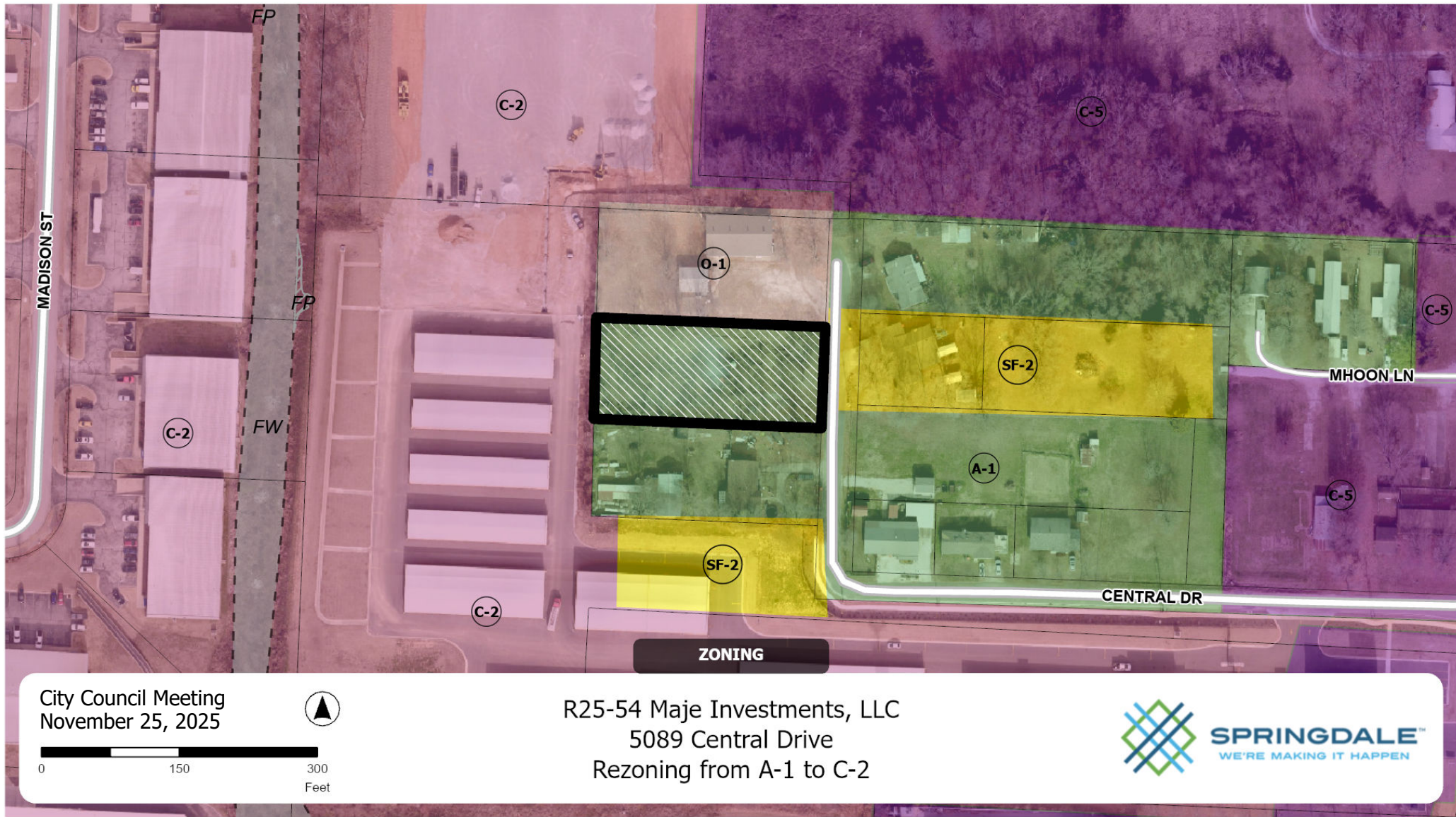
City Council Meeting
November 25, 2025



R25-54 Maje Investments, LLC
5089 Central Drive
Rezoning from A-1 to C-2



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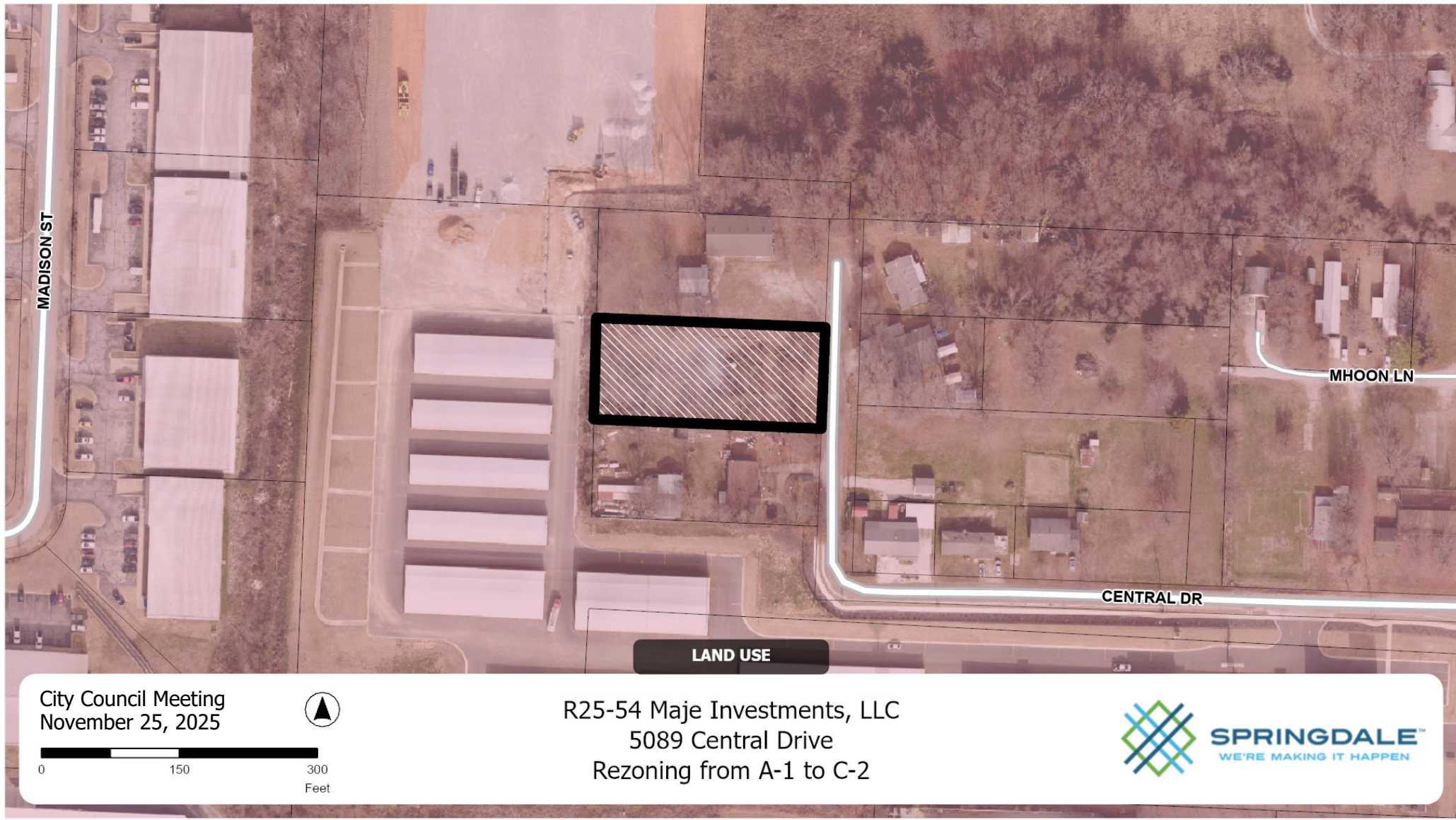
City Council Meeting
November 25, 2025



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Feet

R25-54 Maje Investments, LLC
5089 Central Drive
Rezoning from A-1 to C-2



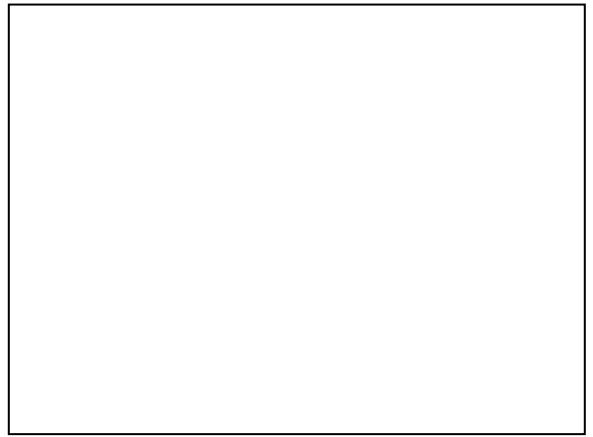


City Council Meeting
November 25, 2025



R25-54 Maje Investments, LLC
5089 Central Drive
Rezoning from A-1 to C-2





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-63) CERTAIN LANDS LOCATED AT 702 S. WEST END STREET FROM INSTITUTIONAL DISTRICT (P-1) TO A LOW/MEDIUM-DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) WITHIN SPRINGDALE, ARKANSAS.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of November 4, 2025 for hearing the matter of a petition of Compassion Ministries, LTD requesting that the following described tract of real estate be rezoned from Institutional District (P-1) to a Low/Medium-Density Single Family Residential District (SF-2).

Layman's Description: 702 S. West End Street

Legal Description:

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW1/4) AND A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE FRACTIONAL NORTHEAST QUARTER (FRL.NE1/4), ALL IN SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL. NW 1/4); THENCE WEST 145.24 FEET; THENCE NORTH 440.38 FEET; THENCE N01°38'30"E 250.24 FEET TO AN EXISTING IRON REBAR; THENCE N01°38'30"E 404.91 FEET TO A SET 1/2" IRON REBAR AT THE NORTHWEST CORNER OF A CORRECTION QUITCLAIM DEED AS DOCUMENT 2000-077512 OF THE LAND RECORDS OF WASHINGTON COUNTY,

ARKANSAS, FOR THE TRUE POINT OF BEGINNING; THENCE NO1°38'30"E 192.24 FEET A CHISELED "X" IN A CONCRETE SIDEWALK ON THE SOUTH RIGHT-OF-WAY LINE OF WATSON AVENUE; THENCE N89°28'30"E 143.13 FEET ALONG SAID RIGHT-OF-WAY LINE TO A CHISELED "X" IN A CONCRETE SIDEWALK; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S00°24'30"E 25.00 FEET TO A SET 1/2" IRON REBAR; THENCE S89°35'30"E 128.20 FEET TO A SET 1/2" IRON REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF WATSON AVENUE; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S00°37'51"W 2.77 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WEST END STREET TO A 1/2" IRON REBAR AT THE BEGINNING OF A 28.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHWESTERLY 65.03 FEET ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THENCE CHORD FOR WHICH BEING S23°51'36"W 51.37 FEET TO A SET 1/2" IRON REBAR AT THE BEGINNING OF A 210.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY 52.85 FEET ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THE CHORD FOR WHICH BEING S49°53'52" E 52.71 FEET TO A SET 1/2" IRON REBAR AT THE BEGINNING OF A 270.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY 107.42 FEET ALONG SAID CURVE AND RIGHT-OF-WAY LINE, THENCE CHORD FOR WHICH BEING S45°42'36"E 106.71 FEET, TO A SET 1/2" IRON REBAR ON THE NORTH LINE OF SAID QUITCLAIM DEED FILED AS DOCUMENT 2000-077512; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S88°34'00"W 373.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1.20 ACRES, MORE OR LESS. THE ABOVE-DESCRIBED 1.20 ACRES BEING SUBJECT TO THE RIGHT-OF-WAY OF WEST END STREET AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY, WHETHER OR NOT OF RECORD.

ALSO, AN ACCESS EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EXISTING ASPHALT DRIVE ON THE FOLLOWING DESCRIBED PREMISES:

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE FRACTIONAL NORTHWEST QUARTER (FRL.NW1/4) OF SECTION TWO (2), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE WEST 145.24 FEET; THENCE NORTH 440.38 FEET; THENCE NO1°38'30"E 250.24 FEET TO AN EXISTING IRON REBAR; THENCE NO1°38'30"E 394.09 FEET TO AN EXISTING IRON REBAR AT THE NORTHWEST CORNER OF A QUITCLAIM DEED FILED AS LAND DOCUMENT 94-061827 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS, FOR THE

TRUE POINT OF BEGINNING; THENCE N01°38'30"E 10.82 FEET TO A SET 1/2" IRON REBAR AT THE NORTHWEST CORNER OF A CORRECTION QUITCLAIM DEED FILED AS DOCUMENT 2000-077512 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS; THENCE N88°34'00"E 100.00 FEET ALONG THE NORTH LINE OF SAID CORRECTION QUIT CLAIM DEED TO A POINT; THENCE S01°38'30"W 10.82 FEET TO A POINT ON THE NORTH LINE OF QUITCLAIM DEED 94-061827; THENCE S88°34'00"W 100.00 FEET TO THE POINT OF BEGINNING.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R25-63) from Institutional District (P-1) to a Low/Medium-Density Single Family Residential District (SF-2) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

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

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 10/25/25

 PUBLIC HEARING SIGN LOCATION

GENEVA ST

ZACHARY ST

HARVE ST

ROGERS CIRCLE DR

ROGERS CIRCLE DR

MICHAEL ST

WATSON AVE

WATSON AVE

EMILY CIRCLE DR

OTHER ST
12

S WEST END ST

MICHAEL ST

ZONING

City Council Meeting
November 25, 2025



0 200 400
Feet

R25-63 Compassion Ministries, LTD
702 S. West End Street
Rezoning from P-1 to SF-2



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 10/25/25

 PUBLIC HEARING SIGN LOCATION

GENEVA ST

ZACHARY ST

HARVE ST

ROGERS CIRCLE DR

ROGERS CIRCLE DR

MICHAEL ST

WATSON AVE

WATSON AVE

EMILY CIRCLE DR

OTHER ST

S WEST END ST

MICHAEL ST

Med Density Residential

LAND USE

City Council Meeting
November 25, 2025

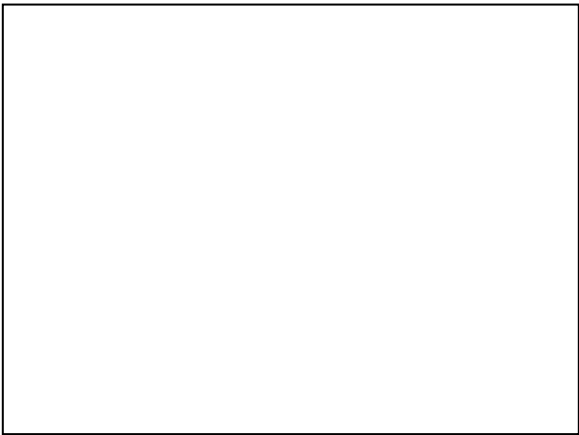


0 200 400
Feet

R25-63 Compassion Ministries, LTD
702 S. West End Street
Rezoning from P-1 to SF-2



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ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-64) CERTAIN LANDS LOCATED AT 805 S. WEST END STREET FROM LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) TO A NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) WITHIN SPRINGDALE, ARKANSAS.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of November 4, 2025, for hearing the matter of a petition of Martin Flores Rodriguez and David Flores Gonzalez, requesting that the following described tract of real estate to be zoned from a Low/Medium Density Single Family Residential District (SF-2) to a Neighborhood Commercial District (C-1).

Layman's Description: 805 S. West End Street.

Legal Description:

PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST, IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE ABOVE MENTIONED TRACT AND RUN THENCE NORTH 660 FEET; THENCE EAST 219.2 FEET OR TO THE CENTER OF THE GRAVEL ROAD AS NOW LAID OUT AND CONSTRUCTED; THENCE N 12°30' E 100 FEET FOR A BEGINNING CORNER OF THE LANDS HEREIN DESCRIBED; THENCE N 12° 30' EAST ALONG THE CENTER OF SAID GRAVEL ROAD A DISTANCE OF 67.7 FEET; THENCE EAST 220 FEET; THENCE SOUTH 66.5 FEET; THENCE WEST 234 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.3 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, PROTECTIVE COVENANTS, AND OIL, GAS, AND MINERAL RESERVATIONS OF RECORD.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and, after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R25-64) from a Low/Medium Density Single Family Residential District (SF-2) to a Neighborhood Commercial District (C-1) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

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

From a Low/Medium Density Single Family Residential District (SF-2) to a Neighborhood Commercial District (C-1).

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2025

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 10/25/25

 PUBLIC HEARING SIGN LOCATION

EMILY CIRCLE DR

MF-12

SF-2

S WEST END ST



P-1

O-1

P-1

MICHAEL ST

ZONING

City Council Meeting
November 25, 2025



0 130 260
Feet

R25-64 Martin Flores Rodriguez & David Flores Gonzales
805 S. West End Street
Rezoning from SF-2 to C-1



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PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 10/25/25

 PUBLIC HEARING SIGN LOCATION

EMILY CIRCLE DR

S WEST END ST

MICHAEL ST

Med Density Residential

LAND USE

City Council Meeting
November 25, 2025



0 130 260
Feet

R25-64 Martin Flores Rodriguez & David Flores Gonzales
805 S. West End Street
Rezoning from SF-2 to C-1



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RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE
(C25-06) FOR JITOBN LANLON AOG, MARSHALLESE
CHURCH AT 3020 W. HUNTSVILLE AVENUE AS SET
FORTH IN ORDINANCE NO. 4030**

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

WHEREAS, the Planning Commission held a public hearing on November 4, 2025, on a request by Jitobon Lanlon AOG, Marshallese Church, for a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2).

WHEREAS, following the public hearing, the Planning Commission, by a vote of eight (8) yes and zero (0) nays, recommends that a conditional use be granted to Jitobon Lanlon AOG, Marshallese Church, with the following conditions:

1. Shared parking agreement as follows: Shared parking with 2988 W. Huntsville Ave. may occur on Wednesday evenings and weekends.
2. Must observe the provisions of the City’s adopted noise standards.
3. Meet all building and fire code provisions.
4. No sign shall be erected, maintained, or utilized within the city except by a permit issued by the chief city inspector.

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:

5. Shared parking agreement as follows: Shared parking with 2988 W. Huntsville Ave. may occur on Wednesday evenings and weekends.
6. Must observe the provisions of the City’s adopted noise standards.
7. Meet all building and fire code provisions.
8. No sign shall be erected, maintained, or utilized within the city except by a permit issued by the chief city inspector.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

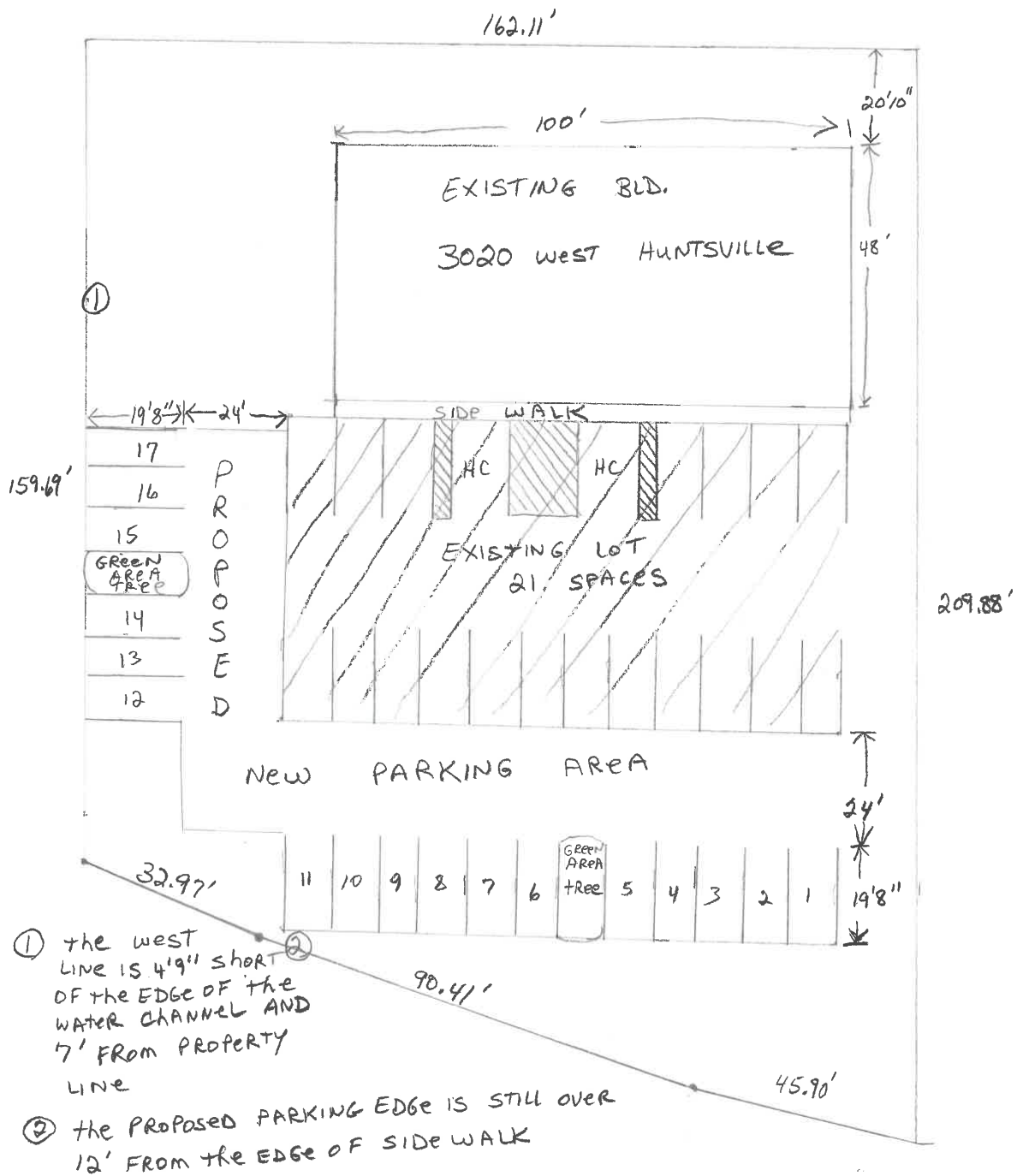
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

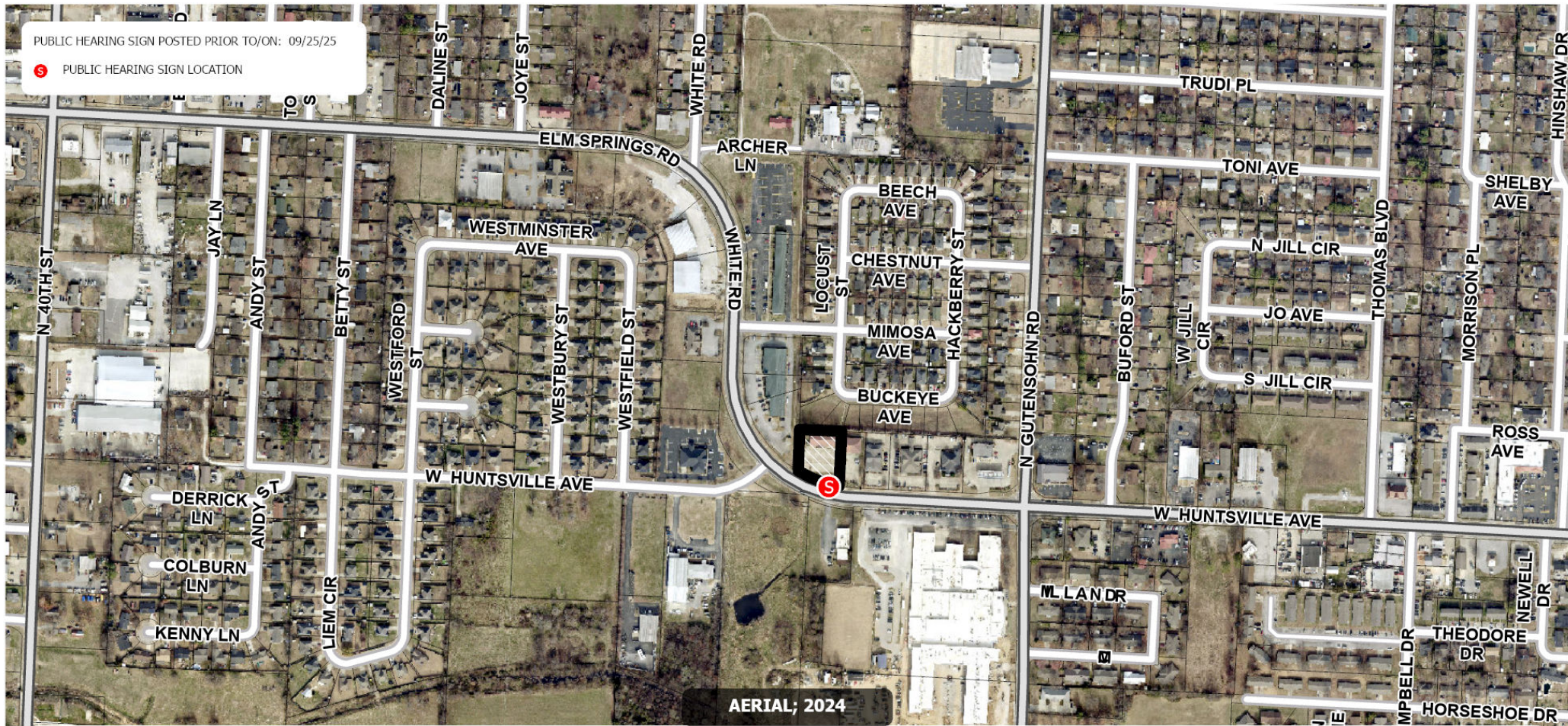
APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 09/25/25

 PUBLIC HEARING SIGN LOCATION



City Council Meeting
November 25, 2025



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Feet

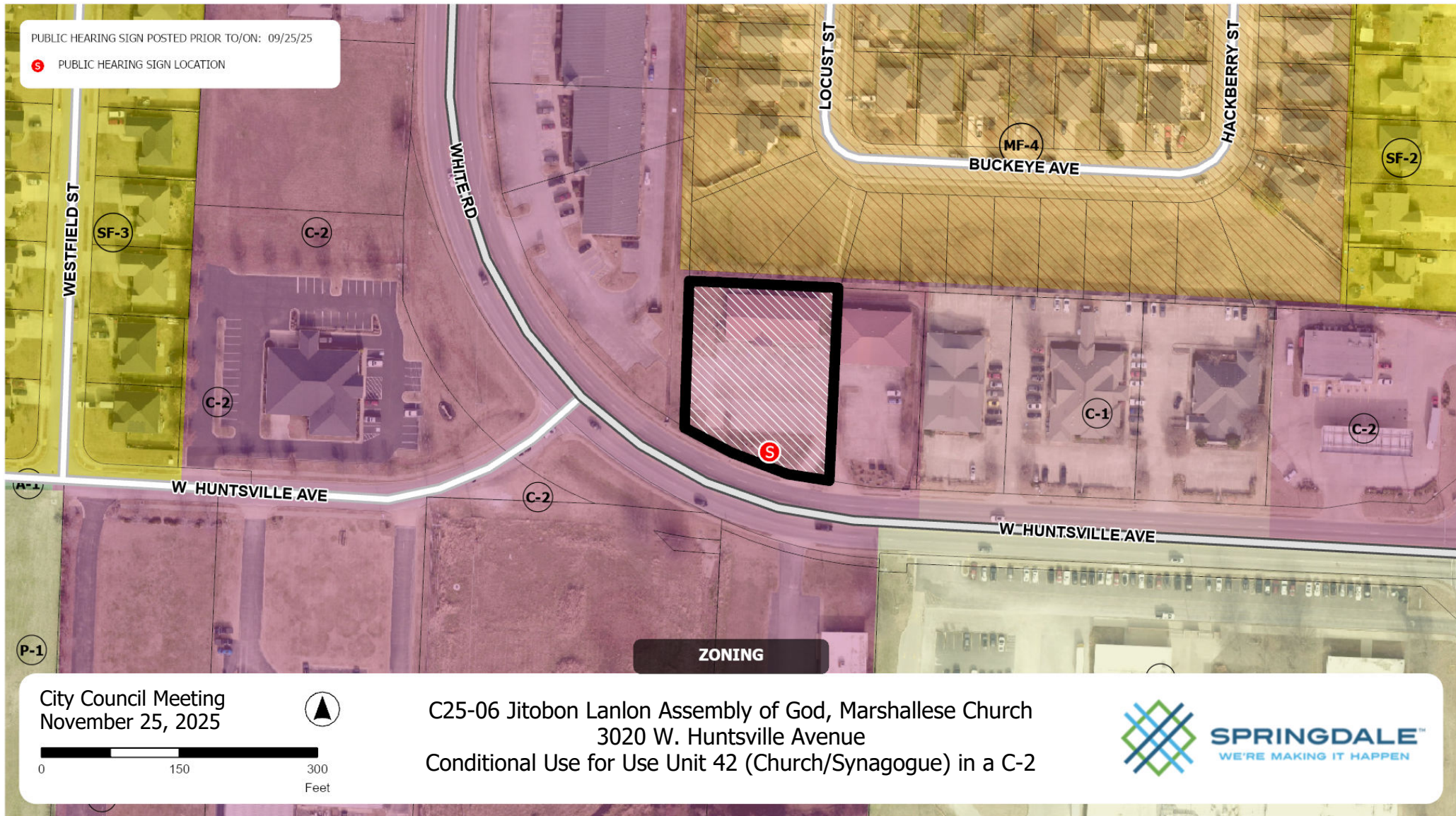
C25-06 Jitobon Lanlon Assembly of God, Marshallese Church
3020 W. Huntsville Avenue
Conditional Use for Use Unit 42 (Church/Synagogue) in a C-2



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 09/25/25



PUBLIC HEARING SIGN LOCATION



City Council Meeting
November 25, 2025



0 150 300
Feet

C25-06 Jitobon Lanlon Assembly of God, Marshallese Church
3020 W. Huntsville Avenue
Conditional Use for Use Unit 42 (Church/Synagogue) in a C-2



SPRINGDALE™
WE'RE MAKING IT HAPPEN

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-41) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FENG SITE MODIFICATION IN CONNECTION WITH N25-33, A NON-LARGE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-41) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-41) of street improvements to North Thompson Street, Moody Avenue, & Woods Drive, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-33, a Non-Large Development for the Feng Site Modification, 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 North Thompson Street, Moody Avenue, & Woods Drive, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-33, a Non-Large Development for Feng Site Modification.

Option 2: Denies a waiver of street improvements to North Thompson Street, Moody Avenue, & Woods Drive, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-33, a Non-Large Development for Feng Site Modification.

Option 3: Approves payment in lieu of improvements to North Thompson Street, Moody Avenue, & Woods Drive in connection with N25-33, a Non-Large Development for Feng Site Modification, 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 North Thompson Street, Moody Avenue, & Woods Drive including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with N25-33, a Non-Large Development for Feng Site Modification.

PASSED AND APPROVED this _____ day of _____, 2025.

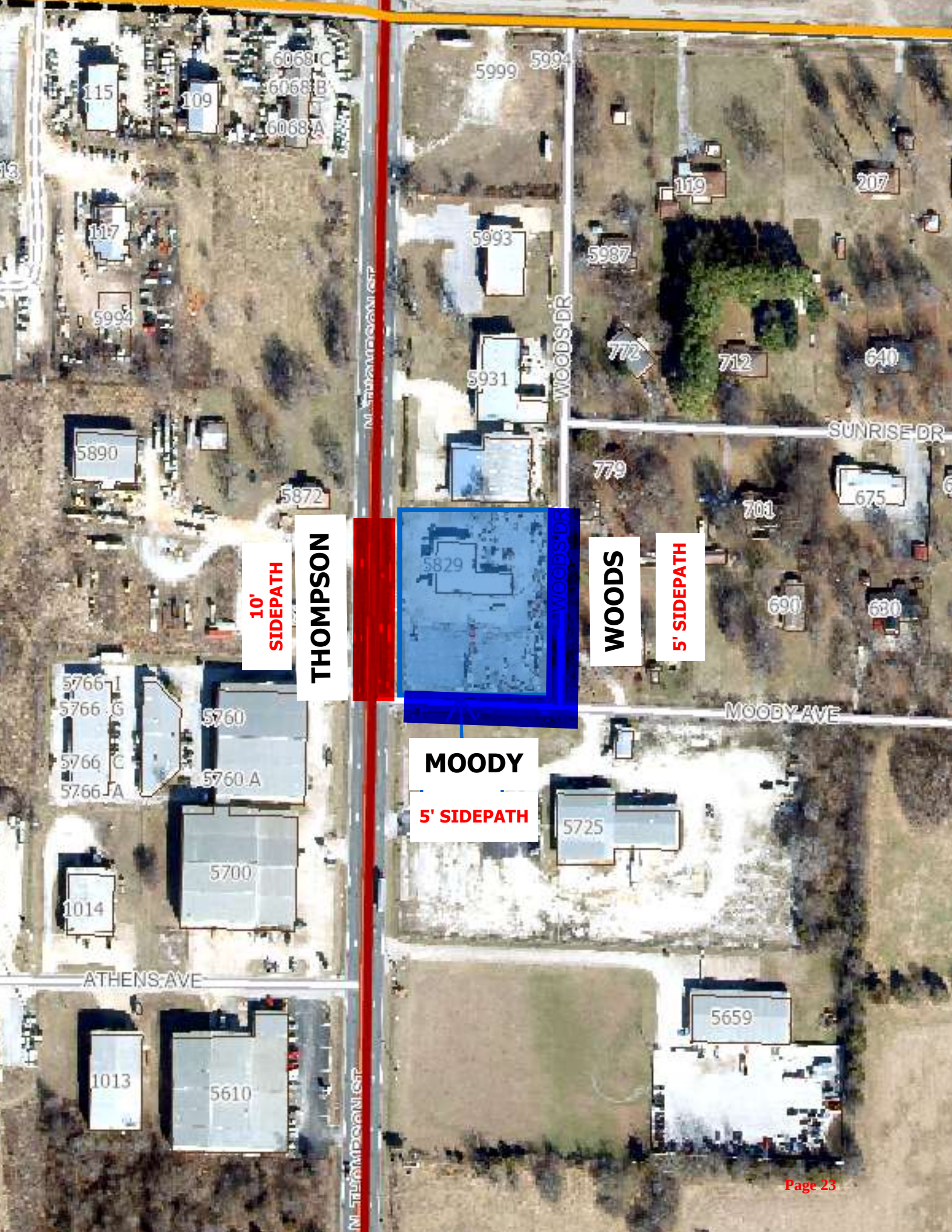
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



10'
SIDEPATH

THOMPSON



WOODS

5' SIDEPATH

MOODY
5' SIDEPATH

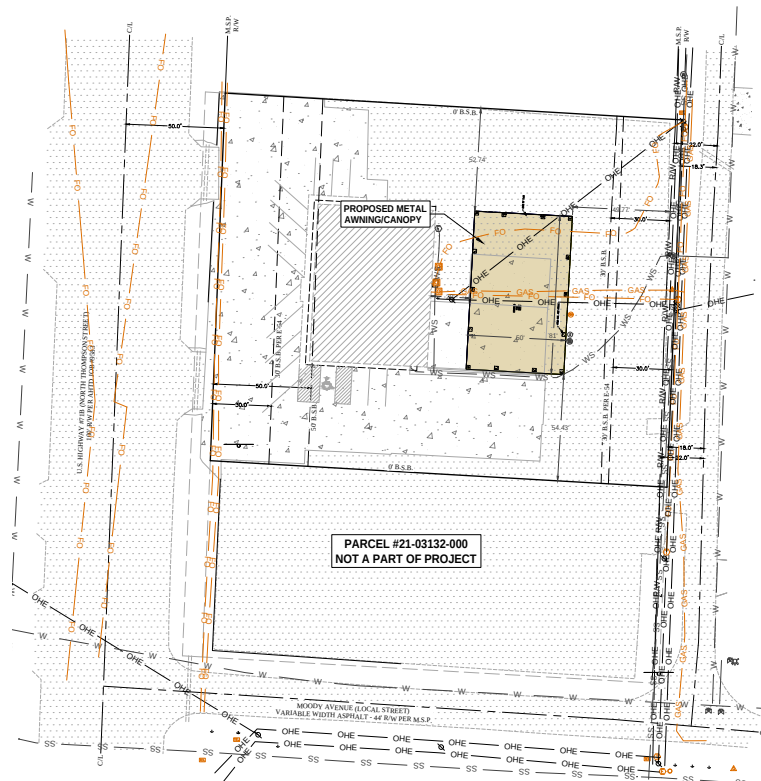
1. STOCKPILING OF CONSTRUCTION SPOIL MATERIALS AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS,
2. PRIOR TO FINAL A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.
 - A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY PLANNING BY THE PLANNING COMMISSION
 - B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY (0% SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING)
 - C) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING
 - D) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE
3. 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.
4. IN ALL RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY LINES AND LINES FOR CABLES AND TELEVISION DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
5. WORK IN CITY ROW SHALL BE COORDINATED WITH PUBLIC WORKS SIGNALIZATION TO PREVENT DAMAGE TO STREETLIGHTS. PW NEEDS TO PROVIDE CONES, BACKFILL, WIRE SIZING, CONDUIT SIZING, ETC.
6. PROPOSED CONSTRUCTION FUTURE SHALL BE BY A LSI LIGHTING MODEL, CROSSOVER XRM, FSD-XRM34, FSD-MSV, FSD-MSV-IPC, DC-DS

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

PARKING REQUIREMENTS

TOTAL PROVIDED SPACES: 12 SPACES

OPEN SPACE:	
GROSS AREA:	43,990.59 SQ.FT.
NET AREA:	43,209.41 SQ.FT.
GREENSPACE:	0 SQ.FT.(0%)
IMPERVIOUS AREA:	43,209.41 SQ.FT.(100%)



ENGINEER: G. BATES

09-25-2025

REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#335
MANAGING ENGINEER

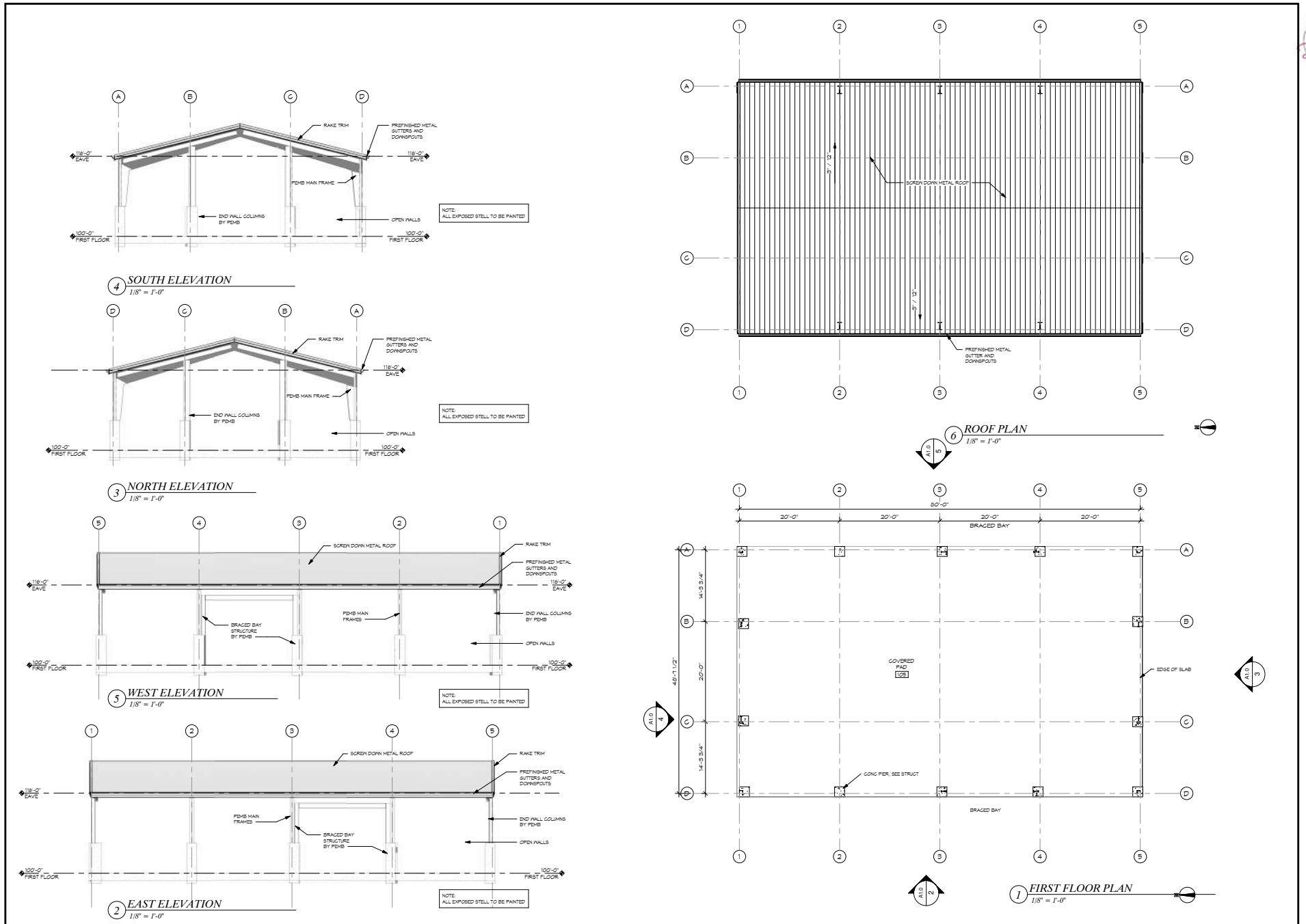
NOT FOR CONSTRUCTION

[illegible]

FENG SITE MODIFICATION
NON-LARGE SCALE DEVELOPMENT
SITE PLAN
SPRINGDALE, ARKANSAS

B A T E S
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

25-177
PROJECT NO.
DRAWING NO.
SP01



Burris Architecture
Architects
5829 N Thompson
Highfill, AR 72112
479-319-8015

5829 N THOMPSON
5829 N THOMPSON
HIGHFILL, AR

DATE: 6-19-25
JOB NO.: 25137
REVISIONS:

A1.0
FIRST FLOOR PLAN



City Council Meeting
November 25, 2025

W25-41 Feng Site Modification
5829 N. Thompson Street
Waiver of Street Improvements



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-42) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO TRADE PRO IN CONNECTION WITH L25-33, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-42) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-42) of street improvements to Oak Grove Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-33, a Large-Scale Development for Trade Pro, 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 Oak Grove Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-33, a Large-Scale Development for Trade Pro.

Option 2: Denies a waiver of street improvements to Oak Grove Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-33, a Large-Scale Development for Trade Pro.

Option 3: Approves payment in lieu of improvements to Oak Grove Road in connection with L25-33, a Large-Scale Development for Trade Pro, 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 Oak Grove Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L25-33, a Large-Scale Development for Trade Pro.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

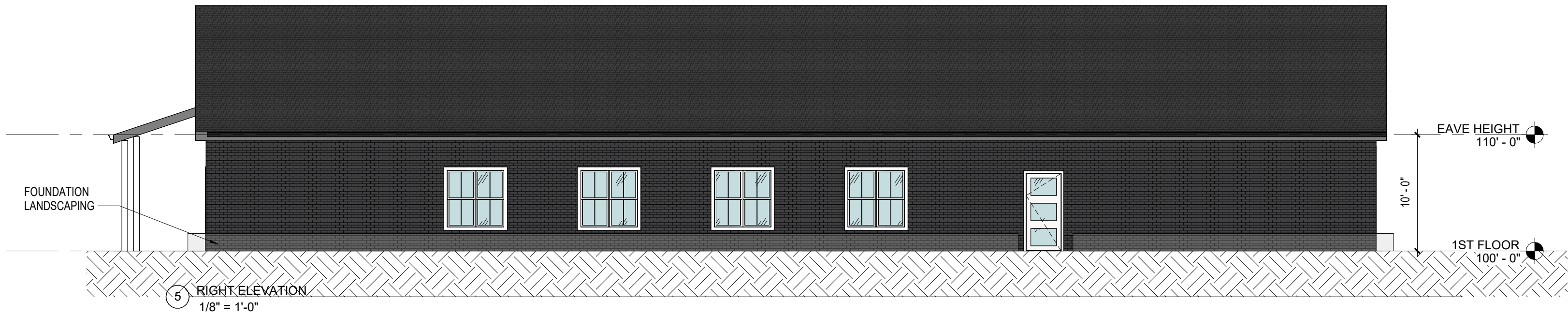
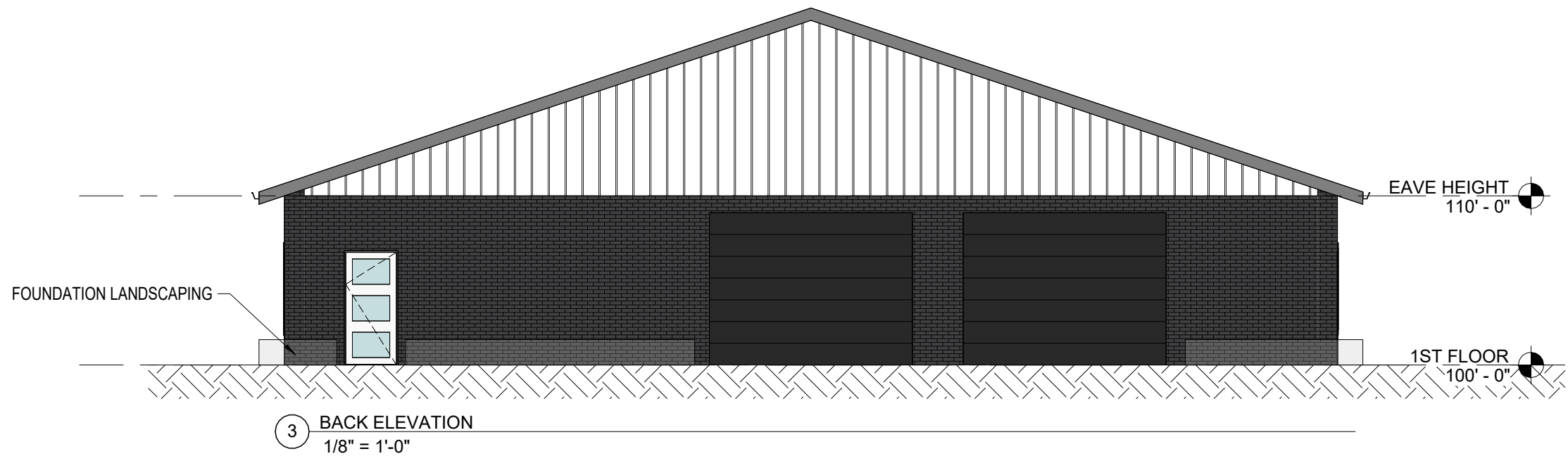
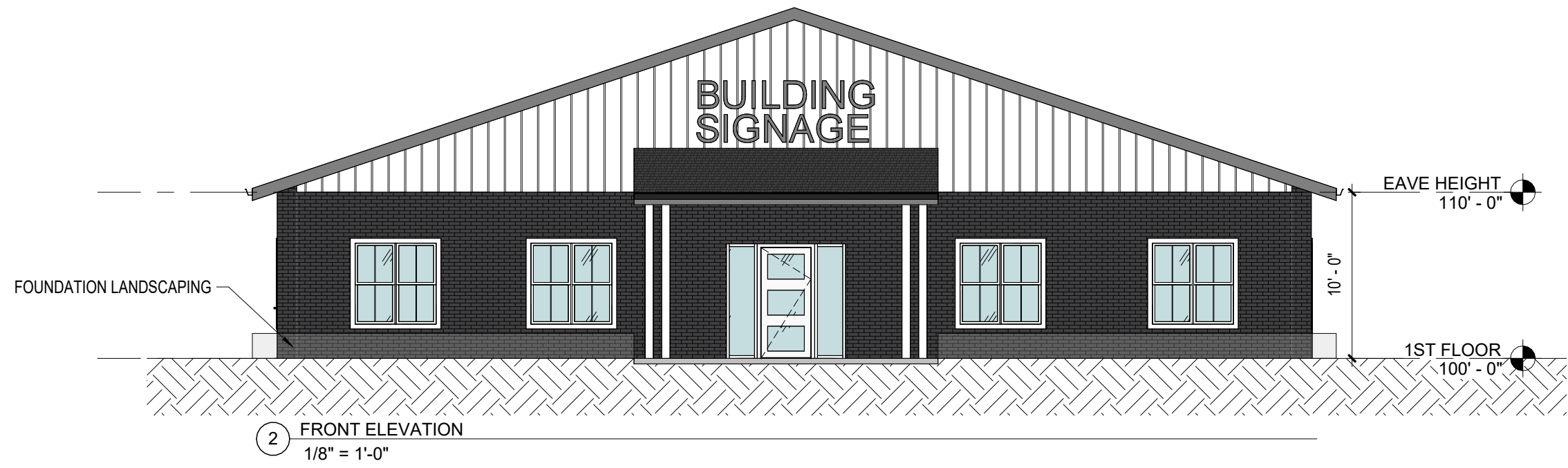
APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





SW 7757
High Reflective
White

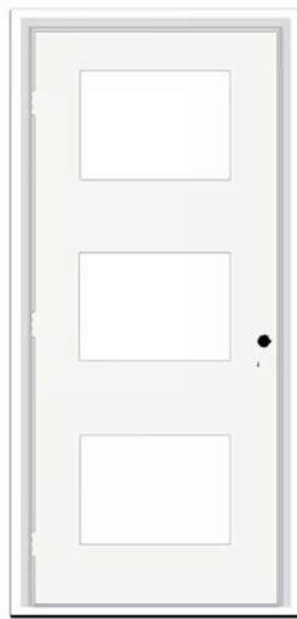
SW 7665
Wall Street

SW 7076
Cyberspace



SILVERCREEK
OEP620, lot 10-24
King Size, Heritage Texture
Item 765969 - Grade B
162,112 qty, available at Ouachita
Plant

SILVERCREEK
OEP620, lot OEP-24-19
King Size, Heritage Texture
Item 902621 - Grade B
1,203,056 qty, available at Ouachita
Plant

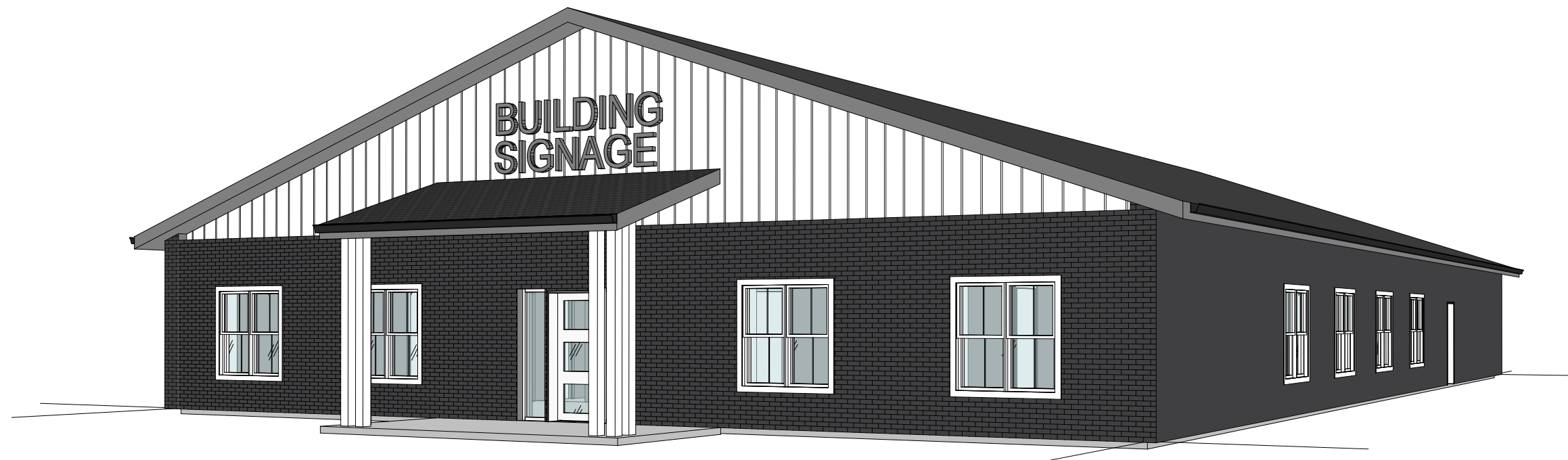


Interior

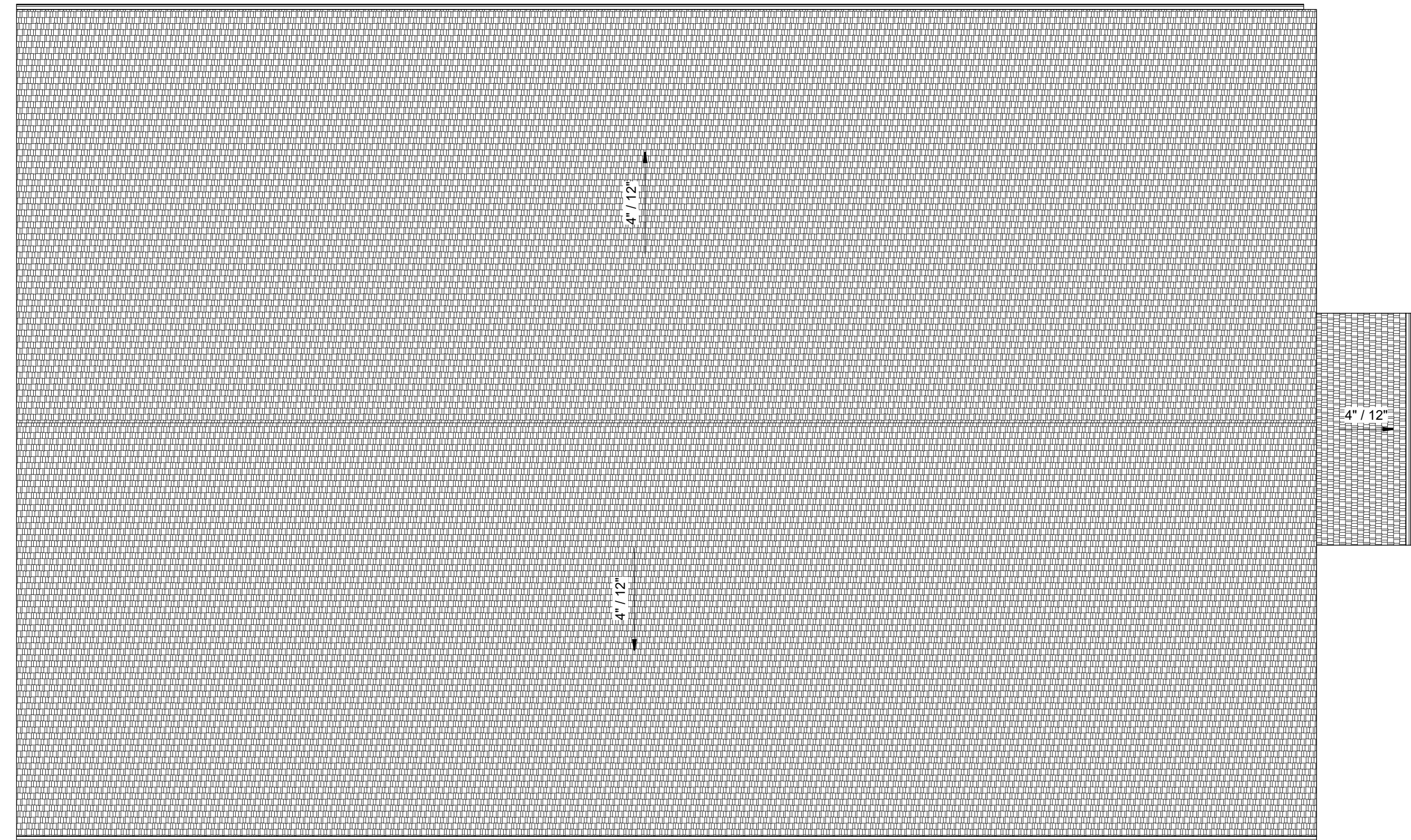
Exterior



HERITAGE®
RUSTIC BLACK



647 SF	21% HARDIE BOARD
2,472 SF	79% MASONRY
3,119 SF	TOTAL



1 ROOF PLAN
1/8" = 1'-0"



AERIAL; 2024

City Council Meeting
November 25, 2025



0 260 520
Feet

W25-42 Trade Pro
1310 Oak Grove Road
Waiver of Street Improvements



SPRINGDALE™
WE'RE MAKING IT HAPPEN

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-43) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO WILLIAM PRESLEY IN CONNECTION WITH 4001 DIXON STREET, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W25-43) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-43) of street improvements to Dixon Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 4001 Dixon Street, a Single-Family Dwelling, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to Dixon Street, including sidewalks in connection with 4001 Dixon Street, a Single-Family Dwelling.

Option 2: Denies a waiver of street improvements to Dixon Street, including sidewalks in connection with 4001 Dixon Street, a Single-Family Dwelling.

Option 3: Approves payment in lieu of improvements to Dixon Street in connection with 4001 Dixon Street, a Single-Family Dwelling, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to Dixon Street including sidewalks to be built in connection with 4001 Dixon Street, a Single-Family Dwelling.

PASSED AND APPROVED this _____ day of _____, 2025.

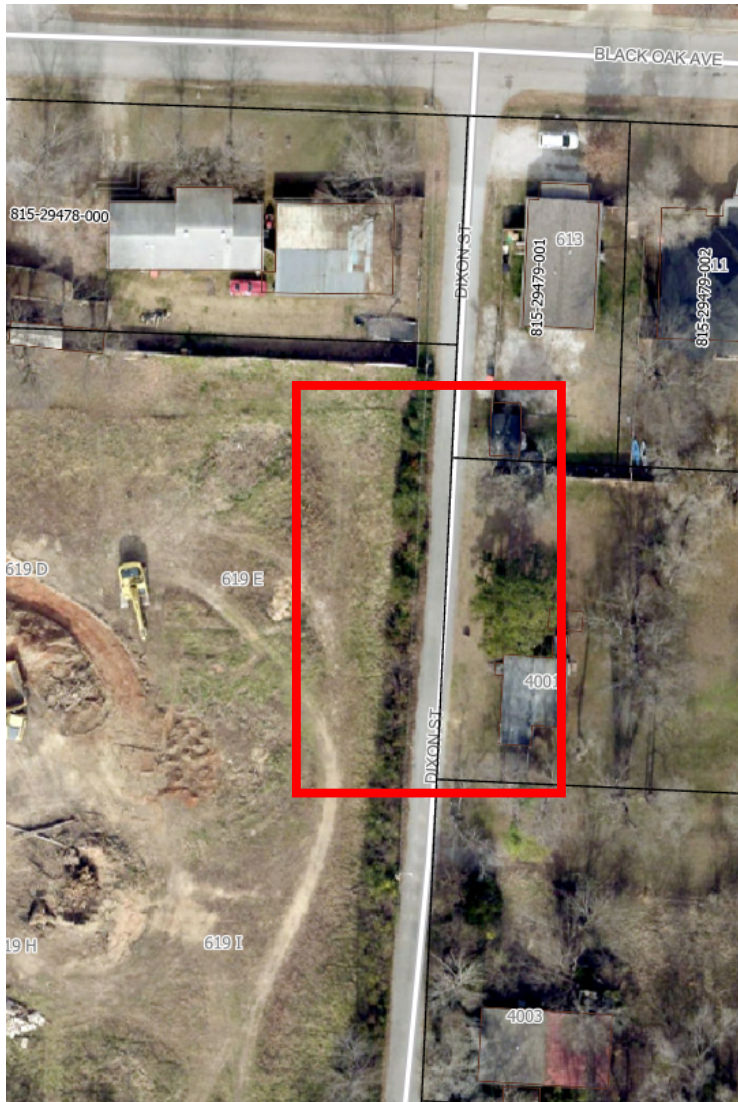
Doug Sprouse, Mayor

ATTEST:

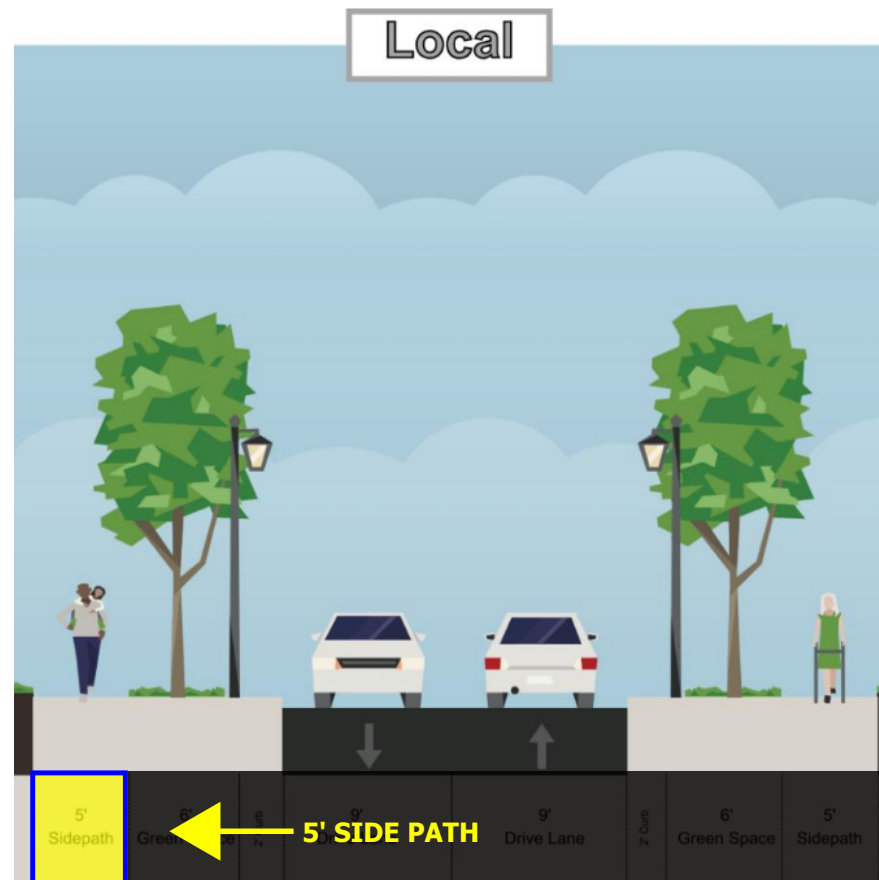
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET









City Council Meeting
November 25, 2025



0 250 500
Feet

W25-43 William Presley
4001 Dixon Street
Waiver of Street Improvements



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-44) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO PARAMOUNT METALS IN CONNECTION WITH L25-26, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-44) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-44) of street improvements to Old Wire Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-26, a Large-Scale Development for Paramount Metals, 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 Old Wire Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-26, a Large-Scale Development for Paramount Metals.

Option 2: Denies a waiver of street improvements to Old Wire Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-26, a Large-Scale Development for Paramount Metals.

Option 3: Approves payment in lieu of improvements to Old Wire Road in connection with L25-26, a Large-Scale Development for Paramount Metals, with the 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 Old Wire Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L25-26, a Large-Scale Development for Paramount Metals.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

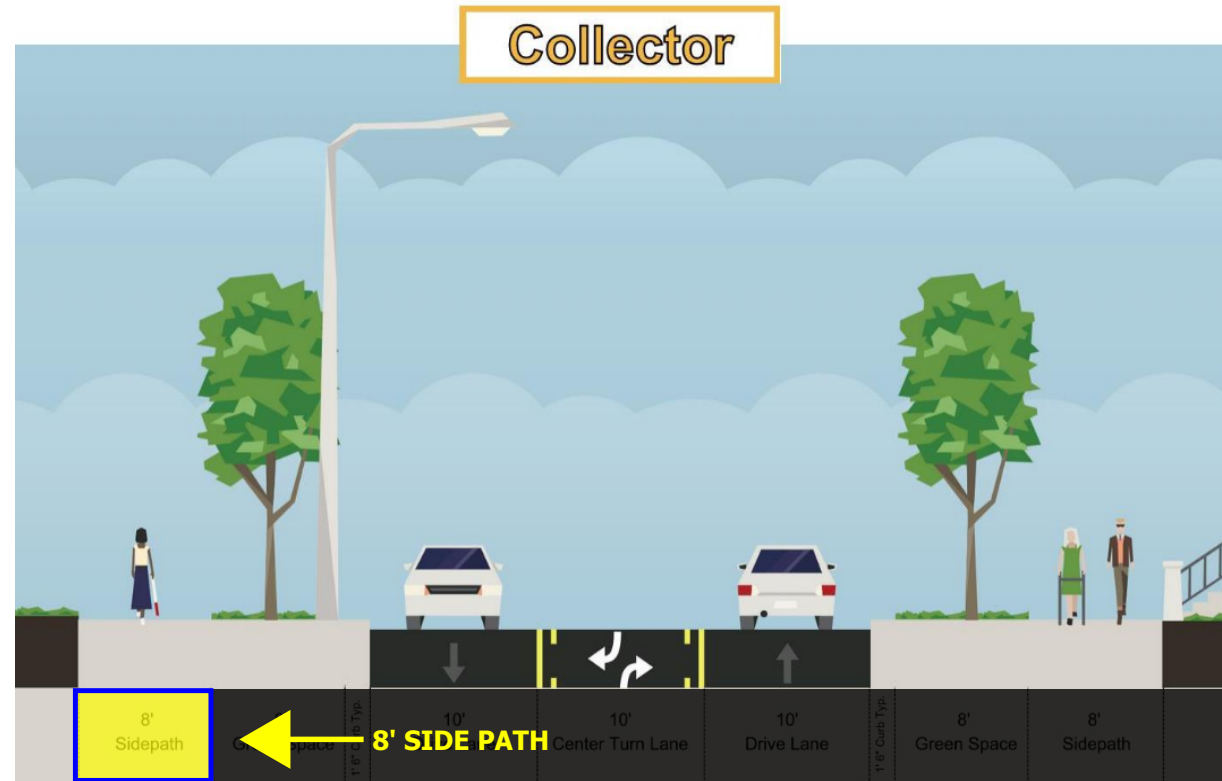
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET



CK

CK CIVIL ENGINEERING, LLC
155 FANTINEL DR.
SUITE D
TONTITOWN, AR 72762
478-485-1011

ISSUE DATE: 10/21/2025



ZONE L-1
PROPOSED BUILDING USE
METAL FABRICATION

SETBACKS
FRONT: 30'50" (WHEN PARKING IS BETWEEN R.O.W AND BUILDING)
SIDE: 0'50" (WHEN ADJACENT TO RESIDENTIAL USES)
REAR: 20'50" (WHEN ADJACENT TO RESIDENTIAL USES)

LANDSCAPE BUFFER:
FRONT: 10'
SIDE/REAR: 5'

PARKING SPACE ANALYSIS
OFFICE: 1000 SF X 3,750 SF = 13 STALLS
MANUFACTURING: 106000 SF X 40,500 SF = 7 STALLS
REQUIRED PARKING: 20
PARKING PROVIDED: 24
ADA REQUIRED: 1
ADA PROVIDED: 1



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LAYOUT NOTES

1. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION AND RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
 2. VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
 3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 4. WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
 5. ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURBS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
 6. INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
 7. COORDINATE PAINTING OF FIRE LANES WITH OWNER AND LOCAL FIRE DEPARTMENT.
 8. UNLESS OTHERWISE SHOWN, ALL CURB RADI SHALL BE 2'.
 9. ASPHALT CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE DETAILS OR AS SPECIFIED BY THE STATE OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
 10. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID FOR BY THE CONTRACTOR AND APPROVED BY THE OWNER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS.
 11. ALL REMOVAL OF ASPHALT/CONCRETE PAVEMENT WILL BE SAW CUT.
 12. CURBS MUST BE CALKED BEFORE BACKFILLED AND STREET PAVED. ACCEPTABLE SUPPLIERS ARE: OMNI SEAL 50, PERCORA 864 AND 865, DOW CORNING 888, OR PRE-APPROVED EQUAL.
 13. 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.
- STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (8) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.
- a) DEVELOPMENT AND GRADING WITHIN 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 RATIO UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
 - d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY THE DIRECTOR OF ENGINEERING, AND
 - e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

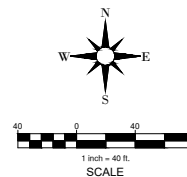
GREENSPACE CALCULATIONS

SITE GREEN SPACE - 10% OF SITE SHALL BE GREENSPACE
SITE AREA: 205,602 SF (4.72 ACRES) = 20,560 SF
GREEN SPACE PROVIDED: 49,158 SF (1.12 ACRES) = 24%

STREET FRONTAGE LANDSCAPING:
10' GREENSPACE

INTERIOR PARKING LOT LANDSCAPING: 10% INTERIOR GREENSPACE
PARKING AREA = 13,462 SF
REQUIRED: 1,346 SF
PROVIDED: 1,320 SF = 16%

GROSS AREA WITHIN PROPERTY LINE: 185,215 SF = 4.25 ACRES
NET AREA WITH ROW: 199,882 = 4.58 ACRES



EXISTING LEGEND

	FOUND MONUMENT
	POWER POLE
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	GAS METER
	STORM SEWER MANHOLE
	WATER LINE
	STORM DRAIN
	PROPERTY LINE
	CENTERLINE OF ROAD (CL)
	RIGHT-OF-WAY (RW)
	TELEPHONE LINE
	UTILITY EASEMENT (U.E.)
	OVERHEAD POWER LINE
	GAS LINE
	CONCRETE PAVING
	ASPHALT DRIVE

PROPOSED LEGEND

	STORM SEWER MANHOLE
	PROPOSED TREE
	PROPOSED SHRUB
	PROPERTY LINE
	SETBACK
	10' LANDSCAPE BUFFER
	PROPOSED EASEMENT
	CURB
	PROPOSED BUILDING
	PARKING STRIPE
	RETAINING WALL
	CHAIN LINK FENCE
	LIMITS OF DISTURBANCE
	PROPOSED STORM DRAIN
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	GREENSPACE
	DETENTION POND
	ELECTRIC METER
	ELECTRIC TRANSFORMER AND PAD
	WATER VALVE
	FIRE HYDRANT
	RIP-RAP PAD
	FLARED END SECTION

PARAMOUNT METALS
2530 OLD WIRE RD
SPRINGDALE, AR 72764

PROJ: 25-109

SITE
DIMENSION
PLAN

C200

L25-26



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION
OF A PROFESSIONAL SERVICES AGREEMENT
FOR TESTING SERVICES ON SPRINGDALE
STREET RECONSTRUCTIONS, PHASE 1 (23BPS11)**

WHEREAS, the City of Springdale is in need of testing services for the first phase of the Springdale Street Reconstructions project;

WHEREAS, McClelland Consulting Engineers, Inc. performed the geotechnical engineering work for this project;

WHEREAS, the price not to exceed amount for professional testing services shall be \$29,610.00.

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

Section 1. the Mayor and City Clerk are hereby authorized to enter into a professional services agreement with McClelland Consulting Engineers, Inc. for testing services to be paid from the 2023 Street Bond Fund.

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

PASSED AND APPROVED this _____ day of November, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

November 3, 2025

City of Springdale, Arkansas

Engineering Department
201 Spring Street
Springdale, Arkansas 72764

ATTN: Ben Peters, P.E.
Director of Engineering

RE: Construction Materials Testing & Special Inspections Proposal for
Springdale Streets Reconstructions in
Springdale, Arkansas
MCE Proposal No.: **CMT27-225**

1.0 ESTIMATED BUDGET

Based on discussions with the project Design Team, we anticipate being able to provide Construction Material Testing (CMT) and Special Inspection services on this project for a Not-To-Exceed Without Approval amount as detailed below:

Provided Testing and Inspection Service	Estimated Cost
Proof Roll / Subgrade Recommendations	\$4,275.00
Base Density Testing	\$7,500.00
Laboratory Soil/Base Sampling & Testing	\$2,180.00
Cast-in-Place Concrete Field Testing	\$11,340.00
Concrete Cylinder Pick-Up	\$1,400.00
Asphalt Coring and Testing	\$2,915.00
Total Not-to-Exceed Without Approval Fee	\$29,610.00

The information on the following pages provides further detail regarding the anticipated testing scope of the project which includes several trips for each service, time spent on-site for each service, and other anticipations that were integral in arriving at the Not-To-Exceed Fee amount.

The scope of work detailed herein is based on the *Springdale Street Reconstructions: Dyer Street, Highland Avenue, Porter Avenue, and Shipley Street Bid Plan* sets, dated October 1, 2025, and the *Project Manual*, dated October 2025.

2.0 PROJECT DESCRIPTION

It is understood that the current project scope includes the improvements to four (4) different streets in the City of Springdale (Highland Avenue, Shipley Street, Porter Avenue, and Dyer Street). The improvements to all of the streets will include an asphalt Mill-and-Overlay. Some portions of the streets will be removed and replaced full depth, fully reconstructing the street sections with Geogrid, select fill, class 7 aggregate base, and superpave asphalt materials. Based on discussions with the Design Team, it is understood that this reconstruction is intended to take place between the existing curblines, with only minor reconstruction of curb-and-gutter. Therefore, the improvements may also include replacing portions of concrete curb and gutter and the adjustments/improvements of drainage structures (manholes, valves, etc.).

3.0 ANTICIPATED CMT/SPECIAL INSPECTION SCOPE OF WORK

It is expected that services for Construction Materials Testing and Special Inspections may include, but are not limited to proof roll/subgrade observations and recommendations, field density testing, cast-in-place concrete testing, and asphalt coring/testing. To better your understanding of our associated fees, we presented an estimated per-trip amount for the services we anticipate providing on this project. The provided per-trip price assumes the following factors:

- A Geotechnical Engineer or his/her representative spending one (1) hour on-site for each trip pertaining to proof rolling/subgrade recommendations.

- *Travel time, mileage, and report writing are factored into the unit trip amount.*
- Laboratory Sampling and Testing will consist of the completion of project specific subgrade and base course analysis to ensure that both native and imported fill materials adhere to the project specifications. Laboratory Tests are based on a “per-test” unit price, as well as time spent on-site collecting the necessary samples
- A certified technician spending one (1) hour on-site for each density testing trip.
 - *Three (3) density tests are anticipated to be conducted on each trip.*
 - *Thickness verification of the base materials during each base density testing trip, if required.*
 - *Travel time, mileage, and report writing are factored into the unit trip amount.*
- A certified technician spending one (1) hour on-site for each cast-in-place concrete testing trip.
 - *MCE assumes that one (1) set of five (5) 4” x 8” cylinders being sampled for every 50 cubic yards (CY)*
 - *Travel time, mileage, and reporting fees are included in the per-trip amount for this service.*
- A certified technician spending time on-site for the coring of asphalt pavement materials for further analysis and laboratory testing per trip. Due to the varying length of each street, the per-trip rate for the each street includes differing amounts of cores to be obtained and time being spent to obtain/patch the cores.
 - *Time for patching the core locations is included in the per-trip amount for this service.*
 - *Travel time, mileage, and reporting fees are included in the per-trip amount for this service.*

At the time of preparing this proposal, it is anticipated that laboratory bulk sample testing of the asphalt materials is not included under this scope of work. Should these services or other additional testing/inspection services be requested, they may be conducted for an additional fee.

We anticipate that the four (4) streets will be reconstructed separately each having a duration of approximately three (3) months. If this estimated duration is incorrect or if the assumptions detailed within this document are inaccurate, please allow us to make appropriate revisions. The anticipated services and associated fees presented are intended to provide the project with a safe allowable budget for materials testing and special inspections. These services will be invoiced based on actual services provided (including time spent on site, number of tests, etc.) using our current fee sheet, which may be provided upon request. **From the assumptions and project details referenced above, the per-trip estimates and subtotals for each service anticipated to be required are provided below.**

Proof Roll & Subgrade Recommendations	\$285.00 per trip estimate
Shipley St. Full Depth Reconstruction Areas (Anticipates one (1) lane of roadway at a time)	5 trips
Porter Ave. Full Depth Reconstruction Areas (Anticipates one (1) lane of roadway at a time)	3 trips
Dyer St. Full Depth Reconstruction Areas (Anticipates one (1) lane of roadway at a time)	4 trips
Highland Ave. Full Depth Reconstruction Areas (Anticipates one (1) lane of roadway at a time)	3 trips
Estimated Subtotal	\$4,275.00

Laboratory Sampling and Testing	per test estimate
Standard Proctor Test (Select Fill Material to be used on ALL streets)	1 test @ \$415.00 per test
Modified Proctor Test (Class 7 Base Material to be used on ALL streets)	1 test @ \$465.00 per test
California Bearing Ratio (Select Fill Material to be used on ALL streets)	1 test @ \$400.00 per test
Class 7 Aggregate Gradation (One (1) Gradation minimum per street project)	4 test @ \$225.00 per test
Estimated Subtotal	\$2,180.00

Soil and Base Density Testing	\$250.00 per trip estimate
Shipley St. Full Depth Reconstruction Areas (Anticipates one (1) lane of roadway at a time)	10 trips
Porter Ave. Full Depth Reconstruction Areas (Anticipates one (1) lane of roadway at a time)	6 trips
Dyer St. Full Depth Reconstruction Areas (Anticipates one (1) lane of roadway at a time)	8 trips
Highland Ave. Full Depth Reconstruction Areas (Anticipates one (1) lane of roadway at a time)	6 trips
Estimated Subtotal	\$7,500.00

Cast-in-Place Concrete Field Testing	\$315.00 per trip estimate
Shipley St. – Curb and Gutter & Manhole/Valve Box Improvements	11 trips
Porter Ave. – Curb and Gutter & Manhole/Valve Box Improvements	11 trips
Dyer St. – Curb and Gutter & Manhole/Valve Box Improvements	9 trips
Highland Ave. – Curb and Gutter & Manhole/Valve Box Improvements	5 trips
Estimated Subtotal	\$11,340.00

Concrete Cylinder Pick-Up	\$70.00 per trip estimate
A charge for concrete cylinder pick-up will only be applied in the event that it is the sole reason for the site visit on days when no other testing is scheduled. We have assumed that this will be required for one-half (1/2) of the anticipated concrete trips as referenced above.	
Estimated Subtotal	\$1,400.00

Asphalt Coring and Testing	per trip estimate
Shipley St. – Up to 10 Cores	\$1,035.00
Porter Ave. – Up to 5 Cores	\$720.00
Dyer St. – Up to 4 Cores	\$685.00
Highland Ave. – Up to 2 Cores	\$475.00
A certified technician coring asphalt samples for laboratory acceptance testing. It is anticipated that up to 21 total cores may be required for laboratory testing for the four (4) project streets. The cores will be tested for bulk-specific gravity and thickness verification. It is anticipated that up to four (4) trips (assuming each street will require a separate trip) may be required for this service.	
Estimated Subtotal	\$2,915.00

The estimated number of trips for each testing service is based on the project/city specifications, as well as our experience with projects in the area with similar scope and size. The estimated fees are directly related to the number of trips made for each service and time spent on-site. If the project scope varies following the submittal of this document and prior to construction, please allow for the review and revision of this document.

4.0 CLOSING COMMENTS

We appreciate the opportunity to provide this Proposal for Construction Materials Testing Services and Special Inspections for the planned Springdale Streets Reconstruction project in Springdale, Arkansas. If this Proposal is acceptable, please sign the Work Authorization Agreement at the end of this document and return a copy to our office. If there are any questions regarding this Proposal, please do not hesitate to contact us.

Sincerely,

McClelland Consulting Engineers, Inc.



Scott Schumacher

Laboratory Manager | Geotechnical Specialist



Steven J. Head, P.E.

Principal | Geotechnical Department Head

5.0 Work Authorization Agreement

McClelland Consulting Engineers, Inc., is authorized to proceed in accordance with this Letter of Proposal, denoted as CMT27-225, consisting of four (4) pages.

Signature	Title	Date
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RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM PORFIRIA MILLAN FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6.

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Porfiria Millan, also known as Washington County Tax Parcel No. 815-27727-001, located at 300 West Sunset, Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$640,000.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$714,777.00 to acquire the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$74,777.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 300 W. Sunset for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Porfiria Millan, for the total sum of \$714,777.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 25th day of November, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE PORFIRIA MILLAN PROPERTY
(.33± ACRE/14,230± SQUARE FEET);
LOCATED AT 300 W. SUNSET AVENUE,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

BY

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

FILE NO. 6891-10

AS OF

SEPTEMBER 17, 2025
(REVISED)

Reed & Associates, Inc.

Real Estate Appraisers – Consultants

3739 N. Steele Blvd., Suite 322, Fayetteville, AR 72703 * 479-521-6313 * Fax: 479-521-6315 * www.reedappraisal.biz

*Tom Reed, MAI • Katie Hampton • Shannon Mueller, MAI • E. P. Scruggs III
• Rob Potts • Blake Hopper • Ann Julian*

October 31, 2025

Ryan Carr | Deputy Director of Engineering
City of Springdale
201 Spring Street, Springdale, AR 72764

RE: The Porfiria Millan Property; Located at 300 W. Sunset Avenue, Springdale,
Arkansas; Washington County

Dear Mr. Carr:

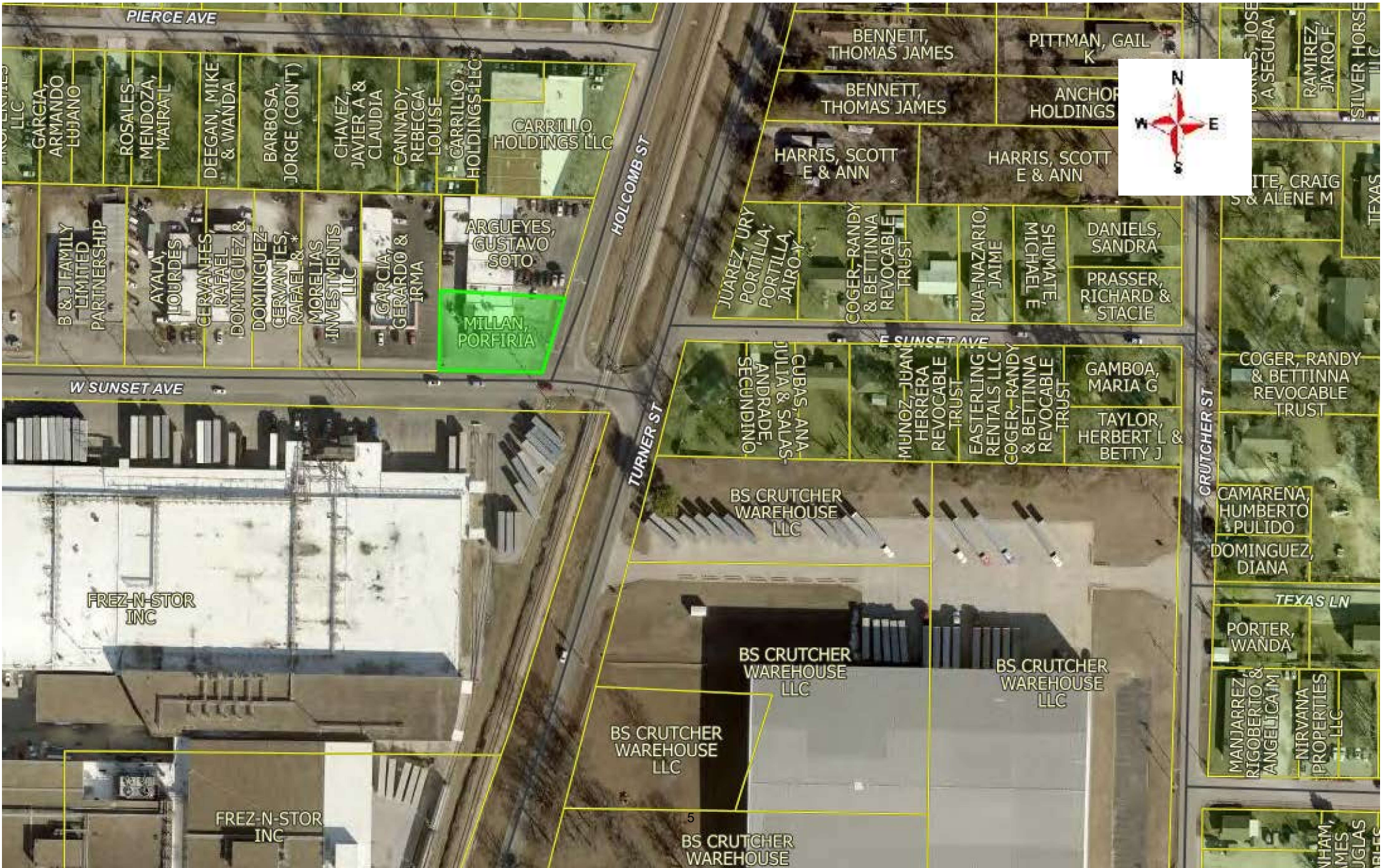
In compliance with your request and for the purpose of estimating the market value of the above captioned property, I hereby certify that I have examined the subject property and made a survey of the matters pertinent to the estimation of its value.

I further certify that I have no interest, present or contemplated, in the property appraised, and my fee was not contingent upon the value estimate reported.

The following real property appraisal report contains data gathered in my investigation, information from my files, and shows the method of appraisal in detail. This report is presented under the Appraisal Report Option. This report represents a Revised Report.

Based on an analysis of relevant data, and contingent on the Assumptions and Limiting Conditions which follow and appear in the Addenda Section of this report, it is my opinion the market value of the fee simple estate of the subject property, as of September 17, 2025, was as follows:

SIX HUNDRED FORTY THOUSAND DOLLARS
(\$640,000)



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM HUMBERTO CAMARENA FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6.

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Humberto Camarena, also known as Washington County Tax Parcel No. 815-22502-000, located at 1022 Crutcher Street, Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$205,000.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$260,000.00 to acquire the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$55,000.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 1022 Crutcher Street for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Humberto Camarena, for the total sum of \$260,000.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 25th day of November, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE HUMBERTO PULIDO CAMARENA PROPERTY
(.172± ACRE/7,500± SQUARE FEET);
LOCATED AT 1022 CRUTHER STREET,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

BY

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

FILE NO. 6891-25

AS OF

SEPTEMBER 16, 2025

Reed & Associates, Inc.

Real Estate Appraisers – Consultants

3739 N. Steele Blvd., Suite 322, Fayetteville, AR 72703 * 479-521-6313 * Fax: 479-521-6315 * www.reedappraisal.biz

Tom Reed, MAI • Katie Hampton • Shannon Mueller, MAI • E. P. Scruggs III
• Rob Potts • Blake Hopper • Ann Julian

October 3, 2025

Ryan Carr | Deputy Director of Engineering
City of Springdale
201 Spring Street, Springdale, AR 72764

RE: The Humberto Pulido Camarena Property; Located at 1022 Crutcher Street,
Springdale, Arkansas; Washington County

Dear Mr. Carr:

In compliance with your request and for the purpose of estimating the market value of the above captioned property, we hereby certify that we have examined the subject property and made a survey of the matters pertinent to the estimation of its value.

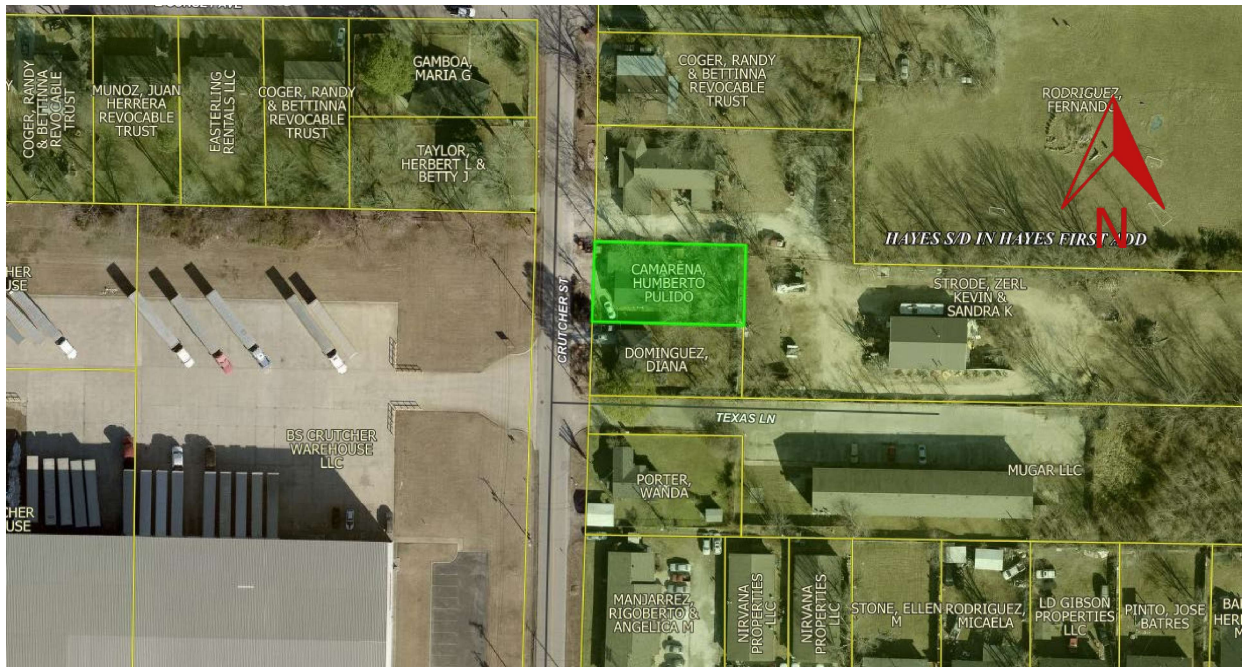
We further certify that we have no interest, present or contemplated, in the property appraised, and our fee was not contingent upon the value estimate reported.

The following real property appraisal report contains data gathered in our investigation, information from our files, and shows the method of appraisal in detail. This report is presented under the Appraisal Report Option.

Based on an analysis of relevant data, and contingent on the Assumptions and Limiting Conditions which follow and appear in the Addenda Section of this report, it is our opinion the market value of the fee simple estate of the subject property, as of September 16, 2025, was as follows:

TWO HUNDRED FIVE THOUSAND DOLLARS
(\$205,000)

AERIAL VIEW



ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF AN INDUSTRIAL DEVELOPMENT REVENUE BOND UNDER THE AUTHORITY OF ACT NO. 9 OF 1960, AS AMENDED, FOR THE PURPOSE OF SECURING AND DEVELOPING INDUSTRY WITHIN THE CITY; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT PROVIDING FOR THE SALE OF THE BOND; AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING THE BOND; AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT BETWEEN THE CITY, AS LESSOR, AND TYSON POULTRY, INC. OR AN AFFILIATE THEREOF, AS LESSEE; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS RELATING TO THE ISSUANCE OF THE BOND; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

WHEREAS, the City of Springdale, Arkansas (the “City”) is authorized under the provisions of the Municipalities and Counties Industrial Development Revenue Bond Law, Arkansas Code Annotated Sections 14-164-201 *et seq.* (the “Act”), to own, acquire, construct, reconstruct, improve, equip and lease facilities to secure and develop industry and to assist in the financing thereof by the issuance of bonds payable from the revenues derived from such facilities; and

WHEREAS, the City is further authorized by Amendment 65 to the Constitution of the State of Arkansas (“Amendment 65”) and the Act to issue its revenue bonds payable from revenues derived from the industrial facilities so acquired, constructed and equipped; and

WHEREAS, the necessary arrangements have been made with the Company for the financing of the acquisition, retrofitting, renovating and equipping of a substantial industrial project pursuant to the Act and the lease thereof to Tyson Poultry, Inc., a Delaware corporation , or an affiliate thereof (the “Company”), such project to consist of (i) the acquisition of approximately 45 acres of land, (ii) the retrofitting and renovating of an industrial building or buildings of approximately 350,000 in aggregate square footage of production area and other improvements thereon, (iii) the acquisition and installation of various items of machinery and equipment (and maintenance and repair parts related thereto), and furniture and furnishings, and (iv) the construction of infrastructure, parking and other related improvements (collectively, the “Project”), to be located at 730 E Randall Wobbe Lane, Springdale, Arkansas 72764 and to be utilized by the Company as a value added poultry products facility; and

WHEREAS, permanent financing of Project costs, necessary costs and expenditures incidental thereto and the cost of the issuance of bonds is being furnished by the City pursuant to Amendment 65 and the Act through the issuance of its Taxable Industrial Development Revenue

Bond (Tyson Poultry, Inc. Project), Series 2025, in the aggregate principal amount of not to exceed One Hundred Twenty-Seven Million Dollars (\$127,000,000) (the “Bond”); and

WHEREAS, an open public hearing on the question of the issuance of the Bond and the financing of the Project was held before the Mayor and City Council on November 25, 2025, following publication of notice thereof in the Northwest Arkansas edition of the *Arkansas Democrat-Gazette* on November 9, 2025; and

WHEREAS, the Bond will be issued and secured pursuant to the terms and provisions of a Trust Indenture (the “Indenture”), by and between the City and First Security Bank, Searcy, Arkansas, or another financial institution with corporate trust powers mutually acceptable to the City and the Company, as trustee (the “Trustee”); and

WHEREAS, the necessary arrangements have been made by the City to lease the Project to the Company pursuant to the terms of a Lease Agreement (the “Lease Agreement”); and

WHEREAS, the Company requests that the City enter into a Bond Purchase Agreement (the “Bond Purchase Agreement”) with Tyson Chicken, Inc., a Delaware corporation, or another affiliate of the Company (the “Purchaser”), providing for the sale of the Bond;

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

Section 1. The City Council makes the following findings and determinations:

(a) Based on preliminary information compiled and released by the Arkansas Division of Workforce Services, unemployment in Washington County during August of 2025 averaged 3.3%. Completion of the Project is expected to ensure additional employment and other benefits to residents of the City.

(b) The Company currently intends to utilize the Project as a value added poultry products facility.

(c) The Company’s presence within the City is expected to be an important factor in the economic well-being and employment base for the City and its inhabitants.

(d) The Bond shall not constitute a general obligation of the City within the meaning of any constitutional or statutory limitation, but shall be a special limited obligation of the City as provided in the Act, the principal and interest on which shall be payable solely from the revenues or other receipts, funds, monies and property realized pursuant to the Lease Agreement and pledged therefor under the Indenture.

Section 2. There is hereby authorized and directed the issuance from time to time of the Bond and the sale thereof to the Purchaser pursuant to the terms and provisions of a Bond Purchase Agreement to be dated as of the date of the initial delivery of the Bond (the “Bond Purchase Agreement”), which Bond Purchase Agreement is specifically approved in Section 3 hereof. The Bond shall be sold at the purchase price of par plus accrued interest, if any, and shall be issued and delivered according to the terms and provisions of the Bond Purchase Agreement. The Bond shall

be issued in the original aggregate principal amount of not to exceed One Hundred Twenty-Seven Million Dollars (\$127,000,000), shall be dated as of the date of its delivery, shall have a final maturity of December 31, 2035, shall bear interest at the rate of 5.40% per annum, shall be in the form, and shall be issued upon the terms and conditions recommended by the Company, all as more particularly set forth in the Trust Indenture approved in Section 4 hereof. The Mayor is hereby authorized and directed to execute and deliver the Bond as requested by the Company, and the City Clerk is hereby authorized and directed to execute and deliver the Bond and to affix the seal of the City thereto, and the Mayor and City Clerk are hereby authorized and directed to cause the Bond to be authenticated by the Trustee.

Section 3. To prescribe the terms and conditions upon which the Bond is to be sold to the Purchaser, the Mayor is hereby authorized and directed to execute at the request of the Company the Bond Purchase Agreement on behalf of the City, by and between the City and the Purchaser, and approved by the Company. The Bond Purchase Agreement is hereby approved in substantially the form submitted to this meeting, and the Mayor, with the counsel of the City Attorney, is hereby authorized to confer with the Purchaser, the Company and Kutak Rock LLP, Little Rock, Arkansas (“Bond Counsel”), in order to complete the Bond Purchase Agreement in substantially the form submitted to this meeting, with such changes as shall be approved by such persons executing the document, their execution to constitute conclusive evidence of such approval.

(Advice is given that a copy of the Bond Purchase Agreement in substantially the form authorized to be executed is on file with the City Clerk and is available for inspection by any interested person.)

Section 4. To prescribe the terms and conditions upon which the Bond is to be secured, executed, authenticated, issued, accepted and held, the Mayor and the City Clerk are hereby authorized and directed to execute, acknowledge and deliver the Trust Indenture, by and between the City and the Trustee, and the Mayor and City Clerk are hereby authorized and directed to cause the Trust Indenture to be accepted, executed and acknowledged by the Trustee. The Trust Indenture is hereby approved in substantially the form submitted to this meeting, and the Mayor, with the counsel of the City Attorney, is hereby authorized to confer with the Trustee, the Company, the Purchaser and Bond Counsel in order to complete the Trust Indenture in substantially the form submitted to this meeting, with such changes as shall be approved by such persons executing the document, their execution to constitute conclusive evidence of such approval.

(Advice is given that a copy of the Trust Indenture in substantially the form authorized to be executed is on file with the City Clerk and is available for inspection by any interested person.)

Section 5. There is hereby authorized and directed the lease of the real and personal property comprising the Project to the Company. The Mayor and the City Clerk are hereby authorized to execute, acknowledge and deliver the Lease Agreement, by and between the City, as lessor, and the Company, as lessee. The Lease Agreement is hereby approved in substantially the form submitted to this meeting, and the Mayor, with the counsel of the City Attorney, is hereby authorized to confer with the Company, the Trustee, the Purchaser and Bond Counsel in

order to complete the Lease Agreement in substantially the form submitted to this meeting, with such changes as shall be approved by such persons executing the document, their execution to constitute conclusive evidence of such approval.

(Advice is given that a copy of the Lease Agreement in substantially the form authorized to be executed is on file with the City Clerk and is available for inspection by any interested person.)

Section 6. The City and the Company recognize that under Article 16, Section 5, of the Constitution of the State of Arkansas, as interpreted under past decisions of the Supreme Court of the State of Arkansas applicable to facilities financed pursuant to the Act, including particularly the case of Wayland v. Snapp, 232 Ark. 57, 334 S.W.2d 663 (1960), the Project will be exempt from *ad valorem* taxation. Although the City makes no representation as to the continued precedential value of such past decisions, the Company has agreed to enter into an Agreement for Payments in Lieu of Taxes to be dated as of the date of its execution (the “PILOT Agreement”) requiring the Company to make certain payments in lieu of all *ad valorem* taxes which would otherwise be levied on the Project real and personal property by local public bodies with taxing power. In order to provide for such payments, there is hereby authorized and directed the execution and delivery of the PILOT Agreement, and the Mayor is hereby authorized to execute and deliver the PILOT Agreement for and on behalf of the City. The PILOT Agreement is hereby approved in substantially the form submitted to this meeting, and the Mayor, with the counsel of the City Attorney, is hereby authorized to confer with the Company and Bond Counsel in order to complete the PILOT Agreement in substantially the form submitted to this meeting, with such changes as shall be approved by such persons executing the document, their execution to constitute conclusive evidence of such approval.

(Advice is given that a copy of the PILOT Agreement in substantially the form authorized to be executed is on file with the City Clerk and is available for inspection by any interested person.)

Section 7. The Mayor and City Clerk, for and on behalf of the City, are hereby authorized and directed to do any and all things necessary to effect the execution and delivery of the Bond, the Bond Purchase Agreement, the Indenture, the Lease Agreement and the PILOT Agreement, and to perform all of the City’s obligations under and pursuant thereto. The Mayor and the City Clerk are hereby further authorized and directed, for and on behalf of the City, to execute all papers, documents, certificates and other instruments that may be required for the carrying out of such authority or to evidence the exercise thereof.

Section 8. Because the City is here involved with the acquisition, retrofitting, renovating and equipping of a complex industrial project requiring highly specialized work and specialized types of machinery and equipment, it has been and is hereby determined by the City Council that competitive bidding be, and the same is hereby, waived as to this particular industrial project. This action is taken by the City pursuant to applicable laws of the State of Arkansas, including particularly the Act.

Section 9. Kutak Rock LLP, Little Rock, Arkansas, is hereby appointed as Bond Counsel with respect to the issuance of the Bond, the fees and expenses of which firm shall be costs of the Project and paid from the proceeds of the Bond or by the Company.

Section 10. The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases or provisions.

Section 11. All ordinances, resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

ADOPTED: _____, 2025

Mayor

ATTEST:

City Clerk

(S E A L)

**AGREEMENT FOR PAYMENTS IN LIEU
OF TAXES**

City of Springdale, Arkansas
Springdale, Arkansas

Ladies and Gentlemen:

Tyson Poultry, Inc., a Delaware corporation (the “Company”), has requested the City of Springdale, Arkansas (the “City”), pursuant to the provisions of Amendment 65 to the Constitution of the State of Arkansas (“Amendment 65”) and Act No. 9 of the First Extraordinary Session of the Sixty-Second General Assembly of the State of Arkansas, approved January 21, 1960, as amended (“Act 9”), to assist the Company in the acquisition, retrofitting, renovating and equipping of a value added poultry products facility and related industrial facilities to be located within the corporate boundaries of the City (the “Project”). Final completion of the Project is expected in the fourth quarter of fiscal year 2028. To provide for the permanent financing of the Project, the City will agree to issue up to \$127,000,000 of its taxable industrial development revenue bond (the “Bond”) under the authority of Amendment 65, Act 9 and other applicable law.

Specifically, the Project will be located at 730 E Randall Wobbe Lane, Springdale, Arkansas 72764 and will consist of (i) the acquisition of approximately 45 acres of real property described in Exhibit A hereto (the “Project Site”), (ii) the retrofitting and renovating of a building or buildings of approximately 350,000 square feet of production area along with other related improvements on the Project Site, (iii) the acquisition of various items of machinery, equipment and furnishings (including, but not limited to, those items described in Exhibit B hereto), and installation thereof on the Project Site, and (iv) parking, landscaping and other improvements on the Project Site. The real and personal property comprising the Project and leased under the Lease Agreement, including, without limitation, all replacements and substitutions of the Project which become the property of the City pursuant to the provisions of the Lease Agreement, are referred to herein as the “Leased Premises.”

The Bond will be secured by a pledge of revenues derived from the Leased Premises, including particularly lease rentals to be paid by the Company to the City under a Lease Agreement to be dated as of December [●], 2025 (the “Lease Agreement”), and having a term ending on December 31, 2035. The ownership of the Leased Premises will revert to the Company upon the termination of the stated lease term or upon the happening of certain events described in the Lease Agreement.

The Lease Agreement will obligate the Company to pay all taxes and assessments, general and special, levied and assessed on the Leased Premises during the term of the Lease Agreement, as well as water and sewer charges, assessments and other governmental charges and impositions. The Company and the City understand and agree that, notwithstanding such

provisions in the Lease Agreement, under Article 16, Section 5, of the Constitution of the State of Arkansas, as interpreted under past decisions of the Supreme Court of the State of Arkansas applicable to facilities financed pursuant to Act 9, including particularly the case of Wayland v. Snapp, 232 Ark. 57, 334 S.W.2d 663 (1960), and under the provisions of Arkansas Code Annotated §§14-164-701 to –704, the Leased Premises will be exempt from *ad valorem* taxes because they will be owned by the City and used for public purposes within the meaning of the applicable Constitutional provisions affording the exemption.

Although the City makes no representations as to the continued precedential value of such past decisions concerning the exemption from *ad valorem* taxation of industrial facilities financed pursuant to Act 9, the Company and the City agree that the Company, as lessee of the Leased Premises owned by the City, will have no *ad valorem* taxes to pay under the provisions of the Lease Agreement. The City has indicated a reluctance to lose all tax revenues which would otherwise be received if the properties involved were privately owned. Therefore, to induce the City to proceed with the issuance of the Bond and as an inducement for the acquisition, retrofitting, renovating, equipping and operation of the Project within the City, which will inure to the benefit of the Company (and fulfill a public purpose of the City), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the City, the Company agrees with the City as follows:

1. (a) In lieu of *ad valorem* taxes that would otherwise be assessed on the Leased Premises during the term of the Lease Agreement, the Company will make annual payments to the Collector of Washington County, Arkansas (the “County”) in an amount equal to 50% of the amount that would otherwise be due with respect to the real and personal property comprising the Leased Premises (as determined pursuant to Arkansas Code Annotated Section 14-164-704) during such year were such property not exempt from the levy of *ad valorem* taxes, with the first such payment to be due on or before the 10th day of October, 2027, with reference to tax year 2026, and subsequent annual payments to be due on or before October 10th of each year thereafter, with the final payment due on or before October 10, 2036, with reference to tax year 2035.

(b) The Company and the City hereby affirm the provisions of Section 6.1 of the Lease Agreement permitting the removal of Project machinery and equipment by the Company and the substitution of other machinery and equipment having equal or greater utility in the operation of the Project, and it is agreed that such substituted machinery and equipment shall become part of the Leased Premises and shall likewise be exempt from the payment of *ad valorem* taxes for the balance of the years of the exemption period of the replaced machinery and equipment. Such substituted machinery and equipment will be subject to payments in lieu of *ad valorem* taxes on the same basis as provided under subsection (a) above.

2. Representatives of the Company will confer annually with the Washington County Assessor and determine the assessed valuation of the real and personal property comprising the Leased Premises. The determination shall be made by mutual agreement if possible, and if not, shall be made by the County Assessor as though the Leased Premises were privately owned. Accordingly, because the valuation of such property is a key factor in calculating the payments described in Section 1(a) hereof, the City agrees to cooperate with the Company in any reasonable challenge to the valuation assigned to the Leased Premises by the

County Assessor to the fullest extent permitted by Arkansas law. The amount to be paid each year shall be determined by applying the millage that would be applicable to the Leased Premises for that year if the Leased Premises were privately owned. The Company shall be entitled to any refund that would be occasioned by overpayment or a reduction in millage which requires a refund by the taxing authorities.

3. Payments to be made hereunder are not intended to be in lieu of any license, occupation or privilege taxes or fees imposed upon the Company for or with respect to its right to carry on its business in the State of Arkansas. The payments to be made by the Company to the Washington County Collector pursuant to this Agreement are intended to be in lieu of all *ad valorem* taxes that would have to be paid on the Leased Premises by the Company to the State of Arkansas, the County, the City, the Springdale School District (the "District") and/or all other political subdivisions of the State of Arkansas entitled thereto (the "taxing authorities") if the Leased Premises were not exempt from *ad valorem* taxation under the provisions of Article 16, Section 5, of the Constitution of the State of Arkansas, as interpreted under past decisions of the Supreme Court of the State of Arkansas applicable to facilities financed pursuant to Act 9, including particularly the case of Wayland v. Snapp, 232 Ark. 57, 334 S.W.2d 663 (1960), and the case of Pulaski County v. Jacuzzi Bros. Div., 332 Ark. 91, 964 S.W.2d 788 (1998), and under the provisions of Arkansas Code Annotated §§14-164-701 to -704.

4. Each payment made by the Company hereunder shall be distributed among the applicable taxing authorities in the proportion that the millage levied by each bears to the total millage levied by all taxing authorities during the year of distribution.

5. The City and the Company agree to cooperate in sustaining the enforceability of this Agreement. However, if by reason of a change in the Constitution of the State of Arkansas, or a change by the Supreme Court of the State of Arkansas in its interpretation of the Constitution, a change in statutory law by the General Assembly of the State of Arkansas or otherwise, the Company is required to pay any tax with respect to the Leased Premises which the payments specified herein are intended to be in lieu of, the Company may deduct the aggregate of any such payments made by it from the amount herein agreed to be paid in lieu of taxes and need only pay the difference, if any, to the taxing authorities. It is understood and agreed that such deduction shall include payments made by the Company for sales taxes, use taxes, or any other taxes, excises or imposts of any kind or character which have been imposed by the State of Arkansas, the City, the County, the District, and/or any other taxing authority in lieu of and as a substitute for *ad valorem* taxes. Furthermore, inasmuch as the payment herein agreed to be made by the Company is intended to be in lieu of taxes, it is agreed that said payment shall not as to any year be in an amount greater than would otherwise be payable for such year in *ad valorem* taxes, in the aggregate, on account of its ownership of the Leased Premises.

6. Except with respect to the provisions regarding the final payment due by the Company as described in Section 1 above, this Agreement shall terminate and be of no further force and effect from and after the date that the Lease Agreement shall terminate for any purpose other than an uncured default on the part of the Company. If such termination shall be at a point constituting a portion of a tax year, the Company shall pay for the year in which termination occurred that portion of the specified annual payment that the number of days in such tax year that the Company was lessee of the Leased Premises prior to the termination bears to 365 days.

7. This Agreement may be amended in writing at any time by the Company and the City for any purpose permitted by Arkansas law, including the provision of different payment terms from those presently set forth herein, either during the original term of the Lease Agreement or during any extension thereof.

8. This Agreement may be assumed by successors to the Company and may be assigned by the Company, and shall be binding upon said successors and assigns, but no assignment shall be effective to relieve the Company of any of its obligations hereunder unless expressly authorized and approved in writing by the City.

9. This Agreement may be executed in counterparts. Each of which shall be deemed as original, and all of which shall constitute one and the same instrument.

10. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Arkansas.

If the foregoing is acceptable, please so indicate by executing the acceptance set forth below, and by returning this instrument to the Company, whereupon this instrument shall constitute a valid and binding contract between the Company and the City.

DATED: December [•], 2025.

TYSON POULTRY, INC.,
a Delaware corporation

By: _____
Name: _____
Title: _____

ACCEPTED:

CITY OF SPRINGDALE, ARKANSAS

By: _____
Name: Doug Sprouse
Title: Mayor

[SIGNATURE PAGE FOR AGREEMENT FOR PAYMENT IN LIEU OF TAXES]

EXHIBIT A

PROJECT SITE REAL PROPERTY

The land of approximately 45 acres situated in Washington County, Arkansas, to-wit:

Tract 1: Parcel 815-29571-000

Part of the NE 1/4 of the NE 1/4 of Section 25, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the NE corner of said NE 1/4 of the NE 1/4; thence South 1 degree 28'01" West 463.85 feet to a found iron pin; thence South 70 degrees 28'11" West 110.48 feet to a found iron pin; thence South 43 degrees 13'55" West 930.26 feet to a found iron pin on the right of way of the Arkansas & Missouri Railroad; thence along said railroad right of way, North 8 degrees 02'20" East 1191.10 feet; thence leaving said right of way, South 89 degrees 54'11" East 586.61 feet to the point of beginning, containing 11.25 acres, more or less, subject to the right of way of Jefferson Street along the East boundary thereof.

Tract 2: Parcel 815-29572-000

Part of the NE 1/4 of the NE 1/4 of Section 25, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a found iron pin which is 300.00 feet West of the SE corner of said NE 1/4 of the NE 1/4; thence West 437.19 feet to a found concrete monument on the East right of way of the Arkansas & Missouri Railroad; thence North 7 degrees 30'33" East 142.36 feet along said railroad right of way to a found iron pin; thence leaving said right of way North 43 degrees 13'55" East 930.26 feet to a found iron pin; thence North 70 degrees 28'11" East 110.48 feet; thence South 1 degrees 28'01" West 556.27 feet to a found iron pin; thence North 89 degrees 58'14" West 300.14 feet to a found iron pin; thence South 1 degree 35'36" West 300.03 feet to the point of beginning, containing 6.77 acres, more or less, subject to the right of way of Jefferson Street along the East boundary thereof.

Tract 3: Parcel 815-29578-000

Part of the SE 1/4 of the NE 1/4 of Section 25, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point 60 feet North and 30 feet West of the SE corner of the SE 1/4 of the NE 1/4 of Section 25, Township 18 North, Range 30 West; thence North 89 degrees 25 minutes West 865.5 feet to a point 60 feet North of the South line of said forty acre tract and on the East right of way line of the St. Louis San Francisco Railroad; thence North 7 degrees 22 minutes East along said right of way line 1252.50 feet to the North line of said forty acre tract; thence North 89 degrees 20 minutes East along the said North line 722.50 feet to a point 30 feet West of the East Section line of Section 25; thence South 0 degrees 50 minutes West 1259.20 feet to the place of beginning.

Tract 4: Parcel 815-29572-002

A part of the NE 1/4 of the NE 1/4 of Section 25, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as beginning at the SE corner

of the NE 1/4 of the NE 1/4 of said Section 25; thence West 300.00 feet; thence North 1°36' West 300.00 feet; thence East 300.00 feet; thence South 1°36' West 300.00 feet to the point of beginning, containing 2.07 acres, more or less. Subject to any easements, rights of way, reservations of mineral interest and/or grants of mineral interest of record.

BEING MORE ACCURATELY DESCRIBED IN ALTA/NSPS Land Title Survey by Gregory Chad Weller, LPS No. 1949, Olsson, dated October 1, 2025, last revised _____, designated as Job Ref. No. 025-04922, being further described as follows: A tract of land located in the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 25, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Southeast corner of said NE1/4; Thence Northerly on the East line of said NE1/4 on an assumed bearing of N02°23'27"E, a distance of 2639.50 feet to the Northeast corner of said NE1/4; Thence N87°36'25"W on the North line of said NE1/4, a distance of 30.00 feet to a point on the West right-of-way line of Jefferson Street, said point also being the Point of Beginning; Thence S02°23'27"W on said West right-of-way line of Jefferson Street, a distance of 2579.65 feet to a point of intersection of said West right-of-way line of Jefferson Street and the North right-of-way line of East Randall Wobbe Lane; Thence N87°52'36"W on said North right-of-way line of East Randall Wobbe Lane, a distance of 862.63 feet to a point of intersection of said North right-of-way line of East Randall Wobbe Lane and the East Right-of-Way line of the Saint Louis-San Francisco Railway Company; Thence N08°57'13"E on said East right-of-way line of the Saint Louis-San Francisco Railway Company, a distance of 2600.74 feet to a point on said North line of said NE1/4; Thence S87°36'25"E on said North line of said NE1/4, a distance of 565.38 feet to the Point of Beginning. Said tract of land contains a calculated area of 1,843,022.03 square feet, or 42.309 acres, more or less.

EXHIBIT B

PROJECT MACHINERY, EQUIPMENT AND FURNISHINGS

Those items of machinery, equipment, furniture and furnishings, and maintenance and repair parts related thereto, acquired and installed in the buildings or elsewhere on the Project Site with proceeds from the sale of the Bond (or reimbursed with proceeds from the sale of the Bond), and any item of machinery, equipment, furniture or furnishings acquired and installed in the buildings or elsewhere on the Project Site in substitution therefor, including but not limited to those items shown below:

[This Exhibit B will be amended from time to time as additional draws are made upon the Bond to pay or reimburse costs of the Project.]

November 13, 2025

Dr. Jared Cleveland
Superintendent
Springdale School District
804 West Johnson Avenue
Springdale, AR 72765

Mr. Jim Hudson
Secretary, Arkansas Department of
Finance and Administration
P.O. Box 3278
Little Rock, AR 72203

Mr. Russell Hill
Washington County Assessor
280 N. College Avenue, Ste. 250
Fayetteville, AR 72701

Mr. Bobby Hill
Washington County Treasurer
280 N. College Avenue, Ste. 116
Fayetteville, AR 72701

Ms. Angela Wood
Washington County Collector
280 N. College Avenue, Ste. 202
Fayetteville, AR 72701

Not to Exceed \$127,000,000
City of Springdale, Arkansas
Taxable Industrial Development Revenue Bond
(Tyson Poultry, Inc. Project)
Series 2025

Ladies and Gentlemen:

This letter is delivered to you on behalf of the City of Springdale (the “City”) pursuant to Section 14-164-704(b) of the Arkansas Code of 1987 Annotated to notify you of the consideration by the Springdale City Council of an ordinance authorizing the issuance of the captioned bond (the “Bond”) and, in connection therewith, the approval of an Agreement for Payments in Lieu of Taxes (the “PILOT Agreement”) with respect to the real and personal property to be financed with the proceeds of the Bond. A draft copy of the proposed PILOT Agreement is enclosed for your review. In conformity with Section 14-164-704(a)(1), the PILOT Agreement provides for annual payments in lieu of taxes equal to not less than 50% of the aggregate amount of *ad valorem* taxes that would have been collected if the property financed with the proceeds of the Bond were on the tax rolls of Washington County.

A public hearing on the issuance of the Bond will take place at 6:00 p.m. on Tuesday, November 25, 2025, and the consideration of the ordinance authorizing the issuance of the Bond and approving the PILOT Agreement will immediately follow. A copy of the Notice of Public

KUTAKROCK

November 13, 2025

Page 2

Hearing published in the Northwest Arkansas edition of the *Arkansas Democrat-Gazette* is also enclosed for your information.

If you have questions, please do not hesitate to contact me at 501-975-3128.

Sincerely,



Jacob B. Hill

cc: Doug Sprouse, Mayor
Ernest Cate, City Attorney



Account #: NWCL1124494

Company: KUTAK ROCK LLP

124 W CAPITOL 2000

LITTLE ROCK, AR 72201

Ad number #: 553698

PO #:

Matter of: PH Tyson Poultry Springdale IDBS

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PH Tyson Poultry Springdale IDBS

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

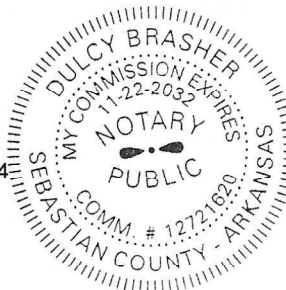
And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$155.04.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 11/09/25; NWA nwaonline.com 11/09/25

Maria Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 10th day of November 2024



D. Brasher
NOTARY PUBLIC

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held at the time and place set forth below before the Mayor and the City Council of the City of Springdale, Arkansas (the "City"), on the question of the adoption of an ordinance authorizing the issuance by the City of not to exceed \$127,000,000 in aggregate principal amount of its Taxable Industrial Development Revenue Bond (Tyson Poultry, Inc. Project), Series 2025 (the "Bond"), under the authority of Amendment 65 to the Constitution of the State of Arkansas and Act No. 9 of the First Extraordinary Session of the Sixty-Second General Assembly of the State of Arkansas, approved January 21, 1960, as amended. The Bond would be issued to provide financing for the acquisition, construction and equipping of a value added poultry products facility of approximately 350,000 square feet of production area along with other related improvements (the "Project"), to be located on a site of approximately 45 acres at 730 E Randall Wobbe Lane, Springdale, Arkansas 72764. During the term of the Bond, the Project would be owned by the City and leased to the Tyson Poultry, Inc., a Delaware corporation, or a related entity (the "Company"), pursuant to a lease agreement providing for rental payments by the Company sufficient in amount to provide for the payment of principal, premium, if any, and interest on the Bond. At such time as the Bond is paid in full, the Project property would be conveyed to the Company at a price to be determined as provided in the lease agreement.

Any persons interested may express their views, both orally and in writing, on the proposed issuance of the Bond and on the location and nature of the improvements to be financed before the Mayor and City Council at a public hearing to be held on Tuesday, November 25, 2025, at 6:00 p.m., in the City Council Chambers, located at 201 Spring Street, Springdale, Arkansas 72764 (2nd Floor). At such hearing, all objections and suggestions will be heard and considered, and such action will be taken as is deemed proper in response to said suggestion and objections.

This notice is published and the above described hearing is to be held in satisfaction of the requirements of Arkansas Code Annotated §19-9-607.

Doug Sprouse, Mayor

Dated: November 6, 2025

November 9, 2025 553698

RESOLUTION NO. _____

**A RESOLUTION REQUESTING INFORMATION FROM
THE SPRINGDALE WATER & SEWER COMMISSION
AND SPRINGDALE WATER UTILITIES TO AID IN THE
DETERMINATION IF AMENDMENTS TO THE CURRENT
WATER AND SEWER RATE ORDINANCES ARE
FEASIBLE AND PRACTICAL.**

WHEREAS, on November 26, 2024, the Springdale City Council passed Ordinance No. 6021, which established and set rates for sanitary sewer service in the City of Springdale; and, passed Ordinance No. 6022, which established and set water rates to be charged by the City of Springdale (collectively “the Rate Ordinances”);

WHEREAS, the Rate Ordinances were passed in order to maintain the operation and maintenance of wastewater facilities, to provide the revenue required for future expansion and improvements to the city’s wastewater facilities, and recognized progressive cost advances in water purchases, general operating expenses, and capital improvements;

WHEREAS, the Rate Ordinances established the water and sewer rates to be assessed beginning January 1, 2025, and identified the rate schedules to be implemented for successive years, with each respective rate adjustment occurring on October 1st of each year for 2025, 2026, 2027, and 2028;

WHEREAS, the Springdale City Council wishes to determine if the Rate Ordinances may be amended in order to provide a rate freeze or a discounted rate to senior citizens, much like is currently being utilized in other municipalities in Arkansas; is utilized in the City’s current solid waste collection contract; and, is utilized in real estate taxes pursuant to Amendment 79 of the Arkansas Constitution; and,

WHEREAS, the Springdale City Council desires that the Springdale Water & Sewer Commission and Springdale Water Utilities provide certain information to the Springdale City Council to aid in the determination if amendments to the Rate Ordinances are feasible and practical.

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

Section 1. The Springdale Water & Sewer Commission and Springdale Water Utilities are hereby requested to provide information regarding:

- The number of residential accounts who are billed a “Senior Rate” pursuant to the City’s current solid waste collection contract, and how the determination is made to apply the “Senior Rate”;
- The number of residential water accounts for individuals over the ages of 62, 65, and 68;
- The total number of residential water accounts;
- The total annual revenues collected from residential water accounts;
- The total amount of reserves; and,
- How much funds were paid on bond attorney fees and bond sales commissions in the latest water/sewer bond issue(s).

Section 2. The City Clerk is hereby directed to transmit a copy of this Resolution to the Executive Director of Springdale Water Utilities and to the Chair of the Springdale Water & Sewer Commission.

PASSED AND APPROVED this 25th day of November, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

ORDINANCE NO. _____

**AN ORDINANCE VACATING AND
ABANDONING A PORTION OF TWO
UTILITY EASEMENTS, PURSUANT TO
ARK. CODE ANN. §14-301-301, *et seq.*,
DECLARING AN EMERGENCY; AND
FOR OTHER PURPOSES.**

WHEREAS, HCB, LLLP, has petitioned for the partial abandonment of two utility easements on Parcel No. 815-28936-000, said easements having been filed for record in 1945 as Document 358-399 and Document 371-370 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said partial easements to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

PARTIAL UTILITY EASEMENT VACATION DESCRIPTION:

BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER FOR SAID SECTION 2; THENCE SOUTH 02°23’37” WEST ALONG THE EAST SECTION LINE BEING COINCIDENT WITH THE CENTERLINE FOR HIGHWAY 71, A DISTANCE OF 1075.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°23’37” WEST ALONG SAID LINES, 210.25 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT; THENCE ALONG THE SOUTH BOUNDARY OF THE DESCRIBED TRACT FOR THE FOLLOWING TWO (2) CALLS: 1) DEPARTING SAID EAST LINE & CENTERLINE NORTH 87°36’25” WEST CROSSING A FOUND 5/8” REBAR NO CAP AT A DISTANCE OF 37.53 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 327.98 FEET TO A 5/8” REBAR NO CAP; 2) NORTH 88°54’32” WEST A DISTANCE OF 84.97 FEET TO THE SOUTHWEST CORNER OF THE DESCRIBED TRACT; THENCE DEPARTING SAID SOUTH BOUNDARY NORTH 02°01’27” EAST ALONG THE WEST LINE OF THE DESCRIBED TRACT, A DISTANCE OF 208.66 FEET TO THE NORTHWEST CORNER OF THE DESCRIBED TRACT BEING A FOUND 5/8” REBAR NO CAP; THENCE SOUTH 88°05’41” EAST ALONG THE NORTH LINE OF THE DESCRIBED TRACT, CROSSING A FOUND ½” REBAR NO CAP AT A DISTANCE OF 159.54 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 414.29 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES MORE OR LESS.

And as shown on the attached Exhibit “A”. More commonly known as 1210 S. Thompson Street, Springdale, Washington County, Arkansas.

WHEREAS, after due notice as required by law, the City Council has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question;

WHEREAS, public interest and welfare will not be adversely affected by the abandonment of the easements herein described.

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

Section 1: That the City of Springdale, Arkansas, hereby releases, vacates and abandons all its interests, with the rights of the public generally, in and to the portion of the utility easements described hereinabove.

Section 2: A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the office of the Recorder of Washington County, Arkansas, and recorded in the Deed records of the County.

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 25th day of November, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

EXHIBIT

EAST 1/4 CORNER
SECTION 2
T-17-N R-30-W



GRAPHIC SCALE IN FEET



N2°23'37"E 1075.99'

P.O.B.

S88°05'41"E 414.29'

PARCEL 815-28936-000

HCB LLLP

DEED RECORD 2023-00003060

GAS RIGHT OF WAY GRANT
FOR THE BENEFIT OF ARKANSAS WESTERN GAS
DOCUMENT 358-399

S2°23'37"W 210.25'

N88°54'32"W 84.97'

N87°36'25"W 327.98'

N2°01'27"E 208.66'

DRAWING: G:\25802200_FPSRINGDALE\SURVEY\DWG\GAS EXHIBIT.DWG
LAYOUT: ----, LAST SAVED: KM676, 10/13/2025 1:29:05 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 10/13/2025 1:33:38 PM (PLOTTED BY: VALID ON HARD COPY ONLY)

NOTE:
THIS EASEMENT EXHIBIT IS A GRAPHICAL REPRESENTATION OF
THE EASEMENT DESCRIPTION, AND DOES NOT CONSTITUTE A
BOUNDARY SURVEY.

PROJECT NO.:

25802200

DRAWN BY:

DATE:

10/13/2025

SHEET:

CHECKED:

1 OF 1

10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211



Crafton Tull

501.664.3245 | 501.664.6704 f
www.craftontull.com

© 2025 Crafton Tull & Associates, Inc.

EXHIBIT

EAST 1/4 CORNER
SECTION 2
T-17-N R-30-W



GRAPHIC SCALE IN FEET



N2°23'37"E 1075.99'

P.O.B.

S88°05'41"E 414.29'

PARCEL 815-28936-000

HCB LLLP

DEED RECORD 2023-00003060

WATER AND SEWER RIGHT OF WAY GRANT
FOR THE BENEFIT OF WATER, AND SEWER COMPANY, OF SPRINGDALE, ARKANSAS
DOCUMENT 371-370

S2°23'37"W 210.25'

N87°36'25"W 327.98'

N88°54'32"W 84.97'

N2°01'27"E 208.66'

DRAWING: G:\25802200_FPS\SPRINGDALE\SURVEY\DWG\WATER & SEWER EXHIBIT.DWG
LAYOUT: ---, LAST SAVED: KW676, 10/13/2025 1:32:16 PM
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NOTE:
THIS EASEMENT EXHIBIT IS A GRAPHICAL REPRESENTATION OF
THE EASEMENT DESCRIPTION, AND DOES NOT CONSTITUTE A
BOUNDARY SURVEY.

PROJECT NO.: 25802200		10825 Financial Centre Parkway, Suite 300 Little Rock, Arkansas 72211	
DRAWN BY:	DATE: 10/13/2025	 Crafton Tull 501.664.3245 t 501.664.6704 f www.craftontull.com	
SHEET: 1 OF 1	CHECKED:		

© 2025 Crafton Tull & Associates, Inc.

RESOLUTION NO. _____

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

WHEREAS, Cargill Meat Solutions Corporation, has petitioned for the abandonment of the entirety of a storm drainage easement, said easement having been filed for record on May 5, 1997, as File No. 97028760 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

STORM DRAINAGE EASEMENT VACATION DESCRIPTION:

A strip of land commencing at a found concrete monument which is 15.49 feet West of the Southeast corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section 25 as established by a survey plat filed in Book “A” at page 146; thence South 89 degrees 59’ 58” West 1.64 feet to the West Right-of-Way of Jefferson Street being the Point of Beginning; thence South 89 degrees 59’ 58” West 283.67 feet; thence North 01 degrees 35’ 36” East 156.56 feet; thence North 82 degrees 01’ 52” West 417.37 feet to the East Right-of-Way of the Arkansas & Missouri Railroad; thence South 07 degrees 30’ 33” West along said Railroad Right-of-Way 30.00 feet; thence South 82 degrees 01’ 52” East 400.35 feet; thence South 01 degrees 35’ 36” West 149.17 feet; thence North 89 degrees 59’ 58” East 303.66 feet to the West Right-of-Way of said Jefferson Street; thence North 01 degrees 34’ 39” East along said Right-of-Way 20.00 feet to the Point of Beginning.

And as shown on the attached Exhibit “A”.

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that January 13, 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.

PASSED AND APPROVED this 25th day of November, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

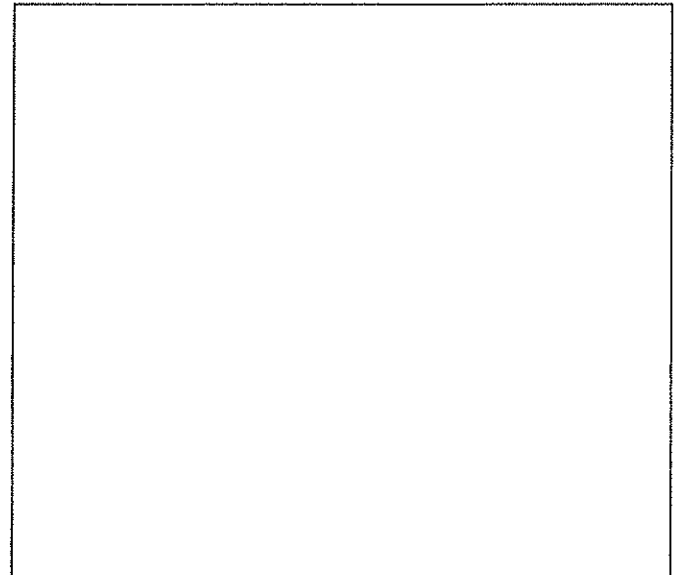
APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



ORDINANCE NO. _____

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



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

PROPERTY OWNER: Cyber Arkansas Properties Inc.

LEGAL DESCRIPTION: Units 1-A, 1-B, 1-C, 1-D, Units 2-A, 2-B, 2-C, 2-D and Unit 3-A, 3-B, Cypress Village Condominiums, a horizontal property regime, as set forth in the Master deed which was filed for record on January 21, 1984 in Washington County land record Book 1099 at Page 948. Subject to easements, rights-of-way, covenants and restrictions of record, and prior mineral reservations, if any.

LAYMAN'S DESCRIPTION: 2010 Cypress Place

PARCEL NO.: 815-26056-001

PROPERTY OWNER: Tiffany Schmidt

LEGAL DESCRIPTION: Lot 4 and the North Half of Lot 3, Block 4, College Heights Addition, Springdale, Washington County, Arkansas as shown on plat record 4 at page 65. Subject to rights of way/easements and restrictions of record, if any. No warranty or representation is made herein as to any mineral interest on the aforementioned property.

LAYMAN'S DESCRIPTION: 610 N. Kansas, Springdale, Washington County, Arkansas

PARCEL NO.: 815-21001-000

PROPERTY OWNER: Rosa Aracely Salvador

LEGAL DESCRIPTION: Lot 217, Butterfield Gardens, Phase II, a Subdivision to the City of Springdale, Arkansas, as shown on plat of record in Plat Book 23A at Page 171, plat records of Washington County, Arkansas. Subject to easements, rights-of-way, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

LAYMAN'S DESCRIPTION: 2818 Norfolk Ave.

PARCEL NO.: 815-37204-000

PROPERTY OWNER: Tiem Rubon

LEGAL DESCRIPTION: Lot four (4) in the G. H. Perring addition to the City of Springdale and being situated in the Northeast quarter of the Southeast quarter of Section thirty-six (36) in Township eighteen (18) North, of Range thirty (30) West, plat of said addition is recorded at page 241 of Washington County, Arkansas. Subject to any easements, restrictions, covenants or right of ways of record.

LAYMAN'S DESCRIPTION: 318 Ruby Street

PARCEL NO.: 815-24834-000

PROPERTY OWNER: Screen Door Ventures LLC

LEGAL DESCRIPTION: A part of the SW 1/4 of the NE 1/4 of Section 14, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a point which is S 01°14'18" W 404.5 feet from the Northeast corner of said SW 1/4 of the NE 1/4, thence N 89°52'45" W 200 feet; thence S 01°14'17" W 90 feet; thence S 89°52'45" E 200 feet; thence N 01°14'18" E 90 feet to the Point of Beginning, containing 0.41 acre and subject to the right of way of Arkansas Hwy 71B along the East boundary thereof. And A part of the SW 1/4 of the NE 1/4 of Section 14, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of the SW 1/4 of the NE 1/4, thence S 01°14'18" W 494.50 feet to the Point of Beginning; thence N 89°02'01" W 668.92 feet to a found iron pipe; thence N 01°46'46" E 204.50 feet to a set 5/8" dia. iron pin; thence S 89°02'01" E 300 feet to a set 5/8" dia. iron pin; thence S 01°46'46" W 104.50 feet to a set 5/8" dia. iron pin; thence S 88°59'33" E 167.97 feet to a set 5/8" dia. iron pin; thence S 01°14'18" W 90 feet to a set cotton picker spindle; thence S 88°59'15" E 200 feet to the Point of Beginning, containing 1.84 acres, more or less, and subject to the rights of way of Arkansas Hwy 71B along the East boundary thereof. And The West Nineteen (19) acres of the SW 1/4 of the NE 1/4 of Section 14, Township 17 North, Range 30 West, Washington County, Arkansas.

LAYMAN'S DESCRIPTION: S. Thompson Street, Parcel 815-29492-001 Springdale, Washington County, Arkansas

PARCEL NO.: 815-29492-001

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:

\$348.32 clean-up costs and \$24.92 administrative costs – 2010 Cypress Place (815-26056-001)
\$1,529.96 clean-up costs and \$44.76 administrative costs – 610 N. Kansas (815-21001-000)
\$243.32 clean-up costs and \$24.92 administrative costs – 2818 Norfolk Ave. (815-37204-000)
\$491.32 clean-up costs and \$24.92 administrative costs – 318 Ruby Street (815-24834-000)
\$248.32 clean-up costs and \$24.92 administrative costs – S. Thompson Street (815-29492-001)

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:

\$373.24 plus 10% for collection -2010 Cypress Place (815-26056-001)
\$1,574.72 plus 10% for collection – 610 North Kansas (815-21001-000)

\$268.24 plus 10% for collection – 2818 Norfolk (815-37204-000)
\$516.24 plus 10% for collection -318 Ruby Street (815-24834-000)
\$273.24 plus 10% for collection – S. Thompson Street (815-29492-001)

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 25th day of November, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2503817



Date: 08/25/2025
Status: Abated
Property: 2010 CYPRESS PL
City, State, Zip: ,

Officer on Site: Ricardo Calderon
Abatement Type: Lien
Abatement Date: 08/25/2025
Abatement Start Time: 1030
Abatement End Time: 1045

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$30.00
Equipment Rate	\$200.00
Total Fee: \$348.32	

Method of Compliance: Limbs removed from property by 1 full time City employee and bulk truck.

Ricardo Calderon
Code Enforcement Officer

08/25/2025
Date



Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALE
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

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

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

Steve Helms
Investigator
shelms@springdalear.gov

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

Christy Pinalto
File/Discovery Clerk
cpinalto@springdalear.gov

September 26, 2025

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

Cyber Arkansas Properties Inc.
731 S. Erika Ave.
Fayetteville, AR 72701

RE: Notice of clean-up lien on property located at 2010 Cypress Place, Washington County, Arkansas, Tax Parcel No. 815-26056-001

Dear Property Owner/Lienholder:

On July 24 and August 1, 6, 22, 2025, a notice was posted on property located at 2010 Cypress Place, 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 August 6, 2025 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 August 25, 2025. As of this date, the total costs incurred by the City of Springdale to clean this property are \$348.32. I have enclosed invoices evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$9.92 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before November 19, 2025 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, November 25, 2025, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. If this amount is paid prior to the hearing, no lien will be pursued.

Please remit the total sum of \$358.24, which includes \$348.32 for cleaning up the property and \$9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Dixie Putt, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

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

This letter is also being mailed by regular mail to Cyber Arkansas Properties, Inc. at the address above. Delivery of that letter by the U.S. Postal Service shall warrant service should the certified letter be returned.

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

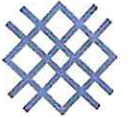
Sincerely,

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

Ernest B. Cate
City Attorney

Enclosures
EBC:dp

72764>4554
72764>4554



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

Cyber Arkansas Properties Inc.
731 S. Erika Ave.
Fayetteville AR 72701

FIRST-CLASS
NONAUTO
PRSR LTR



US POSTAGE
ZIP 72701 \$ 000.68
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0008029151 SEP 26 2025

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RETURN TO SENDER
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UNABLE TO FORWARD
BC: 72764455401 *1255-05028-03-42
72764554

City Abatement

City of Springdale

Neighborhood Service

201 Spring Street

Springdale, AR 72764

479-756-7712

Case Number: 2406199



SPRINGDALE
WE'RE MAKING IT HAPPEN

Date: 05/23/2025

Status: Abated

Property: 610 N KANSAS ST

City, State, Zip: Springdale, Arkansas 72764

Officer on Site: Logan West

Abatement Type: Lien

Abatement Date: 05/23/2025

Abatement Start Time: 0900

Abatement End Time: 0940

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$120.00
Equipment Rate	\$161.00
Total Fee: \$399.32	

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

2 Full time, 4 temps, 2 trucks and trailer and mowers.

Logan West
Code Enforcement Officer

05/23/2025
Date





3/23/25, 9:56 AM

https://www.iworg.net/iworg/O_Pages/popupEditLetterPrint.php?sid=9B80TQ0FLG1CB6LRZRC142QGYD400&id=5529167&k=1013&letterlinki...



City Abatement

City of Springdale

Neighborhood Service

201 Spring Street

Springdale, AR 72764

479-756-7712

Case Number: 2503341



SPRINGDALE
WE'RE MAKING IT HAPPEN

Date: 07/18/2025

Status: Abated

Property: 610 N KANSAS ST

City, State, Zip: Springdale, Arkansas 72764

Officer on Site: Logan West

Abatement Type: Lien

Abatement Date: 07/18/2025

Abatement Start Time: 0830

Abatement End Time: 0915

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$255.00
Equipment Rate	\$466.00
Total Fee: \$839.32	

Method of Compliance: Property was mowed and all junk and trash removed from by Public Works.

5 Full time Employees

7 temp workers

4 trucks, 2 trailers, 1 mower and Bulk truck.

Logan West
Code Enforcement Officer

07/18/2025
Date







City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2504720



Date: 09/12/2025
Status: Abated
Property: 610 N KANSAS ST
City, State, Zip: Springdale, Arkansas 72764

Officer on Site: Logan West
Abatement Type: Lien
Abatement Date: 09/10/2025
Abatement Start Time: 0830
Abatement End Time: 0900

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

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

Logan West
Code Enforcement Officer

09/12/2025
Date





Ernest B. Cate
City Attorney
ecate@springdalear.gov

Taylor Samples
Senior Deputy City Attorney
tsamples@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov



SPRINGDALETM
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

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

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

Steve Helms
Investigator
shelms@springdalear.gov

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

Christy Pinalto
File/Discovery Clerk
cpinalto@springdalear.gov

October 15, 2025

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

Tiffany Schmidt
610 N. Kansas Street
Springdale, AR 72764

RE: Notice of clean-up lien on property located at 610 N. Kansas, Springdale,
Washington County, Arkansas, Tax Parcel No. 815-21001-000

Dear Property Owner/Lienholder:

On September 10, 2025, a notice was posted on property located at 610 N. Kansas Street, 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 January 3, 2025 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 23, July 18 and September 12, 2025. As of this date, the total costs incurred by the City of Springdale to clean this property are \$1,529.96. I have enclosed invoices evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$9.92 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before November 19, 2025 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, November 25, 2025, at 6:00 p.m. in the City

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

Please remit the total sum of \$1,559.72, which includes \$1,529.96 for cleaning up the property and \$29.76 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Dixie Putt, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

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

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

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

Sincerely,



Ernest B. Cate
City Attorney

Enclosures
EBC:dp

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tiffany Schmidt
610 N. Kansas Street
Springdale, AR 72764



9590 9402 9378 5002 8104 96

2. Article Number (Transfer from service label)

9589 0710 5270 3185 7796 45

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

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RETURN TO SENDER
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UNABLE TO FORWARD

22/50/1100

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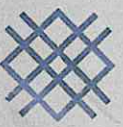
Tiffany Schmidt
610 N. Kansas Street
Springdale

Handwritten: 6/10/17, 9/26/17, 10/1/17

54 9642 587E 0225 0120 6856



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



City Abatement

City of Springdale

Neighborhood Service

201 Spring Street

Springdale, AR 72764

479-756-7712

Case Number: 2502419

**Date:** 08/22/2025**Status:** Abated**Property:** 2818 NORFOLK AVE**City, State, Zip:** ,**Officer on Site:** Logan West**Abatement Type:** Lien**Abatement Date:** 08/21/2025**Abatement Start Time:** 0830**Abatement End Time:** 0845

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$90.00
Equipment Rate	\$35.00
Total Fee: \$243.32	

Method of Compliance: Property was and weeded by Public Works with 1 full time, 4 temps and 1 truck.

Logan West
Code Enforcement Officer

08/22/2025
Date





Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALE
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

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

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

Steve Helms
Investigator
shelms@springdalear.gov

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

Christy Pianalto
File/Discovery Clerk
cpianalto@springdalear.gov

September 22, 2025

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

Rosa Aracely Salvador
2818 Norfolk Ave.
Springdale, AR 72764

RE: Notice of clean-up lien on property located at 2818 Norfolk Ave., Springdale,
Washington County, Arkansas, Tax Parcel No. 815-37204-000

Dear Property Owner/Lienholder:

On May 19, 27, 30, July 14 and August 21, 2025, a notice was posted on property located at 2818 Norfolk Avenue, 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 May 30, 2025 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 August 22, 2025. As of this date, the total costs incurred by the City of Springdale to clean this property are \$243.32. 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 November 19, 2025 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, November 25, 2025, at 6:00 p.m. in the City

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

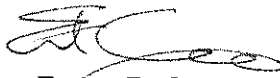
Please remit the total sum of \$253.24, which includes \$243.32 for cleaning up the property and \$9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Dixie Putt, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

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

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

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

Sincerely,



Ernest B. Cate
City Attorney

Enclosures
EBC:dp

Tracking Number:

Remove X

9589071052701057151803

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Feedback

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network
In Transit to Next Facility

October 5, 2025

Departed USPS Regional Facility
LITTLE ROCK AR DISTRIBUTION CENTER
October 1, 2025, 9:05 am

See All Tracking History

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2503922



Date: 09/05/2025
Status: Abated
Property: 318 RUBY ST
City, State, Zip: ,

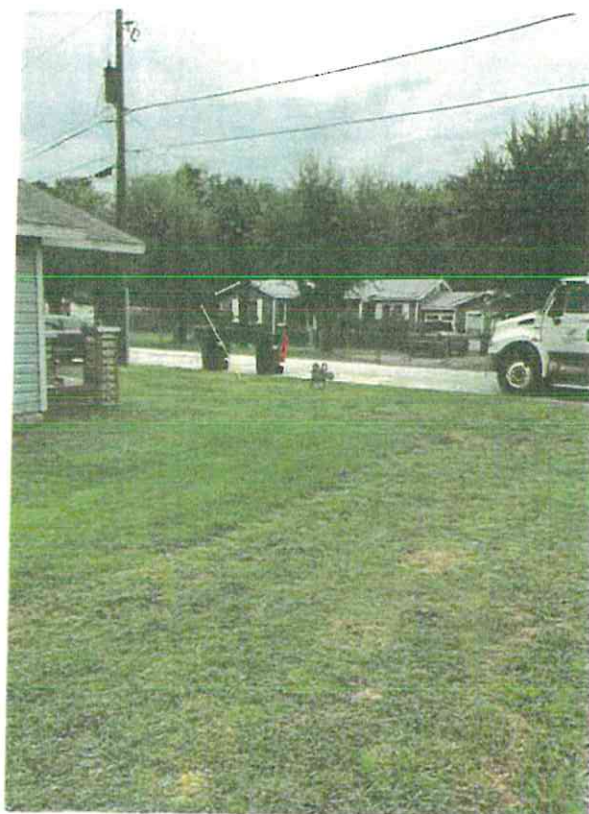
Officer on Site: Shane Pegram
Abatement Type: Lien
Abatement Date: 09/05/2025
Abatement Start Time: 100
Abatement End Time: 130

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$60.00
Equipment Rate	\$313.00
Total Fee: \$491.32	

Method of Compliance: Tall grass, weeds, junk, and trash removed from the property using city equipment and city employees. 2 full time, 1 truck, trailer, mower and bulk truck.

Shane Pegram
Code Enforcement Officer

09/05/2025
Date









Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALETM
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

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

Giselle Gonzalez
Case Coordinator/Victim Advocate
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Steve Helms
Investigator
shelms@springdalear.gov

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

Christy Pinalto
File/Discovery Clerk
cpinalto@springdalear.gov

October 9, 2025

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

Tiem Rubon
318 Ruby Street
Springdale, AR 72764-4565

RE: Notice of clean-up lien on property located at 318 Ruby Street, Springdale, Washington County, Arkansas, Tax Parcel No. 815-24834-000

Dear Property Owner/Lienholder:

On July 30, August 7, 12 and 28, 2025, a notice was posted on property located at 318 Ruby Street, 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 August 12, 2025 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 September 5, 2025. As of this date, the total costs incurred by the City of Springdale to clean this property are \$491.32. 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 November 19, 2025 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, November 25, 2025, at 6:00 p.m. in the City

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

Please remit the total sum of \$501.24, which includes \$491.32 for cleaning up the property and \$9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Dixie Putt, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

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

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

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

Sincerely,

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

Ernest B. Cate
City Attorney

Enclosures
EBC:dp

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Hiem Rubon
318 Ruby Street
Springdale, AR 72764-4565



9590 9402 9378 5002 8105 26

2. Article Number (Transfer from service label)

9589 0710 5270 3185 7796 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Rose M. Ad* Agent
Addressee

B. Received by (Printed Name)

Rose M. Ad

C. Date of Delivery

10/11/25

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

3. Service Type

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

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

Domestic Return Receipt

USPS TRACKING



9590 9402 9378 5002 8105 26

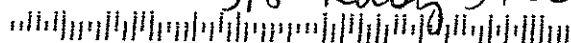
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

* Sender: Please print your name, address, and ZIP+4® in this box*



OFFICE OF THE
CITY ATTORNEY
201 NORTH SPRING STREET
SPRINGDALE, ARKANSAS 72764

318 Ruby Street

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2503658



Date: 08/22/2025
Status: Abated
Property: S THOMPSON ST
City, State, Zip: ,

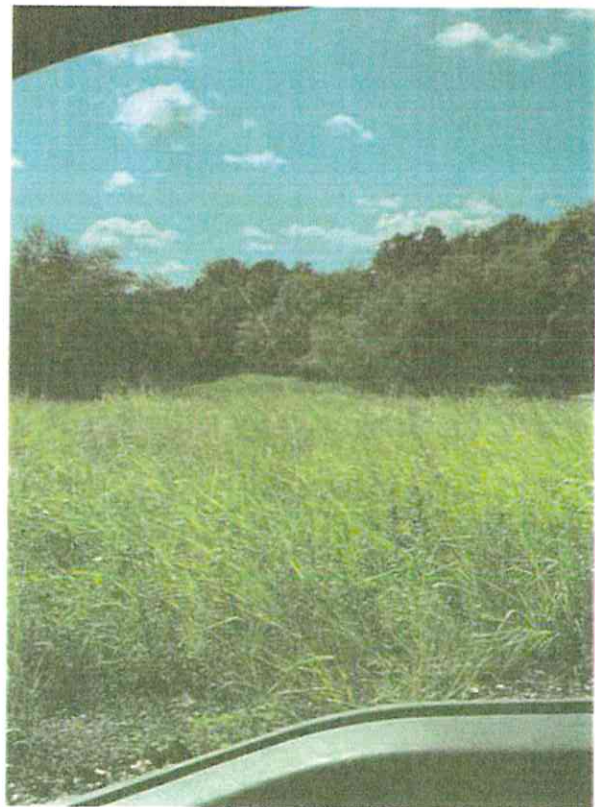
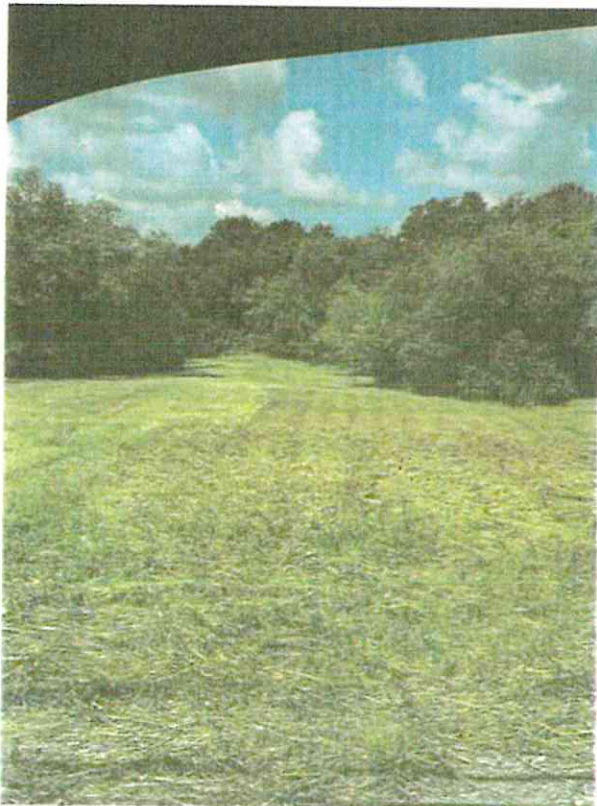
Officer on Site: Ricardo Calderon
Abatement Type: Lien
Abatement Date: 08/20/2025
Abatement Start Time: 0900
Abatement End Time: 1000

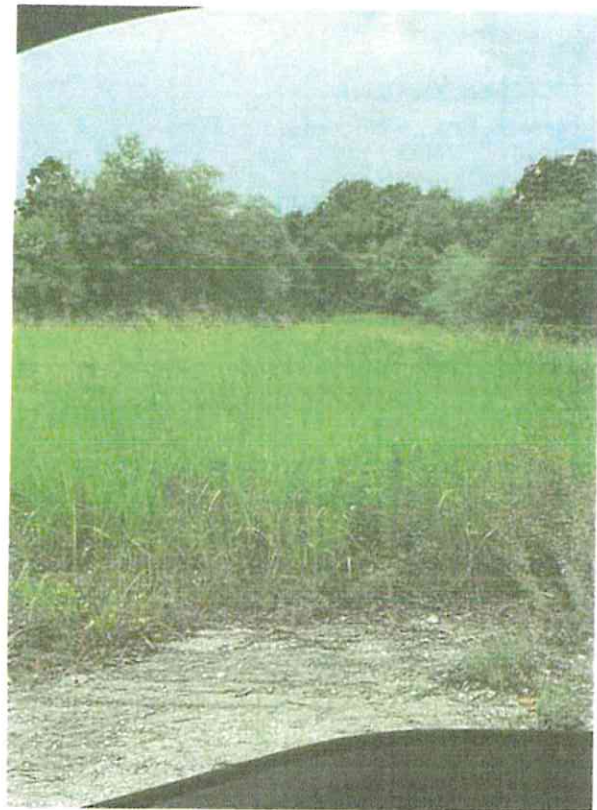
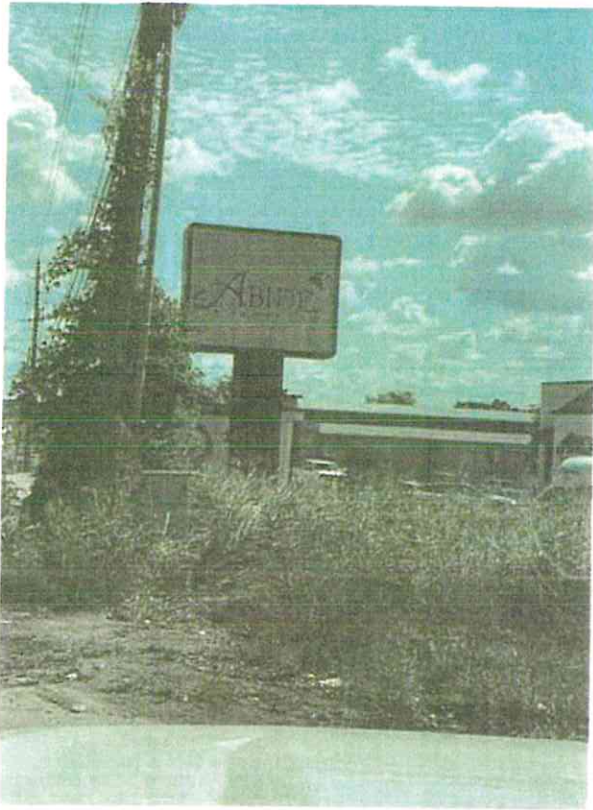
Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$40.00
Equipment Rate	\$90.00
Total Fee: \$248.32	

Method of Compliance: Property was mowed by Public Works by 1 full time employee with tractor and brush hog.

Ricardo Calderon
Code Enforcement Officer

08/22/2025
Date





Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALE™
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

201 Spring Street • Springdale, Arkansas 72764

Phone (479) 750-8173 • Fax (479) 750-4732

www.springdalear.gov

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

Steve Helms
Investigator
shelms@springdalear.gov

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

Christy Pianalto
File/Discovery Clerk
cpianalto@springdalear.gov

September 22, 2025

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

Screen Door Ventures LLC
2602 S. 38th St. PMB 42 Ste. A
Tacoma, WA 98409-7303

RE: Notice of clean-up lien on property located at S.Thompson Street, Parcel 815-29492-001 Springdale, Washington County, Arkansas

Dear Property Owner/Lienholder:

On August 20, 2025, a notice was posted on property located at S. Thompson Street, Parcel 815-29492-001, 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 July 17, 2025 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 August 22, 2025. As of this date, the total costs incurred by the City of Springdale to clean this property are \$248.32. 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 November 19, 2025 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming

the amount of the lien will be held Tuesday, November 25, 2025, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. If this amount is paid prior to the hearing, no lien will be pursued.

Please remit the total sum of \$258.24, which includes \$248.32 for cleaning up the property and \$9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Dixie Putt, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

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

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

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

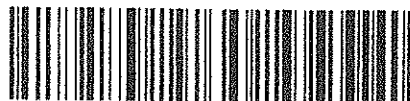
Sincerely,

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

Ernest B. Cate
City Attorney

Enclosures
EBC:dp

First-Class Mail
USPS
Postage & Fees Paid
Permit No. G-10



USPS TRACKING #

9590 9402 9378 5002 8105 57

• Sender: Please print your name, address, and ZIP+4® in this box •

OFFICE OF THE
CITY ATTORNEY
201 NORTH SPRING STREET
SPRINGDALE, ARKANSAS 72764



S. Thompson Street,
Dance 815-29492-01

United States
Postal Service

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Screen Door Ventures LLC
2602 S. 38th St. PMB 42 Ste. A
Tacoma, WA 98409-7303



9590 9402 9378 5002 8105 57

2. Article Number (Transfer from service label)

9589 0710 5270 3185 7795 53

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Kathy

☒ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9/29/25

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

The City Council of the City of Springdale met in regular session on Monday, November 10, 2025 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 3, 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
Aaron Huntley	Ward 2, Position 2
Randall Harriman	Ward 1, Position 2
Mark Fougerousse	Ward 4, Position 2
Ernest Cate	City Attorney
Sabra Jeffus	City Clerk/Treasurer

Department heads present:

Sharon Tromburg	Director of Planning
Mike Chamlee	Buildings Director
Ron Findley	Neighborhood Services Director
Mike Bell	Police Sergeant
Derek Wright	Chief of Police
Blake Holte	Fire Chief
Angie Albright	Shiloh Museum Director
Ben Peters	Director of Engineering
Colby Fulfer	Chief of Staff (via Zoom)
Anna McKinney	Deputy Chief of Staff
John Oliver	Neighborhood Services

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the October 28, 2025 City Council meeting be approved as presented. Council Member Taldo made the second.

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

PUBLIC HEARING

A public hearing was held on a petition to vacate a portion of a public street (Barker Lane). The notice of the public hearing was posted appropriately by the City Clerk’s office. This will be Item #14 on the agenda.

No one from the public came forward on this matter so Mr. Cate closed the Public Hearing.

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 8-0

SPRINGDALE SPORTS MASTER PLAN PRESENTATION

Chief of Staff Colby Fulfer introduced speakers from The Sports Facilities Companies and Garver Engineering. Brent Thomas and Zach Moore represented Garver Engineering and Kevin Schuh and Ryan Ferguson represented The Sports Facilities Companies, all presenting different aspects of the project.

PLANNING COMMISSION REPORT

ORDINANCE NO. 6155 – AMENDING CHAPTER 130 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; TO COMPLY WITH THE PROVISIONS OF ACT 313 OF 2025.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 6-2. Council Members Amelia Taldo and Mark Fougrousse voted no.

The Ordinance was numbered 6155.

ORDINANCE NO. 6156: ACCEPTING THE REPLAT (RP25-08) OF THE TOM CARREL SUBDIVISION, LOTS 9, 10A, 10B, 11 & 12 TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6156.

ORDINANCE NO. 6157: AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-60) CERTAIN LANDS LOCATED AT 2083 S. 48TH STREET FROM AN AGRICULTURAL DISTRICT (A-1) TO A MEDIUM-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6157.

FINANCE COMMITTEE

RESOLUTION NO. 178 – 25; TO PARTNER WITH A DEVELOPER TO PROVIDE AN EMERGENCY ACCESS TO BUTTERFIELD GARDENS FROM FORD AVENUE

Jeff Watson read and Ben Peters presented the Resolution.

RESOLUTION NO. 178-25

**A RESOLUTION TO PARTNER WITH A DEVELOPER TO
PROVIDE AN EMERGENCY ACCESS TO BUTTERFIELD
GARDENS FROM FORD AVENUE**

WHEREAS, Butterfield Gardens is an existing subdivision in the City of Springdale located between Ford Ave and Butterfield Coach Rd, and;

WHEREAS, The existing emergency access does not meet the current Arkansas Fire Prevention Code, and;

WHEREAS, The developer of Ford Road Eagle Homes (L25-09) has agreed to provide the access to Tully Ln from Ford Ave, and;

WHEREAS, the cost to provide the access is \$25,681.00

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

1. The Mayor and City Clerk are hereby authorized to enter into an agreement with D & C Holdings LLC for \$25,681 to be paid from Street Fund
2. The Mayor is authorized to approve change orders up to 10% of the original agreement amount

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

After the vote was taken, motion carried 7-1. Council Member Overton voted no.

The Resolution was numbered 178-25.

RESOLUTION NO. 179 – 25; AUTHORIZING THE EXECUTION OF A RELOCATION AGREEMENT WITH OZARKS ELECTRIC COOPERATIVE AND OZARKS GO FOR GENE GEORGE BOULEVARD NORTH, PROJECT NO. 23BPS4

Jeff Watson read and Ben Peters presented the Resolution.

RESOLUTION NO. 179-25

**A RESOLUTION AUTHORIZING THE EXECUTION OF A RELOCATION
AGREEMENT WITH OZARKS ELECTRIC COOPERATIVE AND OZARKS
GO FOR GENE GEORGE BOULEVARD NORTH, PROJECT NO. 23BPS4**

WHEREAS, Ozarks Electric Cooperative and Ozarks Go facilities need to relocate to facilitate the construction of Gene George Boulevard North Extension from Elm Springs Road to County Line Road, and

WHEREAS, Ozarks Electric has prepared a relocation agreement for the necessary facility relocation:

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 Relocation Agreement for actual cost to relocate with Ozarks Electric Cooperative for the Gene George North Extension for \$548,260.41 from the 2023 Street Bond Fund.

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

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

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

The Resolution was numbered 179-25.

RESOLUTION NO. 180 – 25; AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT FOR SPRINGDALE STREET RECONSTRUCTIONS, PHASE I PROJECT NO 23BPS11

Committee Chairman Jeff Watson read the Resolution and Ben Peters presented the Resolution.

RESOLUTION NO. 180-25

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT FOR SPRINGDALE STREET RECONSTRUCTIONS, PHASE I PROJECT NO 23BPS11

WHEREAS, sealed bids were received on October 21, 2025 at 2:00 p.m. for Springdale Street Reconstructions, Phase I, and

WHEREAS, Grant Garrett Excavating, Inc. was the low responsible bidder for this project at \$1,638,243.60,

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 Grant Garrett Excavating, Inc. for the construction of Springdale Street Reconstructions, Phase I for \$1,638,243.60 to be paid from the 2023 Street Bond Fund.

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.

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

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

The Resolution was numbered 180-25.

RESOLUTION NO. 181-25; AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT FOR GENE GEORGE BOULEVARD SOUTH EXTENSION, PHASE II PROJECT NO 23BPS18.

Committee Chairman Jeff Watson read and Ben Peters presented the Resolution.

RESOLUTION NO. 181-25

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
CONSTRUCTION CONTRACT FOR GENE GEORGE BOULEVARD SOUTH
EXTENSION, PHASE II
PROJECT NO 23BPS18**

WHEREAS, sealed bids were received on October 14, 2025 at 2:30 p.m. for the Gene George South Extension, Phase II from S 56th Street to New Hope Road, and

WHEREAS, the City of Springdale has an STBGP-A grant in the amount of \$3,795,620.75 to be used for construction of this project, and

WHEREAS, Ground Zero Construction, Inc. was the low responsible bidder for this project at \$6,274,015.75,

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 Ground Zero Construction, Inc. for the construction of Gene George South Extension, Phase II for \$6,274,015.75 to be paid from the 2023 Street Bond Fund and an STBGP-A grant.

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.

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

After the vote was taken, motion carried 8-0

The Resolution was numbered 181-25.

**RESOLUTION NO. 182-25; ENTERING INTO A CONSTRUCTION MANAGEMENT
CONTRACT FOR RENOVATIONS TO SHILOH MUSEUM OF OZARK HISTORY**

Committee Chairman Jeff Watson read Colby Fulfer and Angie Albright presented.

RESOLUTION NO. 182-25

**A RESOLUTION ENTERING INTO A CONSTRUCTION MANAGEMENT
CONTRACT FOR RENOVATIONS TO SHILOH MUSEUM OF OZARK
HISTORY**

WHEREAS, Shiloh Museum of Ozark History serves more than 45,000 visitors annually, for many different purposes, and

WHEREAS, the museum building was constructed in 1991, and most of the building has had no updates or renovations since then, and

WHEREAS, the museum and the grounds are a part of the Downtown Master Plan, and renovations are necessary to keep up to date with the plan and the needs of a growing city, and

WHEREAS, the request is to enter into a Construction Management Contract with CDI Contractors for the remodel of the main museum building, with a contract amount not to exceed \$5,000.00, to be paid out of the Unrestricted General Fund, and

WHEREAS, the proposed renovations will address a number of safety, ADA, and aesthetic issues. We feel an obligation to be both good stewards of city property as well as ensuring we are as inviting to the public as possible.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to enter into a Construction Management Contract with CDI Contractors for the renovation project at Shiloh Museum of Ozark History, in an amount of \$5,000.00, to be paid for out of the Unrestricted General Fund.

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

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

The Resolution was numbered 182-25.

ORDINANCE COMMITTEE

ORDINANCE NO. 6158: AMENDING CHAPTER 2, ARTICLE V, DIVISION 2, OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

Committee Chair Mike Lawson read and Colby Fulfer presented.

After reading the title of the Ordinance, Council Member Watson moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Taldo made the second.

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

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

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

The Ordinance was numbered 6158.

ORDINANCE NO. 6159: AMENDING CHAPTER 2 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS, TO MAKE TECHNICAL CORRECTIONS PURSUANT TO ACT 419 OF 2025; AND DECLARING AN EMERGENCY.

Committee Chair Mike Lawson read and Ernest Cate presented.

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

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

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

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

The Ordinance was numbered 6159

POLICE & FIRE COMMITTEE

RESOLUTION NO. 183-25; AUTHORIZING THE PURCHASE OF A NEW GENERATOR AND UPGRADES TO SEVERAL OTHER GENERATORS FOR THE SPRINGDALE FIRE DEPARTMENT.

Council Member Mike Lawson read the Resolution. Fire Chief Blake Holte presented.

RESOLUTION NO. 183-25

**A RESOLUTION AUTHORIZING THE PURCHASE OF A
NEW GENERATOR AND UPGRADES TO SEVERAL
OTHER GENERATORS FOR THE SPRINGDALE FIRE
DEPARTMENT**

WHEREAS, the Springdale Fire Department is in need of a new generator at Fire Station 5, and electrical upgrades to the generators at Fire Station 2, Fire Station 3, Fire Station 7, Fire Station 8, and Fire Station 9, and

WHEREAS, the new and upgraded generators will be able to handle full building loads in the event of a disaster, and will be able to function on emergency power when needed, and

WHEREAS, the Fire Department has funds budgeted for the purchase in their 2025 Budget, and

WHEREAS, bids were received for each station, with Milestone Construction Company, LLC winning the project, and

WHEREAS, the total for the new generator and upgrades to several existing generators will be paid for out of the Springdale Fire Department's 2025 Budget, in the amount of \$122,974.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Council authorized the purchase of a new generator for Fire Station 5, and upgrades to several other Fire Stations, in the amount of \$122,974.00, to be paid for out of the Fire Department's 2025 Budget, and the Mayor is hereby authorized to execute any contracts related to the purchase.

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

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

The Resolution was numbered 183-25.

COMMITTEE OF THE WHOLE

RESOLUTION NO. 184-25; APPROVING A TAXICAB OPERATOR PERMIT FOR NWA RITES 4 LESS, LLC, PURSUANT TO CHAPTER 122 OF THE CODE OF ORDINANCES FOR THE CITY OF SPRINGDALE, ARKANSAS.

Council Member Lawson read the Resolution and City Attorney Ernest Cate presented. Stu Larrabee with Fayetteville Taxi, requested a bill of assurance and wanted the Resolution to be tabled.

RESOLUTION NO. 184-25

**A RESOLUTION APPROVING A TAXICAB OPERATOR
PERMIT FOR NWA RITES 4 LESS, LLC, PURSUANT TO**

**CHAPTER 122 OF THE CODE OF ORDINANCES FOR
THE CITY OF SPRINGDALE, ARKANSAS.**

WHEREAS, the City of Springdale has received an application for a taxicab operator permit from NWA Rites 4 Less, LLC;

WHEREAS, Section 122-27 of the Code of Ordinances for the City of Springdale, Arkansas, provides that no taxicab operator permit shall be issued unless and until the permit application has been reviewed by the taxicab administrator; that a determination has been made that the application meets all requirements of City Ordinance; and, the taxicab administrator refers the application for consideration by the Springdale City Council;

WHEREAS, on November 3, 2025, a hearing was held on NWA Rites 4 Less, LLC's application for a taxicab operator permit, after due notice of said hearing was given to each and every holder of a taxicab operator permit in the City, pursuant to Section 122-27 of the Code of Ordinances for the City of Springdale, Arkansas; and

WHEREAS, the taxicab administrator for the City of Springdale recommends that the taxicab operator permit application for NWA Rites 4 Less, LLC, be approved.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the taxicab operator permit application for NWA Rites 4 Less, LLC, be, and is hereby approved, and that a taxicab operator permit shall be issued to NWA Rites 4 Less, LLC, subject to all requirements of Chapter 122 of the Code of Ordinances for the City of Springdale, Arkansas.

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

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

The Resolution was numbered 184-25.

RESOLUTION NO. 185-25; ADOPTING THE NAME "FITZGERALD TRAIL" FOR THE TRAIL SEGMENT BETWEEN E. HUNTSVILLE AVE. AND TOLLESON LP.

Mike Lawson read the Resolution and Ben Peters presented.

RESOLUTION NO. 185-25

**A RESOLUTION ADOPTING THE NAME "FITZGERALD
TRAIL" FOR THE TRAIL SEGMENT BETWEEN E.
HUNTSVILLE AVE. AND TOLLESON LP.**

WHEREAS, the City Council is responsible for adopting names of trails and active transportation routes as outlined in the Trail Naming Policy adopted on October 14th, 2025, and;

WHEREAS, the existing trail connecting East Huntsville Avenue to the south and Tolleson Loop to the north, historically referred to as the Shiloh Trail, has never had a name officially adopted under the Trail Naming Policy, and;

WHEREAS, the Active Transportation Committee has recommended, as required by the Trail Naming Policy, that the above-defined trail segment be named Fitzgerald Trail.

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

3. The City of Springdale hereby adopts the name Fitzgerald Trail for the above-mentioned trail segment,
4. The name Fitzgerald Trail shall be reflected in all matters of public information, wayfinding, etc.
5. Signage shall be placed along the route identifying the trail by its officially adopted name.

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

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

The Resolution was numbered 185-25.

RESOLUTION NO. 186-25; ADOPTING THE NAME “THE PRIDE OF SPRINGDALE TRAIL” FOR THE BIKE ROUTE BETWEEN W. MAPLE AVE. AND IRELAND ST.

Mike Lawson read the Resolution and Ben Peters presented.

RESOLUTION NO. 186-25

A RESOLUTION ADOPTING THE NAME “THE PRIDE OF SPRINGDALE TRAIL” FOR THE BIKE ROUTE BETWEEN W. MAPLE AVE. AND IRELAND ST.

WHEREAS, the City Council is responsible for adopting names of trails and active transportation routes as outlined in the Trail Naming Policy adopted on October 14th, 2025, and;

WHEREAS, a new bike route has been established along South Pleasant Street, West Emma Avenue, and Har-Ber Avenue between West Maple Avenue to the east and Ireland Street to the west, and;

WHEREAS, new active transportation routes are to be assigned a name for identification purposes as outlined in the Trail Naming Policy, and;

WHEREAS, the Active Transportation Committee has recommended, as required by the Trail Naming Policy, that the above-defined bike route be named The Pride of Springdale Trail.

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

6. The City of Springdale hereby adopts the name The Pride of Springdale Trail for the above-mentioned trail segment,
7. The name The Pride of Springdale Trail shall be reflected in all matters of public information, wayfinding, etc.

8. Signage shall be placed along the route identifying the trail by its officially adopted name.

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

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

The Resolution was numbered 186-25.

ORDINANCE NO. 6160: VACATING A PORTION OF A DEDICATED PUBLIC STREET KNOWN AS BARKER LANE, PURSUANT TO ARK. CODE ANN. §14-301-301, et seq. DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

Mayor Sprouse read the Ordinance and Ernest Cate presented.

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

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

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

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

The Ordinance was numbered 6160

RESOLUTION NO. 187-25; SETTING A HEARING DATE ON A PETITION TO ABANDON A PORTION OF A UTILITY EASEMENT IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

City Attorney Ernest Cate read and presented the Resolution.

RESOLUTION NO. 187-25

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

WHEREAS, SRS Emily, LLC, has petitioned for the partial abandonment of a utility easement on Parcel No. 815-28916-000, said easement having been filed for record as File No. 0DR2-00000424 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, on November 18, 1986, and said partial easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

PARTIAL UTILITY EASEMENT VACATION DESCRIPTION:

Part of the Southeast Quarter of the Northwest Quarter of Section 2, Township 17 North, Range 30 West of the 5th Principal Meridian, Washington County, Arkansas, also being described as follows: Commencing from the Southeast Corner of the Southeast Quarter fractional Northwest Quarter of said Section 2, thence along the South line thereof N87°14’59”W 510.50 feet; thence departing from said South line N02°55’18”E 36.80 feet to a found capped 5/8 rebar “PS 1926” located on the North right-of-way line of West Sunset Avenue; thence leaving said North right-of-way line N02°55’18”E 393.91 feet to a found 5/8” rebar; thence N87°00’26”W 235.26 feet; thence S02°53’15”W 16.10 feet to the true point of beginning; thence S87°05’58”E 7.16 feet; thence S02°54’02”W

90.53 feet; thence N87°05'58"W 7.14 feet; thence N02°53'15"E 90.53 feet to the point of beginning. Containing 0.015 acres, more or less.

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that December 9, 2025, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

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

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

The Resolution was numbered 187-25.

RESOLUTION NO. 188-25; SETTING A HEARING DATE ON A PETITION TO ABANDON A PORTION OF TWO UTILITY EASEMENTS IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

City Attorney Ernest Cate read and presented the Resolution.

RESOLUTION NO. 188-25

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

WHEREAS, Bentley Holdings, LLC, has petitioned for the partial abandonment of two utility easements on Parcel No. 815-36188-100 and Parcel No. 815-36208-100, said easements having been filed for record at Book 698, Page 174, and Book 698, Page 176, in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, on March 27, 1967, and said partial easements to be vacated being more particularly described as follows, and as shown on the attached Exhibit "A":

PARTIAL UTILITY EASEMENT VACATION DESCRIPTION:

Part of the SW ¼ of the SW ¼ of Section 16 and part of the SE ¼ of the SE ¼ of Section 17 all in Township 17 North, Range 29 West, Washington County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of the SE ¼ of the SE ¼ of said Section 17; thence along the West line thereof N02°26'39"E 32.65 feet to the North line of a 100 foot wide electric right of way as described in Document 698-176; thence along said right of way S88°02'24"E 929.93 feet; thence along said right of way N60°27'20"E 443.97 feet to the West line of a 100 foot wide electric right of way as described in Document 698-176; thence along said right of way N01°23'02"W 1042.81 feet to the North line of the SE ¼ of the SE ¼ of said Section 17; thence along said North line S87°47'03"E 86.43 feet to the Northwest corner of the SW ¼ of the SW ¼ of said Section 16; thence along the North line thereof S86°53'06"E 13.78 feet to the East line of a 100 foot wide electric right of way as described in Document 698-176; thence along said right of way S01°23'02"E 1096.20 feet; thence along said right of way S60°27'20"W 417.97 feet to the South line of the SE ¼ of the SE ¼ of said Section 17; thence along said South line N87°37'15"W 1055.82 feet to the point of beginning, containing 4.27 acres, more or less.

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that December 9, 2025, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

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

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

The Resolution was numbered 188-25.

COMMENTS FROM COUNCIL MEMBERS

Council Member Taldo said there is standing water at the intersection of Oriole & Cardinal, that it could freeze tonight, near Parson Hills Elementary where children will be walking tomorrow. Ben Peters will get with the appropriate department and take care of it.

COMMENTS FROM DEPARTMENT HEADS

None

ADJOURNMENT

Council Member Overton made a motion to adjourn. After a voice vote of all ayes and no nays, the meeting adjourned at 7:34 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer