CITY OF SPRINGDALE
City Council Committee Agenda
Wednesday, September 16th, 2026
City Council Chambers (2nd Floor)
201 Spring Street, Springdale, AR 72764
Meetings begin at 5:30p.m.

Committee of the Whole

1. ***A Resolution*** adopting an Artificial Intelligence and Automated Decision Tool Policy for the City of Springdale, Arkansas. Presented by Mark Gutte, IT Director. Pgs. 1-3

Finance Committee by Chairman Jeff Watson

2. ***A Resolution*** appropriating funds for Technology Modernization Phase 1 for the City of Springdale, Arkansas. Presented by Mark Gutte, IT Director & Colby Fulfer, Chief of Staff. Pgs. 4-15

3. ***A Resolution*** accepting a grant award from the Walton Family Foundation Design Excellence Program for Shiloh Square and authorizing the execution of the grant agreement and related documents. Presented by Sharon Tromburg, Planning Director. Pg. 16

4. ***A Resolution*** amending the 2026 Budget of the City of Springdale, Arkansas. Presented by Lori Proud, Senior Center Director. Pg. 17

5. ***A Resolution*** authorizing an Animal Services position change. Presented by Laura Morrow, Animal Services Director. Pg. 18

6. ***A Resolution*** authorizing the expenditure of funds to acquire property from Diane Lindsley, Leslie Jean Treat and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, for the Gene George Boulevard Extension Road

Improvement Project, Project No. 23BPS4. Presented by Garrett Harlan, City Attorney. Pgs. 19-29

7. ***A Resolution*** authorizing the expenditure of funds to acquire property from Diane Lindsley, Leslie Jean Treat and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4. Presented by Garrett Harlan, City Attorney. Pgs. 30-40

8. ***A Resolution*** authorizing the Mayor and City Clerk to amend a professional design contract for Southside Intersections, Project No. 23BPS9. Presented by Ryan Carr, Engineering Deputy Director. Pgs. 41-62

Ordinance Committee by Chairman Mike Lawson

9. ***An Ordinance*** amending Chapter 22-91 of the Code of Ordinances of the City of Springdale, Arkansas. Presented by Mike Chamlee, Building Director. Pg. 63

RESOLUTION NO. _____

A RESOLUTION ADOPTING AN ARTIFICIAL INTELLIGENCE AND AUTOMATED DECISION TOOL POLICY FOR THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, Ark. Code Ann. § 25-1-128 requires the City of Springdale to adopt a policy governing the authorized use of artificial intelligence and automated decision tools; and

WHEREAS, the City Council finds that adopting such a policy will promote the responsible, secure, and lawful use of these technologies in City operations.

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

Section 1. The City of Springdale Artificial Intelligence Policy attached as Exhibit A is hereby adopted as the official policy of the City.

Section 2. The Mayor, or the Mayor's designee, is authorized and directed to implement the policy, develop and provide the employee training required by Ark. Code Ann. § 25-1-128, and take other reasonable administrative actions necessary to ensure compliance.

PASSED AND APPROVED this 22nd day of September, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

CITY OF SPRINGDALE ARTIFICIAL INTELLIGENCE POLICY

1. Purpose

This policy establishes guidelines for the authorized and prohibited use of artificial intelligence (AI) and automated decision tools by employees and contractors of the City of Springdale (hereinafter "the City"), in compliance with Act 848 of 2025 (Ark. Code Ann. § 25-1-128).

2. Definitions

Artificial Intelligence (AI): A machine-based system that, based on human-defined objectives, can make predictions, recommendations, or decisions influencing real or virtual environments.
Automated Decision Tool: A system or service that uses AI and has been specifically developed and marketed, or specifically modified, to make or to be a controlling factor in making consequential decisions.
Employee: Any person employed by the City.

3. Authorized Use

a. AI and automated decision tools may be used to enhance efficiency, accuracy, and service delivery in city operations.
b. All consequential decisions involving AI tools must be reviewed and finalized by a human employee or authorized designee.
c. AI tools must not be used to make autonomous decisions without human oversight.

4. Prohibited Use

In accordance with Section (d) of Act 848, AI and automated decision tools shall not be used by city employees to:

a. Express personal political opinions to elected officials unless within the scope of the employee's job duties or upon request by an elected official or public entity;
b. Engage in lobbying an elected official on a personal opinion if the employee is not a registered lobbyist for the city;
c. Engage in illegal activities or activities otherwise prohibited by federal or state law;
d. Intentionally override or avoid the security and system integrity procedures of the city.

5. Protecting Personal Information

Employees must never input Personally Identifiable Information (PII) into AI tools. This includes, but is not limited to:

- Full names of individuals
- Social Security numbers
- Driver's license or ID numbers
- Home addresses or phone numbers
- Email addresses
- Medical or financial records

- Employee or student ID numbers
- Photos of individuals without consent

6. Training

All employees using or interacting with AI tools are required to complete training on AI and this policy prior to using AI on city business or equipment.

7. Disciplinary Action

Violations of this policy may result in disciplinary action, up to and including termination, in accordance with the City's personnel policies and procedures.

8. Acknowledgement

I acknowledge that I have read and understood the Artificial Intelligence Policy. I agree to follow all rules, responsibilities, and guidelines outlined in the policy, including the appropriate and ethical use of artificial intelligence tools. I understand that violations of this policy and/or failure to comply with this policy may result in disciplinary action, up to and including termination.

_____ _____

Employee Signature Date

RESOLUTION NO. _____

A RESOLUTION APPROPRIATING FUNDS FOR TECHNOLOGY MODERNIZATION PHASE 1 FOR THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, the City of Springdale relies on technology infrastructure to support essential municipal operations twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year, including Public Safety and other essential services; and

WHEREAS, City technology hardware, firmware, and manufacturer support have finite lifecycles, and planned replacement and support are necessary to maintain reliable and supportable systems and reduce the risk of service interruptions; and

WHEREAS, Phase 1 of the Technology Modernization Project addresses infrastructure, hardware support, recovery capability, network reliability, lifecycle replacement, and Public Safety technology equipment currently used in City operations; and

WHEREAS, Phase 1 of the Technology Modernization Project is proposed at a price not to exceed Seven Hundred Sixty-Five Thousand Dollars ($765,000.00), with individual amounts representing planning estimates for appropriation purposes and not vendor quotes or purchase commitments; and

WHEREAS, the City Council finds that the appropriation of unrestricted General Fund monies for Phase 1 is in the best interest of the City to maintain continuity of operations and reliable access to essential City systems.

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

Section 1. The City Council hereby appropriates funds from the City's unrestricted General Fund for Phase 1 of the Technology Modernization Project, at a price not to exceed Seven Hundred Sixty-Five Thousand Dollars ($765,000.00).

Section 2. The appropriation authorized by this Resolution is limited to Phase 1 infrastructure, hardware, hardware support, recovery inventory, power-protection equipment, network equipment, and planned endpoint and Public Safety equipment replacement.

Section 3. Individual Phase 1 item amounts are planning estimates and are not vendor quotes or purchase commitments. All purchases and expenditures made pursuant to this Resolution shall remain within the total appropriation authorized herein and shall comply with applicable Arkansas law and City procurement requirements.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this ____ day of _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

Technology Modernization

Phase 1: Infrastructure & Hardware

City technology supports operations 24 hours a day, 365 days a year, including Public Safety and other essential services. Technology has finite support, compatibility, and replacement lifecycles. This phase addresses foreseeable infrastructure, lifecycle, and recovery needs before they become service interruptions.

Windows Server software has been removed from this request and moved to Phase 2. Hardware support remains in Phase 1 because it protects mission-critical systems already in production.

Item	Scope / Cost	Purchase rationale	Operational / Security Impact
Video Server / NVR Replacement	12 systems across 8 City sites. $200,000	Several systems cannot support the current operating-system platform. Others require additional capacity for the number of installed cameras.	Maintains reliable video recording capacity and moves systems to supported platforms.
Enterprise Server Support	3 servers. 2-year support. $10,000	Current support runs through April 15, 2027. The proposed renewal provides coverage from April 16, 2027 through April 15, 2029, including manufacturer support and hardware replacement coverage.	Reduces recovery time following server hardware failure and maintains supported infrastructure for core City systems.
Enterprise Storage Support	2-year support. $45,000	Current support expires August 2027. The proposed purchase extends manufacturer support for an additional two years, including hardware recovery and platform support.	Shared storage supports multiple City systems. Active support improves recovery capability and service continuity following a hardware or platform failure.
M595 Firewalls	2 units with 3-year support. $40,000	Replaces core connectivity equipment and establishes redundant capacity, with support coverage included for three years.	Improves continuity of City internet and cloud connectivity and keeps this infrastructure on a supported platform.
T125 Firewalls	11 units with 3-year support. $20,000	Replaces equipment at multiple City locations that is reaching the end of its supported lifecycle. The replacement package includes three years of support.	Maintains reliable, supported connectivity at remote City locations.
Network Support	Support through September 26, 2028. $45,000	Renews manufacturer support for City switching infrastructure through September 26, 2028.	Maintains supported network equipment and access to manufacturer assistance, updates, and recovery resources.
Warehoused Network Spares	5 switches plus critical replacement components. $20,000	Establishes an on-hand inventory of replacement switches, power supplies, and related components for common equipment failures.	Allows failed equipment to be replaced immediately rather than waiting for shipment, reducing outage duration and improving 24/7 recovery capability.

Budget amounts are planning estimates rounded for appropriation purposes and are not vendor quotes or purchase commitments. Final purchases will follow applicable City procurement requirements.

Item	Scope / Cost	Purchase rationale	Operational / Security Impact
5420F Switch Replacement	1 10Gb switch. $10,000	Replaces an existing X450 platform that is reaching end of support with the current 5420F replacement platform.	Maintains supported high-capacity network service and avoids continued dependence on an end-of-support platform.
Park Network Upgrades	6 locations. $15,000	Replaces existing network equipment at six park locations with standardized infrastructure intended to improve reliability and performance.	Improves connectivity and service reliability at remote park facilities.
UPS Battery Replacement	48 batteries supporting 2 UPS systems. $40,000	Replaces one 24-battery string in each of two central UPS systems. The replacement includes battery installation.	Maintains battery-backed operation of critical technology during utility interruptions and provides time for orderly response to power events.
Workstations & Laptops	60 devices. $100,000	Continues planned lifecycle replacement of employee computing equipment rather than allowing a large replacement backlog to develop.	Maintains reliable, supportable employee computing and reduces failures and support burden created by deferred replacement.
MDT & Vehicle Equipment	27 units. $200,000	Replaces Public Safety mobile-data and vehicle computing equipment included in the City's current hardware needs.	Maintains dependable field access to dispatch, records, and other operational systems used by Public Safety.
Mobile Devices & Tablets	50 devices. $20,000	Continues lifecycle replacement of mobile devices and tablets used for City operations.	Maintains supported and reliable mobile access to City systems.
Phase 1 Budget	**$765,000**	*Planning estimate for appropriation. Not a vendor quote.*	

Support timing · Council question from the first meeting

Enterprise servers. Current coverage is paid through April 15, 2027. This package funds April 16, 2027 through April 15, 2029.

Enterprise storage. Current coverage expires August 2027. This package funds a two-year extension after that date.

Network switching. The proposed renewal provides manufacturer support through September 26, 2028.

Subsequent phases

Phase 2 — Software & Programs. Enterprise and departmental software modernization. Requirements will be developed with departments and brought forward separately. Windows Server software belongs in this tranche.

Phase 3 — Artificial Intelligence. Governed AI capabilities developed after the supporting infrastructure, software, policy, and operational foundations are in place.

Budget amounts are planning estimates rounded for appropriation purposes and are not vendor quotes or purchase commitments. Final purchases will follow applicable City procurement requirements.

CITY OF SPRINGDALE

Technology Modernization

Phase 1 · Infrastructure & Hardware

Planning appropriation $765,000

Committee packet · September 2026
Software platform work has been moved to a separate tranche.

24 / 7 / 365 operations

Why this request is structured the way it is

Always on

City technology supports Public Safety and other essential services 24 hours a day, 365 days a year. There is no after-hours shutdown.

Finite lifecycles

Hardware, firmware, and support contracts expire on a schedule even when equipment still powers on. Planned replacement is cheaper than an unplanned outage.

Buy down risk now

Phase 1 funds foreseeable continuity, recovery, and lifecycle work before those issues become service interruptions.

What changed after the first Council discussion

- Windows Server software is removed from this request and moved to Phase 2 (Software & Programs).
- Hardware support and maintenance stay in Phase 1 because they protect mission-critical infrastructure already in service.
- Amounts are rounded planning estimates for appropriation — not vendor quotes or purchase commitments.
- Support terms and end dates are shown so Council can see what is already covered and what this package funds next.

PROGRAM STRUCTURE

Three phases — one request in front of Committee today

01

THIS REQUEST

Infrastructure & Hardware

$765,000

Servers, storage, network, firewalls, UPS batteries, video systems, and planned endpoint replacement. Restores supportability and recovery depth.

02

SEPARATE TRANCHE

Software & Programs

Later

Enterprise and departmental software modernization, including platform upgrades identified with departments. Windows Server software sits here.

03

AFTER FOUNDATION

Artificial Intelligence

Later

Governed AI capabilities only after infrastructure, software, policy, and operating practices are in place.

PHASE 1 · $765,000

Where the planning amount goes

Rounded for appropriation

Video systems 12 NVR servers · 8 sites	$200,000	26%
Public Safety field gear 27 MDT / vehicle units	$200,000	26%
Core support & network Servers, storage, switching support, firewalls	$170,000	22%
Recovery & sites Spares, 10Gb switch, parks, UPS batteries	$75,000	10%
Staff computing 60 workstations/laptops · 50 mobiles/tablets	$120,000	16%

Existing coverage vs. what this package funds

Item	Scope	Already covered	This request funds	Budget
Enterprise servers	3 hosts	Paid through Apr 15, 2027	Apr 16, 2027 – Apr 15, 2029	**$10,000**
Enterprise storage	Shared array	Expires August 2027	Two-year extension after expiry	**$45,000**
Network switching	City switches	Current term in place	Renewal through Sep 26, 2028	**$45,000**
M595 firewalls	2 units	Replacement + redundancy	3 years of support included	**$40,000**
T125 firewalls	11 units	Lifecycle replacement	3 years of support included	**$20,000**

This is not a request to pay twice for coverage already in force. It funds the next support term after the current term ends.

Hardware support remains in Phase 1 because it protects systems already in production. Software licensing belongs in Phase 2.

If deferred, the City waits longer or runs unsupported

Video / NVR

12 systems · 8 sites

$200,000

Several units cannot move to a supported OS. Others are over camera capacity. Recording availability is the issue.

M595 pair

2 units · 3-yr support

$40,000

Replaces a single-appliance failure model with redundant core connectivity.

T125 units

11 locations · 3-yr support

$20,000

Replaces remote-site equipment at the end of its supported life.

Warehoused spares

5 switches + parts

$20,000

Swap failed hardware immediately instead of waiting on shipment — including nights and weekends.

5420F switch

1 × 10Gb replacement

$10,000

Moves a high-capacity role off a platform reaching end of support.

Park networks

6 locations

$15,000

Standardizes remote park connectivity for reliability and speed.

UPS batteries

48 batteries · 2 UPS

$40,000

Restores battery-backed runtime for central infrastructure during utility loss.

Server + storage

Multi-year support

$55,000

Manufacturer recovery for hosts and the shared array that many City systems sit on.

Ordinary equipment — overdue if allowed to pile up

60 units

Workstations & laptops

$100,000

Continues a regular replacement cycle instead of another large backlog. Supported endpoints fail less and cost less to keep running.

27 units

MDT & vehicle equipment

$200,000

Public Safety mobile-data and vehicle computing. Field access to dispatch, records, and operational systems cannot wait on failed hardware.

50 units

Mobiles & tablets

$20,000

City mobile devices used for daily operations. Keeps field and departmental access on supported, replaceable equipment.

These three lines are lifecycle replacement. Separating them from storage, firewalls, and UPS makes the package easier to explain.

THE REQUEST

Approve Phase 1 planning authority of $765,000

Budget amounts are planning estimates rounded for appropriation. They are not vendor quotes or purchase commitments. Final purchases follow City procurement requirements.

Included	Infrastructure, hardware support, recovery inventory, UPS batteries, and planned endpoint replacement.
Removed	~~Windows Server software and other software-platform work~~ — those move to Phase 2.
Not claimed	This package does not invent new programs. It funds supportability and continuity for systems the City already runs 24/7.
If not funded here	Hardware support obligations move into the operating budget. Deferred replacement becomes next year’s larger backlog.

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A GRANT AWARD FROM THE WALTON FAMILY FOUNDATION DESIGN EXCELLENCE PROGRAM FOR SHILOH SQUARE AND AUTHORIZING THE EXECUTION OF THE GRANT AGREEMENT AND RELATED DOCUMENTS

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

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

WHEREAS, pursuant to prior authorization from the City Council, the City applied to the Walton Family Foundation Design Excellence Program for planning and design services for Shiloh Square; and

WHEREAS, the Walton Family Foundation has awarded the City a grant of seven hundred fifty thousand dollars ($750,000) for the Shiloh Square Design Excellence project; and

WHEREAS, acceptance of the design grant does not, by itself, constitute a commitment by the City to construct the project, appropriate construction funds, acquire property, or enter into a construction contract.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT: the City accepts the Walton Family Foundation Design Excellence Program grant of seven hundred fifty thousand dollars ($750,000) for planning and design services for Shiloh Square. The Mayor and City Clerk are authorized to execute the grant agreement and related documents, subject to approval as to form by the City Attorney and provided that such documents do not obligate the City to construct the project or appropriate construction funds without further City Council approval. City staff may take the administrative actions necessary to receive and administer the grant. Any decision to proceed with construction shall remain subject to final design, cost estimates, funding availability, appropriation, and separate City Council approval.

PASSED AND APPROVED THIS ___ DAY OF _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED:

_____
Garett Harlan, City Attorney

RESOLUTION NO.

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE SENIOR CENTER

WHEREAS, the Springdale Senior Center experienced damage and water leaks due to the extreme cold in January 2026;

WHEREAS, the City of Springdale has received funds that have not been appropriated from insurance settlements;

WHEREAS, the Springdale Senior Center has requested that these funds be appropriated to their *Insurance/Property* account.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 Budget of the City of Springdale Senior Center is hereby amended as follows:

Department	Account No.	Description	Present Budget	Increase	Amended Budget
Senior Center	101-0303-453.70-01	Insurance/Property	$45,000.00	$148,869.71	$193,869.71

PASSED AND APPROVED this 22nd day of September, 2026

_____
Doug Sprouse, MAYOR

ATTEST:

_____
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

_____
Garrett Harlan, DEPUTY CITY ATTORNEY

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AN ANIMAL SERVICES POSITION CHANGE

WHEREAS, the vacant Lead Animal Control Officer position is a Grade 17 position with an annual pay range of $44,150.00 to $66,225.00 and is budgeted at a Step 1 annual salary of $44,150.00; and

WHEREAS, the Animal Services Department no longer needs the Lead Animal Control Officer position and instead needs an additional Animal Caretaker, a Grade 13 position with an annual pay range of $35,356.00 to $53,034.00 and a Step 1 annual salary of $35,356.00; and

WHEREAS, this position change will better align staffing with current operational needs, improve efficiency, and reduce annual budgeted salary expense by $8,794.00;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that one (1) Lead Animal Control Officer position shall be eliminated and one (1) additional Animal Caretaker position shall be created in the Animal Services Department.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM DIANE LINDSLEY, LESLIE JEAN TREAT AND VICKI LEANN FRANCO, TRUSTEES OF THE LAYES IRREVOCABLE FAMILY TRUST FOR THE GENE GEORGE BOULEVARD EXTENSION ROAD IMPROVEMENT PROJECT, PROJECT NO. 23BPS4.

WHEREAS, the City of Springdale is in need of acquiring lands for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tracts 43 & 51), said lands being owned by Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, also known as Washington County Tax Parcels No. 815-29790-150 and 815-30928-001, located along the west side of Janice Lane, Springdale, Washington County, Arkansas ("the Properties");

WHEREAS, the City previously deposited its estimate of just compensation in 72CV-25-1842 (Tracts 43 & 51) for the Properties in the amount of $210,900.00;

WHEREAS, the property owners' have obtained their own appraisal for the Properties which concluded that just compensation for the subject property is the total sum of $227,300.00, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, after the City's review of the counter appraisal, and after negotiations between the property owners and the City, the property owners' have offered to settle condemnation case number 72CV-25-1842 for an additional amount of $16,400.00, which includes all prejudgment interest and assessment costs; and,

WHEREAS, as a condition of the settlement, the property owners shall convey to the City all of their remaining property interests in the Properties, which is more or less .578 acres; and,

WHEREAS, after the additional compensation is considered, the total just compensation for Tracts 43 & 51 would be the total sum of $227,300.00; and

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of $16,400.00 to acquire the Properties, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring both Properties 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 Properties

located along the west side of Janice Lane for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tracts 43 & 51), said lands being owned by Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, for the total sum of $227,300.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 22nd day of September, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

_____
Garrett Harlan, CITY ATTORNEY

APPRAISAL REPORT

ON

THE LAYES IRREVOCABLE FAMILY TRUST PROPERTY
(1.375± ACRES / 59,890± SQUARE FEET);
LOCATED ALONG THE WEST SIDE OF JANICE LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, AR
TRACT #43 & 51

BY

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

FILE NO. 6769-22B
(Parcels 815-29790-150 and 815-30928-001)

AS OF

OCTOBER 17, 2024

Reed & Associates, Inc.

Real Estate Appraisers – Consultants

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

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

November 4, 2024

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

RE: The Layes Irrevocable Family Trust Property; 1.375± Acres, Located along the west side of Janice Lane, Springdale, Arkansas; Washington County

Dear Mr. Carr:

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

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

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

This report addresses: the market value of the Whole Property (land only) prior to the City of Springdale acquiring 34,722± square feet (SF) in right of way (ROW), 7,003± SF in permanent utility easement (PUE) and 8,020± SF in temporary construction easement (TCE), as of October 17, 2024, and, the market value of the Remainder Property (land only) after the acquisition of 34,722± square feet (SF) in right of way (ROW), 7,003± SF in permanent utility easement (PUE) and 8,020± SF in temporary construction easement (TCE), are in place, also as of October 17, 2024.

Based on an analysis of relevant data, and contingent on the Assumptions and Limiting Conditions which follow and appear in the Addenda Section of this report, it is our opinion the market value of the subject property, as of October 17, 2024, was as follows:

Whole Property	=	$218,600
Remainder Property	=	$ 8,225
Subtotal	=	$210,375
Plus: Temporary Construction Easement	=	$ 525
Damage To Market Value - - -	=	$210,900

The preceding values reflect terms equivalent to cash to the owners and represent those for real property only.

The following Extraordinary Assumptions are utilized in this report:

1. **Subject land sizes, Whole Property and Remainder Property, are approximately as indicated;**
2. **The City of Springdale, at their expense, will put the land area located within the PUE and TCE back to as near original condition as possible;**
3. **Subject and adjacent properties are in compliance with all applicable EPA regulations.**

If any, or all, of these Extraordinary Assumptions prove to be untrue, one or both of the preceding value estimates could be influenced.

The reader is referred to additional Assumption and Limiting Conditions presented in the Addenda Section of this report.

A Hypothetical Condition of this appraisal is that the Gene George Boulevard North Project-N. 56th Street and County Line Road is complete and in place as of the effective date of this report in estimating the market value of the Remainder Property. In reality, the Gene George Boulevard North Project-N. 56th Street and County Line Road is not complete and in place as of October 17, 2024. If this Hypothetical Condition is not considered, the estimated market value of the Remainder Property could be influenced.

USPAP states the following under Sections Rule 1-4 (f): "When analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions." This appraisal is prepared in conformity to the provisions of the "Uniform Act" and its implementing regulation 49 CFR Part 24. The 49 CFR Part 24 regulation requires appraisers to disregard any decrease or increase in the market value of the property that has been caused directly by the project in the "Before Acquisition Value" appraisal. This is considered a Jurisdictional Exception. In addition, General Benefits as a result of the project have not been considered in the valuation of the Remainder Property based on 49 CFR Part 24. Considering USPAP Standards Rule 1-4 (f), this is also considered a Jurisdictional Exception.

Sincerely,

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

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


OWNERS
MARTHA
5670
SOLO LLC
N 56
BOB MILLS RD
1500
BURCHETTE
FIELDS FAMILY TRUST, THE
JONES, WENDELL D
22
GRANADOS, ARMANDO
67
PENDERGRAFT, LEASLIE KAROL
3
THOMPSON, PATRICIA
74
GRAHAM, DUSTIN J & VERONICA H
5581
PACK, SHELLY ROBYN
WORLEY, GENEVA E
JANICE LN
FRANCO, FRANK DWAYNE & VICKI
GRAHAM PROPERTIES LLC
LAYES IRREVOCABLE FAMILY TRUST
LAYES IRREVOCABLE FAMILY TRUST
N
W
E
S

Appraisal Report

Tract 43 & 51 Before and After Taking
Gene George/56th St Extension Project
Janice Lane
Springdale, AR



Retrospective Effective Date

May 07, 2025

Prepared By

James R. Williams, AR CG #3949
STRINGFELLOW & ASSOCIATES
PO Box 668
Farmington, Arkansas 72730
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Stringfellow & Associates
PO Box 668; 72 W. Main
Farmington, Arkansas 72730-0668
Ph. 479.267.6007; Fax 479.267.6599
»Poultry, General Agricultural, Commercial, Multi-family, Light Industrial
Court required Appraisals, and Estate Appraisals – real property«

Appraisers:
Steven A. White, CG
James R. Williams, CG
Greg Jeffry, CG
Joe Hiryak, RA

June xx, 2026

Mr. Stephen Lisle; Attorney
Lisle Law Firm
1458 Plaza Place
Springdale, AR 72764

Re: City of Springdale vs Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of The Layes Revocable Family Trust; parcel # 815-29790-151 and #815-30928-001 containing 1.375± Acre before the taking and a remainder of 0.578± acres after, along with a Permanent Utility Easement.

Mr. Lisle;

I have completed an appraisal of the property referenced above. As requested, I have identified Market Value in "AS IS" condition of parcel #'s 815-29790-151 and 815-30928-001, which is Tract #43 and 51, of the City of Springdale's Gene George/56th Street Extension Project, before and after the taking, with an effective date of May 07, 2025. I have relied on the project surveys, data, warranty deeds, legal descriptions, and Assessor's Data to identify the acreage for the subject property as 1.375± acres before the taking and 0.578± acres after the taking. These are the acreages used in the analysis. There is a permanent utility easement of 0.161± acres in addition to the taking. There is a copy of the Assessor's Data, surveys, and request agreement in the report.

A physical observation of the property and a conversation with the owner were completed to help determine the property's characteristics. The project survey, maps, aerials, and Assessor's Data were also used and can be viewed under the heading of ***"Site Data"***. These maps and data sheets are to be used as reference only and should not be taken in the place of a survey. A survey was completed by the City of Springdale which I have used to identify the acreages and boundaries of the subject before and after the taking.

The rights appraised and the resulting value identified are consistent with "Fee Interest in the Surface Estate" as described. This estimate of "Market Value" is subject to the *Underlying Assumptions and Limiting Conditions* enumerated in the report. A physical observation of the property was completed on October 20, 2025. The values identified have an effective date of May 07, 2025; therefore, historical data will be referenced to assist in valuing the properties. Information relative to value was gathered from sources believed reliable, which have been analyzed and presented in this narrative report.

This report is intended solely for the use of the identified user and client. The value identified is subject to "Underlying Assumptions and Limiting Conditions", and descriptions contained in this report. Any division of property or reallocation of values differing from the conditions described could result in an inaccurate presentation and should not be relied upon.

I further certify I have no interest, present or contemplated, in the property described, and neither my employment nor compensation is contingent on value.

Based on my research and analysis, "Market Value" reflective of a 6 to 12 month exposure time, as of May 07, 2025 is:

Market Value "Before" 1.375± Acres
Two Hundred Thirty-two Thousand Dollars
$232,000

Market Value "After" 0.578± Acres
Five Thousand Dollars
$5,000

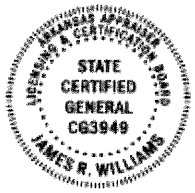
Market Value Temporary Construction Easement
Three Hundred Dollars
$300

Indicated Value of Damage to Subject
Two Hundred Twenty-seven Thousand Three Hundred Dollars
$227,300

In addition, the assignment is not based on a requested minimum valuation or a specific valuation. The accompanying report is written in accordance with the *Uniform Standards of Professional Appraisal Practice* (USPAP); particularly Standards Rule #1, and an Appraisal Report according to Standards Rule #2-2(a) of USPAP as well as OCC requirement (OCC regulation 12CFR34).

I trust that you will find this report in order but if you have any questions regarding the appraisal, please do not hesitate to call.

Respectfully Submitted,



James R. Williams,
Stringfellow & Associates
AR CG #3949

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Effective Date of Value:	May 07, 2025
Observation Date:	October 20, 2025
Signatory Date of Report:	April xx, 2026
Previously Appraised:	Yes, October 2025
Type of Property:	Residential
Improvement Description:	None
Property Size:	Before taking 1.375± acres or 59,890 sf After taking 0.578± acres or 25,205 sf Area of taking 0.797± acres or 34,685 sf Area of Utility Easement 0.161± acres or 7,003 sf Area of TC Easement 0.184± acres or 8,020 sf
Site Description:	Before Taking: The property is irregular in shape, with frontage and ingress/egress on the west side of Janice Lane south of Bob Mills Road. The land is a mix of cleared area and few trees. The topography is level to rolling. After Taking: The remainder will be rectangular in shape and level to rolling. The remainder will have ingress/egress from the new Gene George/56th Street extension which will run along the east boundary. The utility easement will be on the west side of the right of way taking. The remainder will be approximately 72' wide and 350' long with 22' of the width being the new utility easement.
General Location:	The subject property is located in the northern portion of Springdale, AR, in Washington County. Interstate 49 is 0.6± miles east. Hwy 612 is 2.6± miles north, and Elm Springs Road is 0.2± miles south. Fayetteville is the County Seat and the Courthouse is 9.2± miles to the southeast.
Latitude/Longitude:	36.197637°, -94.192085°
Client:	Mr. Stephen Lisle; Attorney Lisle Law Firm 1458 Plaza Place Springdale, AR 72764
Intended Users:	Stephen Lisle, Lisle Law Firm, Layes Revocable Family Trust, and the Trustees.
Intended Use:	To establish market value of the subject before and after the taking for condemnation litigation.

Owner:	Layes Revocable Family Trust
Legal Description:	See page 4 for the Legal Descriptions
Utilities:	Electricity, natural gas, city water, septic, and telephone are typically available in the area.
Zoning:	A-1 Agricultural, - The A-1 agricultural district protects agricultural land until it transitions to urban development. It supports certain uses that may be annexed to the city and encourages single family homes on large tracts. Agricultural activities like crop and livestock production are allowed due to the low density of development.
Extraordinary Assumption:	USPAP defines an Extraordinary Assumption as: "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinion or calculations". **The acreage of the two Tracts in this report is 1.375± acres.**
Hypothetical Conditions:	USPAP defines a Hypothetical Condition to be "a condition, directly related to a specific assignment, which is contrary to what is known to exist on the effective date of the assignment results, but is used in an analysis". An example of a hypothetical condition would be "Appraising proposed improvements such as new construction or additions, "AS IF" they existed as of the current date, when they do not". Another way of stating it would be: "assuming as fact a condition that is known not to be fact at the time of analysis". **The City of Springdale Project #23BPS4 (Gene George/56th Street Extension) has been completed according to the plans and specifications provided.**

Value Indications:	**1.375± Acre before:**	**$232,000**
	0.578± Acre After:	**$ 5,000**
	Value Loss of the Taking	**$227,000**
	Value of TCE	**$ 300**

Indicated Damage to Subject Property **$227,300**

Distribution of Damages

Taking Area (ROW & Easement)	$129,000
Improvements in Right of Way	$ 10,000
Severance Damage	$ 88,000
Temporary Construction Easement	$ 300
Total Damages	$227,300

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM DIANE LINDSLEY, LESLIE JEAN TREAT AND VICKI LEANN FRANCO, TRUSTEES OF THE LAYES IRREVOCABLE FAMILY TRUST FOR THE GENE GEORGE BOULEVARD EXTENSION ROAD IMPROVEMENT PROJECT, PROJECT NO. 23BPS4.

WHEREAS, the City of Springdale is in need of acquiring lands for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tract 46), said lands being owned by Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, also known as Washington County Tax Parcel No. 815-29790-151, located at 1331 Janice Ln., Springdale, Washington County, Arkansas ("the Property");

WHEREAS, the City previously deposited its estimate of just compensation in 72CV-25-1834 (Tract 46) for the Properties in the amount of $34,600.00;

WHEREAS, the property owners' have obtained their own appraisal for the Property which concluded that just compensation for the subject property is the total sum of $130,700.00, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, after the City's review of the counter appraisal, and after negotiations between the property owners and the City, the property owners' have offered to settle condemnation case number 72CV-25-1834 for an additional amount of $40,000.00, which includes all prejudgment interest and assessment costs; and,

WHEREAS, after the additional compensation is considered, the total just compensation for Tract 46 would be the total sum of $74,600.00; and

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of $40,000.00 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 1331 Janice Ln. for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tract 46), said lands being owned by Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, for the total sum of $74,600.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 22nd day of September, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

_____
Garrett Harlan, CITY ATTORNEY

APPRAISAL REPORT

ON

THE LAYES IRREVOCABLE FAMILY TRUST PROPERTY
(1.682± ACRES / 73,291± SQUARE FEET);
LOCATED AT 1331 JANICE LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, AR
TRACT #46

BY

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

FILE NO. 6769-22A
(Parcel 815-29790-151)

AS OF

OCTOBER 17, 2024

Reed & Associates, Inc.

Real Estate Appraisers – Consultants

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

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

November 4, 2024

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

RE: The Layes Irrevocable Family Trust Property; 1.682± Acres, Located at 1331 Janice Lane, Springdale, Arkansas; Washington County

Dear Mr. Carr:

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

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

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

This report addresses: the market value of the Whole Property (land only) prior to the City of Springdale acquiring 4,588± square feet (SF) in right of way (ROW), 4,440± SF in permanent utility easement (PUE) and 6,377± SF in temporary construction easement (TCE), as of October 17, 2024, and, the market value of the Remainder Property (land only) after the acquisition of 4,588± square feet (SF) in right of way (ROW), 4,440± SF in permanent utility easement (PUE) and 6,377± SF in temporary construction easement (TCE), are in place, also as of October 17, 2024.

Based on an analysis of relevant data, and contingent on the Assumptions and Limiting Conditions which follow and appear in the Addenda Section of this report, it is our opinion the market value of the subject property, as of October 17, 2024, was as follows:

Whole Property	=	$266,750
Remainder Property	=	$236,550
Subtotal	=	$ 30,200
Plus: Temporary Construction Easement	=	$ 4,400
Damage To Market Value - - -	=	$ 34,600

The preceding values reflect terms equivalent to cash to the owners and represent those for real property only.

The following Extraordinary Assumptions are utilized in this report:

1. **Subject land sizes, Whole Property and Remainder Property, are approximately as indicated;**
2. **The City of Springdale, at their expense, will put the land area, gravel and concrete drives located within the PUE and TCE back to as near original condition as possible;**
3. **Subject and adjacent properties are in compliance with all applicable EPA regulations.**

If any, or all, of these Extraordinary Assumptions prove to be untrue, one or both of the preceding value estimates could be influenced.

The reader is referred to additional Assumption and Limiting Conditions presented in the Addenda Section of this report.

A Hypothetical Condition of this appraisal is that the Gene George Boulevard North Project-N. 56th Street and County Line Road is complete and in place as of the effective date of this report in estimating the market value of the Remainder Property. In reality, the Gene George Boulevard North Project-N. 56th Street and County Line Road is not complete and in place as of October 17, 2024. If this Hypothetical Condition is not considered, the estimated market value of the Remainder Property could be influenced.

USPAP states the following under Sections Rule 1-4 (f): "When analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions." This appraisal is prepared in conformity to the provisions of the "Uniform Act" and its implementing regulation 49 CFR Part 24. The 49 CFR Part 24 regulation requires appraisers to disregard any decrease or increase in the market value of the property that has been caused directly by the project in the "Before Acquisition Value" appraisal. This is considered a Jurisdictional Exception. In addition, General Benefits as a result of the project have not been considered in the valuation of the Remainder Property based on 49 CFR Part 24. Considering USPAP Standards Rule 1-4 (f), this is also considered a Jurisdictional Exception.

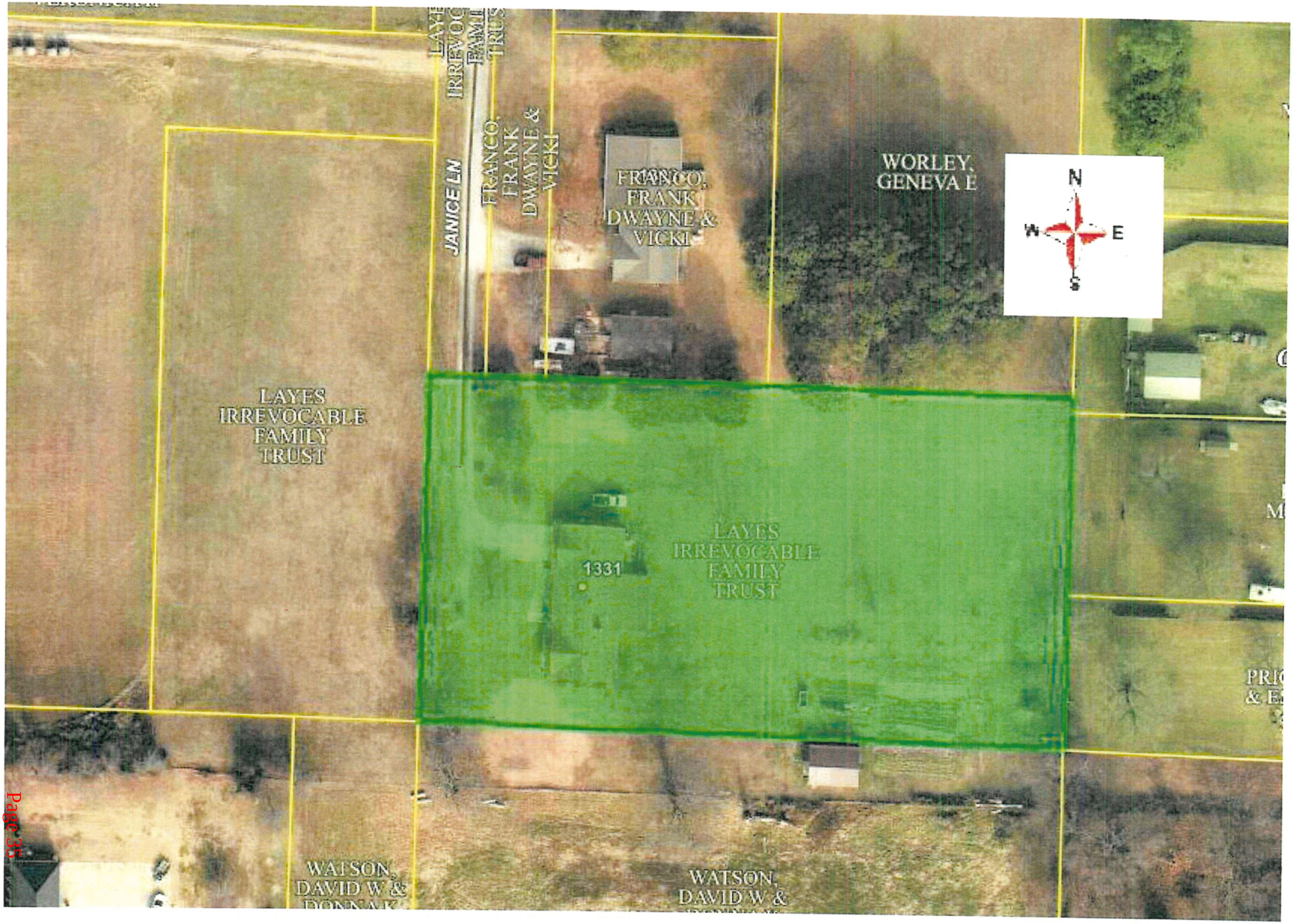
Sincerely,

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



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




JANICE LN
FRANCO, FRANK DWAYNE & VICKI
FRANCO, FRANK DWAYNE & VICKI
WORLEY, GENEVA E
N
W
E
S
LAYES IRREVOCABLE FAMILY TRUST
1331
LAYES IRREVOCABLE FAMILY TRUST
WATSON, DAVID W &
WATSON, DAVID W &

Appraisal Report

Tract 43 Before and After Taking
Gene George/56th St Extension Project
1331 Janice Lane
Springdale, AR



Retrospective Effective Date

May 07, 2025

Prepared By

James R. Williams, AR CG #3949
STRINGFELLOW & ASSOCIATES
PO Box 668
Farmington, Arkansas 72730
(479) 267-6007 OR FAX (479) 267-6599

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Farmington, Arkansas 72730-0668
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»Poultry, General Agricultural, Commercial, Multi-family, Light Industrial
Court required Appraisals, and Estate Appraisals – real property«

Appraisers:
Steven A. White, CG
James R. Williams, CG
Greg Jeffry, CG

June 29, 2026

Mr. Stephen Lisle; Attorney
Lisle Law Firm
1458 Plaza Place
Springdale, AR 72764

Re: City of Springdale vs Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of The Layes Irrevocable Family Trust; parcel # 815-29790-151 containing 1.682± Acre before the taking and a remainder of 1.577± acres after, along with a Permanent Utility Easement.

Mr. Lisle;

I have completed an appraisal of the property referenced above. As requested, I have identified Market Value in "AS IS" condition of parcel #'s 815-29790-151, which is Tract #43, of the City of Springdale's Gene George/56th Street Extension Project, before and after the taking, with an effective date of May 07, 2025. I have relied on the project surveys, data, warranty deeds, legal descriptions, and Assessor's Data to identify the acreage for the subject property as 1.682± acres before the taking and 1.577± acres after the taking. These are the acreages used in the analysis. There is a permanent utility easement of 0.101± acres in addition to the taking. There is a copy of the Assessor's Data, surveys, and request agreement in the report.

A physical observation of the property and a conversation with the owner were completed to help determine the property's characteristics. The project survey, maps, aerials, and Assessor's Data were also used and can be viewed under the heading of ***"Site Data"***. These maps and data sheets are to be used as reference only and should not be taken in the place of a survey. A survey was completed by the City of Springdale which I have used to identify the acreages and boundaries of the subject before and after the taking.

The rights appraised and the resulting value identified are consistent with "Fee Interest in the Surface Estate" as described. This estimate of "Market Value" is subject to the *Underlying Assumptions and Limiting Conditions* enumerated in the report. A physical observation of the property was completed on October 20, 2025. The values identified have an effective date of May 07, 2025; therefore, historical data will be referenced to assist in valuing the properties. Information relative to value was gathered from sources believed reliable, which have been analyzed and presented in this narrative report.

This report is intended solely for the use of the identified user and client. The value identified is subject to "Underlying Assumptions and Limiting Conditions", and descriptions contained in this report. Any division of property or reallocation of values differing from the conditions described could result in an inaccurate presentation and should not be relied upon.

I further certify I have no interest, present or contemplated, in the property described, and neither my employment nor compensation is contingent on value.

Based on my research and analysis, "Market Value" reflective of a 6 to 12 month exposure time, as of May 07, 2025 is:

Market Value "Before" 1.682± Acres
Five Hundred Seventy-seven Thousand Dollars
$577,000

Market Value "After" 1.577± Acres
Four Hundred Fifty-one Thousand Dollars
$451,000

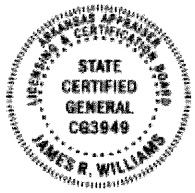
Market Value Temporary Construction Easement
Four Thousand Seven Hundred Dollars
$4,700

Indicated Value of Damage to Subject
One Hundred Eighteen Thousand Seven Hundred Dollars
$130,700

In addition, the assignment is not based on a requested minimum valuation or a specific valuation. The accompanying report is written in accordance with the *Uniform Standards of Professional Appraisal Practice* (USPAP); particularly Standards Rule #1, and an Appraisal Report according to Standards Rule #2-2(a) of USPAP as well as OCC requirement (OCC regulation 12CFR34).

I trust that you will find this report in order but if you have any questions regarding the appraisal, please do not hesitate to call.

Respectfully Submitted,



James R. Williams,
Stringfellow & Associates
AR CG #3949

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Effective Date of Value:	May 07, 2025
Observation Date:	October 20, 2025
Signatory Date of Report:	June 29, 2026
Previously Appraised:	Yes, October 2025
Type of Property:	Residential
Improvement Description:	There is a single family residence and yard improvements.
Property Size:	Before taking 1.682± acres or 73,268 sf After taking 1.577± acres or 68,680 sf Area of taking 0.105± acres or 4,588 sf Area of Utility Easement 0.101± acres or 4,440 sf Area of TC Easement 0.146± acres or 6,377sf
Site Description:	Before Taking: The property is rectangular in shape, with frontage and ingress/egress on the east side of Janice Lane. The land is a mix of cleared area and mature trees. The topography is level to rolling. After Taking: The remainder will have the same shape and topography. The remainder will have ingress/egress from the north bound lane of the new Gene George/56th Street extension which will run along the west boundary encompassing 0.105± acres of the "Before". The utility easement will be on the east side of the right of way taking and along a portion of the west boundary. The taking will also remove several trees and bushes providing sight and sound barrier to the subject property.
General Location:	The subject property is located in the northern portion of Springdale, AR, in Washington County. Interstate 49 is 0.6± miles east. Hwy 612 is 2.6± miles north, and Elm Springs Road is 0.2± miles south. Fayetteville is the County Seat and the Courthouse is 9.2± miles to the southeast.
Latitude/Longitude:	36.197561°, -94.192062°
Client:	Mr. Stephen Lisle; Attorney Lisle Law Firm 1458 Plaza Place Springdale, AR 72764
Intended Users:	Stephen Lisle, Lisle Law Firm, Layes Revocable Family Trust, and the Trustees.
Intended Use:	To establish market value of the subject before and after the taking for condemnation litigation.

Owner:	Layes Revocable Family Trust
Legal Description:	See page 4 for the Legal Descriptions
Utilities:	Electricity, natural gas, city water, septic, and telephone are typically available in the area.
Zoning:	A-1 Agricultural, - The A-1 agricultural district protects agricultural land until it transitions to urban development. It supports certain uses that may be annexed to the city and encourages single family homes on large tracts. Agricultural activities like crop and livestock production are allowed due to the low density of development.
Extraordinary Assumption:	USPAP defines an Extraordinary Assumption as: "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinion or calculations". **The acreage for Tract 43 is 1.682± acres.**
Hypothetical Conditions:	USPAP defines a Hypothetical Condition to be "a condition, directly related to a specific assignment, which is contrary to what is known to exist on the effective date of the assignment results, but is used in an analysis". An example of a hypothetical condition would be "Appraising proposed improvements such as new construction or additions, "AS IF" they existed as of the current date, when they do not". Another way of stating it would be: "assuming as fact a condition that is known not to be fact at the time of analysis". **The City of Springdale Project #23BPS4 (Gene George/56th Street Extension) has been completed according to the plans and specifications provided.**

Summary of Values

Value Indications:	**1.682± Acre Before (Improved):**	**$577,000**
	1.577± Acre After (Improved):	**$451,000**
	Value Loss of the Taking	**$126,000**
	Value of TCE	**$ 4,700**

Indicated Damage to Subject Property $130,700

Distribution of Damages

Taking Area (ROW & Easement)	$ 85,000
Improvements in Right of Way	$ 11,650
Severance Damage	$ 29,350
Temporary Construction Easement	$ 4,700
Total Damages	$130,700

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO AMEND A PROFESSIONAL DESIGN CONTRACT FOR SOUTHSIDE INTERSECTIONS, PROJECT NO. 23BPS9

WHEREAS, The City of Springdale contracted with Burns & McDonnell for the design of the Southside Intersections project on September 15, 2023; and

WHEREAS, an agreement has been made with ARDOT to take over construction of this project, and the design needs to follow their requirements; and

WHEREAS, there are design adjustments are outside the scope of the original design contract;

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

Section 1. The Mayor and City Clerk are authorized to execute a contract amendment with Burns & McDonnell for the amount of $1,685,891. Payment will be made out of the 2023 Street Bond Fund.

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

PASSED AND APPROVED this _____day of September, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
ENGINEER-OWNER AGREEMENT

AMENDMENT No. 2 **Date: 09/09/2026**

THIS AMENDMENT modifies the Agreement dated September 15, 2023 and Amended March 12, 2025 made by and between **Burns & McDonnell Engineering Company, Inc.,** (hereinafter called ENGINEER), and City of Springdale, Arkansas (hereinafter called OWNER) for the following Project: South Side Intersection Improvements.

Following collection of traffic data, and traffic analysis to evaluate the project intersections, it was determined that original improvements planned for these intersections would do little to improve traffic delay and congestion. Therefore, additional traffic analysis, modeling and feasibility studies were performed, to further evaluate alternatives and determine extents of improvements needed to improve traffic performance. This effort included development of schematic (15%) plans and estimating to determine the project costs.

Using these project costs the OWNER secured a partnership agreement with the Arkansas Department of Transportation (ARDOT) in which Federal Funds administered by ARDOT will be used to complete the project.

The purpose of this amendment is to adjust the scope of work, compensation and project schedule to align with the Schematic 15% Design plans, additional associated requirements that will become part of the project due to Federal Funding for Construction, and additional services requested by the OWNER throughout the delivery of the first intersection – the Don Tyson Interchange Signal.

For good and valuable consideration, the sufficiency of which is acknowledged, the parties agree to make the following changes to their Agreement.

1. Section 7.01, Basis of Payment-Hourly Rates Plus Reimbursable Expenses, Paragraph A., Item 3 is amended as follows:

The total compensation for services and reimbursable expenses is increased by $1,685,891. and shall not exceed Three million one hundred forty-three thousand six hundred forty-two dollars ($3,143,642.00), without prior approval by Owner.

2. Appendix 1, Engineer's Standard Hourly Rates. Shall be amended to include Appendix 1A

Changes include revised rates for 2026; Rates were not adjusted for 2024 or 2025.

3. Appendix 3, Scope of Work: The parties agree that the ENGINEER's Scope of Services is replaced with Appendix 3B attached.

Changes include increased project limits, expanded scope of work, and additional services related to project partnership agreement with ARDOT and federal funding requirements .

4. Appendix 4, Justification of Costs is modified as follows:

Justification of Costs shall be amended to include Appendix 4B as attached.

5. Appendix 5, Project Schedule shall be amended and replaced with Project Schedule Appendix 5A attached, which applies to the remaining three (3) locations.

Changes include modifications to project schedule to accommodate the delay for the completion of the partnering agreement with ARDOT, additional survey and traffic data collection, design and review times associated with increased project limits, expanded scope of work, and additional project oversight by ARDOT due to project partnership agreement.

6. Other changes to the Agreement, if any, are stated below:
NONE

7. The terms of this AMENDMENT supersede any contrary terms of the Agreement. This AMENDMENT will be deemed a part of, and be subject to, all other terms and conditions of the Agreement. Except as modified above, the Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this AMENDMENT the day and year first written above.

THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY BE ENFORCED BY THE PARTIES.

OWNER: City of Springdale, Arkansas		**ENGINEER: Burns & McDonnell Engineering Company, Inc.**	
By:	_____	By:	_____
Name:	Doug Sprouse	Name:	Steven Beam, P.E.
Title:	Mayor	Title:	Director

APPENDIX 1A
SCHEDULE OF HOURLY PROFESSIONAL SERVICE BILLING RATES

THRU DECEMBER 31, 2026

CONTRACT TITLES AND BILL RATES	
Title	**Hourly Billing Rate**
Principal	$ 295.00
Project Director	$ 285.00
Project Manager	$ 260.00
Assistant Project Manager	$ 230.00
Senior Resident Engineer	$ 210.00
Resident Engineer	$ 170.00
Project Assistant/Administrator	$ 160.00
CAD	$ 135.00
Designer	$ 175.00
Senior Public Involvement	$ 200.00
Public Involvement	$ 175.00
Associate Civil Engineer	$ 265.00
Senior Civil Engineer	$ 220.00
Staff Civil Engineer	$ 185.00
Assistant Civil Engineer	$ 165.00
Senior Estimator	$ 240.00
Estimator	$ 185.00
Construction Manager	$ 270.00
Assistant Construction Manager	$ 210.00
Associate Environmental Scientist	$ 275.00
Senior Environmental Scientist	$ 240.00
Staff Environmental Scientist	$ 185.00
Assistant Environmental Scientist	$ 155.00

Notes:

1. For any non-exempt personnel, approved overtime will be billed at 1.5 times the hourly labor billing rates shown.
2. For outside expenses incurred by the Design Subconsultant, such as authorized travel and subsistence, and for services rendered by others, Owner/Client shall pay the cost plus any mark-up identified in the Agreement.
3. The services of contract/agency and/or any personnel of a subsidiary to Consultant or its affiliates shall be billed to Owner according to the rate sheet as if such personnel is a direct employee of Consultant.
4. The rates shown above are effective for services through the dates shown and are subject to revision thereafter.

APPENDIX 3B

SCOPE OF WORK – SA2

South Side Intersection Improvements
City of Springdale, Arkansas

I. DESCRIPTION OF THE PROJECT

The City of Springdale, AR (OWNER) is proposing to engage Burns & McDonnell (ENGINEER) to provide professional engineering services for intersection improvements at the following locations. A location exhibit that depicts "City Improvements" and "State Improvements" is attached to this scope of work that further depicts the anticipated project limits. **After initial traffic analysis, it was determined that additional improvements would be desired to improve the intersection performance. These improvements were beyond the original scope of work of the "City Improvements" and the "State Improvements" theses expanded improvements are shown in a Location Exhibit 2 depicting revised project limits. This scope of work is to support the supplemental; however, since many of the deliverables are the same, but the magnitude has changed, the new design scope or design services are in bold.**

Don Tyson Parkway & Thompson Street (Hwy. 71B) (SITE 3)

1. **Modify the existing intersection according to the SITE 3 Project Map, including:**
    a. **A new traffic signal.**
    b. **Lane configuration consisting of the following;**
        i. **Northbound (NB) and Southbound (SB)**
            1. **2 Dedicated Left Turn Lanes**
            2. **2 Thru Lanes**
            3. **1 Shared Thru-Right Turn Lane**
        ii. **Westbound (WB)**
            1. **2 Dedicated Left Turn Lanes**
            2. **1 Thru Lane**
            3. **1 Shared Thru / Right Turn Lane**
        iii. **Eastbound (EB)**
            1. **2 Dedicated Left Turn Lanes**
            2. **2 Thru Lanes**
            3. **1 Dedicated Right Turn Lane**
    c. **Widening, shoulder conversion and new median with restricted left turn access on Thompson Street to add a third NB and SB lane from Shady Grove Road to Southfield Avenue.**
    d. **Evaluation of a future road connection of Chester Avenue to Don Tyson Pkwy.**
    e. **New medians at intersection approaches.**
    f. **Access management improvements, and driveway consolidation.**
    g. **New greenspace and sidewalk throughout project limits.**
    h. **Pedestrian Signal improvements.**

Thompson Street (Hwy. 71B) & Robinson Avenue (Hwy. 412) (SITE 1)

1. **Modify the existing intersection according to the SITE 1 Project Map, including:**

a. **A new traffic signal and roadway reconfiguration at the northern leg of the existing Hwy. 412 Spur and Thompson Street (Hwy. 71B).**
b. **A new traffic signal and roadway reconfiguration at the southeastern leg of the existing Hwy. 412 Spur and Robinson Avenue (Hwy. 412).**
c. **A new traffic signal and roadway reconfiguration at the primary intersection between Thompson Street (Hwy. 71B) & Robinson Avenue (Hwy. 412).**
    i. **Lane configuration consisting of the following;**
        1. **Northbound (NB) and Southbound (SB) (Existing Conditions - no improvements)**
            a. **1 Dedicated Left Turn Lane**
            b. **1 Dedicated Thru Lanes**
            c. **1 Shared Thru / Right Lane**
        2. **Westbound (WB)**
            a. **1 Dedicated Left Turn Lane**
            b. **1 Thru Lane**
            c. **1 Shared Thru / Right Slip Lane**
        3. **Eastbound (EB)**
            a. **1 Dedicated Left Turn Lane**
            b. **1 Thru Lane**
            c. **1 Shared Thru / Right Slip Lane**
d. **Adding a westbound right turn lane at S. Pleasant Street and converting the existing shared thru/right lane to a dedicated thru lane. Tying into all other existing approaches to avoid signal impacts.**
e. **New medians at intersection approaches.**
f. **Access management improvements, and driveway consolidation.**
g. **New greenspace and sidewalk throughout project limits.**
h. **Pedestrian signal improvements at each intersection.**

Don Tyson Parkway & Old Missouri Road (Hwy. 265) (SITE 2)

1. **Modify the existing intersection according to the SITE 2 Project Map, including:**
    a. **A new traffic signal**
    b. **Lane configuration consisting of the following:**
        i. **Northbound (NB)**
            1. **2 Dedicated Left Turn Lanes**
            2. **2 Thru Lanes**
            3. **1 Dedicated Right Turn Lane**
        ii. **Southbound (SB)**
            1. **1 Dedicated Left Turn Lane**
            2. **2 Thru Lanes**
            3. **1 Dedicated Right Turn Lane**
        iii. **Westbound (WB)**
            1. **2 Dedicated Left Turn Lanes**
            2. **1 Thru Lane**
            3. **1 Shared Thru / Right Turn Lane**
        iv. **Eastbound (EB)**
            1. **2 Dedicated Left Turn Lanes**
            2. **2 Thru Lanes**
            3. **1 Dedicated Right Turn Lane**
    c. **New medians at intersection approaches.**
    d. **Access management improvements, and driveway consolidation.**
    e. **New greenspace and sidewalk throughout project limits.**

f. Pedestrian signal improvements.

Southbound I-49 on/off ramp intersection at Don Tyson (SITE 4)

1. Intersection Design Contingent on Warrant Analysis
2. Signalize existing intersection.

The proposed project design will require traffic studies, surveys, roadway design and plans, hydraulic analysis, right of way plans, and bidding services. Storm drainage systems, utility coordination, maintenance of traffic and other incidental systems and facilities will be included as necessary.

Each intersection will be designed, bid and constructed as separate/independent projects.

The project is a Federal-aid Partnership Project between the OWNER and Arkansas Department of Transportation (ARDOT). The OWNER shall be responsible for compliance with conditions of the partnership agreement.

All work will be reviewed and approved or permitted by the Arkansas Department of Transportation (ARDOT). All work and contract requirements shall conform to the requirements of the **Federal Highway Administration (FHWA), ARDOT** and the OWNER.

The plans will not be required to be prepared in ARDOT standard format.

II. SERVICES PROVIDED BY THE OWNER:

1. Provide Right of Entry (ROE) from public or private landowners for ENGINEER to complete services described below.
2. Review plans at **15%**, 30%, 60%, 90% and final review level.
3. Review Right of Way Documents and Project Manual at 90%/100%
4. Provide and coordinate the necessary public meetings.
5. Publish, and pay for public notices and legal notices.
6. Provide Spanish translation services at public meetings as necessary.
7. Provide existing right of way and intersection design plans if available.
8. Provide right of way appraisal and acquisition.

III. SERVICES PROVIDED BY ARDOT

1. **Provide sample environmental clearance documents.**
2. **Review environmental documentation for the project.**
3. **Coordinate with FHWA for tribal correspondence and document approvals.**
4. **Coordinate with the State Historic Preservation Office (SHPO) and other federal, state and local agencies as necessary.**
5. **Review plans at 30%, 60%, 90% and final.**
6. **Review project manual and project specifications at 90% and final.**

IV. SERVICES PROVIDED BY THE ENGINEER:

ENVIRONMENTAL CLEARANCE DOCUMENTATION SUPPORT

1. ENVIRONMENTAL DATA COLLECTION

Preliminary environmental data associated with the proposed project area will be collected to assess impacts to the social, economic, and natural environments. Data related to the following impact areas, as appropriate, should be included:

a. **Air Quality**
b. **Noise Quality**
c. **Cultural Resources - Archeological Sites and Historic Structures**
d. **Hazardous Materials**
e. **Wetlands and Stream Impacts**
f. **Water Quality, including Public Drinking Supplies**
g. **Farmland**
h. **Land Use and Land Cover**
i. **Migratory Birds**
j. **Terrestrial and Aquatic Communities**
k. **Endangered and Threatened Species**
l. **Economic**
m. **Community Effects**
n. **Relocations, including Homes, Businesses, Non-profit Organizations, and Tenants of all types.**
o. **Recreational Areas**
p. **Visual**

2. ENVIRONMENTAL CONSTRAINTS MAP

All environmental data collected will be transferred to appropriately scaled aerial photographs to produce a map that indicates all known environmentally sensitive areas and provided to the Designers for avoidance and minimization of impacts. Environmentally sensitive areas and recreational facilities will be provided to the Roadway Designers for avoidance, and/or minimization of impacts, and/or notation on the plans as a restraining condition of the Contractor, in accordance with Section 107.10 of the Standard Specifications for Highway Construction. Contract Special Provisions should be developed as necessary to provide protection for environmentally sensitive areas or features and to provide guidance to the Contractor.

3. LOCATION AND/OR DESIGN ALTERNATIVES

a. **Prepare conceptual design of the preferred design concept including but not limited to major drainage structures, permanent and temporary easements, utility relocations, and bicycle/pedestrian improvements. Alternatives development shall include early and continuous coordination with the OWNER, ARDOT, FHWA, and appropriate resource agencies. Electronic copies of the design shall be furnished to ARDOT in Bentley MicroStation "DGN" format and furnished to the OWNER in AutoCad "DWG" format.**
b. **Prepare cost estimates for each alternative.**
c. **After the preferred alternative has been reviewed by the OWNER, ARDOT, and FHWA, a final determination will be made by FHWA/ARDOT as to which type of NEPA environmental document (Environmental Impact Statement, Environmental Assessment, or Categorical Exclusion) is warranted. A Categorical Exclusion (CE) is anticipated and is the basis for the level of effort described below.**

4. **PUBLIC INVOLVEMENT MEETING**
    a. **Plan, coordinate, participate in, and assist the OWNER in conducting one Public Involvement Meeting near the project area. Identify the logistics involved in selecting the meeting location and time with the OWNER and ARDOT. The OWNER will subsequently secure/reserve and pay any rental costs for such site and any necessary equipment.**
    b. **Prepare and submit the notice of public involvement meeting to the OWNER and ARDOT for review and approval. Place the approved notice in a local newspaper in accordance with ARDOT policies and requirements. The OWNER will be responsible for payment for the publication of legal notices and ads.**
    c. **Prepare public involvement displays, sign-in sheets, comment sheets, and other materials for the Public Involvement Meeting as necessary, including information on Section 106 processes to solicit specific input to satisfy regulatory requirements. Provide an adequate number of handouts and displays for the public involvement meeting and provide a sufficient number of personnel to support the Public Involvement Meeting by being prepared to answer questions and explain all concepts of the proposed project. Also, be prepared to pivot to virtual public involvement meetings if required.**
    d. **Compile comments received at the Public Involvement Meeting and document the same in the form of a synopsis that will include comment cards, letters, attendance sheets, summary of input, response to public comments, etc. This will include photographs or copies of informational displays, handouts, etc., and submit a Title VI report.**

5. **CULTURAL RESOURCES AND HISTORIC PROPERTIES.**
    a. **Perform a desktop review of the Arkansas Archeological Survey Automated Management of Archeological Site Data in Arkansas database and the Arkansas Historic Preservation Program structure database to identify previously recorded cultural resources. The Archeological Survey will be conducted in one mobilization of one (1), 2-person field crew totaling six (6) days in the field and will require no more than 30 shovel tests, which will be excavated in previously undisturbed areas. It is anticipated that no archeological sites will be recorded and no artifacts will be collected. Additional cultural resources services, such as conference calls or meetings, deep testing, archival research, National Register of Historic Places eligibility testing, mitigation, etc., are not included at this time, but may become necessary at a later date.**
    b. **Conduct surveys (historic structures and archeology), evaluate resources for eligibility in the National Register of Historic Places, and complete and submit a cultural resources report to ARDOT for review. Once comments are addressed, ARDOT shall submit the report to SHPO. Cultural resources clearance will be required for the final environmental documentation. The Architectural Resources Survey would document no more than 55 historic-age buildings/structures in one mobilization of one (1), 2-person field crew, totaling four (4) days in the field. It is anticipated that no NRHP-eligible resources will be recorded; therefore, no Section 4(f) documentation will be required. This task excludes formal landscape assessments, intensive surveys, archival research, and coordination support (e.g., SHPO, tribes). This task does not include coordination with potential consulting parties**

regarding mitigation (including the development of a Memorandum of Agreement [MOA]) in the event any of the projects result in an adverse effect on a NRHP-eligible or -listed property.

c. Support FHWA coordination with tribes through ARDOT.

6. BIOLOGICAL INVESTIGATIONS

a. Wetland/WOTUS - Due to the developed nature of the project areas, desktop analysis followed by a field reconnaissance and field delineations at no more than two water feature project crossings will be conducted. Based on a review of the National Wetland Inventory (NWI) and National Hydrography Dataset (NHD) mapping for the project area, no NWI mapped wetlands are present in the project area. Based on the project footprint/limits of disturbance developed as of February 2026, NHD streams within the proposed ROW are likely not present as defined surface drainage features based on a review of available aerial imagery. It is anticipated that none of the projects would require a Section 404 permit. No coordination with the USACE is anticipated.

b. T&E Species/Habitat Assessment - Due to the developed nature of the project areas, only a desktop analysis and windshield survey will be conducted. The Information for Planning and Consultation (IPaC) website should be used to identify federally listed threatened and endangered species, as well as their habitat potentially present within the limits of disturbance and adjacent areas. Other than completing the required FHWA Programmatic and Arkansas d-keys, no informal coordination or consultation with USFWS is anticipated. The windshield assessment for T&E species and wetlands/WOTUS will be conducted concurrently. No formal species-specific presence/absence surveys are included.

c. Water Quality/NPDES/ADEQ Coordination - Construction of the project is anticipated to be covered under the General Permit No. ARR150000, Authorization to Discharge Stormwater Under the National Pollutant Discharge Elimination System and the Arkansas Water Pollution Control Act. No waters of the state would be affected so the need for a Section 401 Water Quality Certification/Short-Term Activity Authorization is not anticipated. Anticipated permits will be noted in the CE. Creation of a Stormwater Pollution Prevention Plan and on-site inspections are not included.

7. HAZARDOUS/REGULATED MATERIALS

Conduct a literature and database review and visual survey of the project areas to identify potential hazardous/regulated material sites in the vicinity of the proposed project. The results of this effort shall be documented in the environmental document. The work shall include:

a. Overview and Summary of Hazardous Materials Sites within the Study Area – This initial screening will include a review and evaluation of applicable state and federal regulatory agency databases.

b. Identification of Sites of Concern – A review and evaluation of the following list will be performed for the reasonable and feasible alternatives: CERCLA, NPL, RCRA, RST, LRST, State Superfund, City Solid Waste Landfills.

c. Visual survey of project areas.

8. **ENVIRONMENTAL DOCUMENT**
    a. **The preparation of a Categorical Exclusion (CE) is anticipated including appropriate supporting technical analyses. It is anticipated one (1) CE document will be used to provide NEPA clearance for all three (3) intersections. Follow the ARDOT CE template and adapt for this project. Due to the urban nature of the project areas, many resource categories will not be present and will not be discussed in the CE.**
    b. **Submit draft CE and associated technical reports/memos in electronic format (pdf and MS Word) for review by the OWNER and ARDOT.**
    c. **Perform changes necessary to respond to comments from the OWNER and ARDOT made during the review. Assume 1 review by the OWNER and 2 rounds of reviews by ARDOT for the CE and each technical report/memo.**
    d. **Submit final draft CE to the OWNER and ARDOT for submittal to the FHWA for approval.**
    e. **All submittals will be in electronic form (PDF format); no paper deliverables anticipated.**
    f. **Coordinate and obtain appropriate federal and state clearances (Section 106, Section 7, etc. as noted above) to support environmental clearance in compliance with the OWNER and ARDOT procedures. Provide environmental information needed for completion of the NPDES SWPPP to design team, including wetland locations and acres of impacts, endangered and threatened species, 303(d) waters, Total Maximum Daily Load (TMDL) waters, operator of local municipal separate storm sewer system (MS4), and special waters for 50-ft. buffer zone, if applicable.**

9. **LOCATION AND DESIGN PUBLIC HEARING(S) – IF REQUIRED – ASSUME THIS IS A CE AND DOES NOT REQUIRE A PUBLIC HEARING – IF SO A SUPPLEMENT IS NEEDED**

10. **CONSTRUCTION PLAN AND SPECIFICATIONS DEVELOPMENT**
    a. **Prepare special provisions related to environmental commitments and protection. The ENGINEER's shall incorporate all environmental commitments and regulatory requirements into project plans and contracts by use of plan sheet notes, general notes, and special provisions.**
    b. **Close coordination should be maintained with ARDOT to verify all aspects of the environmental process meet ARDOT approval. This includes approval of deliverables and dates of delivery for each task.**

11. **ENVIRONMENTAL PERMITTING FOR CONSTRUCTION – NOT INCLUDED**

FIELD SURVEYS AND MAPPING

The ENGINEER shall be responsible for obtaining all required aerial photography and topographic mapping (other than that provided by the OWNER) the ENGINEER determines necessary for the design of the project. This includes all field surveys such as topographic surveys, property surveys, and utility surveys, as needed, to identify all existing features along the project and establishing project control.

All survey tasks shall be performed under the supervision of an Arkansas Registered Professional Surveyor, shall be consistent with Arkansas minimum standards and in compliance with Arkansas laws and regulations governing the practice of Land Surveyors and with all Federal, State and Local laws, regulations and ordinances applicable to the work.

ROADWAY DESIGN AND PLANS

SCHEMATIC ROADWAY DESIGN (15% SUBMITTAL)

1. **Conduct Utility Coordination Kick Off meeting with all city and franchise utility providers.**

2. **Develop Design Criteria to be used in the design of the project.**

3. **Develop and Submit Strip Map for the project including the following information:**
   a. **Proposed lane configuration and associated roadway improvements based on traffic analysis results and recommendations,**
   b. **Locations and limits of proposed medians,**
   c. **Locations and configuration of proposed signal poles and mast arms,**
   d. **Locations of pedestrian improvements such as sidewalks and crosswalks,**
   e. **Tentative driveway alterations, combinations and closures to improve safety and promote access management,**
   f. **Tentative limits of construction,**
   g. **Utility location information,**
   h. **Identification of significant property and/or utility conflicts and impacts for consideration of feasibility,**
   i. **Aerial Imagery.**

4. **Provide Opinion of Probable Construction Costs.**

5. **Attend meetings with OWNER representatives and project stakeholders to review alternatives.**

6. **Provide a memo to summarize results and recommendations.**

7. **Provide support documentation and review of partnership funding requests.**

CONCEPTUAL ROADWAY DESIGN (30% SUBMITTAL)

1. Submit design criteria to be used in the design of the project.

2. Provide conceptual roadway plans including:
   a. Project Cover sheet, including project location name, and general project information.
   b. Typical Roadway Sections,
   c. Roadway Plan and Profile Sheets, showing conceptual roadway alignment with horizontal curve data, conceptual profile grades with vertical curve data, existing property lines, easements and right-of-way, proposed right-of-way floodway and floodplain limits, proposed pavement markings and lane configuration, limits of construction, and existing aerial photography and/or topographic survey.

3. Identify utility conflicts associated with proposed alignment. Provide summary spreadsheet of anticipated conflicts with name of utility provider, contact information, and a description of potential impacts.

4. Opinion of Probable Construction Cost

5. Provide four (4) paper copies (half size 11x17), one electronic pdf, and AutoCad/Civil 3D files for plan review.

6. Coordinate and schedule conceptual field inspection, if required. Provide sufficient number of plan copies for conceptual field inspection.

7. **Perform project coordination and support OWNER related to meetings and communication with project stakeholders, Arkansas Missouri Railroad, and Arkansas Department of Transportation.**

8. **Coordinate with Franchise Utility Providers and Springdale Water Utility representatives related to necessary relocations associated with the project. Coordination shall include:**
   Transmitting project description, schedule, KMZ, Plans and digital design files as needed to all franchise and city utility providers at project milestones.

9. **Conduct coordination meetings with utility owners and representatives.**

PRELIMINARY ROADWAY DESIGN (60% SUBMITTAL)

1. Make revisions necessary to respond to comments made at the 30% review as well as comments made at the conceptual field inspection.

2. Provide Pavement design alternatives according to City of Springdale Standard Street Specifications, using AASHTO design procedures.

3. Provide preliminary roadway plans including:
   a. Project Cover Sheet, including project location name, and general project information.
   b. Control detail sheets of the survey baseline and design centerline with control point data.
   c. Typical Roadway Sections: The typical sections will include notes pertaining to slopes, tolerances, leveling, and other items. The typical sections will contain information depicting the width of the subgrade, all lanes, shoulders, and clear zones. The side slopes (run/rise) and finished grade cross slopes (ft./ft.) will also be shown. The point of profile will be defined and the location and shape for all ditches will also be depicted.
   d. Roadway Plan & Profile Sheets: The plan and profile sheets will contain information from 30% plus the following: proposed centerline and travel lanes, existing topography, existing utilities, horizontal geometry (curve data, PI's, bearings), north arrow, lane and shoulder dimensions, taper dimensions, proposed driveways and side streets, drainage information, turning radii, limits of existing and proposed right-of-way and control of access, permanent and temporary construction easements, construction limits, location of right-of-way points and benchmarks, floodplain limits, proposed vertical geometry (including VPI's, grades, and ditch grades), existing ground profile, and drainage information.
   e. Partial Maintenance of Traffic Plans: The maintenance of traffic plans will suggest a sequence of construction to complete major phases of the project. It will clearly

identify the stages required during construction, but detailed information about barricades, drums, temporary markings, etc will not be provided until 90% design.

f. Signing & Pavement Marking Plans
g. Partial Grading and Erosion Control Plans: The grading and erosion control plans will include overall project limits of construction and grading separated by construction stage. Full details regarding exact BMP's will not be provided until 90% design.
h. Roadway Details

4. Preliminary Drainage Report summarizing modifications and/or improvements to existing storm drainage infrastructure within the project limits.

5. Opinion of Probable Construction Cost

6. Provide four (4) paper copies (half size 11x17), one electronic pdf, and AutoCad/Civil 3D files for plan review.

7. Coordinate and schedule preliminary field inspection, if required. Provide sufficient number of plan copies for preliminary field inspection.

8. Coordinate with Franchise Utility Providers and Springdale Water Utility representatives related to necessary relocations associated with the project. Coordination shall include:
   a. Transmitting project description, schedule, KMZ, Plans and digital design files as needed to all franchise and city utility providers at project milestones.
   b. **Conduct** coordination meetings with utility owners and representatives.

9. **Public Meeting**
   a. One public involvement meeting is anticipated for the project.
   b. Prepare meeting announcement and public notification.
   c. Prepare sign-in-sheets, comment forms and project flyers for participants.
   d. Prepare design-related displays to be used at the public meeting, including color prints of the proposed improvements, drawings identifying any environmental resources and impacts, as well as exhibits showing proposed and existing right of way and easements.
   e. Assist the OWNER at the meeting by being prepared to answer and explain all concepts of the proposed design.

FINAL ROADWAY DESIGN (90%/100% SUBMITTAL)

1. Make revisions necessary to respond to comments made at the 60% review as well as comments made at the preliminary field inspection.

2. Provide final roadway plans including all sheets from 60% review plus:
   a. Final Index of Sheets, and General Notes
   b. Final Maintenance of Traffic plans including location of traffic drums, barricades to be placed, striping to be removed/added prior to diversion of traffic.
   c. Final Grading and Erosion Control plans including detailed BMPs to be used during each stage of construction.
   d. Cross sections for all roadways will be shown at a 1:1 scale. In addition, matchlines will be labeled and sections will be provided at begin/end tapers, nose points, begin/end auxiliary lanes, and any pipes/culverts perpendicular to

centerline construction. Inlet and outlet sections will be shown for pipes/culverts on skews.

3. Provide Project Manual including bid documents, agreement, general conditions, technical specifications, and Special Provisions.

4. Provide Opinion of Probable Construction Cost

5. Provide four (4) paper copies (half size 11x17), one electronic pdf, and AutoCad/Civil 3D files for plan review.

6. Attend final field inspections, if required.

7. Final Drainage Report summarizing modifications and/or improvements to existing storm drainage infrastructure within the project limits. Provide hydraulic certification (if necessary).

8. Prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) containing all the necessary documentation to obtain a Notice of Coverage for each location.

9. **Coordinate with Franchise Utility Providers and Springdale Water Utility representatives related to necessary relocations associated with the project. Coordination shall include:**
    a. **Transmitting project description, schedule, KMZ, Plans and digital design files as needed to all franchise and city utility providers at project milestones.**
    b. **Holding coordination meetings with utility owners and representatives.**
    c. Review and advise OWNER representatives on reimbursement requests from utility owners eligible for reimbursement of relocation costs.
    d. **Review utility relocation plans for comparison to project improvements**
    e. **Document and coordinate work for utility relocations, including reimbursement agreements and notices to start work, confirmation when relocations are complete, maintain up to date schedules for utility relocations, perform site visits and monitor progress.**

TRAFFIC SIGNAL DESIGN AND PLANS

A. TRAFFIC EVALUATION

1. Perform traffic counts at each intersection including peak hour turning movement counts to determine the current transportation demands within the study area.
    a. **Perform traffic counts at adjacent intersections to support corridor studies as required by ARDOT**

2. Perform a signal warrant analysis at Southbound on/off ramp intersection on the Don Tyson Interchange. Further analysis will be dependent on the results of the warrant analysis. For purposes of the Signal Design tasks below, it is assumed at a traffic signal at this location meets warrants.

3. The ENGINEER will project the current traffic volumes to a 20-year horizon to determine the future traffic conditions and provide up to 9 analysis scenarios per intersection (3 forecast years: opening year, 10-year and 20-year and three traffic scenarios AM, Midday and PM Peak conditions).

4. The ENGINEER will use these models to provide initial recommendations to the OWNER for each intersection which shall evaluate the effectiveness of the "City Improvements" and the "State Improvements" depicted on the project location exhibits. Based on the OWNER's feedback up to two additional configurations can be analyzed. The ENGINEER will Utilize *Synchro and HCS* software to evaluate delays and levels of service for the proposed improvement as well as the no-build conditions.

5. **The ENGINEER will develop refined models for the preferred recommendations to perform a corridor study for Don Tyson Interchange (Site 4) and the Thompson and Robinson improvements (Site 1). Site 4 modeling will be performed in Synchro the Site 1 model will be performed in Synchro and supported with Vissim to evaluate queue lengths, signal timings and phasing due to the close spacing of the new signals and the proximity to an at grade rail crossing.**

6. Prepare a final traffic report containing the results and conclusions of the traffic study and all necessary support documentation.

7. **Initial Photometric Analysis for discussion of lighting design standards**

B. PRELIMINARY SIGNAL DESIGN AND DELIVERABLES (60% SUBMITTAL)

1. Signalization plans – **including illumination.**
2. Special details as needed
3. Plan sheets showing:
   a) Alignment
   b) Construction limits
   c) Right of way, permanent and temporary construction easements (existing and proposed).
   d) All roadside features within right of way
4. Signalization layout and details
5. Provide PDF copy of plans for 30% review
6. Provide PDF copy of plans for preliminary field inspection, right of way review, and 60% plan review
7. A **photometric** analysis of the lighting will be performed based on the mast arm lighting **at 30%**
8. **Illumination photometrics and lighting design based on approved lighting design standards at 60% for intersections and pedestrian crossings.**
   1. **Illumination and Power Details:**
      a) **Light Pole Detail.**
      b) **Wiring diagram.**
      c) **Light Pole Foundation Detail**
      d) **Luminaire Wiring Schematics.**
      e) **One Line Diagram of each electric circuit.**
      f) **Luminaire Service Point Assembly.**

C. FINAL SIGNAL DESIGN AND DELIVERABLES (90%/100% SUBMITTAL)

1. Provide final signal **and lighting** plans
2. Provide quantities
3. Provide special provisions
4. Provide construction cost estimate
5. Provide PDF copy of plans for final field inspection and 90% review
6. Attend final field inspections
7. Make plan changes resulting from the 90% review, subsequent reviews, and final field inspection
8. Final plans submittal shall be a digitally signed and sealed PDF copy of plans per Arkansas PELS rules.

RIGHT-OF-WAY PLANS

A. PRELIMINARY AND FINAL DESIGN

1. Provide Right-of-Way Plans.

   Right of Way Plans shall be prepared and submitted to the OWNER according to the following:

   Stage 1: At the time of 60% Roadway Submittal, provide a strip map with construction centerline, limits of construction, existing topography and proposed right of way plotted on complete parcel surveys with property lines identified.

   Stage 2: Prepare right of way documents to OWNER specifications including a metes and bounds legal description of each parcel. Exhibits shall be adequate to clearly show all details, dimensions, bearings, distances and notes at 11”x17” sheet size (not smaller than 1”=100’ unless approved in advance by OWNER).

   Stage 3: Perform a thorough “in-house” review of the right of way documents.

   Stage 4: Prior to the 90% Roadway Submittal, provide 90% level right of way documents for review, legal descriptions, and “current owner” certificates of title with deeds attached.

   Stage 5: Submit final right of way documents and electronic files with corrections requested by the OWNER.

2. Coordinate with OWNER’s Land Agent or Acquisition consultant, providing information as requested, in support of right of way appraisals and acquisitions.
3. Staking of Right of Way and/or Easements is excluded from this Scope of Work but may be performed on an hourly basis if authorized by Amendment.

BIDDING PHASE SERVICES

A. During the bidding phase of the project, the ENGINEER will:
   1. Respond to and track requests for information (RFI’s)
   2. Issue addenda (if necessary)
   3. **Prepare for and attend** pre-bid meeting
   4. **Prepare for and attend** bid opening
   5. Review and certify bids for construction (if necessary)

PROJECT MANAGEMENT

A. The ENGINEER shall:
   1. Notify the OWNER and ARDOT of its schedule, in advance, for all activities.
   2. Provide monthly updates to the detailed project schedule.
   3. Project Controls: prepare for and coordinate invoices and billing with the OWNER.
   4. Recommend scope, schedule, and budget changes and submit supporting documentation including efforts to minimize or mitigate the changes in accordance with procedures outlined by the OWNER.
   5. Client Coordination and Subconsultant Coordination

      The ENGINEER shall maintain ongoing communication with the OWNER and Subconsultants for items such as work activities, billing, and miscellaneous coordination.

V. PROJECT CONDITIONS OF THE WORK

A. Design documents for each intersection will be considered four (4) independent projects. Separate designs, plans and deliverables will be performed and provided for each.

B. The facility shall be designed in accordance with the City of Springdale Master Street Plan, latest edition of AASHTO, "A Policy on Geometric Design of Highways and Streets"; the latest edition of the latest edition of NACTO, "Urban Bikeway Design Guide"; and ARDOT policies, current AREMA publications as appropriate and policies. Other appropriate AASHTO publications and guide specifications shall also be utilized. Upon completion of the contract, the ENGINEER shall furnish to the OWNER all electronic files of the project design and plans, Adobe Acrobat PDF file format & AutoCad/Civil 3D file format.

C. All plans and surveys shall be in U.S. Foot Units and based on Arkansas State Plane Grid, with ties to ARDOT control points.

D. In addition, all design surveys and/or land surveys required and agreed upon by the ARDOT, shall be performed to Arkansas minimum standards. All survey work shall be supervised and certified (stamped) by a Professional Land Surveyor registered in Arkansas.

E. Construction specifications shall be the current edition of the City of Springdale Standard Specifications.

F. All work performed by the ENGINEER shall be in compliance with all applicable Federal, State, and local laws, regulations, and ordinances.

G. Coordinate design and construction with franchise utility companies' relocations and/or new locations to provide adequate space for all facilities and timely relocations.

VI. COORDINATION WITH THE OWNER

Coordination meetings will be conducted on an as needed basis. These meetings shall include the ENGINEER, the OWNER, ARDOT and others, as appropriate. The ENGINEER shall schedule these meetings, and compile and distribute meeting minutes, as required.

VII. ADDITIONAL SERVICES

The following services are not included in this scope of work, but may be added by amendment:

- Geotechnical, Subsurface Investigation
- **Corridor Street Lighting Design**
- Utility relocation design
- Title II Construction Administration & Observation
- Construction materials testing

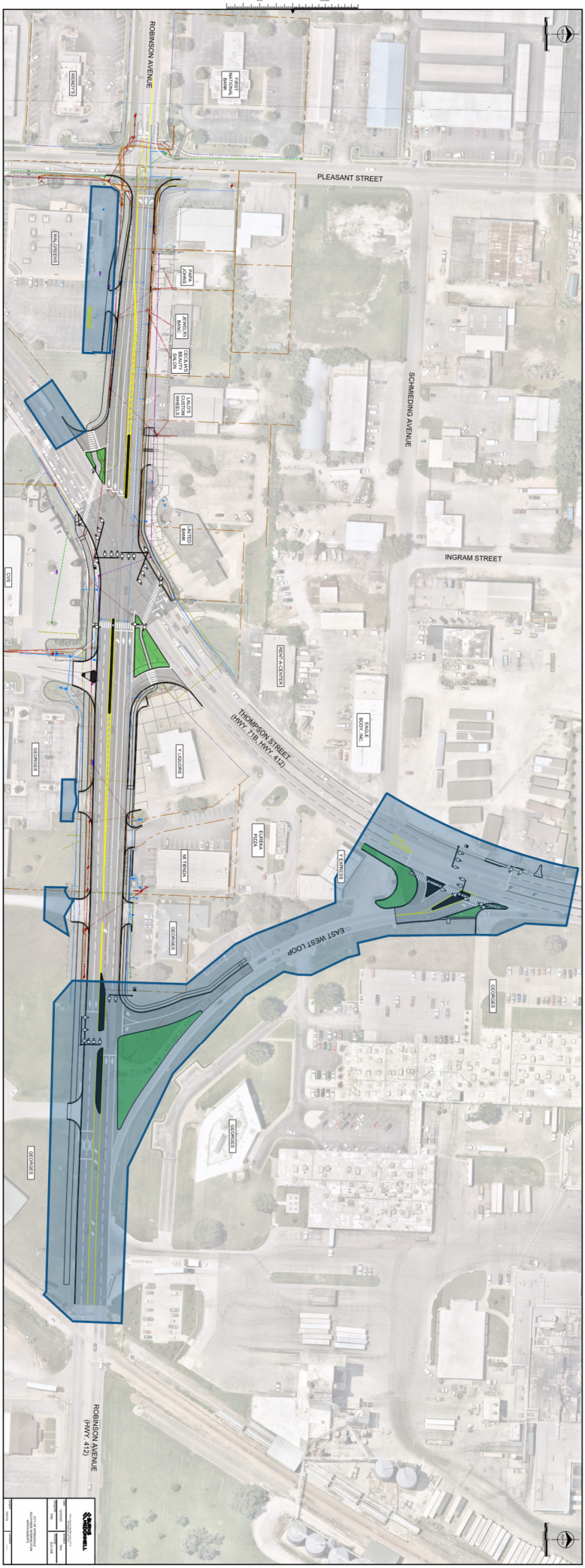


Exhibit 2 - Revised Project Limits

Scale For Microfilming

Inches

Millimeters

DON TYSON PARKWAY

LAW OFFICE OF JASON M. HATFIELD P.A.

OWENS OPTOMETRY & OPTICAL

ELWAY DRIVE

OLD MISSOURI ROAD (HWY. 265)

CASEY'S

THE BOARDWALK

MARCO'S PIZZA

PANDORA'S BOTTLE

BELINDA LANE

EDGEWOOD

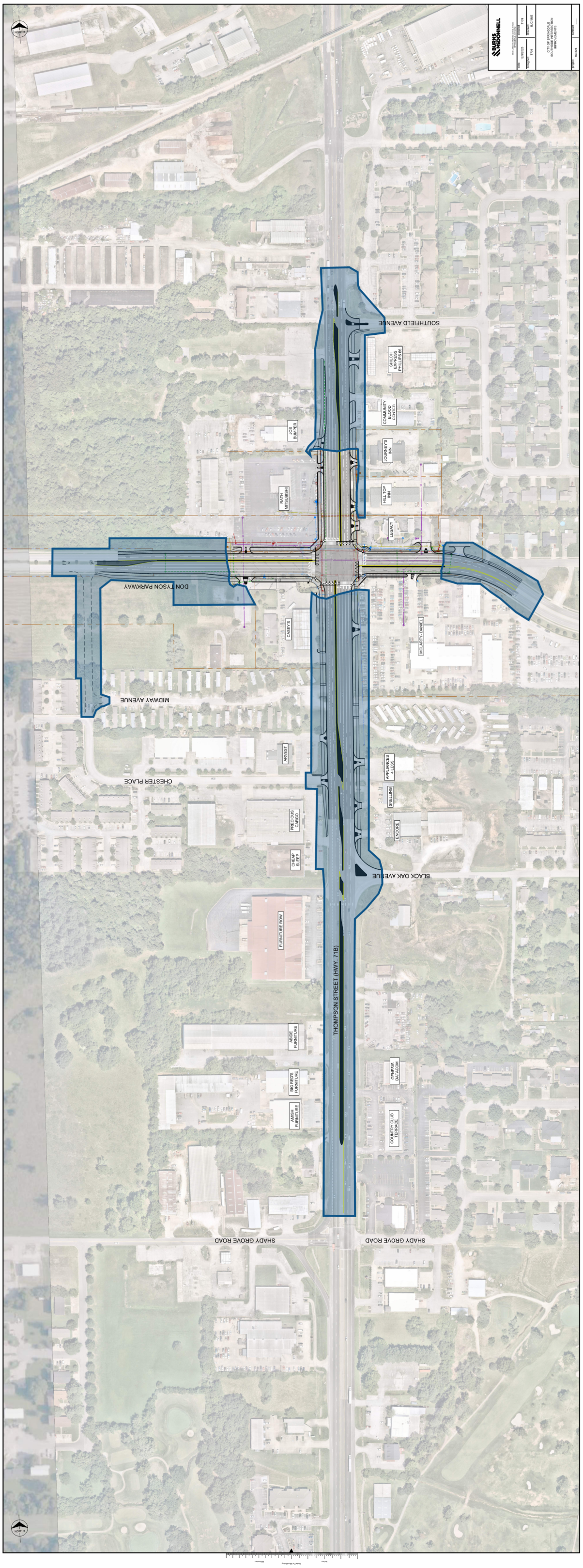
NORTH

BURNS McDONNELL

6576 LYNCH PRAIRIE COVE, STE B
SPRINGDALE AR 72762

date	12/9/2025
designed	TRN
detailed	TRN
checked	JME/BJC
project	163124
contract	.....

CITY OF SPRINGDALE
SOUTHSIDE INTERSECTIONS
IMPROVEMENTS


SOUTHFIELD AVENUE
DON TYSON PARKWAY
MIDWAY AVENUE
CHESTER PLACE
SHADY GROVE ROAD
SHADY GROVE ROAD
BLACK OAK AVENUE
THOMPSON STREET (HWY. 71B)
SHILOH EXPRESS PHILLIPS 66
COMMUNITY BLOOD CENTER
JOS BUMPER
JOURNEYS INN
HILLTOP INN
RATH MITSUBISHI
LEGACY
CASEY'S
MCLARTY- DANIEL
ARVEST
APPLIANCES 4 LESS
SHELLING
ENCORE
PRECIOUS CARGO
CHEAP SLEEP
FURNITURE ROW
ABIDE FURNITURE
BIG RED'S FURNITURE
AMISH FURNITURE
GENESIS DRYSCRM
COUNTRY CLUB TERRACE
NORTH
BURNS MCDONNELL
CITY OF SPRINGDALE
SOUTHFIELD EXPRESSWAY
IMPROVEMENTS

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 22-91 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, Chapter 22-91 of the Code of Ordinances of the City of Springdale, Arkansas, provides for the adoption of the National Electrical Code;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to adopt the updated version of the National Electrical Code;

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

Section 1: Section 22-91 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 22-91. National Electrical Code Adopted.

There is hereby adopted by the city, for the purpose for continued maintenance and upgrading of standards for electrical wiring, that certain electrical code known as the ~~2020~~ 2026 National Electrical Code, in its entirety, with the amendments and deletions made by The Board of Electrical Examiners of the State of Arkansas, of which not less than three copies shall be filed in the office of the city clerk.

The ~~2020~~ 2026 National Electrical Code is incorporated herein as though set out fully word for word with the amendments and deletions made by the The Board of Electrical Examiners of the State of Arkansas. ~~The provisions of Section 210.8F of the 2020 National Electrical Code, dealing with the GFCI requirements for Heating, Ventilation and Air Conditioning are excluded from the adoption of the 2020 National Electrical Code.~~

Section 2: All other provisions of Chapter 22 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this ordinance shall remain in full force and effect.

PASSED AND APPROVED this 22nd day of September, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney