

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

**SPRINGDALE CITY COUNCIL  
REGULAR MEETING  
CITY COUNCIL CHAMBERS  
201 SPRING STREET (2<sup>ND</sup> FLOOR)  
Tuesday, March 10<sup>th</sup>, 2026**

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. A Discussion regarding the Excellerate Foundation.
6. Approval of Minutes – **Tuesday, February 24<sup>th</sup>, 2026. Pgs. 64-75**

## 7. 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) **9A-9B*** (*Motion must be approved by two-thirds (2/3) of the council members*).

## 8. Downtown Springdale Alliance quarterly report.

## 9. Planning Commission Report and Recommendation by Sharon Tromburg, Director of Planning and Community Development

A. **An Ordinance** accepting the replat (RP26-02) of Success Subdivision, Lots 1–14, Block 1, to the City of Springdale, Arkansas; and declaring an emergency. Pgs. 1-5

B. **An Ordinance** accepting the final plat (FP26-01) of Nature Walk, Phases II & III, to the City of Springdale, Arkansas; and declaring an emergency. Pgs. 6-11

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

A. **A Resolution** endorsing participation in the Sales and Use Tax Refund Program authorized by the Consolidated Incentive Act of 2003 and Ark Code Ann. §15-4-2706(d). Presented by Ernest Cate, City Attorney. Pgs. 12-14

B. **A Resolution** authorizing the destruction of District Court records. Presented by Ernest Cate, City Attorney Pgs. 15-16

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

**A. A Resolution** authorizing the Mayor and City Clerk to renew a contract with the Downtown Springdale Alliance to promote, preserve, and enhance downtown Springdale, and to facilitate the implementation of the Downtown Master Plan. Presented by Ernest Cate, City Attorney. **Pgs. 17-21**

**B. A Resolution** authorizing the expenditure of funds to acquire property from Crutcher Warehouse, LLC, for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. **Pgs. 22-27**

**C. A Resolution** authorizing the expenditure of funds to acquire property from Lourdes Ayala for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. **Pgs. 28-33**

**D. A Resolution** authorizing the execution of an engineering services contract for 2026 Springdale bridge Maintenance. Presented by Ben Peters, Engineering Director. **Pg. 34**

**E. A Resolution** authorizing the Mayor to pay invoices for the relocation of electric infrastructure from overhead to underground for the East Emma Streetscape Project. Project No. 23BPS14. Presented by Ben Peters, Engineering Director. **Pgs. 35-37**

**F. A Resolution** authorizing the Mayor to enter into a Safe Streets and Roads for All Grant agreement for Dean’s Trail Phase IIIB and committing match funding. Presented by Ben Peters, Engineering Director. **Pgs. 38-56**

12. Police and Fire Committee by Chairman Brian Powell – **All Item (s) forwarded with recommendation for approval**
  - A. **A Resolution** authorizing the purchase of replacement generators and upgrades to other generators for the Springdale Fire Department. Presented by Blake Holte, Fire Chief. **Pgs. 57-61**
13. **A Resolution** amending resolution no. 34-26 setting a hearing date on a petition to abandon a portion of a utility easement in the City of Springdale, Washington County, Arkansas. Presented by Ernest Cate, City Attorney. **Pgs. 62-63**
14. **2026 State of the City Address.** Presented by Mayor Doug Sprouse.
15. Comments from Council Members.
16. Comments from Department Heads.
17. Comments from City Attorney.
18. Comments from Mayor.
19. Adjournment.



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

**AN ORDINANCE ACCEPTING THE REPLAT (RP26-02)  
OF SUCCESS SUBDIVISION, LOTS 1-14, BLOCK 1 TO  
THE CITY OF SPRINGDALE, ARKANSAS, AND  
DECLARING AN EMERGENCY.**

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

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

Legal Description

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: FROM THE NORTHWEST CORNER OF SAID SECTION 6 RUN SOUTH 00 DEGREES 52 MINUTES 19 SECONDS WEST 90.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 51 MINUTES 13 SECONDS EAST 288.70 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 19 SECONDS WEST 190.0 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST 861.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS EAST 140.0 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST 420.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 42 SECONDS EAST 27.0 FEET; THENCE NORTH 86 DEGREES 51 MINUTES 13 SECONDS EAST 155.53 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION ALSO BEING SUCCESS SUBDIVISION, AS SHOWN IN PLAT RECORD 6, AT PAGE 603.

**AND WHEREAS**, said Planning Commission after conducting a public hearing, has approved the re-plat as presented by petitioner and has approved the dedication of streets, rights-of-way, and utility easements as shown upon said re-plat and join with the said petitioner in petitioning the City Council to accept the said replat (RP26-02) of Success Subdivision, Lots 1-14, Block 1 to the City of Springdale, Arkansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS**, that the replat of (RP26-02) of Success Subdivision, Lots 1-14, Block 1, to the City of Springdale, Arkansas, as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



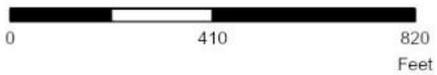
PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 01/23/26

 PUBLIC HEARING SIGN LOCATION



AERIAL, 2025

City Council Meeting  
March 10, 2026



RP26-02 Success Subdivision  
North of Success Avenue, east of S Cleveland Street  
Replat

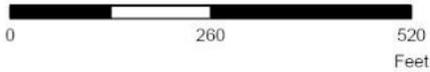


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 PUBLIC HEARING SIGN LOCATION



City Council Meeting  
March 10, 2026



RP26-02 Success Subdivision  
North of Success Avenue, east of S Cleveland Street  
Replat





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

**AN ORDINANCE ACCEPTING THE FINAL PLAT (FP26-01) OF NATURE WALK, PHASE II & III TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.**

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

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

**Legal Description**

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; SAID POINT BEING A 1/2 INCH REBAR WITH AN UNREADABLE CAP, THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SE 1/4, N86°28'52"W A DISTANCE OF 142.18 FEET TO AN IRON PIN WITH CAP "D. BAILEY PLS 1874"; THENCE LEAVING SAID NORTH LINE, S24°53'11"W A DISTANCE OF 29.94 FEET TO AN IRON PIN WITH CAP "D. BAILEY PLS 1874"; THENCE N86°51'07"W A DISTANCE OF 225.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2 INCH REBAR WITH UNREADABLE CAP; THENCE S42°40'43"E A DISTANCE OF 381.99 FEET TO A 1/2 INCH REBAR;

THENCE N61°39'31"E A DISTANCE OF 207.13 FEET TO AN IRON PIN WITH CAP "D. BAILEY PLS 1874"; THENCE S46°30'26"E A DISTANCE OF 829.14 FEET TO A 1/2 INCH REBAR; THENCE S38°33'48"E A DISTANCE OF 137.32 FEET TO A 1/2 INCH REBAR; THENCE S22°53'49"E A DISTANCE OF 228.53 FEET TO A 1/2 INCH REBAR; THENCE S03°25'27"W A DISTANCE OF 160.22 FEET TO AN IRON PIN WITH CAP "D. BAILEY PLS 1874"; THENCE

N86°25'59"W A DISTANCE OF 878.85 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE S02°22'42"W A DISTANCE OF 142.34 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 AND A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4, N86°34'47"W A DISTANCE OF 669.50 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE LEAVING SAID SOUTH LINE, N02°49'49"E A DISTANCE OF 664.33 FEET TO A 5/8 INCH REBAR; THENCE N02°45'00"E A DISTANCE OF 263.80 FEET TO 1/2 INCH REBAR WITH CAP "PS 1374" THENCE N36°04'47"E A DISTANCE OF 307.13 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE N23°56'11"E A DISTANCE OF 117.27 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE S86°51'07"E A DISTANCE OF 69.84 FEET TO THE POINT OF BEGINNING, CONTAINING 30.91 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.

**AND WHEREAS**, said Planning Commission after conducting a public hearing, has approved the final plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said re-plat and join with the said petitioner in petitioning the City Council to accept the said the final plat (FP26-01) of Nature Walk, Phase II & III to the City of Springdale, Arkansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS**, that the final plat (FP26-01) of Nature Walk, Phase II & III, to the City of Springdale, Arkansas, as shown on the final plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ernest B. Cate, City Attorney

# FINAL PLAT FOR NATURE WALK SUBDIVISION PHASE 2 AND 3

IN THE CITY OF  
SPRINGDALE, ARKANSAS

FP26-01



RECORDING INFORMATION

**SURVEYOR'S NOTES:**

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

**FEMA FLOOD PLAIN ZONE:**

A PORTION OF THIS PROPERTY IS WITHIN THE SPECIAL FLOOD HAZARD AREA "X" AND REGULATORY FLOODWAY DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE BASE FLOOD ELEVATION IS THE 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X" (PREVIOUSLY DESIGNATED AS AN AREA OF 1.0% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X" AND IS BEING DESIGNATED AS AN AREA OF ANNUAL FLOOD HAZARD. ALL AS SHOWN ON THE F.I.M.A. MAP # 8142AR0002A, PAGES 10 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2014.

(NOTE: FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.)

**UTILITIES:**

THE UTILITY INFORMATION, IF ANY, SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE U.S. ONLY. NO ONE CALL PROVIDED.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

**REFERENCES (R.F.):**

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR HAS RESEARCHED OR HAD PROVIDED NECESSARY DEEDS, RIGHTS-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DEEDS, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP ENCUMBRANCES, OR RESTRICTIVE COVENANTS. NO TITLE COMMITMENT OR BI EXCEPTIONS HAVE BEEN PROVIDED TO SURVEYOR.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

1. **WARRANTY DEED:** D.R. HORTON - MVA ARKANSAS, L.L.C. RECORDED DECEMBER 15, 2002, BOOK 2002 PAGE 40116.
2. **FINAL PLAT OF NATURE WALK PHASE 1:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, PLS. NO. 1156, RECORDED OCTOBER 05, 2016, BOOK 2A PAGE 016.
3. **INFORMAL PLAT:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, PLS. NO. 1156, RECORDED AUGUST 23, 2021, BOOK 2A PAGE 285.
4. **FINAL PLAT OF MEADOWHAVEN SUBDIVISION:** BY ENGINEERING SERVICES, INC., CHARLES H. ANDERSON, AR PLS. 1475, RECORDED AUGUST 14, 2005, BOOK 13A PAGE 175.
5. **FINAL PLAT OF PLEASANT PLACE SUBDIVISION:** BY SURENCO CORPORATION, RECORDED JUNE 17, 1974, BOOK 6 PAGE 603.
6. **PARTIAL RELEASE OF EASEMENT:** RECORDED MARCH 5, 2026, FILE NO. 2026-042.

**SURVEY DESCRIPTION:**

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-NORTH (20N), RANGE THIRTY-THREE (33E) WEST OF THE 9TH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**COMMENCE** AT THE NORTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26; SAID POINT BEING A 12 INCH REBAR WITH AN UNREMOVABLE CAP; THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE SE 1/4, N 89°57'34" W A DISTANCE OF 142.18 FEET TO AN IRON PIN WITH CAP "D"; SAID PLS. 1871; THENCE S 89°57'34" W A DISTANCE OF 29.74 FEET TO AN IRON PIN WITH CAP "D"; SAID PLS. 1871; THENCE S 89°57'34" W A DISTANCE OF 228.01 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A 12 INCH REBAR WITH UNREMOVABLE CAP; THENCE S 89°57'34" W A DISTANCE OF 91.88 FEET TO A 10 INCH REBAR; THENCE N 89°57'34" W A DISTANCE OF 207.19 FEET TO AN IRON PIN WITH CAP "D"; SAID PLS. 1871; THENCE S 89°57'34" W A DISTANCE OF 420.14 FEET TO A 12 INCH REBAR; THENCE S 89°57'34" W A DISTANCE OF 151.01 FEET TO A 10 INCH REBAR; THENCE S 89°57'34" W A DISTANCE OF 228.01 FEET TO A 12 INCH REBAR; THENCE S 89°57'34" W A DISTANCE OF 140.22 FEET TO AN IRON PIN WITH CAP "D"; SAID PLS. 1871; THENCE N 89°57'34" W A DISTANCE OF 140.88 FEET TO A 12 INCH REBAR WITH CAP "D"; SAID PLS. 1871; THENCE S 89°57'34" W A DISTANCE OF 163.88 FEET TO THE SOUTHWEST CORNER OF SAID NW 1/4 OF THE SE 1/4 AND A 12 INCH REBAR WITH CAP "D"; THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4, N 89°57'34" W A DISTANCE OF 489.32 FEET TO A 10 INCH REBAR WITH CAP "D"; THENCE S 89°57'34" W A DISTANCE OF 117.27 FEET TO A 12 INCH REBAR WITH CAP "D"; THENCE S 89°57'34" W A DISTANCE OF 281.81 FEET TO A 10 INCH REBAR WITH CAP "D"; THENCE N 89°57'34" W A DISTANCE OF 301.17 FEET TO A 12 INCH REBAR WITH CAP "D"; THENCE N 89°57'34" W A DISTANCE OF 117.27 FEET TO A 12 INCH REBAR WITH CAP "D"; THENCE S 89°57'34" W A DISTANCE OF 281.81 FEET TO THE POINT OF BEGINNING; CONTAINING 360 SQUARE MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.

**SURVEYOR'S DECLARATION:**

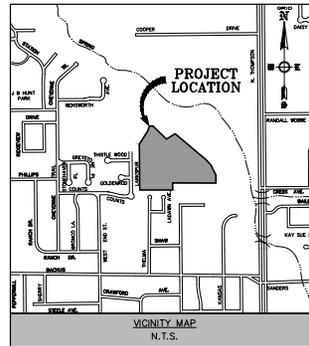
I, THE UNDERSIGNED, DECLARE THAT I HAVE TRULY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED AND POSSIBLE ENCUMBRANCES ARE AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM" STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF ARKANSAS.

**PRELIMINARY:** \_\_\_\_\_ DATE \_\_\_\_\_  
 JAMES S. ALMOPHRAH, P.S. NO. 1374, AR



STREET TABLE	
CLASSIFICATION	PUBLIC STREET
LOCAL STREET	4.000 I.F.

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1 of 2	COVER
2 of 2	FINAL PLAT



March 5, 2026

BY  
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS  
 SPRINGDALE, ARKANSAS  
 PHONE: 479-751-8733  
 FAX: 479-751-8746  
 WWW.ENGINEERINGSERVICES.COM

**NOTES:**

1. 12" REBAR WITH CAP "D" 12" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
2. NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
3. ALL SIDEWALKS SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY SPRINGDALE CITY ORDINANCE. DEVELOPERS SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.
4. SIDEWALKS ADJACENT TO LOT STREET FRONTAGE SHALL BE 5' WIDE.
5. ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN THE FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6" FROM THE SIDE PROPERTY LINE.
6. STREET LIGHTS IN SUBDIVISIONS TO BE A MINIMUM OF 8' HIGH LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED BY THE CITY.
7. LOT 103 SHALL BE DEDICATED AS A DRAINAGE EASEMENT.
8. THERE IS AN EXISTING FLOWAGE EASEMENT ON SITE PER WASHINGTON COUNTY BOOK AND PAGE 2004-4180.
9. LOTS 37 AND 38 SHALL NOT BE PERMITTED TO HAVE A DRIVEWAY ON PLEASANT ST.

**TRANSMITTAL, OWNERSHIP AND ORDINANCE:**

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLAT HAS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

**OWNER/DEVELOPER:** D.R. HORTON - MVA ARKANSAS, L.L.C.  
 6002 N. WILSON LN.  
 ROGERS, AR 72718

\_\_\_\_\_  
 SIGNATURE DATE

RESOLUTION RESOLVED THAT D.R. HORTON - MVA ARKANSAS, L.L.C. HEREBY AUTHORIZES TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS FINAL PLAT.

CERTIFICATE OF ACCEPTANCE:

CERTIFICATE OF ACCEPTANCE:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
 THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINING TO THIS PLAT AND TO THE DUTY OF RESPONSIBILITY SHOWN BELOW.

ACCEPTANCE OF DEDICATIONS \_\_\_\_\_ CITY CLERK  
 \_\_\_\_\_ MAYOR  
 \_\_\_\_\_ COMMISSIONER SECRETARY, PLANNING  
 \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

APPROVAL FOR RECORDING \_\_\_\_\_ DIRECTOR, COMMUNITY DEVELOPMENT DIVISION

WATER AND SEWER \_\_\_\_\_ ENGINEER SPRINGDALE WATER UTILITIES

STREETS AND DRAINAGE \_\_\_\_\_ DIRECTOR, ENGINEERING

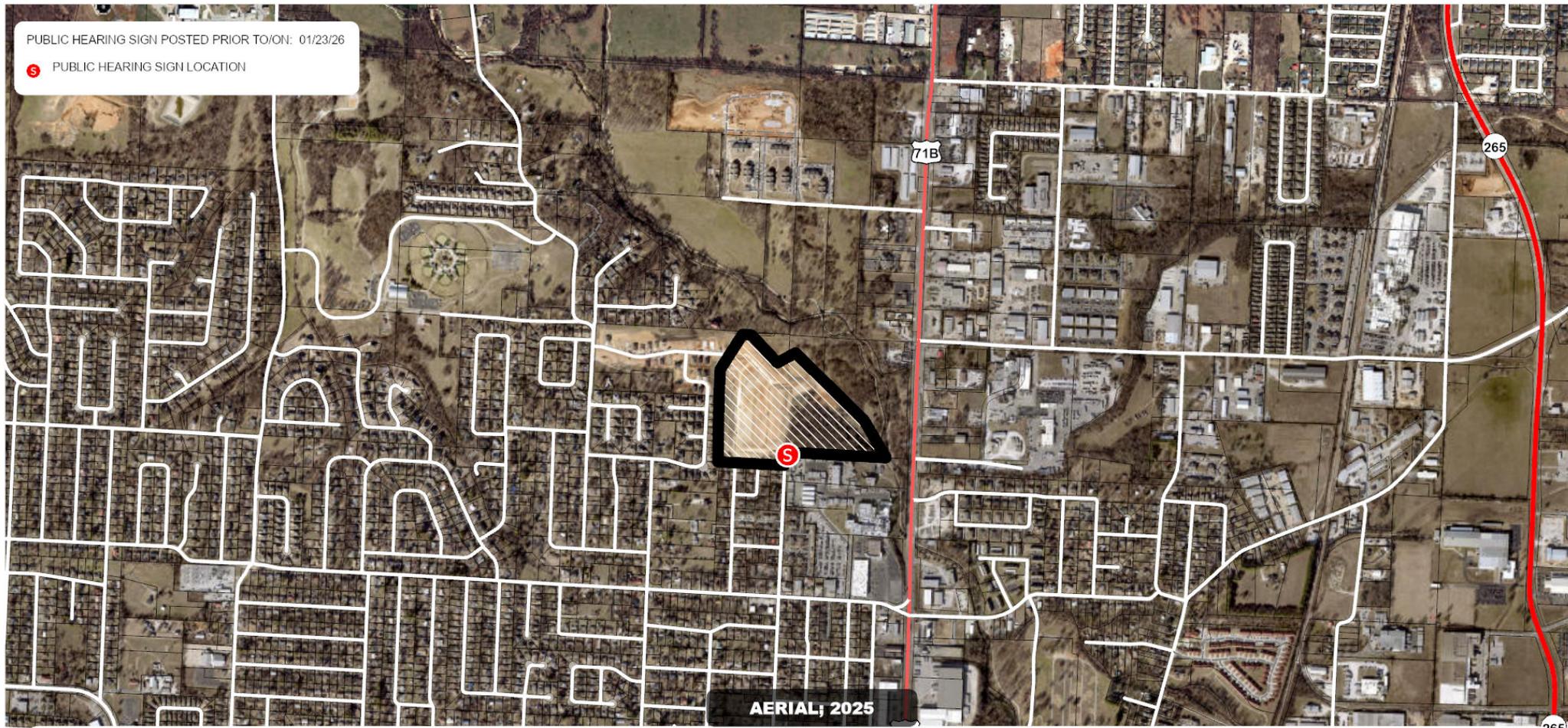
SHEET 1 of 2

PLAT CODE: 500-18N-30W-0-26-200-72-1374



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 01/23/26

 PUBLIC HEARING SIGN LOCATION



AERIAL, 2025

City Council Meeting  
March 10, 2026



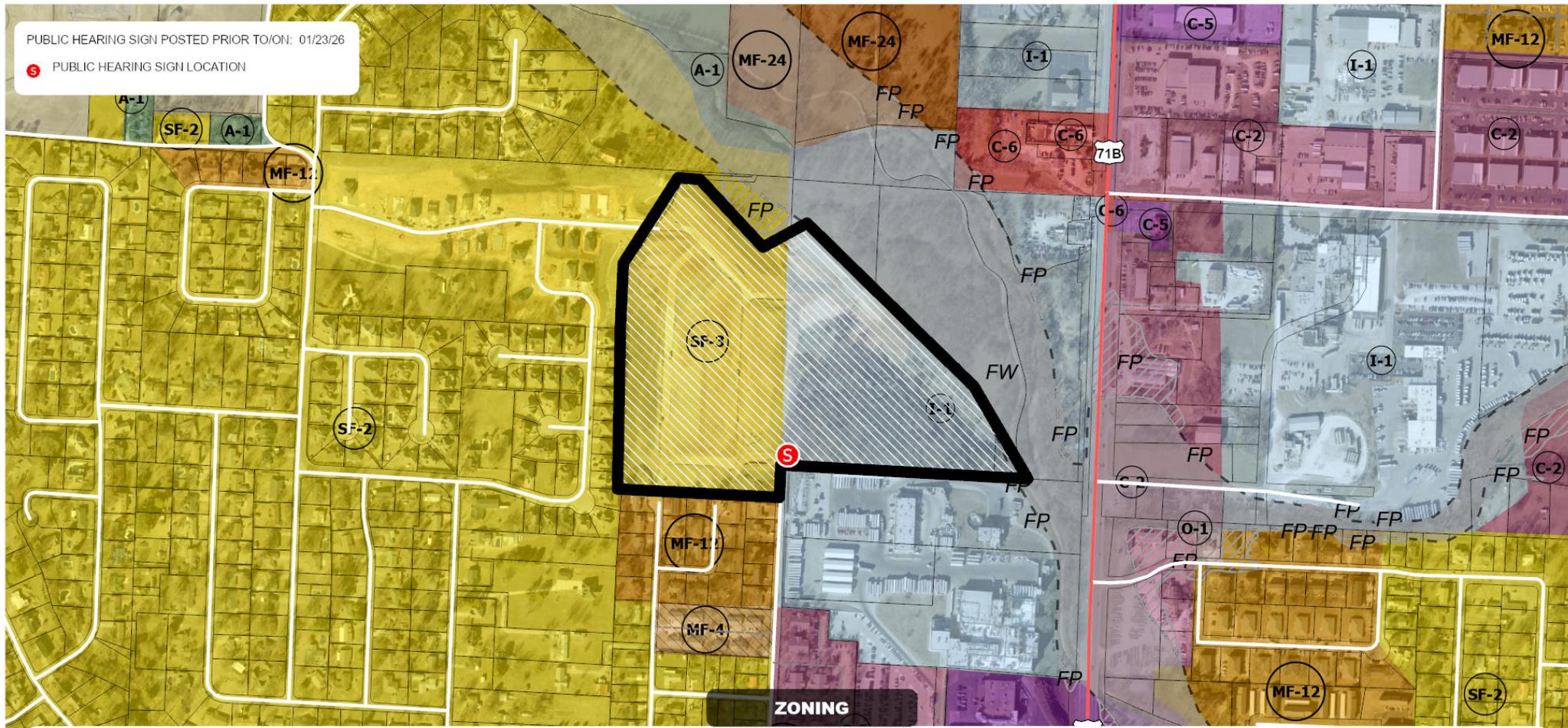
0 1000 2000  
Feet

FP26-01 Nature Walk, Phase II & III  
East of Cheyenne Trail, end of North Pleasant Street  
Final Plat

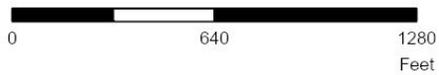


PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 01/23/26

 PUBLIC HEARING SIGN LOCATION



City Council Meeting  
March 10, 2026



FP26-01 Nature Walk, Phase II & III  
East of Cheyenne Trail, end of North Pleasant Street  
Final Plat



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

**A RESOLUTION ENDORSING PARTICIPATION IN  
THE SALES AND USE TAX REFUND PROGRAM  
AUTHORIZED BY THE CONSOLIDATED INCENTIVE  
ACT OF 2003 AND ARK. CODE ANN. §15-4-2706(d).**

**WHEREAS**, in order for a business to be eligible for the investment tax incentives contained in Ark. Code Ann. §15-4-2706(d), the governing body of the municipality in which the business is located must pass a resolution endorsing the participation of the business in the tax refund program;

**WHEREAS**, Ark. Code Ann. §15-4-2706(d) provides that the governing body of the municipality must specify that the Department of Finance and Administration is authorized to refund local sales taxes to a business participating in the tax refund program;

**WHEREAS**, said endorsement must be made on specific form available from the Arkansas Economic Development Commission;

**WHEREAS**, Ayrshire Electronics of Arkansas, LLC (dba Keytronic), 5564 Chief Truman Brewer Street, Springdale, AR 72764, wishes to participate in, and be eligible for, the investment tax incentives contained in Ark. Code Ann. §15-4-2706(d), due to the location of its facility in the City of Springdale, Arkansas; and,

**WHEREAS**, Ayrshire Electronics of Arkansas, LLC (dba Keytronic), has agreed to furnish the City of Springdale all information necessary for its participation in the tax refund program.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the participation of Ayrshire Electronics of Arkansas, LLC (dba Keytronic), in the tax refund program contained in Ark. Code Ann. §15-4-2706(d) is hereby endorsed, and the Department of Finance and Administration is authorized to refund local sales taxes to Ayrshire Electronics of Arkansas, LLC (dba Keytronic), and this resolution shall take effect immediately.

**PASSED AND APPROVED** this 10<sup>th</sup> day of March, 2026.

---

Doug Sprouse, Mayor

ATTEST:

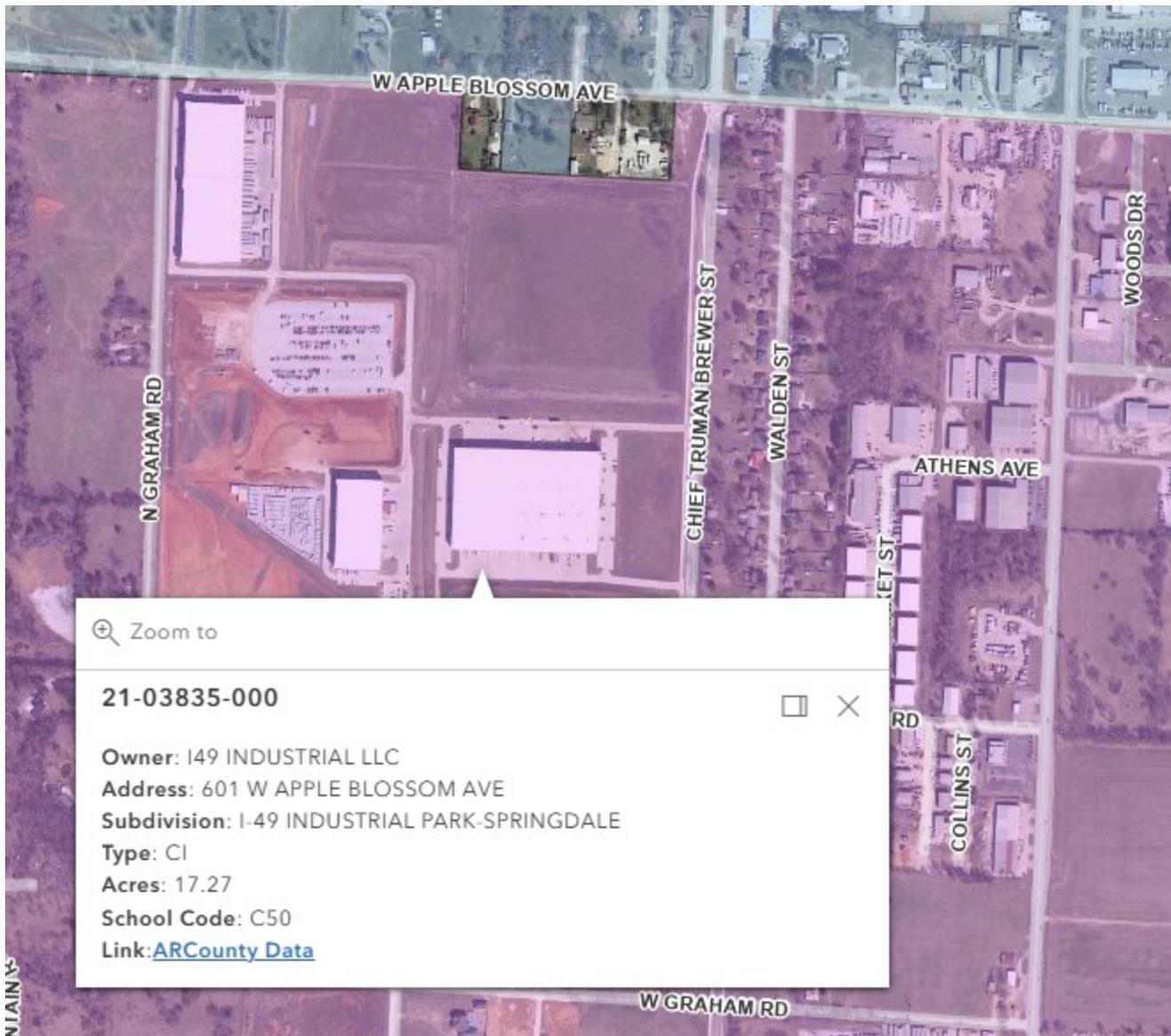
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Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

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Ernest B. Cate, CITY ATTORNEY



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

**A RESOLUTION AUTHORIZING THE  
DESTRUCTION OF DISTRICT COURT  
RECORDS.**

**WHEREAS**, there is presently a shortage of storage space to maintain certain records at the Springdale District Court;

**WHEREAS**, Arkansas law allows for the destruction of certain records of the Springdale District Court that are not otherwise required to be kept by law, or are documents that have been digitally archived; and,

**WHEREAS**, Arkansas Code Ann. §13-4-204, §14-2-203, and §14-59-114, and §16-10-211(b), each provide for the destruction of certain records with the permission of the City Council.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Mayor is hereby authorized to arrange for the destruction, by shredding, of certain Springdale District Court records and other documents as indicated on the attached Exhibit, in accordance with Arkansas law.

**PASSED AND APPROVED** this 10<sup>th</sup> day of March, 2026.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest B. Cate, City Attorney

## **SPRINGDALE DISTRICT COURT RECORDS TO BE DESTROYED IN 2026**

- 2019-2022 CIVIL/SMALL CLAIMS BANK DEPOSITS – 24 BOXES
- 2019 CLEARED BETHEL HEIGHTS WARRANTS – 1 BOX
- 2021 CLEARED BETHEL HEIGHTS WARRANTS – 1 BOX
- 2013-2022 RTC/CLEARED WARRANTS – 27 BOXES
- 2021 VJ RECEIPTS – 5 BOXES
- 2022 VJ RECEIPTS – 5 BOXES
- 2015 SEARCH WARRANTS, 2014-2015 COUNTY SUBPEONAS, 1994 INACTIVE WARRANTS, 2020-2022 DEPOSIT SLIPS, 2022 CLEARED WARRANTS – 1 BOX
- 2020-2021 TIME PAY CONTRACTS – 3 BOXES
- 2022 AND OLDER TIME PAY CONTRACTS – 1 BOX
- 2020 RECEIPT BOOKS – 2 BOXES
- 2020 TOT TICKETS – 1 BOX
- 1990 CLEARED WARRANTS – 1 BOX
- 2019-2020 CREDIT CARDS RECEIPTS – 5 BOXES
- 2020-2021 BETHEL HEIGHTS END OF MONTH REPORTS – 1 BOX
- 2019-2021 SEARCH WARRANTS – 1 BOX
- EARLY 2000 BANK STATEMENTS – 1 BOX
- 2020 VJ RECEIPTS – 4 BOXES
- 2019-2020 CREDIT CARD AND BANK DEPOSITS – 1 BOX
- 2021 CREDIT CARD RECEIPTS – 2 BOXES
- WARRANTS CLEARED PRIOR TO 2023 AND 2021-2022 SEARCH WARRANTS – 1 BOX
- 2018 BONDSMAN PAPERWORK – 1 BOX
- 2022 VJ RECEIPTS – 6 BOXES
- WORKSHEET COPIES IN SCAN – 11 BOXES

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

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO RENEW A CONTRACT WITH THE DOWNTOWN SPRINGDALE ALLIANCE TO PROMOTE, PRESERVE, AND ENHANCE DOWNTOWN SPRINGDALE, AND TO FACILITATE THE IMPLEMENTATION OF THE DOWNTOWN MASTER PLAN.**

**WHEREAS**, in 2015, the City Council for the City of Springdale, Arkansas, passed an Ordinance establishing the Downtown Master Plan for downtown Springdale;

**WHEREAS**, the intent of the Downtown Master Plan is to promote, preserve, and enhance the development, preservation, and beautification of Downtown Springdale, which benefits all the residents of the City of Springdale;

**WHEREAS**, on March 23, 2021, the City Council of the City of Springdale, Arkansas, passed Ordinance No. 5579, authorizing a contract between the City of Springdale and the Downtown Springdale Alliance ("the DSA"), allowing for the DSA to perform certain services for the City of Springdale related to the Downtown Master Plan;

**WHEREAS**, the contract with the DSA was extended for additional one (1) year terms by way of Resolution No. 36-22 passed on April 26, 2022, by way of Resolution No. 44-23 passed on April 11, 2023, by way of Resolution No. 58-24 on May 14, 2024, and by way of Resolution No. 33-25 passed on February 25, 2025, said term expiring on February 28, 2026;

**WHEREAS**, the City of Springdale desires to renew the existing contract with the DSA for a period of two (2) years;

**WHEREAS**, incorporated herein by reference and attached hereto as Exhibit "A" is a contract between the City of Springdale and the DSA, allowing for the DSA to perform certain services for the City of Springdale related to the Downtown Master Plan, as set out in the contract, for the sum of \$150,000.00 per year of the contract term;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS**, that the Mayor and City Clerk are hereby authorized to renew a contract, which is incorporated herein by reference, with the Downtown Springdale Alliance, and to pay the sum not to exceed \$150,000.00 per year to the Downtown Springdale Alliance, as set out in the Contract, said money to be paid from general fund.

**PASSED AND APPROVED** this 10<sup>th</sup> day of March, 2026.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest B. Cate, CITY ATTORNEY

## CONTRACT FOR SERVICES

This Contract for Services entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by and between the **City of Springdale, Arkansas** (hereafter “City”) and **Downtown Springdale Alliance** (hereafter “DSA”) pursuant to the following terms and conditions:

**WHEREAS**, DSA is a not-for-profit entity functioning as critical civic infrastructure dedicated to the professional management, coordination, and stewardship of the Springdale downtown core; and

**WHEREAS**, the City has invested significantly in public facilities including Shiloh Square, Turnbow Park, and Luther George Park, which require specialized management to convert regional growth into durable local economic value; and

**WHEREAS**, in order to fund and maintain such public facilities and to enact the Downtown Master Plan, it is vital to have a vibrant Downtown with an infrastructure that promotes the Downtown and to have a tax base both in terms of ad valorem tax and sales taxes that will fund and promote City, and that compact, mixed-use downtown development represents the City’s highest-yielding tax base on a value-per-acre basis, and the City recognizes DSA as its primary performance-based service provider to protect this asset; and

**WHEREAS**, DSA has previously engaged in a contract for the City, and through this agreement, seeks to continue those services in a defined manner by providing services relevant to City projects in Downtown;

**WHEREAS**, City does not have the ability to provide the services to be rendered as outlined herein below and has no staff or office in the City devoted to such services; and

**WHEREAS**, no other entity, public or private, is providing the services to the inhabitants and citizens of the City or to the City that are to be provided herein; and

**WHEREAS**, City has the inherent authority to enter this Contract pursuant to A.C.A. § 14-54-101 and §14-55-102; and

**WHEREAS**, services provided herein by DSA are unique and City finds it impractical and unfeasible to obtain the services provided herein through a formal competitive bidding and has, by appropriate action of its City Council, waived such requirement of bidding; and

**WHEREAS**, pursuant to Arkansas law, it is required that a contract be developed between City and DSA to establish that City is not merely contributing to DSA, but that City will and shall receive unique benefits from this contractual agreement.

**NOW, THEREFORE,** in consideration of the mutual agreements contained herein, the parties agree as follows:

1. **CONSIDERATION:** The City shall pay and DSA agrees to accept an annual sum of \$150,000.00 as consideration for the services rendered. Payments shall be made bi-annually in the amount of \$75,000.00 during the first business Monday of the Second Quarter and the first business Monday of the Fourth Quarter.
2. **TERM:** The term of this Contract shall be for twenty-four (24) months, commencing on March 1, 2026, and terminating on February 29, 2028, unless otherwise extended by mutual agreement.
3. **SERVICES TO BE PROVIDED:** DSA's primary purpose, which is aligned with the City's goals, is "To Promote a Vibrant Downtown Springdale." In consideration of the funds paid by the City, DSA will provide the following specific services:
  - a. Stewardship of the Downtown Master Plan
    - i. Plan Alignment: Act as the primary steward of the 675-acre Downtown Master Plan, ensuring public and private development decisions align with adopted principles.
    - ii. Development Coordination: Serve as a concierge and liaison for property owners, developers, and the City to accelerate deal velocity and reduce regulatory friction.
  - b. Economic Development & Business Support
    - i. Business Vitality: Actively engage in business recruitment and retention, focusing on hospitality, retail, and food-and-beverage providers.
    - ii. Market Intelligence: Maintain an active inventory of downtown sites and provide market data to support strategic business placement.
  - c. Downtown Brand Management
    - i. Narrative Strategy: Craft and communicate a compelling narrative that connects Springdale's food, culture, and outdoor amenities into a recognizable regional and national identity.
    - ii. Tourism Alignment: Coordinate with the Explore Springdale and the Advertising & Promotion (A&P) Commission to convert regional visitation into overnight stays and increased local spending.
  - d. Public Space Activation & Public Events Coordination
    - i. Asset Management: Provide professional management and activation coordination for key public assets, including Shiloh Square, Turnbow Park, and Luther George Park.
    - ii. Event Reservation & Liaison Services:
      1. Manage all public space reservation applications, guiding event producers through the City's formal approval process.
      2. Serve as the primary liaison between external event producers and City departments (Police, Fire, Parks, Public Works) to ensure safety and compliance.
      3. Provide expert guidance on facility utilization, site layouts, business impact notifications, and on-site support for downtown parade street closures and signature productions.

4. **Signature Activations:** Produce high-quality, culturally grounded programming that brings consistent life to public spaces.
4. **REPORTING & PERFORMANCE METRICS:** To ensure transparency and accountability, DSA shall provide the following,
  - a. **KPI Scorecard:** Adopt and report against a 5–10 KPI scorecard aligned to the customer/user operating framework,
  - b. **Reporting:** Deliver quarterly written reports and/or presentations to City administration and/or Council detailing progress, attendance data, business satisfaction, and estimated economic impact
  - c. **Fiscal Transparency:** Demonstrate a diversified revenue mix, positioning City funds as a base to leverage private and philanthropic investment,
5. **STATUS OF DSA:** The parties agree that DSA shall be deemed an independent contractor in every respect. The City assumes no responsibility for services provided by DSA, and the City has no financial interest in DSA.
6. **NON-ASSIGNMENT:** DSA understands and agrees that the services to be rendered are to be rendered by DSA and shall not be subcontracted or assigned to any other party or person without the express written consent of City.
7. **COMPLIANCE WITH LAW:** DSA agrees that in the performance of this Contract, it shall comply with all local, state, and federal laws and regulations, including but not limited to bans on discrimination based on race, sex, color, national origin, gender, or disability. DSA further recognizes that, as it relates to the specific funds provided herein by the City, some of its activities are subjected to the Freedom of Information Act ("FOIA"), and accordingly, it will comply with the FOIA as it relates to requests for information pertaining to the use of such funds. The funds given in consideration of the services by DSA in the agreement are exclusive to the implementation of the consideration by DSA. Funds provided herein are separate from DSA's other non-FOIA revenues, donations, and compensation. DSA is not a public entity, is not primarily funded by public funds, and is otherwise a private independent entity separate and apart from the City.
8. **DISCLAIMER:** The parties hereto acknowledge that this Contract is for the providing of the services listed herein and this Agreement in no way suggests the City endorses or agrees with any position taken by DSA or any groups affiliated with it.
9. **NON-APPROPRIATION:** DSA recognizes that the funding provided for in this Contract is contingent upon the appropriation of public funds by the City. If City does not appropriate monies for this Contract, there shall be no penalty assessed against City and this Contract shall be null, void and of no effect.
10. **COMPLETE AGREEMENT:** It is agreed that neither party hereto is relying upon any oral or written information or representations made by the other prior to the signing of this Contract unless expressly provided herein, and that this Contract constitutes the

entire agreement between the parties and same shall not be hereafter amended or modified unless reduced to writing and signed by the parties hereto

11. **SEVERABILITY:** If any provision of this Contract is declared to be invalid or unenforceable, the remainder of this Contract and the application of such provision to the other party of circumstances shall not be affected thereby, the provisions of this Contract being severable in any such instance. If any sentence or portion shall be adjudged to be invalid or unenforceable, then that article shall be deemed to be amended to delete therefrom the portion adjudicated to be invalid or unenforceable.

12. **AUTHORITY:** The parties hereto agree that by the execution of this Contract, the persons signing this Contract herein below have been authorized by the respective bodies to lawfully enter this Contract and bind each of the parties hereto.

**IN WITNESS WHEREOF**, the parties have set their hands the date first above written.

**CITY OF SPRINGDALE**

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

**WITNESS:**

By: \_\_\_\_\_  
City Clerk

**DOWNTOWN SPRINGDALE ALLIANCE**

By: \_\_\_\_\_  
Paxton Roberts, Executive Director

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

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM BS CRUTCHER WAREHOUSE, LLC, 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 (Tract 23), said lands being owned by BS Crutcher Warehouse, LLC, also known as Washington County Tax Parcel No. 815-27754-000 and 815-27755-000, located at 1200 and 1202 S. Crutcher St., Springdale, Washington County, Arkansas (“the Property”);

**WHEREAS**, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$510,500.00;

**WHEREAS**, the property owner has extended a counter-offer that the City pay the total sum of \$560,500.00 to acquire the Property, said amount being based on the unique aspects of the Project and the Property; and,

**WHEREAS**, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$50,000.00 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 1200 and 1202 S. Crutcher St. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by BS Crutcher Warehouse, LLC., for the total sum of \$560,500.00 to be paid from the 2023 Street Bond.

**PASSED AND APPROVED** this 10<sup>th</sup> day of March, 2026.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest B. Cate, CITY ATTORNEY

**APPRAISAL REPORT**

ON

THE BS CRUTCHER WAREHOUSE, LLC PROPERTY  
(24.11± ACRE/1,050,176± SQUARE FEET);  
LOCATED AT 1200 & 1202 CRUTCHER 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. 6891-23

**AS OF**

JANUARY 23, 2026  
(REVISED)

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Location:** 1200 & 1202 Crutcher Street, Springdale, Arkansas  
**Client:** City of Springdale  
**Fee Owner:** BS Crutcher Warehouse, LLC  
**Mailing Address:** 1200 & 1202 Crutcher Street, Springdale, AR, 72764

Area Of The Whole:	24.11± ACS, or 1,050,176± SF	Permanent Utility Easement:	.52± AC, 22,742± SF
Area Of Remainder:	23.18± ACS, or 1,009,721± SF	Temporary Construction Easement:	.09± AC, 3,619± SF
Area Of Acquisition:	0.93± AC, or 40,455± SF		

**HIGHEST AND BEST USE:**

Whole Property	As Vacant –Industrial Development As Improved-Continued Industrial Use
Remainder Property	As Vacant –Industrial Development As Improved-Continued Industrial Use

**ACQUISITION COMPENSATION:**

<b>Before</b>	
Land: 1,050,176± SF @ \$4.00/SF (Rounded)	\$ 4,200,700
Improvements: N/A – See Cost to Cure	\$ 0
Total:	\$ 4,200,700
<b>After</b>	
Land: 1,009,721± SF @ \$3.91/SF (Rounded)	\$ 3,948,000
Improvements: Less Cost to Cure: Parking, Signage	\$ 255,000
Total	\$ <u>3,693,000</u>
FAIR MARKET VALUE OF ACQUISITION	\$ 507,700
Temporary Construction Easement:	<u>2,800</u>
<b>Total Compensation as of: January 23, 2026</b>	\$ <u>510,500</u>

**ALLOCATION OF COMPENSATION**

Land: 40,455± SF @ \$4.00/SF (RND)	\$ 161,800
Permanent Utility Easement: 22,742± SF @ \$4.00/SF (RND)	\$ 90,900
Temporary Construction Easement:	\$ 2,800
Improvements: N/A – See Cost to Cure	\$ 0
Damages: Not Applicable	\$ 0
Cost to Cure Items: Parking, Signage	\$ 255,000
<b>Total Compensation:</b>	\$ <u>510,500</u>

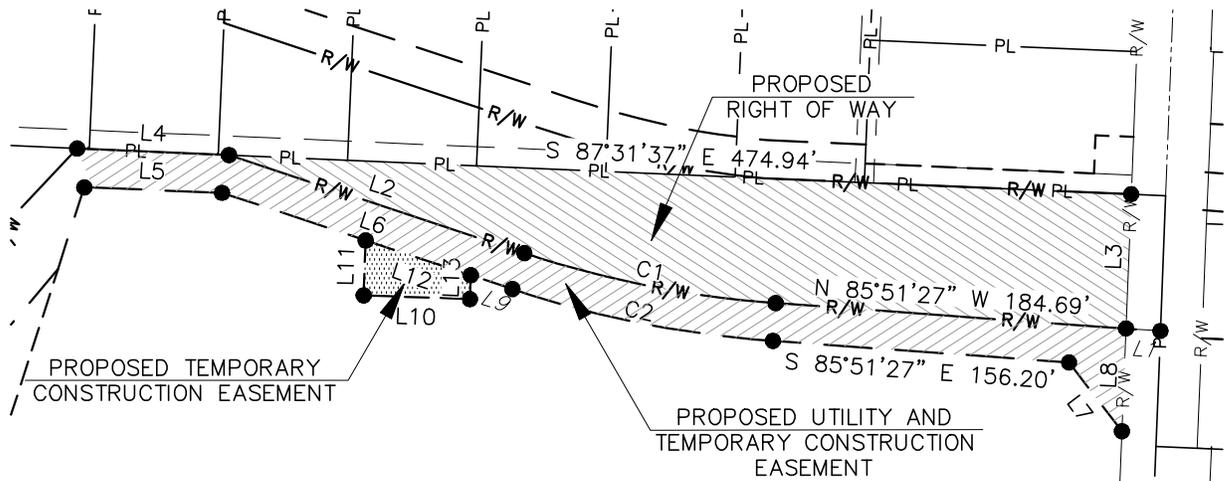


Shannon Reed Mueller, MAI, R/W-AC, CG2302  
 REED & ASSOCIATES, INC.




Robert M. Potts, CG0823  
 REED & ASSOCIATES, INC.





PARCEL NO. 815-27754-000  
 PARCEL NO. 815-27755-000  
 BS CRUTCHER WAREHOUSE LLC  
 RECORD DEED: 2021-16610

C1
DELTA=14°15'49"
ARC=135.05'
RAD=542.50'
CHORD=N 78°43'33" W 134.70'
C2
DELTA=14°15'46"
ARC=140.02'
RAD=562.50'
CHORD=S 78°43'34" E 139.66'

LINE	ANGLE	DISTANCE
L1	N 85°51'27" W	18.24'
L2	N 71°38'33" W	163.70'
L3	S 02°16'44" W	70.80'
L4	N 87°31'37" W	79.85'
L5	S 87°31'44" E	72.44'
L6	S 71°38'33" E	160.90'
L7	S 37°25'17" E	45.60'
L8	N 02°16'44" E	54.15'
L9	N 71°38'33" W	23.00'
L10	N 88°01'01" W	55.98'
L11	N 02°04'53" E	28.93'
L12	S 71°38'33" E	58.35'
L13	S 02°13'33" W	12.48'

AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED RIGHT OF WAY	40,455	0.93
PROPOSED UTILITY AND TEMP. CONST. EASEMENT	22,742	0.52
PROPOSED TEMP. CONST. EASEMENT	3,619	0.09

**LEGEND**

- PL —— PL —— EXISTING PROPERTY LINE
- R/W —— EXISTING RIGHT OF WAY LINE
- ——— PROPOSED EASEMENT LINE
- - - - - - PROPOSED TEMP. CONST. EASEMENT LINE

SE CORNER  
 NE 1/4 SW 1/4  
 SECTION 1  
 T-17-N R-30-W



BEARINGS - GRID  
 ARKANSAS NORTH ZONE  
**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 100 ft.

THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF THE SIZE, SHAPE AND LOCATION OF THE PROPOSED EASEMENTS AND DOES NOT CONSTITUTE A PLAT OR SURVEY OF THE GRANTOR'S PROPERTY.

PAGE 1 OF 2



4300 SOUTH J.B. HUNT DRIVE  
 SUITE 240  
 ROGERS, ARKANSAS 72758  
 479-257-9188

**CITY OF SPRINGDALE**  
 SPRINGDALE, ARKANSAS  
**SUNSET AVENUE IMPROVEMENTS**

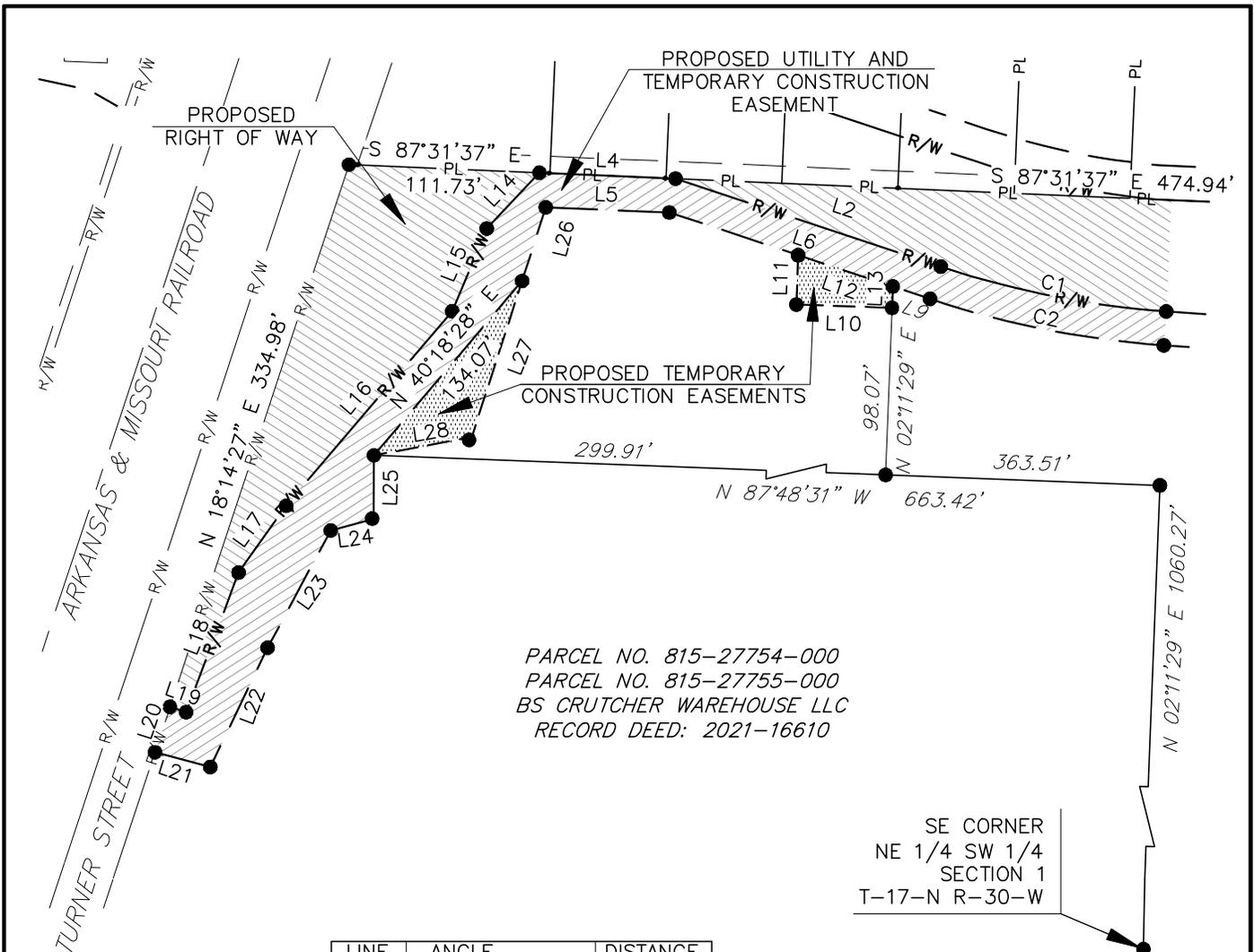


JOB NO.  
 23T21010

DATE  
 NOV. 28, 2025

"EXHIBIT A"

TRACT  
 23  
 Page 26



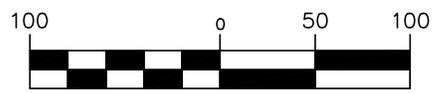
PARCEL NO. 815-27754-000  
 PARCEL NO. 815-27755-000  
 BS CRUTCHER WAREHOUSE LLC  
 RECORD DEED: 2021-16610

SE CORNER  
 NE 1/4 SW 1/4  
 SECTION 1  
 T-17-N R-30-W

LINE	ANGLE	DISTANCE
L14	S 43°14'59" W	45.00'
L15	S 22°44'51" W	52.50'
L16	S 40°26'35" W	150.00'
L17	S 35°19'41" W	48.03'
L18	S 20°35'16" W	87.51'
L19	N 71°45'33" W	10.00'
L20	S 18°14'27" W	28.04'
L21	S 74°59'36" E	33.56'
L22	N 25°37'08" E	77.59'
L23	N 28°15'33" E	78.15'
L24	N 75°07'05" E	26.06'
L25	N 00°17'11" E	37.41'
L26	N 17°49'51" E	45.50'
L27	S 17°49'51" W	95.98'
L28	S 79°15'50" W	58.36'



BEARINGS - GRID  
 ARKANSAS NORTH ZONE  
**GRAPHIC SCALE**



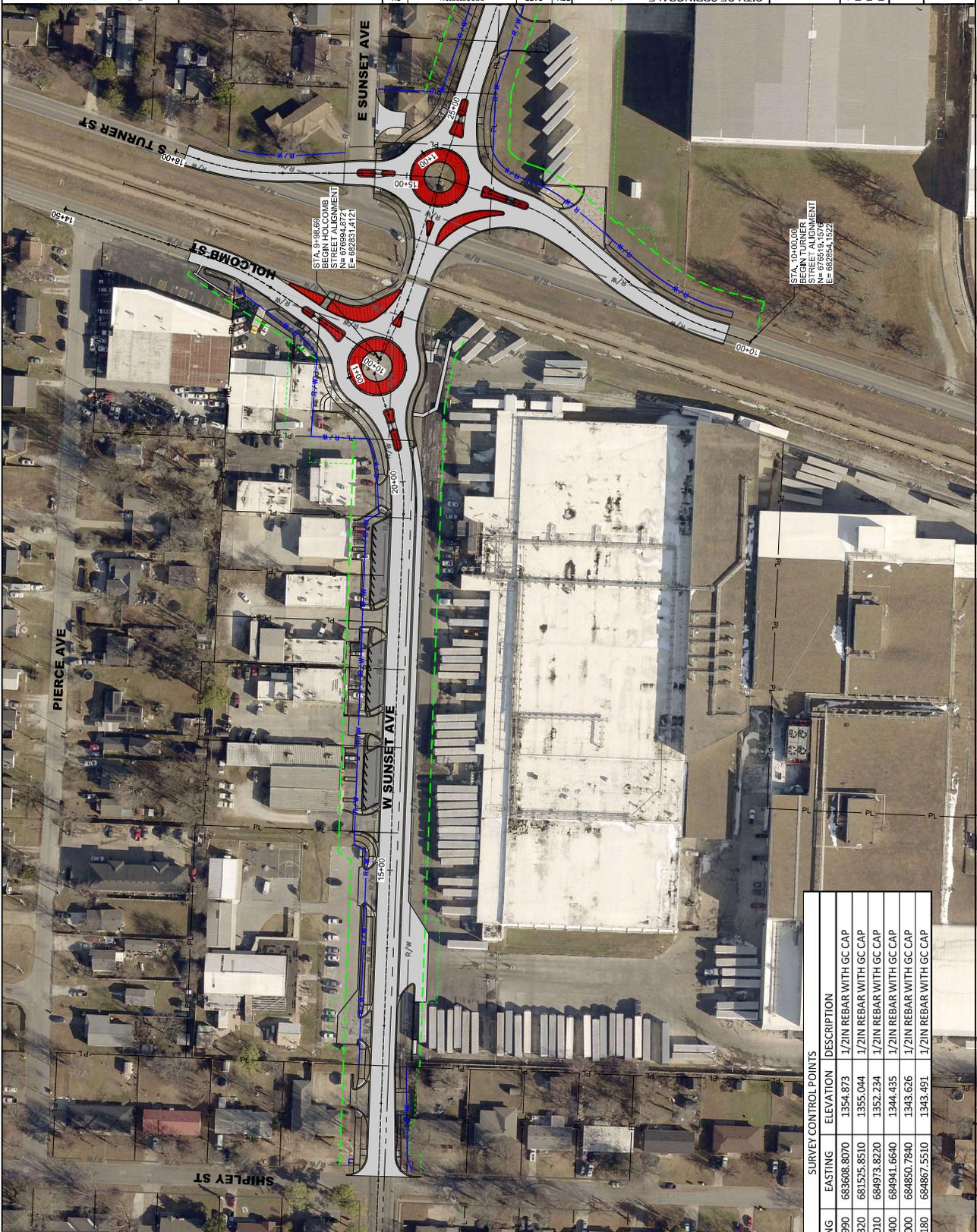
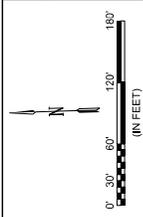
( IN FEET )  
 1 inch = 100 ft.

**LEGEND**

- PL —— PL —— EXISTING PROPERTY LINE
- R/W —— EXISTING RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED TEMP. CONST. EASEMENT LINE

THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF THE SIZE, SHAPE AND LOCATION OF THE PROPOSED EASEMENTS AND DOES NOT CONSTITUTE A PLAT OR SURVEY OF THE GRANTOR'S PROPERTY.

	4300 SOUTH J.B. HUNT DRIVE SUITE 240 ROGERS, ARKANSAS 72758 479 257-9188	<b>CITY OF SPRINGDALE</b> SPRINGDALE, ARKANSAS <b>SUNSET AVENUE IMPROVEMENTS</b>		JOB NO. 23T21010	DATE NOV. 28, 2025
				"EXHIBIT A"	TRACT <b>23</b>



STA. 10+00.00  
BEGIN JOB  
N= 677001.0526  
E= 681074.4894  
CPR3

STA. 9+98.69  
BEGIN HOLCOMB  
STREET ALIGNMENT  
N= 682864.7121  
E= 682833.4121

STA. 10+00.00  
BEGIN  
STREET ALIGNMENT  
N= 676519.4576  
E= 682554.1522

SURVEY CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
1	676671.0990	683608.8070	1/2"IN REBAR WITH GC CAP
3	677036.5320	681525.8510	1/2"IN REBAR WITH GC CAP
6	675833.3010	684973.8220	1/2"IN REBAR WITH GC CAP
7	675079.4400	684941.6640	1/2"IN REBAR WITH GC CAP
8	674298.0000	684850.7840	1/2"IN REBAR WITH GC CAP
9	673388.4180	684867.5510	1/2"IN REBAR WITH GC CAP

**GARVER**  
THE DOCUMENT CONTAINS THE  
INFORMATION AND RECOMMENDATIONS  
FOR THE CITY OF SPRINGDALE  
AND IS NOT TO BE USED FOR ANY OTHER  
PURPOSES WITHOUT THE WRITTEN  
CONSENT OF THE ENGINEER. THE  
ENGINEER'S LIABILITY IS LIMITED TO  
THE PROFESSIONAL SERVICES  
PERFORMED BY THE ENGINEER.

REVISED PRELIMINARY  
PLANS  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

**SPRINGDALE**  
CITY OF SPRINGDALE  
SPRINGDALE, ARKANSAS  
SUNSET AVENUE AND  
POWELL STREET  
IMPROVEMENTS

SURVEY CONTROL  
JOB NO.: 23121010  
DATE: JUNE 2025  
DESIGNED BY: ZTM  
DRAWN BY: KNR  
NUMBER OF SHEETS:  
11  
SHEET NO.: 0004  
DRAWING NUMBER:  
**G-004**

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

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM LOURDES AYALA 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 Lourdes Ayala, also known as Washington County Tax Parcel No. 815-27731-000, located at 404 West Sunset, Springdale, Washington County, Arkansas (“the Property”);

**WHEREAS**, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$207,500.00;

**WHEREAS**, the property owner has extended a counter-offer that the City pay the total sum of \$218,500.00 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 \$11,000.00 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 404 W. Sunset for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Lourdes Ayala, for the total sum of \$218,500.00 to be paid from the 2023 Street Bond.

**PASSED AND APPROVED** this 10<sup>th</sup> day of March, 2026.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest B. Cate, CITY ATTORNEY

**APPRAISAL REPORT**

ON

THE LOURDES AYALA PROPERTY  
(.53± ACRE/23,100± SQUARE FEET);  
LOCATED AT 404 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. 6891-5

**AS OF**

JANUARY 8, 2026

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Location:** 404 W. Sunset Avenue, Springdale, Arkansas  
**Client:** City of Springdale  
**Fee Owner:** Lourdes Ayala  
**Mailing Address:** 404 W. Sunset Avenue, Springdale, AR 72764

Area Of The Whole:	.53± AC, or 23,100± SF	Permanent Utility Easement:	.0459± AC, 2,000± SF
Area Of Remainder:	.471± AC, or 20,515± SF	Temporary Construction Easement:	0.00± AC, 0± SF
Area Of Acquisition:	.059± AC, or 2,585± SF		

**HIGHEST AND BEST USE:**

Whole Property	As Vacant – Commercial Development As Improved-Continued Commercial / Bakery Use
Remainder Property	As Vacant – Commercial Development As Improved-Continued Commercial / Bakery Use

**ACQUISITION COMPENSATION:**

<b>Before</b>			
Land: 23,100± SF @ \$9.75/SF (Rounded)	\$	225,250	
Improvements: Buildings & Site Improvements	\$	578,050	
Total:		\$	803,300
<b>After</b>			
Land: 20,515± SF @ \$8.80/SF (Rounded)	\$	180,550	
Improvements: Buildings & Site Improvements	\$	415,250	
Total		\$	<u>595,800</u>
FAIR MARKET VALUE OF ACQUISITION		\$	207,500
Temporary Construction Easement			<u>0</u>
<b>Total Compensation as of: January 8, 2026</b>		\$	<u>207,500</u>

**ALLOCATION OF COMPENSATION**

Land: 2,585± SF @ \$9.75/SF (RND)	\$	25,200
Permanent Utility Easement: 2,000± SF @ \$9.75	\$	19,500
Temporary Construction Easement: Not Applicable	\$	0
Improvements: Paving, Striped Parking, Parking Bumpers/Bollards, Landscaping/Trees	\$	32,000
Damages: Restaurant Building	\$	130,800
Cost to Cure Items: Not Applicable	\$	<u>0</u>
<b>Total Compensation:</b>	\$	<b>207,500</b>

*Shannon Reed Mueller*

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



*Robert M. Potts*

Robert M. Potts, CG0823  
 REED & ASSOCIATES, INC.



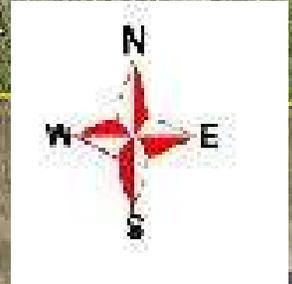
JINAJAY,  
D ARANA

LOPEZ, TONY  
OLIVER

ROSALES-  
MENDOZA,  
MAIRA L

ROSALES-  
MENDOZA,  
MAIRA L

DEEGAN, MIKE  
&



FAMILY  
LIMITED  
PARTNERSHIP

500

406

AYALA,  
LOURDES

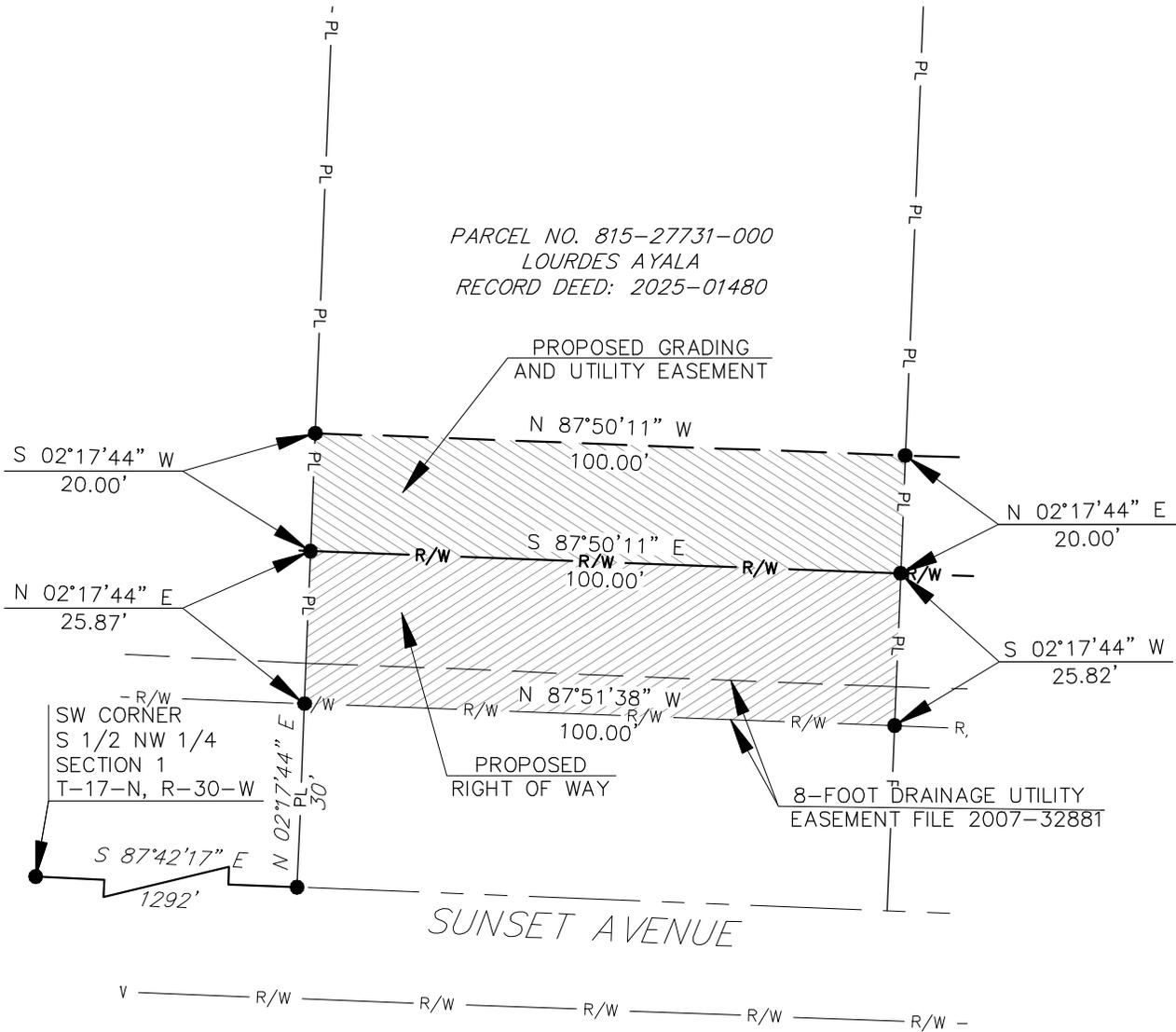
404

CERVANTES,  
RAFAEL  
DOMINGUEZ &

402

W SUNSET AVE

PARCEL NO. 815-27731-000  
 LOURDES AYALA  
 RECORD DEED: 2025-01480



AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED RIGHT OF WAY	2,585	0.06
PROPOSED GRADING AND UTILITY EASEMENT	2,000	0.05

**LEGEND**

- PL — PL — EXISTING PROPERTY LINE
- R/W — EXISTING RIGHT OF WAY LINE
- — EXISTING EASEMENT LINE
- R/W — PROPOSED RIGHT OF WAY LINE
- — PROPOSED EASEMENT LINE

BEARINGS - GRID  
 ARKANSAS NORTH ZONE

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 30 ft.

THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF THE SIZE, SHAPE AND LOCATION OF THE PROPOSED EASEMENTS AND DOES NOT CONSTITUTE A PLAT OR SURVEY OF THE GRANTOR'S PROPERTY.



4300 SOUTH J.B. HUNT DRIVE  
 SUITE 240  
 ROGERS, ARKANSAS 72758  
 479 257-9188

**CITY OF SPRINGDALE**  
 SPRINGDALE, ARKANSAS  
**SUNSET AVENUE IMPROVEMENTS**



JOB NO.  
 23T21010

DATE  
 AUG. 5, 2025

"EXHIBIT A"

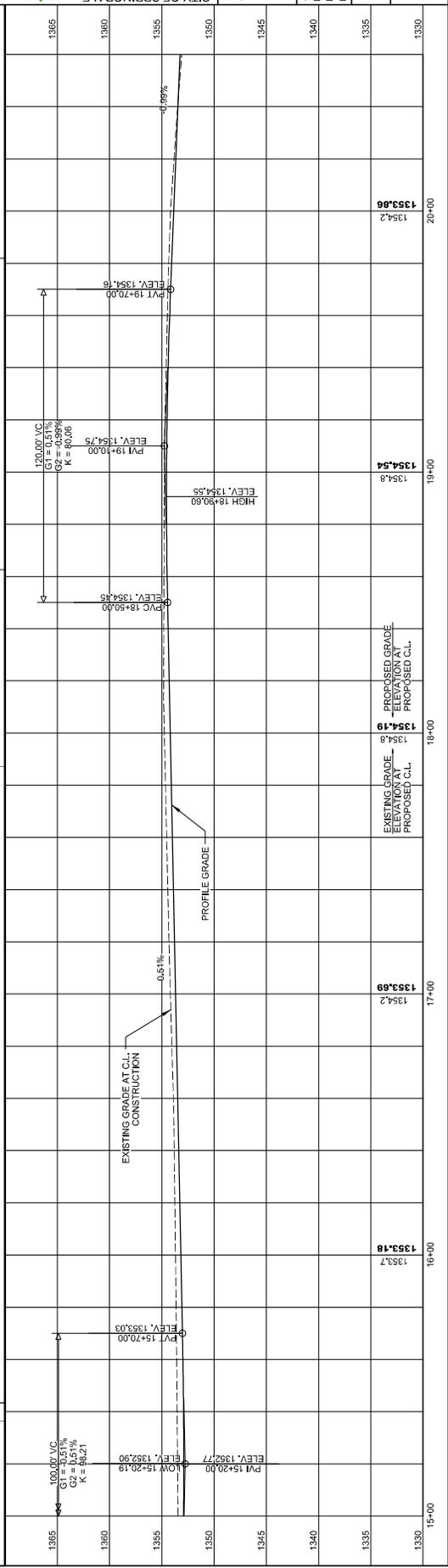
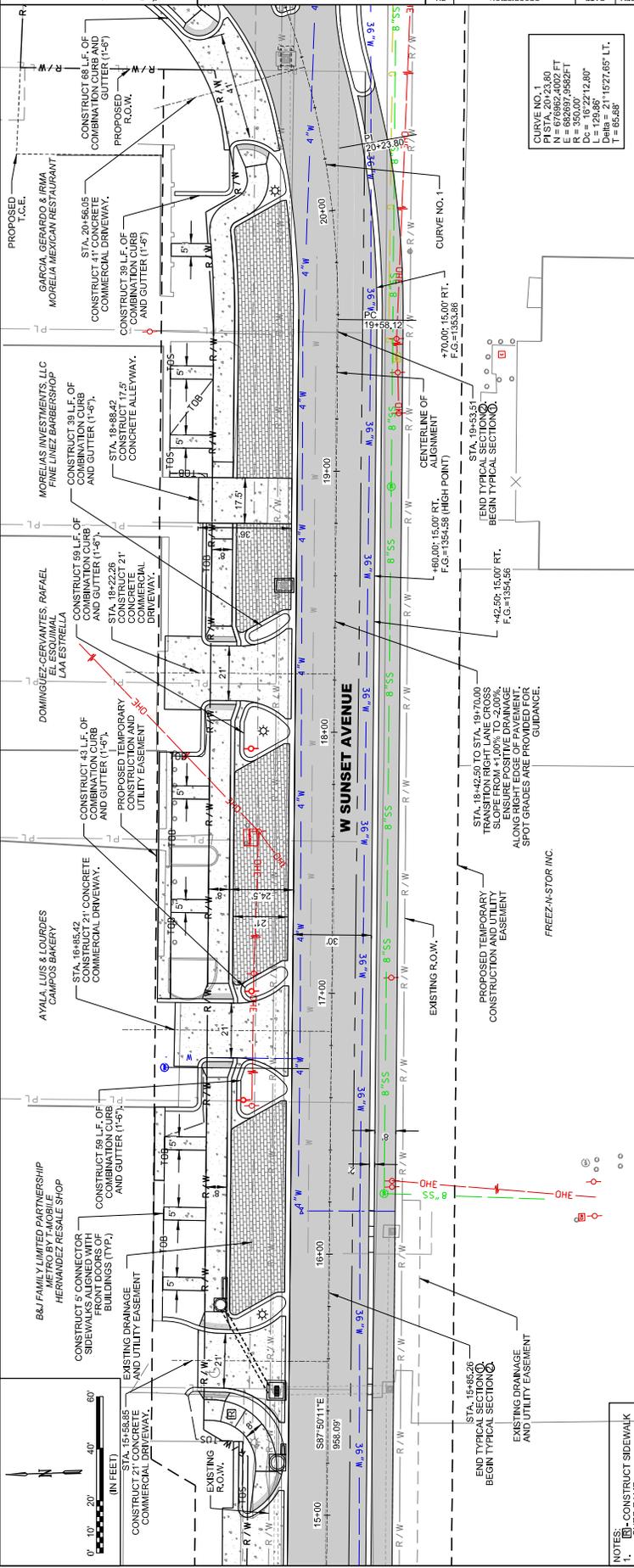
TRACT  
 5



FINAL FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY

CITY OF SPRINGDALE  
SPRINGDALE, ARKANSAS  
SUNSET AVENUE PLAN  
AND PROFILE  
JOB NO.: 23721010  
DATE: NOV, 2025  
DESIGNED BY: ZTM  
DRAWN BY: TWM  
DRAWN DATE: 11/19/2025  
SCALE: 1"=40'-0"  
DRAWING NUMBER  
**C-502**



NOTES:  
1. CONSTRUCT SIDEWALK CURB RAMP.

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

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN  
ENGINEERING SERVICES CONTRACT FOR 2026  
SPRINGDALE BRIDGE MAINTENANCE**

**WHEREAS**, the City of Springdale is in need of bridge maintenance on several bridges around town;

**WHEREAS**, the selection committee has selected Michael Baker International as the most qualified firm for design;

**WHEREAS**, the design has a fee not to exceed \$50,000.00 for Basic Services and reimbursable expenses, and

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

**Section 1.** The Mayor and City Clerk are hereby authorized to execute an engineering services contract with Michael Baker International for engineering services related to the 2026 Springdale Bridge Maintenance project in an amount not to exceed \$50,000.00 to be paid for out of the Street Fund.

**Section 2.** The Mayor is hereby authorized to execute change orders to this contract provided the cumulative total does not exceed 10% of the original contract price.

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

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

ATTEST:

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

APPROVED:

\_\_\_\_\_  
Ernest B. Cate, CITY ATTORNEY

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

**A RESOLUTION AUTHORIZING THE MAYOR  
TO PAY INVOICES FOR THE RELOCATION OF  
ELECTRIC INFRASTRUCTURE FROM  
OVERHEAD TO UNDERGROUND FOR THE  
EAST EMMA STREETScape PROJECT  
23BPS14**

**WHEREAS**, the City of Springdale desires to relocate the overhead electric to underground for the East Emma Ave Streetscape project, and;

**WHEREAS**, AEP has determined the cost of their work to be \$258,963.20

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

1. The Mayor is hereby authorized to execute all appropriate agreements necessary to facilitate the relocation of electric facilities at a cost of \$258,963.20. To be paid from the 2023 Bond Program 23BPS14.

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

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

ATTEST:

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

APPROVED AS TO FORM:

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

211319180

00251632900000000001592160780670000000000006



TOTAL AMOUNT DUE: \$251,632.90  
Due Date: March 25, 2026

Amount Enclosed \$

MAYOR DOUG SPROUSE  
201 Spring St  
Springdale AR 72764-4554  
United States

Make Check Payable and Send To:  
American Electric Power  
PO Box 371883  
Pittsburgh PA 15250-7883

Invoice: 159-216078067  
Invoice Date: February 23, 2026

Please tear on dotted line and return top portion with your payment.

Invoice: 159-216078067

# INVOICE



Invoice Date: February 23, 2026

Payment Terms: Net 30  
Due Date: March 25, 2026  
Contract No: DWMS00000644883

Page: 1  
Customer No: 11319180  
Purchase Order: 88295189

Line	Description	Quantity	UOM	Unit Amt	Net Amount
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1	Install Other Facility CONSTRUCTION COSTS FOR E EMMA AVE UNDERGROUND CONVERSION.	1.00		251,632.90	251,632.90
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Subtotal: 251,632.90

**TOTAL AMOUNT DUE: 251,632.90 USD**

CONSTRUCTION COSTS FOR E EMMA AVE UNDERGROUND CONVERSION.

Debit/Credit card payments using Discover, MasterCard or Visa can be made online at [www.aepmiscreceivables.com](http://www.aepmiscreceivables.com) or by calling 1-866-270-7946. Maximum of 4 payments of \$5,000 within 30 days are accepted. A fee will be assessed by the card vendor.

Please Wire/ACH Funds To SWEPCO-Distribution  
Citibank, N.A. New York  
ABA/Routing# 021000089  
Account # 30484499

For billing questions, please call: (800) 566-5499

Original

211319180

00007330520000000001592160780750000000000007



<b>TOTAL AMOUNT DUE:</b>	<b>\$7,330.52</b>
<b>Due Date:</b> March 15, 2026	
<b>Amount Enclosed</b>	<b>\$</b>

MAYOR DOUG SPROUSE  
 201 Spring St  
 Springdale AR 72764-4554  
 United States

Make Check Payable and Send To:  
 American Electric Power  
 PO Box 371883  
 Pittsburgh PA 15250-7883

Invoice: 159-216078075  
 Invoice Date: **February 13, 2026**

Please tear on dotted line and return top portion with your payment.

Invoice: 159-216078075

# INVOICE



Invoice Date: **February 13, 2026**

Payment Terms: Net 30  
 Due Date: March 15, 2026  
 Contract No: DWMS00000644887

Page: 1  
 Customer No: 11319180  
 Purchase Order: 87485446

Line	Description	Quantity	UOM	Unit Amt	Net Amount
1	Install Other Facility REMOVAL OF OVERHEAD EQUIPMENT ON EAST EMMA AVE	1.00		7,330.52	7,330.52

Subtotal: 7,330.52

**TOTAL AMOUNT DUE: 7,330.52 USD**

REMOVAL OF OVERHEAD EQUIPMENT ON EAST EMMA AVE

Debit/Credit card payments using Discover, MasterCard or Visa can be made online at [www.aepmiscreceivables.com](http://www.aepmiscreceivables.com) or by calling 1-866-270-7946. Maximum of 4 payments of \$5,000 within 30 days are accepted. A fee will be assessed by the card vendor.

Please Wire/ACH Funds To SWEPCO-Distribution  
 Citibank, N.A. New York  
 ABA/Routing# 021000089  
 Account # 30484499

For billing questions, please call: (800) 566-5499

Original

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

**A RESOLUTION AUTHORIZING THE MAYOR  
TO ENTER INTO A SAFE STREETS AND  
ROADS FOR ALL GRANT AGREEMENT FOR  
DEAN'S TRAIL PHASE IIIB AND COMMITTING  
MATCH FUNDING**

**WHEREAS**, on May 15<sup>th</sup> 2024 the City of Springdale submitted a U.S. Department of Transportation Safe Streets and Roads for All (SS4A) grant application for the Dean's Trail Phase IIIB project, and;

**WHEREAS**, Springdale was awarded \$5,187,280 from the Fiscal Year 2024 SS4A program, and;

**WHEREAS**, An SS4A grant agreement has been prepared between the City of Springdale and the USDOT Federal Highway Administration, and;

**WHEREAS**, the SS4A program requires a minimum 20% local funding match.

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

1. The Mayor is hereby authorized to execute all appropriate agreements necessary to facilitate the award and implementation of the SS4A grant, and;
2. The City of Springdale hereby commits \$1,296,820 in match funding for the Dean's Trail Phase IIIB grant award, to be paid out of the 2023 Bond Fund.

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

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

ATTEST:

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

APPROVED AS TO FORM:

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

- |   |  |                |             |                  |             |                      |     |              |     |               |                    |
|---|--|----------------|-------------|------------------|-------------|----------------------|-----|--------------|-----|---------------|--------------------|
| <p><b>1. Federal Award No.</b><br/>693JJ32640254</p> <p><b>4. Award To</b><br/>City of Springdale<br/>201 Spring St.<br/>Springdale, AR 72764</p> <p>Unique Entity Id.: ZBMBEHKABQJ6<br/>TIN No.: 71-6015810</p> <p><b>6. Period of Performance</b><br/>Effective Date of Award – January 30, 2031</p> <p><b>8. Type of Agreement</b><br/>Grant</p> <p><b>10. Procurement Request No.</b><br/>HSA250334PR</p> <p><b>12. Submit Payment Requests To</b><br/>See Article 5.</p> | <p><b>2. Effective Date</b><br/>See No. 16 Below</p> <p><b>3. Assistance Listings No.</b><br/>20.939</p> <p><b>5. Sponsoring Office</b><br/>U.S. Department of Transportation<br/>Federal Highway Administration<br/>Office of Safety<br/>1200 New Jersey Avenue, SE<br/>HSSA-1, Mail Drop E71-117<br/>Washington, DC 20590</p> <p><b>7. Total Amount</b></p> <table border="0"> <tr> <td>Federal Share:</td> <td style="text-align: right;">\$5,187,280</td> </tr> <tr> <td>Recipient Share:</td> <td style="text-align: right;">\$1,296,820</td> </tr> <tr> <td>Other Federal Funds:</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td>Other Funds:</td> <td style="text-align: right;">\$0</td> </tr> <tr> <td><b>Total:</b></td> <td style="text-align: right;"><b>\$6,484,100</b></td> </tr> </table> <p><b>9. Authority</b><br/>Section 24112 of the Infrastructure Investment and Jobs Act (IIJA, Pub. L. 117–58, November 15, 2021)</p> <p><b>11. Federal Funds Obligated</b><br/>Base Phase (Pre-NEPA) \$137,920</p> <p><b>13. Accounting and Appropriations Data</b><br/>15X0176E50.0000.055SR60500.5592000000.<br/>41010.61006600</p> | Federal Share: | \$5,187,280 | Recipient Share: | \$1,296,820 | Other Federal Funds: | \$0 | Other Funds: | \$0 | <b>Total:</b> | <b>\$6,484,100</b> |
| Federal Share:  | \$5,187,280  |                |             |                  |             |                      |     |              |     |               |                    |
| Recipient Share:  | \$1,296,820  |                |             |                  |             |                      |     |              |     |               |                    |
| Other Federal Funds:  | \$0  |                |             |                  |             |                      |     |              |     |               |                    |
| Other Funds:  | \$0  |                |             |                  |             |                      |     |              |     |               |                    |
| <b>Total:</b>   | <b>\$6,484,100</b>   |                |             |                  |             |                      |     |              |     |               |                    |

**14. Description of the Project**

The Dean’s Trail Phase IIIB project will create a shared use path connection between the terminus of Dean’s Trail Phase IIIA at Don Tyson Parkway in Springdale, Arkansas and the existing shared use path at Lake Fayetteville. This connection will create a loop in the southeast quadrant of the city, separating vulnerable road users from Arkansas Highway 265 and US Highway 412 and allow for greater regional connectivity with the 40-mile Razorback Regional Greenway.

**RECIPIENT**

**15. Signature of Person Authorized to Sign**

\_\_\_\_\_  
Signature Date  
Name: Doug Sprouse  
Title: Mayor

**FEDERAL HIGHWAY ADMINISTRATION**

**16. Signature of Agreement Officer**

\_\_\_\_\_  
Signature Date  
Name: Robert S. Miller, II  
Title: Agreement Officer

**U.S. DEPARTMENT OF TRANSPORTATION**

**GRANT AGREEMENT UNDER THE  
FISCAL YEAR 2024 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM**

This agreement is between the United States Department of Transportation’s (the “**USDOT**”) Federal Highway Administration (the “**FHWA**”) and the City of Springdale, AR (the “**Recipient**”).

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All (“**SS4A**”) Grant for the Construction of “Dean’s Trail Phase IIIB” in Springdale, Arkansas to separate vulnerable road users from the AR265 and US412 corridors.

The parties therefore agree to the following:

**ARTICLE 1  
GENERAL TERMS AND CONDITIONS**

**1.1 General Terms and Conditions.**

- (a) In this agreement, “**General Terms and Conditions**” means the content of the document titled “General Terms and Conditions Under the Fiscal Year 2024 Safe Streets and Roads for All (“**SS4A**”) Grant Program,” dated November 4, 2025 which is available at <https://www.transportation.gov/grants/ss4a/grant-agreements> under “Fiscal Year 2024.” Articles 7–33 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.
- (b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (IIJA, div. G §§ 70901-27).
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient’s non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

**ARTICLE 2  
APPLICATION, PROJECT, AND AWARD**

**2.1 Application.**

Application Title: Dean’s Trail Phase IIIB

Application Date: 05/15/2024

**2.2 Award Amount.**

SS4A Grant Amount: \$5,187,280

### 2.3 Federal Obligation Information.

Federal Obligation Type: Multiple

<b>Obligation Condition Table</b>		
<b>Phase the Project</b>	<b>Allocation of the SS4A Grant</b>	<b>Obligation Condition</b>
Base Phase: Pre-NEPA	\$137,920	
Phase 1: Final Design, Right-of-Way, and Utility Relocation	\$540,000	<p>The Recipient shall not expend any funds (Federal or non-Federal) for, seek reimbursement of eligible costs, or otherwise begin any part of the final design and construction of an Implementation Project unless and until:</p> <ol style="list-style-type: none"> <li>(1) The requirements of the National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (“NEPA”), Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) (“NHPA”), and any other applicable environmental laws and regulations have been met; and</li> <li>(2) FHWA, or a State with applicable NEPA Assignment authority, has approved the NEPA document for the Project and provided the Recipient with a written notice that the environmental review process is complete; and</li> <li>(3) FHWA has obligated additional funds for this phase and notified the Recipient in writing that the Recipient may proceed to the next activity after NEPA approval, and the Recipient has acknowledged receipt in writing of FHWA’s notification. Recipient shall not proceed with any such activities until (2) and (3) as described in this section are met. Costs that are incurred before (2) and (3) as described in this section are met are not allowable costs under this agreement.</li> </ol> <p>Extent of activities that are permissible before NEPA is complete are those activities constituting “preliminary design” as specified in FHWA Order 6640.1A.</p>

<b>Obligation Condition Table</b>		
<b>Phase the Project</b>	<b>Allocation of the SS4A Grant</b>	<b>Obligation Condition</b>
Phase 2: Construction	\$4,509,360	<p>The Recipient shall not expend any funds (Federal or non-Federal) for, seek reimbursement of eligible costs, or otherwise begin any part of the construction or final design and construction of an Implementation Project unless and until:</p> <p>(1) The requirements of the National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (“NEPA”), Section 106 of the National Historic Preservation Act (16 U.S.C. § 470f) (“NHPA”), and any other applicable environmental laws and regulations have been met; and</p> <p>(2) FHWA, or a State with applicable NEPA Assignment authority, has approved the NEPA document for the Project and provided the Recipient with a written notice that the environmental review process is complete; and</p> <p>(3) FHWA has obligated additional funds for this phase and notified the Recipient in writing that the Recipient may proceed to the next activity after NEPA approval, and the Recipient has acknowledged receipt in writing of FHWA’s notification. Recipient shall not proceed with any such activities until (2) and (3) as described in this section are met. Costs that are incurred before (2) and (3) as described in this section are met are not allowable costs under this agreement.</p> <p>Extent of activities that are permissible before NEPA is complete are those activities constituting “preliminary design” as specified in FHWA Order 6640.1A.</p>

**2.4 Budget Period.**

Base Phase Budget Period: Effective Date of Award –July 28, 2027

Phase 1 Budget Period: Reserved

Phase 2 Budget Period: Reserved

**2.5 Grant Designation.**

Designation: Implementation

**ARTICLE 3  
SUMMARY PROJECT INFORMATION**

**3.1 Summary of Project’s Statement of Work.**

The project will be completed in three phases.

Phase IIIB is planned to pick up from an existing below-grade crossing at Don Tyson Parkway and span over AR265 with an above-grade crossing to improve safety and mobility.

Completing Phase IIIB of Dean’s Trail is essential to expanding the connectivity and feasibility of the city’s active transportation network as it completes the loop and provides shared use paths and access to four subdivisions, three apartment complexes, three schools and countless businesses. Increasing the shared use path for residents, employees, patrons, clients, and students in the surrounding area will open new means of transportation and options for an area of town that has largely had limited active transportation facilities. The main roads surrounding the project corridor are all included in the City of Springdale’s identified High Injury Network.

**3.2 Project’s Estimated Schedule.**

**Implementation Schedule (Construction)**

<b>Milestone</b>	<b>Schedule Date</b>
Planned NEPA Completion Date:	July 28, 2026
Planned Construction Substantial Completion and Open to Public Use Date:	July 30, 2029
Planned SS4A Final Report Date:	January 30, 2030

**3.3 Project’s Estimated Costs.**

(a) Eligible Project Costs

<b>Eligible Project Costs</b>	
SS4A Grant Amount:	\$5,187,280
Other Federal Funds:	\$0
State Funds:	\$0
Local Funds:	\$1,296,820
In-Kind Match:	\$0
Other Funds:	\$0
<b>Total Eligible Project Cost:</b>	<b>\$6,484,100</b>

(b) Cost Classification Table – For Planning and Demonstration Grants with demonstration activities and Implementation Grants Only

<b>Cost Classification</b>	<b>Total Costs</b>	<b>Non-SS4A Previously Incurred Costs</b>	<b>Eligible Costs</b>
Land, structures, rights-of-way, appraisals, etc.	\$275,000		<b>\$275,000</b>
Construction	\$5,728,802		<b>\$5,728,802</b>
Contingency	\$480,298		<b>\$480,298</b>
<b>Project Total</b>	<b>\$6,484,100</b>		<b>\$6,484,100</b>

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

**ARTICLE 4**

**CONTACT INFORMATION**

**4.1 Recipient Contact(s).**

Tristan Hill  
Active Transportation Coordinator  
City of Springdale, AR  
201 Spring St.  
Springdale, AR 72762  
(479) 750-8550  
thill@springdalear.gov

**4.2 Recipient Key Personnel.**

<b>Name</b>	<b>Title or Position</b>
Tristan Hill	Active Transportation Coordinator
Steve Hatfield	Special Projects Administrator

### **4.3 USDOT Project Contact(s).**

Safe Streets and Roads for All Program Manager  
Federal Highway Administration  
Office of Safety  
HSSA-1, Mail Stop: E71-117  
1200 New Jersey Avenue, S.E.  
Washington, DC 20590  
202-366-2822  
[SS4A.FHWA@dot.gov](mailto:SS4A.FHWA@dot.gov)

and

Agreement Officer (AO)  
Federal Highway Administration  
Office of Acquisition and Grants Management  
HCFA-42, Mail Stop E62-310  
1200 New Jersey Avenue, S.E.  
Washington, DC 20590  
[HCFASS4A@dot.gov](mailto:HCFASS4A@dot.gov)

and

Division Administrator – Arkansas  
Agreement Officer’s Representative (AOR)  
700 West Capitol Ave, Suite 3130  
Little Rock, AR 72201  
(501) 324-5625  
[Arkansas.fhwa@dot.gov](mailto:Arkansas.fhwa@dot.gov)

and

Valera McDaniel  
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## **ARTICLE 5 USDOT ADMINISTRATIVE INFORMATION**

### **5.1 Office for Subaward and Contract Authorization.**

USDOT Office for Subaward and Contract Authorization: FHWA Office of Acquisition and Grants Management

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the “AO”) are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327. Note: This clause is only applicable to grants that do not include construction.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

The following subawards and contracts are currently approved under the Agreement by the AO. This list does not include supplies, material, equipment, or general support services which are exempt from the pre-approval requirements of this clause.

## **5.2 Reimbursement Requests**

- (a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.
- (b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.
- (c) The Recipient’s supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient’s share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer’s Representative (the “AOR”) may withhold processing that request until the Recipient provides sufficient detail.
- (d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.
- (e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.
- (f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

**ARTICLE 6**  
**SPECIAL GRANT TERMS**

- 6.1** SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.
- 6.2** The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.
- 6.3** SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.
- 6.4** The Recipient of an Implementation Grant agrees to update its Action Plan within two years of the date of this agreement to: align with all Comprehensive Safety Action Plan components in Table 1 of the SS4A FY 2024 NOFO corresponding with any “no” responses in the Self-Certification Eligibility Worksheet; ensure that the Action Plan’s safety focus includes all road users, including pedestrians, bicyclists, and motor vehicle safety; and ensure that the Action Plan was last updated not more than three years prior.
- 6.5** The Recipient acknowledges that it is required to conduct certain environmental analyses and to prepare and submit to FHWA, or State with applicable NEPA Assignment authority, documents required under NEPA, and other applicable environmental statutes and regulations before the Government will obligate funds for Option Phase 1 under this agreement and provide the Recipient with a written notice to proceed with Option Phase 1.
- 6.6** The Government’s execution of this agreement does not in any way constitute pre-approval or waiver of any of the regulations imposed upon Recipient under the applicable Federal rules, regulations and laws regarding SS4A projects undertaken in accordance with the terms and conditions of this agreement. The Recipient shall comply with all applicable Federal requirements before incurring any costs under this agreement.
- 6.7** There are no other special grant requirements.

**ATTACHMENT A  
PERFORMANCE MEASUREMENT INFORMATION**

**Study Area:** The project is located in the southeast quadrant of Springdale, AR between two High Injury Network routes, US412 and AR265 near Don Tyson Parkway and Ivey Ln., including a grade-separated crossing at Highway 265.

**Baseline Measurement Date:** July 1, 2027

**Baseline Report Date:** October 31, 2027

**Table 1: Performance Measure Table**

<b>Measure</b>	<b>Category and Description</b>	<b>Measurement Frequency and Reporting Deadline</b>
Safety Performance	Fatalities: Total annual fatalities in the project location(s)	Annually and within 120 days after the end of the period of performance
Safety Performance	Serious Injuries: Total annual serious injuries in the project location(s) [if available]	Annually and within 120 days after the end of the period of performance
Safety Performance	Crashes by Road User Category: Total annual crashes in the project location(s) broken out by types of roadway users involved (e.g., pedestrians, bicyclists, motorcyclist, passenger vehicle occupant, commercial vehicle occupant)	Annually and within 120 days after the end of the period of performance
Costs	Project Costs: Quantification of the cost of each eligible project carried out using the grant	Within 120 days after the end of the period of performance
Outcomes and Benefits	Quantitative Project Benefits: Quantification of evidence-based projects or strategies implemented (e.g., miles of	Within 120 days after the end of the

<b>Measure</b>	<b>Category and Description</b>	<b>Measurement Frequency and Reporting Deadline</b>
	sidewalks installed, number of pedestrian crossings upgraded, etc.)	period of performance
Outcomes and Benefits	Qualitative Project Benefits: Qualitative description of evidence-based projects or strategies implemented (e.g., narrative descriptions, testimonials, high-quality before and after photos, etc.)	Within 120 days after the end of the period of performance
Outcomes and Benefits	Project Location(s): GIS/geo coordinate information identifying specific project location(s)	Within 120 days after the end of the period of performance
Lessons Learned and Recommendations	Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets.	Within 120 days after the end of the period of performance

**ATTACHMENT B  
CHANGES FROM APPLICATION**

Describe all material differences between the scope, schedule, and budget described in the application and the scope, schedule, and budget described in Article 3. The purpose of Attachment B is to clearly and accurately document any differences in scope, schedule, and budget to establish the parties' knowledge and acceptance of those differences. See Article 11 for the Statement of Work, Schedule, and Budget Changes. If there are no changes, please insert "N/A" after "Scope," "Schedule," or "Budget." If there are changes to the budget, please complete the table below. Otherwise, leave the table below blank.

**Scope:** N/A

**Schedule:** Propose extending project schedule to start in March 2026 rather than April 2025, and to conclude in October 2027. The reason for this proposed schedule adjustment is to align with an updated date of grant agreement execution, allow for adequate time to complete NEPA prior to beginning construction, and ensure adequate time for closeout activities to take place during the grant period of performance.

**Budget:** Due to recent cost analysis, propose reallocating \$172,400 in architectural and engineering fees, \$228,700 in project inspection fees and \$400,000 in relocation expenses and payments to Construction, raising the construction total by \$801,100 to \$5,728,802. There is no change to cost share or total grant amount.

The table below provides a summary comparison of the project budget.

Fund Source	Application		Section 3.3	
	\$	%	\$	%
<b>Previously Incurred Costs (Non-Eligible Project Costs)</b>				
Federal Funds				
Non-Federal Funds				
Total Previously Incurred Costs				
<b>Future Eligible Project Costs</b>				
SS4AFunds				
Other Federal Funds				
Non-Federal Funds				
Total Future Eligible Project Costs				
Total Project Costs				

**ATTACHMENT C  
[RESERVED]**

**ATTACHMENT D  
[RESERVED]**

**ATTACHMENT E  
LABOR AND WORKFORCE**

**1. Efforts to Support Good-Paying Jobs and Strong Labor Standards**

The Recipient states that rows marked with “X” in the following table align with the application:

X	The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. <i>(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)</i>
	The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. <i>(Describe the training programs in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. <i>(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)</i>
	The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including through evidence of project labor agreements and/or community benefit agreements. <i>(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)</i>
	The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. <i>(Describe the partnership and workforce strategies in the supporting narrative below.)</i>
	The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in Attachment B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>
	The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award.

## **2. Supporting Narrative.**

The City of Springdale promotes robust job creation and supports good-paying jobs by providing firms resident in Springdale a five-percent preference up to a maximum of \$5,000.00 when submitting a bid or quote for commodities, as outlined in the Springdale, Arkansas Code of Ordinances. The project will be bid to the standards outlined by federal, state and local law, and will allow local firms the same bidder preference as requested, thereby promoting and supporting the local workforce. The City of Springdale makes no effort to prevent employees of contractors, consultants, or vendors from forming or joining unions.

**ATTACHMENT F**  
**CRITICAL SECURITY INFRASTRUCTURE AND RESILIENCE**

**1. Efforts to strengthen the Security and Resilience of Critical Infrastructure against both Physical and Cyber Threats.**

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities.
	The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security.
	The Recipient complies with 2 CFR 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment.

**2. Supporting Narrative.**

N/A This grant will not fund the purchase of Information Technology and/or Operational Technology.

**ATTACHMENT G  
[RESERVED]**

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

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

**WHEREAS**, the Springdale Fire Department is in need of replacement generators at Fire Station 1 and Fire Station 6, and electrical upgrades to the generators at the Mickey Jackson Training Center, and

**WHEREAS**, the 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 2026 Budget, and

**WHEREAS**, bids were received, with Milestone Construction Company, LLC winning the project, and

**WHEREAS**, the upgrades to several existing generators and electrical upgrades to the generators at the Mickey Jackson Training Center will be paid for out of the Springdale Fire Department's 2026 Budget, in an amount not to exceed \$252,000.00.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Council authorizes the purchase of replacement generators at Fire Station 1 and Fire Station 6, and electrical upgrades to the generators at the Mickey Jackson Training Center, to be paid for out of the Fire Department's 2026 Budget, in an amount not to exceed \$252,000.00, and the Mayor is hereby authorized to execute any contracts related to the purchase.

**PASSED AND APPROVED** this 10<sup>th</sup> day of March, 2026.

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

ATTEST:

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

APPROVED AS TO FORM

\_\_\_\_\_  
Ernest B. Cate, City Attorney



**SPRINGDALE™**  
WE'RE MAKING IT HAPPEN

# DEPARTMENT FUNDING REQUEST

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



### Bid Tabulation

Project: Springdale Fire Station No. 1 - Auxiliary Power Improvements

Bid Date & Time: 2/19/26 @ 2:00 PM

Low Bid	Bid Package No. 1B - General Package							
Milestone Cons 14,500	Bidder Amount	Milestone Construction 14,500						
-	Alt. 1	-						
0	Addenda	1						
	Bond Cost	-						

Low Bid	Bid Package No. 22A - Plumbing							
A-Team 2,445	Bidder Amount	A-Team 2,445						
-	Alt. 1	-						
0	Addenda	1	0					
	Bond Cost	-						

Low Bid	Bid Package No. 26A - Electrical							
Strieb 101,754	Bidder Amount	Strieb 101,754	Master Electric 110,400	Fleming Electric No Bid	AWJ Electric No Bid	Craine's No Bid		
-	Alt. 1	-						
-	Alt. 2	-						
1017.54	Addenda		1		1	1		
	Bond Cost	\$ 1,017.54	993.60		-	-		

\$ 119,717 Total



### Bid Tabulation

Project: Springdale Fire Station No. 6 - Auxiliary Power Improvements

Bid Date & Time: 2/19/26 @ 2:00 PM

Low Bid	Bid Package No. 1B - General Package							
Milestone Cons	Bidder	Milestone Construction						
4,275	Amount	4,275						
-	Alt. 1	-						
-	Addenda	1						
42.75	Bond Cost	42.750						

Low Bid	Bid Package No. 22A - Plumbing							
A-Team	Bidder	A-Team						
1,979	Amount	1,979						
-	Alt. 1	-						
-	Addenda	1						
98.95	Bond Cost	98.950						

Low Bid	Bid Package No. 26A - Electrical							
Streib	Bidder	Streib	Master Electric	Fleming Electric	AWJ Electric	Craine's		
63,914	Amount	63,914	68,937	No Bid	No Bid	No Bid		
-	Alt. 1	-						
-	Alt. 2	-						
-	Addenda	1	1	1	1	1		
639.14	Bond Cost	639.144	620.43		-	-		

\$ 70,949 Total



### Bid Tabulation

Project: Springdale Fire Station Training Center - Auxiliary Power Improvements

Bid Date & Time: 2/19/26 @ 2:00 PM

Low Bid	Bid Package No. 1B - General Package							
Milestone Cons 10,950	Bidder Amount	Milestone Construction 10,950						
-	Alt. 1	-						
0	Addenda	1						
	Bond Cost	-						

Low Bid	Bid Package No. 22A - Plumbing							
A-Team 7,256	Bidder Amount	A-Team 7,256						
-	Alt. 1	-						
0	Addenda	1	0	0	0			
	Bond Cost	-						

Low Bid	Bid Package No. 26A - Electrical							
Master Electric 13,790	Bidder Amount	Steib 38,780	Master Electric 13,790	Fleming Electric No Bid	AWJ Electric No Bid	Craine's No Bid		
-	Alt. 1	-						
137.9	Alt. 2	-						
	Addenda		1		1	1		
	Bond Cost	387.80	137.90		-	-		

\$ 32,134 Total

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

**A RESOLUTION AMENDING RESOLUTION NO. 34-26  
SETTING A HEARING DATE ON A PETITION TO  
ABANDON A PORTION OF A UTILITY EASEMENT IN  
THE CITY OF SPRINGDALE, WASHINGTON COUNTY,  
ARKANSAS.**

**WHEREAS**, Nelva House has petitioned for the abandonment of a portion of a utility easement on Parcel No. 815-41173-000, said easement having been filed for record in Plat Book 24A at Page 604 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and the portion of said easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit "A":

**PARTIAL UTILITY EASEMENT VACATION DESCRIPTION:**

EASEMENT REDUCTION AREA: Being a portion of Lot 198 Phase 3 of Deere Creek Subdivision to the City of Springdale, Washington County, Arkansas, being described as follows: Beginning at a point S87°35'31"E a distance of 15.00 feet; from the SW corner of the Lot 198 Phase 3 of Deere Creek Subdivision, thence N02°24'28"E 130.12 feet; thence S87°35'36"E a distance of 10.00 feet; thence S02°24'29"W a distance of 130.12 feet; thence N87°35'31"W a distance 10.00 feet; to the point of beginning and containing 0.030 acres.

**WHEREAS**, on February 24, 2026, the City Council passed Resolution No. 34-26 setting a hearing date of March 24, 2026, on the request to abandon the aforementioned portion of the utility easement;

**WHEREAS**, the City Council has voted to move the March 24, 2026, City Council meeting to March 31, 2026.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that Resolution No. 34-26 be amended to provide that March 31, 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 10<sup>th</sup> day of March, 2026.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest B. Cate, CITY ATTORNEY



The City Council of the City of Springdale met in regular session on Tuesday, February 24, 2026 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 3, Position 1
Amelia Taldo	Ward 4, Position 1
Jeff Watson	Ward 3, Position 2
Mike Overton	Ward 2, Position 1
Mike Lawson	Ward 1, Position 1
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

Others present:

Sharon Tromburg	Director of Planning
Mike Chamlee	Buildings Director
John Oliver	Neighborhood Services
James Smith	Director, Airport & Public Works
Derek Wright	Chief of Police
Jim Vaughan	Assistant Fire Chief
Ben Peters	Director of Engineering
Colby Fulfer	Chief of Staff
Anna McKinney	Deputy Chief of Staff
Garrett Harlan	Deputy City Attorney

### **CITIZEN COMMENTS**

Wendy Howerton & Seth Creed, both candidates for Circuit Judge District 04 Division 02, introduced themselves and spoke a few minutes about their qualifications and reasons for running.

### **APPROVAL OF MINUTES**

Council Member Overton moved the minutes of the February 10, 2026 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 proposed Ordinance amending Ordinance No. 6021 of the City of Springdale, Arkansas; establishing and setting rates for sanitary sewer service; and for other purposes. Presented by Ernest Cate, City Attorney. No one came forward so Mr. Cate closed the Public Hearing.

### **ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY**

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

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

**APPOINTMENTS & REAPPOINTMENTS**

**RESOLUTION NO. 25 – 26; REAPPOINTING EDDIE CHANCELLOR TO THE SPRINGDALE WATER AND SEWER COMMISSION**

Mayor Sprouse read & presented the Resolution.

**RESOLUTION NO. 25-26**

**A RESOLUTION REAPPOINTING EDDIE CHANCELLOR TO THE SPRINGDALE WATER AND SEWER COMMISSION**

**WHEREAS**, the Springdale City Council has adopted Ordinances establishing a five-member board of Water and Sewer Commissioners, and

**WHEREAS**, Eddie Chancellors' term on the Springdale Water and Sewer Commission will expire March 6, 2026, and

**WHEREAS**, Arkansas Code 14-234-304 provides that “the remaining commissioners shall appoint a successor for an eight-year term subject to the approval of two-thirds (2/3) of the duly elected and qualified members of the city council,” and

**WHEREAS**, remaining members of the Springdale Water and Sewer Commission have reappointed Eddie Chancellor to serve another term on said commission,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the reappointment of Eddie Chancellor to the Springdale Water and Sewer Commission, with a term expiring March 6, 2034, is hereby approved.

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

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

The Resolution was numbered 25-26.

**RESOLUTION NO. 26 – 26; FOR THE APPOINTMENT OF MATTHEW PHILPOT TO THE SPRINGDALE PLANNING COMMISSION.**

Mayor Sprouse read & presented the Resolution.

**RESOLUTION NO. 26-26**

**A RESOLUTION FOR THE APPOINTMENT OF MATTHEW PHILPOT TO THE SPRINGDALE PLANNING COMMISSION.**

**WHEREAS**, Garrett Harlan, Seat #9, resigned in February 2026 from the Springdale Planning Commission with a term set to expire on January 31, 2029; and

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

**WHEREAS**, the Mayor has selected Matthew Philpot to be appointed to Seat #9 on the Springdale Planning Commission to fulfill the remaining term that is set to expire on January 31, 2029; in accordance with Section 90-26 of the Springdale Code of Ordinances; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that Matthew Philpot is hereby appointed to Seat #9 on the Springdale Planning Commission to fulfill the remaining term that is set to expire on January 31, 2029.**

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

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

The Resolution was numbered 26-26.

### **PLANNING COMMISSION REPORT**

ORDINANCE NO. 6190; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-65) CERTAIN LANDS LOCATED AT 3105 & 3051 MOUNTAIN ROAD, 3410, 2898, & 3334 COUGAR LANE, & TRACT WEST OF 3105 MOUNTAIN ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) WITHIN SPRINGDALE, ARKANSAS, 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”. Council Member Powell made the second.

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

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

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

The Ordinance was numbered 6190.

ORDINANCE NO. 6191; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-04) CERTAIN LANDS LOCATED SOUTH OF EAST DON TYSON PARKWAY, EAST OF HYLTON ROAD, FROM A PLANNED UNIT DEVELOPMENT (PUD) TO A REVISED PLANNED UNIT DEVELOPMENT (PUD) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6191.

ORDINANCE NO. 6192; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT

PERTAINING THERETO BY REZONING (R26-05) CERTAIN LANDS LOCATED AT 695 OAK GROVE ROAD & NORTH OF 695 OAK GROVE ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN 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”. Council Member Powell made the second.

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

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

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

The Ordinance was numbered 6192.

ORDINANCE NO. 6193; AMENDING ORDINANCE NO. 6147, WHICH REZONED CERTAIN LANDS FROM AN AGRICULTURAL DISTRICT (A-1) TO A NEIGHBORHOOD OFFICE DISTRICT (O-1); AND DECLARING AN EMERGENCY

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 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 6193.

RESOLUTION NO. 27 – 26; APPROVING A CONDITIONAL USE (C26-01) FOR MADAM ARTANSAS AT 1700 RIDGECREST STREET AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Sharon Tromburg read & presented the Resolution.

**RESOLUTION NO. 27-26**

**A RESOLUTION APPROVING A CONDITIONAL USE (C26-01) FOR MADAM ARTANSAS AT 1700 RIDGECREST STREET 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 February 3, 2026, on a request by Madam Artansas for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2).

**WHEREAS**, following the public hearing, the Planning Commission, by a vote of eight (8) yes and zero (0) nays, recommends that a Conditional Use be granted to Madam Artansas with the following conditions:

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

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

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

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

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

The Resolution was numbered 27-26.

RESOLUTION NO. 28 – 26; APPROVING A WAIVER (W26-03) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO UNITED AUTO GROUP IN CONNECTION WITH L26-04, A LARGE-SCALE DEVELOPMENT

Planning Director Sharon Tromburg read & presented the Resolution.

**RESOLUTION NO. 28-26**

**A RESOLUTION APPROVING A WAIVER (W26-03) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO UNITED AUTO GROUP IN CONNECTION WITH L26-04, A LARGE-SCALE DEVELOPMENT**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-03) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

**WHEREAS**, the Planning Commission reviewed a request for waiver (W26-03) of street improvements to North Thompson Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-04, a Large-Scale Development, for United Auto Group, and the Planning Commission recommends a payment in lieu of the waiver request.

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

**Option 3:** Approves payment in lieu of improvements to North Thompson Street in connection with L26-04, a Large-Scale Development, for United Auto Group, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Council Member Harriman moved the Resolution be adopted, Option 3. Council Member Powell made the second.

After the vote was taken, motion carried 8-0, Option 3.

The Resolution was numbered 28-26.

RESOLUTION NO. 29 – 26; APPROVING A WAIVER (W26-06) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FELLOWSHIP BIBLE CHURCH IN CONNECTION WITH N26-04, A NON-LARGE-SCALE DEVELOPMENT

Planning Director Sharon Tromburg read & presented the Resolution.

**RESOLUTION NO. 29-26**

**A RESOLUTION APPROVING A WAIVER (W26-06) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FELLOWSHIP BIBLE CHURCH IN CONNECTION WITH N26-04, A NON-LARGE-SCALE DEVELOPMENT**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-06) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

**WHEREAS**, the Planning Commission reviewed a request for waiver (W26-06) of street improvements to West Emma Avenue and North Campbell Drive, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-

04, a Non-Large-Scale Development for Fellowship Bible Church, 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 West Emma Avenue and North Campbell Drive, including sidewalks in connection with N26-04, a Non-Large-Scale Development for Fellowship Bible Church.

Council Member Powell moved the Resolution be adopted, Option 1. Council Member Harriman made the second.

After the vote was taken, motion carried 8-0, Option 1.

The Resolution was numbered 29-26.

RESOLUTION NO. 30 – 26; APPROVING A WAIVER (W26-07) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LARRY’S STUCCO IN CONNECTION WITH N26-07, A NON-LARGE-SCALE DEVELOPMENT

Planning Director Sharon Tromburg read & presented the Resolution.

**RESOLUTION NO. 30-26**

**A RESOLUTION APPROVING A WAIVER (W26-07) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LARRY’S STUCCO IN CONNECTION WITH N26-07, A NON-LARGE-SCALE DEVELOPMENT**

**WHEREAS,** Ordinance #3047 provides for the waiver (W26-07) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

**WHEREAS,** the Planning Commission reviewed a request for waiver (W26-07) of street improvements to East Robinson Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-07, a Non-Large-Scale Development for Larry’s Stucco, 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 East Robinson Avenue, including sidewalks in connection with N26-07, a Non-Large-Scale Development for Larry’s Stucco.

Council Member Harriman moved the Resolution be adopted, Option 1. Council Member Overton made the second.

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

The Resolution was numbered 30-26.

**FINANCE COMMITTEE**

**RESOLUTION NO. 31 – 26; AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM EDGAR HERNANDEZ AND ALFONSO HERNANDEZ FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6.**

Committee Chair Jeff Watson read & City Attorney Ernest Cate presented the Resolution.

**RESOLUTION NO. 31-26**

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM EDGAR HERNANDEZ AND ALFONSO HERNANDEZ 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 (Tract 61), said lands being owned by Edgar Hernandez and Alfonso Hernandez, also known as Washington County Tax Parcel No. 815-28799-000, located at 1804 South Powell Street, Springdale, Washington County, Arkansas (“the Property”);

**WHEREAS**, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$13,400.00;

**WHEREAS**, the property owner has extended a counter-offer that the City pay the total sum of \$16,400.00 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 \$3,000.00 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 1804 South Powell Street for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Edgar Hernandez and Alfonso Hernandez, for the total sum of \$16,400.00 to be paid from the 2023 Street Bond.

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

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

The Resolution was numbered 31-26.

**RESOLUTION NO. 32 – 26; AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM FORT WORTH PARTNERS, LLC, FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6.**

Committee Chair Jeff Watson read the Resolution and City Attorney Ernest Cate presented the Resolution.

**RESOLUTION NO. 32-26**

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM FORT WORTH PARTNERS, LLC, 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 (Tract 72), said lands being owned by Fort Worth Partners, LLC., also known as Washington County Tax Parcel No. 815-29232-100, located at 979 E. Robinson Ave., Springdale, Washington County, Arkansas (“the Property”);

**WHEREAS**, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$85,000.00;

**WHEREAS**, the property owner has extended a counter-offer that the City pay the total sum of \$102,764.00 to acquire the Property, said amount being based on an appraisal commissioned by the property owner; and,

**WHEREAS**, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$17,764.00 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 979 E. Robinson Ave. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Fort Worth Partners, LLC., for the total sum of \$102,764.00 to be paid from the 2023 Street Bond.

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

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

The Resolution was numbered 32-26.

**ORDINANCE COMMITTEE**

**ORDINANCE NO. 6194; AMENDING ORDINANCE NO. 6022 OF THE CITY OF SPRINGDALE, ARKANSAS; ESTABLISHING WATER RATES TO BE CHARGED BY THE CITY OF SPRINGDALE; AND FOR OTHER PURPOSES.**

Committee Chair Mike Lawson read the Ordinance and City Attorney Ernest Cate presented the Ordinance.

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

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

The Ordinance was numbered 6194

ORDINANCE NO. 6195; AMENDING ORDINANCE NO. 6021 OF THE CITY OF SPRINGDALE, ARKANSAS; ESTABLISHING AND SETTING RATES FOR SANITARY SEWER SERVICE; AND FOR OTHER PURPOSES.

Committee Chair Mike Lawson read the Ordinance and City Attorney Ernest Cate presented the Ordinance.

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

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

The Ordinance was numbered 6195

**PARKS & RECREATION COMMITTEE**

RESOLUTION NO. 32 – 26; ADOPTING THE NAME "SPRING CREEK TRAIL" FOR THE TRAIL BETWEEN LAKE SPRINGDALE TRAILHEAD AND THE AGFC NATURE CENTER

Committee Chairman Randall Harriman read the Resolution and Engineering Director Ben Peters presented the Resolution.

**RESOLUTION NO. 33-26**

**A RESOLUTION ADOPTING THE NAME "SPRING CREEK TRAIL" FOR THE TRAIL BETWEEN LAKE SPRINGDALE TRAILHEAD AND THE AGFC NATURE CENTER**

**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 14<sup>th</sup>, 2025, and;

**WHEREAS**, the existing trail along Spring Creek between the Lake Springdale Trailhead at Pump Station Rd. and the AGFC J. B. and Johnelle Hunt Family Ozark Highlands Nature Center has never been formally named under the policy; and

**WHEREAS**, the Active Transportation Committee has recommended, as required by the Trail Naming Policy, that the above-defined trail and any future extensions be named Spring Creek Trail.

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

- 1:** The City of Springdale hereby adopts the name Spring Creek Trail for the above-mentioned trail segment and any future extensions,
- 2:** The name Spring Creek Trail shall be reflected in all matters of public information.
- 3:** Wayfinding signage and markings should refer to the trail by its officially adopted name.

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 33-26.

RESOLUTION NO. 34 – 26; 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. 34-26**

**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**, Nelva House has petitioned for the abandonment of a portion of a utility easement on Parcel No. 815-41173-000, said easement having been filed for record in Plat Book 24A at Page 604 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and the portion of said easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

**PARTIAL UTILITY EASEMENT VACATION DESCRIPTION:**

EASEMENT REDUCTION AREA: Being a portion of Lot 198 Phase 3 of Deere Creek Subdivision to the City of Springdale, Washington County, Arkansas, being described as follows: Beginning at a point S87°35'31”E a distance of 15.00 feet; from the SW corner of the Lot 198 Phase 3 of Deere Creek Subdivision, thence N02°24'28"E 130.12 feet; thence S87°35'36"E a distance of 10.00 feet; thence S02°24'29"W a distance of 130.12 feet; thence N87°35'31"W a distance 10.00 feet; to the point of beginning and containing 0.030 acres.

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

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that March 24, 2026, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

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

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

The Resolution was numbered 34-26.

**COMMENTS FROM COUNCIL MEMBERS**

None

**COMMENTS FROM DEPARTMENT HEADS**

Engineering Director Ben Peters announced the closure of 56<sup>th</sup> Street, from Bob Mills Road to County Line Road until April 2027. This stretch will be open to Residents only.

Director Peters also announced the approval of a grant for Dean’s Trail, from Don Tyson Parkway to Lake Fayetteville, in the amount of \$5.0 million.

**COMMENTS FROM CITY ATTORNEY**

None

**ADJOURNMENT**

The Mayor made a motion to adjourn and Council Member Overton made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 7:00 p.m.

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Doug Sprouse, Mayor

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Sabra Jeffus, City Clerk/Treasurer