

- **The next City Council Committee Meeting will be held on Monday, June 16th, 2025.**
Agenda Packet will be available on the Friday before the meeting

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, June 10th, 2025**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Aaron Huntley

1. Call to Order – Mayor Doug Sprouse
2. Roll Call – Sabra Jeffus, City Clerk/Treasurer
3. Recognition of a Quorum.
4. Comments from Citizens

The Council will hear brief comments from citizens present at the meeting during this period on issues not on the agenda. No action will be taken tonight. All comments will be taken under advisement.

5. Approval of Minutes – **Tuesday, May 27th, 2025. Pgs. 95-103**

6. **Public Hearing** an Ordinance vacating a portion of a utility easement.

7. Procedural Motions

A. Entertain Motion to read all Ordinances and Resolutions by title only.

B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s) **11,12,14, and 15** (Motion must be approved by two-thirds (2/3) of the council members)*

8. Appointments and Reappointments

- A. **A Resolution** making reappointments to the Advertising and Promotion Commission of the City of Springdale, Arkansas. Presented by Ernest Cate, City Attorney. Pg. 1

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

- A. **An Appeal** of the Planning Commission's denial of the variance requests of the paving requirement (B25-24) & variance request of Commercial Design Standards, for the screening requirement (B25-27) in a Thoroughfare Commercial District (C-5) at 4269 Wagon Wheel Road. Pgs. 2-21

10. Parks & Recreation Committee by Chairman Randall Harriman–

Item(s) forwarded from Committee with no recommendation.

- A. **A Resolution** waiving competitive bidding and authorizing the purchase of new rubber flooring at the Springdale Parks and Recreation facility. Presented by Chad Wolf, Parks & Recreation Director. Pgs. 22-24

11. Health, Sanitation, & Property Maint. Committee by Chairwoman

Amelia Taldo- **Item(s) forwarded from Committee with no recommendation.**

- A. **An Ordinance** ordering the razing (demolition) and removal of a certain residential structure within the City of Springdale, Arkansas, located at 836 Jay Lane to declare an emergency and for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 25-48

12. Committee of the Whole – **Item(s) forwarded from Committee with no recommendation.**

- A. **An Ordinance** approving the Private Club Permit for Willow Dining Club, Inc., and allowing for the application of the required permits from the Arkansas Alcoholic Beverage Control Division per Arkansas Code annotated §3-9-222 as amended and for other purposes; and declaring an emergency. Presented by Ernest Cate, City Attorney. Pgs. 49-51

13. Finance Committee by Chairman Jeff Watson- **Item(s) B-D forwarded from Committee with no recommendation.**
- A. A Resolution** authorizing payment of an invoice. (2023 Bond Project No. 23BSC1). Presented by Colby Fulfer, Chief of Staff. **Pg. 52**
- B. A Resolution** authorizing the execution of a contract for Pavement Condition Inventory Services. Presented by Ben Peters, Engineering Director. **Pgs. 53-73**
- C. A Resolution** authorizing the execution of a contract for the City of Springdale 2025 Street Overlay Project. Presented by Ben Peters, Engineering Director. **Pgs. 74-77**
- D. A Resolution** authorizing the execution of a Relocation Agreement with Black Hills Energy for Gene George Boulevard North Extension, Project No. 23BPS4. Presented by Ben Peters, Engineering Director. **Pgs. 78-82**
14. **An Ordinance** vacating and abandoning a portion of a Utility Easement, pursuant to Ark. Code Ann. §14-301-301, et seq., declaring an emergency; and for other purposes. Presented by Ernest Cate, City Attorney. **Pgs. 83-85**
15. **An Ordinance** authorizing the City Clerk to file a clean-up lien for the removal of overgrown brush and debris on a property located within the City of Springdale, Arkansas and declaring an emergency. Presented by Ernest Cate, City Attorney. **Pgs. 86-94**
16. Comments from Council Members.
17. Comments from City Attorney.
18. Comments from Mayor
19. Adjournment.

RESOLUTION NO. _____

**A RESOLUTION MAKING REAPPOINTMENTS
TO THE ADVERTISING AND PROMOTION
COMMISSION OF THE CITY OF SPRINGDALE,
ARKANSAS**

WHEREAS, the terms of Jayson Janda, Seat #2, and Justin Cole, Seat #3, expired on May 31, 2025, and

WHEREAS, A.C.A. 26-75-605 and Ordinance No. 3293 provide those appointments for these positions will be made by Springdale City Council, subject to approval of the City Council, and

WHEREAS, the Mayor has recommended the reappointment of Jayson Janda, Seat #2, and Justin Cole, Seat #3, to the Advertising and Promotion Commission of the City of Springdale.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Jayson Janda, Seat #2 is hereby reappointed with a term set to expire May 31, 2029; and Justin Cole, Seat #3 is hereby reappointed with a term set to expire on May 31, 2029, on the Advertising and Promotion Commission.

PASSED AND APPROVED this 10th day of June, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



May 21, 2025

Springdale Planning Department
Attention: Sharon Tromburg
201 Spring Street
Springdale, AR 72764

RE: Herc Rentals Expansion Fencing Variance Appeal request

Ms. Tromburg,

Please accept this Appeal request of a denial of our client's Fencing Variance request voted on at the May 6, 2025 Springdale Planning Commission meeting. Our reasons for this Appeal request are detailed below:

We are requesting the allowance of, on three of the subject property sides, uninterrupted fence lengths of chainlink fencing with barbed wire on top in continuance with the owner's property's fencing to the north. The property is proposed to be used for storage of heavy construction equipment for Herc Rentals.

Strict application of the Planning Commission's vote not allowing the requested fencing will unreasonably restrict the owner of privileges enjoyed by others, including heavy equipment competitors in this area. Please view the enclosure for fencing in the vicinity.

Please view the enclosed marked-up 2025 aerial for locations of chainlink fencing and chainlink with barbed wire on top. This type of fencing deters potential criminals while allowing people to view what is happening inside the fencing area – making criminal activity involving the high dollar equipment less likely to occur.

Approval of this Variance request would alleviate a demonstrable hardship of having to construct solid fencing with interrupted lengths in it when the two competing large heavy equipment operators in this area utilize this type of fencing and that have the benefit of not hiding potential thievery and vandalism of the high dollar heavy equipment that will be stored at this location.

Please contact us if additional documentation is needed to process this Variance Appeal request. We look forward to working with your staff.

Respectfully,



James R. Geurtz, PE
jrg@eda-pa.com

En: Fence Exhibit

Herc Rentals

- Ex chainlink fencing
- Ex chainlink fencing with barbed wire on top



IMAGE OF RIGGS CAT EQUIPMENT FROM N. 45TH STREET





Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

May 21, 2025

Springdale Planning Department
Attention: Sharon Tromburg
201 Spring Street
Springdale, AR 72764

RE: Herc Rentals Expansion Gravel Variance Appeal request

Ms. Tromburg,

We respectfully submit this Appeal request of a denial of our client's Gravel Variance request voted on at the May 6, 2025 Springdale Planning Commission meeting. Our reasons for this Appeal request are detailed below:

We are requesting the allowance of 1.1 acres of gravel surfacing for storage of heavy construction equipment for Herc Rentals. Strict application of the Planning Commission's vote not allowing the requested gravel will unreasonably restrict the owner of privileges enjoyed by others, including heavy equipment competitors in this area who also utilize gravel surfacing. Please view the enclosure for gravel lot areas in the vicinity.

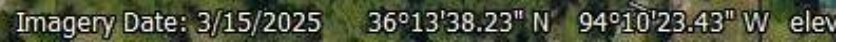
Approval of the proposed gravel surfacing would alleviate a demonstrable hardship of having to construct a hard surface that can become damaged due to the heavy weight of heavy equipment storage.

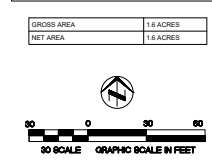
Please contact us if additional documentation is needed to process this Variance Appeal request. We look forward to working with your staff.

Respectfully,

James R. Geurtz, PE
jrg@eda-pa.com

En: Gravel Exhibit





STREET ILLUMINATOR SCHEDULE				
SYMBOL	QUANTITY	LABEL	ARRANGEMENT	DESCRIPTION
●	1	CROSSOVER XRM	SINGLE	#SPL-XRM31-AAWVLEDUE-M5V-1PC-PC-C06

DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

1. DRAINAGE SYSTEM NOTES:

1. THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
2. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III OR CLASS IV IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
3. RCP FLORED END SECTIONS SHALL BE CLASS II.
4. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T28 LATEST REVISION, THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
5. JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMENBUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M TYPE A.
6. ALL SLOP ELEVATIONS TO GUTTER UNLESS OTHERWISE NOTED.

THERE ARE NO EXISTING SURFACE WATERS ON THIS SITE.

ALL BEST MANAGEMENT PRACTICES AND EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT AS SPECIFIED BY THE MANUFACTURER OR AS SPECIFIED IN THE DETAILS.

IF TOPSOIL IS TO BE STOCKPILED ON THE SITE, THE STOCKPILE AREA SHALL BE RINGED WITH SILT FENCE AND THE STOCKPILED SOIL SHALL BE TEMPORARILY SEEDED.

REFER TO THE REVEGETATION SPECIFICATIONS NOTES 1 THROUGH 4 ON THE EROSION CONTROL NOTES SHEET FOR STABILIZATION PRACTICES FOR ALL DISTURBED AREAS. IF CONSTRUCTION IS NOT EXPECTED TO RESUME WITHIN 3 WEEKS ON AN UNFINISHED AREA, THE AREA SHALL BE TEMPORARILY STABILIZED WITHIN 2 WEEKS.

Notice of Public Hearing before the Springdale City Council on a VARIANCE APPEAL

To All Owners of land lying adjacent to the property at:

Location: the undeveloped lot south of 4269 Wagon Wheel Road in Springdale, Arkansas between Herc Rentals and Conestoga St.

Owned by: NNN REIT LP

NOTICE IS HEREBY GIVEN THAT an appeal has been filed to the Springdale City Council for the above property.

If approved, the variance will occur only upon the property described above.

It will not change anything pertaining to your property.

The purpose of this request is to:

The purpose of this request is to respectfully appeal the Planning Commission's May 6, 2025 denial of the Variance requests for the below fencing and gravel requests on the subject property:

1. Fencing: To allow chainlink fencing with barbed wire on top in continuance with the fencing on the northern Herc Rental property and in continuance with the chain link fencing seen on most of the developed properties in this subdivision. Included in this request it to allow uninterrupted fence lengths as seen throughout this commercial subdivision.

2. Gravel: To allow gravel for storage of heavy construction equipment, in keeping with that utilized by many businesses in this area.

A public hearing on said Board of Adjustment appeal will be held by the Springdale City Council in the Council Chambers of the City Administration Building at 201 Spring Street, Springdale, AR 72764 on:

JUNE 10, 20**25** at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the City Council of their views on this matter by letter or email. All persons interested in this request are invited to call or visit the City Administration Building to review and discuss the appeal.

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PŞűűŞo.

Affidavit of Mailing

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I hereby certify that I, (printed name) Sarah Geurtz acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.



Signature

5/22/25

Date



SPRINGDALE STATION
429 HOLCOMB ST
SPRINGDALE, AR 72764-9997
www.usps.com

05/22/2025

02:29 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.73
Springdale, AR 72764			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Tue 05/27/2025			
First-Class Mail® Letter	1		\$0.73
Little Rock, AR 72203			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Tue 05/27/2025			
First-Class Mail® Letter	1		\$0.73
Springdale, AR 72766			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Tue 05/27/2025			
First-Class Mail® Letter	1		\$0.73
Fontana, CA 92335			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Wed 05/28/2025			

Grand Total: \$2.92

Credit Card Remit \$2.92
Card Name: VISA
Account #: XXXXXXXXXXXX6510
Approval #: 059710
Transaction #: 043
AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required

TO REPORT AN ISSUE
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<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Customer Service
1-800-ASK-USPS
Agents do not have any additional
information other than what is provided on
USPS.com.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.

Herc Rentals

Adjacent neighbor list for Variance appeal for parcel 21-01877-000

5/20/2025

MAP #	Parcel	Owner Name	Owner Address	OWNER
1	21-00167-612	NNN REIT LP	450 S ORANGE AVE STE 900 ORLANDO FL 32801	
2	21-03729-000	CITY OF SPRINGDALE	201 SPRING ST SPRINGDALE AR 72764	
3	21-03728-000	JA RIGGS TRACTOR COMPANY	PO BOX 1399 LITTLE ROCK AR 72203-1399	
4	21-01885-000	CITY OF SPRINGDALE	201 SPRING ST SPRINGDALE AR 72764	
5	21-01884-000	KAL FREIGHT INC	10156 LIVE OAK AVE FONTANA CA 92335	
6	21-01878-000	MATHIAS SHOPPING CENTERS INC	PO BOX 6485 SPRINGDALE AR 72766-6485	

HERC RENTAL EXPANSION

NEIGHBOR NOTIFICATION AERIAL 5.16.25





Variance Application

Date: 04/16/2025 Permit No.: 250098

Applicant / Owner

Applicant Name: James Geurtz
Address: 813 W Meadow Ave
City, State, Zip: Springdale, AR 72764
Phone: 479-756-1266
Email: jrg@eda-pa.com
Contact: Applicant

Owner Name: NNN REIT, LP
Address: 450 S Orange Ave, Suite 900
City, State, Zip: Orlando, FL 32801
Phone: 407-265-7348
Email: John.Krumme@hercrentals.com

Project

Project Location: 21-01877-000
Parcel Numbers: 21-01877-000
Current Zone: C-5
Rezone Required: n/a
Total Acreage: 1.60
Entrances: ☐
Parking Lot: ☒
Structure Back: ☐
Pedestrian Flow: ☐
Central Features: ☐

Multiple Buildings: ☐
Outdoor Storage: ☐
Facades/Exterior: ☐
Detail Features: ☐
Roofs: ☐
Materials/Colors: ☐
Entryways: ☐
Landscaping: ☐
Screening: ☐
Lighting: ☐

Variance Request: Request to allow a gravel surface for heavy equipment storage on the property.

Difficulty/Hardship: Gravel Variance Request: Requiring concrete on the heavy equipment parking area would unreasonably restrict the use of this property because similar lots in the city have gravel lots dealing with the storing of heavy equipment and because section Article 7, Sec 8.3, c states: "Storage areas for heavy construction equipment that would damage the pavement may be exempt from the paving, and surfacing requirement with an acceptable surface..."

Variance Effect: Granting of this Variance would alleviate the hardship of constructing a hard surface that could become damaged due to the heavy weights of the heavy construction equipment that will be stored on this property.

Harmony:

I do hereby certify that the information contained herein is true and correct.

James Geurtz

Name

04/16/2025

Date



Variance Application

Date: 04/16/2025 Permit No.: 250099

Applicant / Owner

Applicant Name: James Geurtz
Address: 813 W Meadow Ave
City, State, Zip: Springdale, AR 72764
Phone: 4797561266
Email: jrg@eda-pa.com
Contact: Applicant

Owner Name: NNN REIT LP
Address: 450 S Orange Ave, Suite 900
City, State, Zip: Orlando, FL 32801
Phone: 07-265-7348
Email: John.Krumme@hercrentals.com

Project

Project Location: 21-01877-000
Parcel Numbers: 21-01877-000
Current Zone: C-5
Rezone Required: n/a
Total Acreage: 1.60
Entrances: ☐
Parking Lot: ☐
Structure Back: ☐
Pedestrian Flow: ☐
Central Features: ☐

Multiple Buildings: ☐
Outdoor Storage: ☐
Facades/Exterior: ☐
Detail Features: ☐
Roofs: ☐
Materials/Colors: ☐
Entryways: ☐
Landscaping: ☐
Screening: ☒
Lighting: ☐

Variance Request: Request to, on three of the property sides, allow chainlink fencing with barbed wire on top in continuance with the fencing on the northern Herc Rental property.

Difficulty/Hardship: Requiring a different fencing type than chainlink with razor wire at the top would unreasonably restrict this property because the majority of the surrounding companies have fencing of chainlink with razor wire at the top.

Variance Effect: Approval of this variance request would alleviate a demonstrable hardship having to construct solid fencing that would hide potential thievery and vandalism of the high dollar heavy equipment that will be stored at this location.

Harmony:

I do hereby certify that the information contained herein is true and correct.

James Geurtz
Name

04/16/2025
Date

- R25-27** **NNN REIT, LP of Arkansas**
4269 Wagon Wheel Road
From A-1 to C-5
- L25-17** Herc Rentals, Expansion
- B25-24** Variance of Paving Requirement
- B25-27** Variance of Commercial Design Standards
(A) Screening
Presented by Earthplan Design Alternatives

Mr. Geurtz: James Geurtz with EDA here to answer any questions you have on this.

Mr. Cloud: Staff comments.

Mrs. Tromburg: For the rezoning, this rezoning request was recommended by Planning staff to align with the Development Plan L25-17 that's under review. The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval. Encourages the development of regional commercial areas that accommodate a variety of wholesale, retail, service, and office uses that can be where the highest traffic volumes and greatest utility demands can be served, and more extensive outdoor display of materials will be expected and permitted that have a frontage and access to 49. So, the rezoning of their existing A-1 track to the north was a recommendation request by us just to come further into conformity and have a whole site into compliance.

Mr. Cloud: Any public comment? Commissioners, I think we'll call for a vote on this rezoning request, and we'll get into the large-scale.

Mr. Ogunyemi: Call for the vote.

Mr. Cloud: Thank you.

The rezoning request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Keith, Cloud, Cardiel.

NO: None.

Mr. Cloud: That passes eight (8), zero (0).

Now we can move forward to the Herc scale, staff comments regarding that?

Mr. Hritz: For Planning, besides standard comments, property must be rezoned, which it just was. All drives, parking areas, and storage are required to be paved; variance B25-24 has been submitted. All open storage areas must be screened with an opaque screening fence. B25-25 has been submitted. Screening fences are required to be in accordance with Chapter 56, B25-25 has been submitted. With there being two separate parcels, an access agreement will be needed, and according to the comments, the applicant, Herc Rentals, are in conversations about that right now. And then, when a commercial development includes a fence or wall, the following guidelines

and standards apply, including maximum height of a fence or wall shall be eight feet and constructed of high-quality materials as outlined in the ordinance, and variance B25-25 has been submitted for that.

Mrs. Hollingshead: I think the only comment I had left was trying to figure out those drainage easements around the existing storm sewer. I have not been able to find anything. I don't know if you have. So, we probably need to dedicate one, but I think we can figure that one out.

Mr. Geurtz: Yeah, we've talked with the owners, and we'll get the easements dedicated.

Mrs. Tromburg: Is that because drainage wasn't addressed with that originally?

Mrs. Hollingshead: There's a large storm system that runs through the Herc property that was there before the subdivision.

Mrs. Tromburg: Got you.

Mrs. Hollingshead: So, now that we're draining water off-site through that private system, it needs to have an easement around it.

Mr. Geurtz: Yeah, the drainage on Wagon Wheel goes through this property, and for whatever reason, the easement wasn't required, so we're just providing it now.

Mr. Cloud: Can you speak toward the two variance requests?

Mr. Geurtz: Yes, so Herc Rentals does heavy equipment rentals, and so that's the reason for wanting to put gravel down. Their heavy equipment will damage the pavement. And that for that one. The other is the screening requirement. They're wanting to place a chain link fence with the razor wire as security around it. It should match, I believe, what's next door to us and that development. So.

Mrs. Tromburg: And right now, chain link is not permitted under Commercial Design Standards, that's why they had to ask for that.

Mr. Cloud: Any public comments?

Mr. Kurtz: Good evening. Joel Kurtz with Williams Law Firm. I'm here on behalf of Mathias Shopping Center's Inc., which is the owner of the property immediately to the west of the vacant lot that is the expansion. Mathias owns a commercial space there that's currently rented to an electrical supply house. And we have some concerns about the variance requests for the chain link fence and the gravel lot.

The first kind of issue is aesthetics. The only access to our commercial lot is to go past that lot—the vacant lot—and potential tenants, customers are coming to the property, and we feel like having to drive past a barbed wire chain link fence makes you feel like you're kind of in a high-security zone or an industrial zone, not a commercial district. So, you know, we've got some concerns on that.

The second issue is that all the surrounding properties have hard surface lots. Directly across the street is the Caterpillar dealership there—repair place for quite large, heavy equipment. They've got cement, hard surface lot. The rest of the Herc Rentals lot is concrete. I mean, presumably, they're going to be having to drive across that with their equipment. So, we just don't feel like... our lot's hard surface, the property immediately to the southwest of ours is hard surface. Allowing a gravel lot here is going to stick out, and so, we're kind of opposed to that.

We think it might—it's going to—impact property value to... we've got all these nice, you know, cement or paved lots, and then to have this gravel lot.

The variance request—this is kind of the third point here—the variance request references Article 7, Section 8.3, which does talk about commercial equipment or large heavy equipment storage lots potentially being maybe appropriate to consider a gravel lot. But we just wanted to point out those lots have to comply with a couple other requirements, one of which is they can't exceed half an acre in size. They have to comply with the setback requirements, and they're supposed to be screened. The vehicles are supposed to be screened from view, either with vegetation or an opaque fence. This is a 1.6-acre lot. So, that wouldn't comply with those requirements.

So, we think the city, you know, enacted these requirements for a reason. It's to hold it to a higher standard, and we think that's appropriate. You know, yes, it's going to—it'd cost more, but the city took that into account and believes that generally, you know, having these extra requirements is a better outcome for everyone.

The variance provision talks about special conditions, you know, unique circumstances, but there's nothing particularly unique about this site that would warrant that we... It's cheaper and quicker, right? And I get it, but we think it's going to have an adverse impact on some of the surrounding properties, and we don't think it's unduly burdensome to comply with the city's established rules on these points.

Other C-5 properties comply; we had to comply. All the neighboring properties have concrete lots, and we don't think it's unreasonable to require that these points do as well.

Mr. Cloud: Thank you. Can you confirm what your existing lot is on the north side of this?

Mr. Geurtz: Say that again, please.

Mr. Cloud: Can you confirm what the material is for the existing lot on the north side of the property?

Mr. Geurtz: I believe the existing has a paved parking in the front, I believe it's gravel in the rear, if I'm correct on that.

Mrs. Tromburg: The majority of the existing site is non-conforming.

Mr. Cloud: Is that grandfathered in?

Mrs. Tromburg: Um-hum.

Mr. Krumme: Jack from Herc Rentals.

Mr. Cloud: Yes, sir.

Mr. Krumme: Most of it's paved, there's a little gravel towards the Wagon Wheel side. And then the back is retention.

Mr. Cloud: Thank you. Any other comments?

Mr. Cardiel: So, if I understand correctly, the front just a side of just a small portion is paved.

Mr. Geurtz: Yeah, what's facing the street is paved in front of the building.

Mrs. Tromburg: But I will say for the large scale that we're talking about, though, and that's up for the vote, is only that vacant lot to the south. The only improvement that they're doing to that northern lot is rezoning it to come into zoning compliance. So, the Northern current A-1 is not actually a Development Plan that's under review for us right now.

Mr. Geurtz: Yeah, that's correct. We're only looking at the undeveloped lot south of their existing building right now.

Mr. Cloud: Yeah, I was asking basically on usage and how it's working for you now, what the material is you're currently moving your equipment on. The gentleman spoke before you brought up some great points, considering what's around you and how they've treated their site. So, I've just was kind of... to confirm that.

Mr. Geurtz: Yep.

Mr. Cloud: There are no more comments. Do you guys want to take the two variances separately or together?

Mr. Ogunyemi: Separate.

Mr. Cloud: Separate. So, let's do... variance of Commercial Design Standards, screening. This was, I believe, correct me if I'm wrong, where the applicants are requesting to use barbed wire and metal fencing versus what's typically required.

Mr. Geurtz: And I would like to point out, we are providing the landscaping requirements.

Mrs. Tromburg: Do you have that site plan that shows...

Mr. Cloud: So, the trees are to the west side of the property, adjacent to the building, the electric supplies, I think, correct?

Mr. Geurtz: Yes, those are all proposed trees around the perimeter. We do have some easements for running into some existing utilities, and we are relocating the trees that were between the two properties. We redistributed them along the rest of the site.

Mr. Cloud: So, you're doing screening using trees for the majority of your screening applications.

Mr. Geurtz: Yes.

Mr. Cloud: So, this is a variance of Commercial Design Standard, screening. This will be a call for the vote.

Mr. Couch: Called for the vote.

Mr. Cloud: Thank you.

The variance request is voted on electronically.

VOTE:

YES: Hussein, Ogunyemi, Cloud, Cardiel.

NO: Couch, Harlan, Austin, Keith.

Mr. Cloud: That does not pass. Four (4), four (4) a tie.

Next request is for variance for pavement requirement. That's also called for the vote.

Mr. Hussein: Call for the vote.

Mr. Cloud: Thank you.

The variance request is voted on electronically.

VOTE:

YES: None.

NO: Couch, Hussein, Ogunyemi, Harlan, Austin, Keith, Cloud, Cardiel.

Mr. Cloud: That also does not pass eight (8), zero (0).

The last is the large-scale review of the expansion. This will be motion subject to staff comments.

Mr. Cardiel: Motion.

Mr. Cloud: Have a motion, do we have a second?

Ms. Keith: Second.

Mr. Cloud: Thank you.

The large-scale development request is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Keith, Cloud, Cardiel.

NO: None.

Mr. Cloud: That passes eight (8), zero (0).

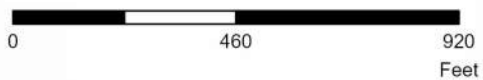
Mrs. Tromburg: So, for the rezone, staff will prepare the ordinance that goes to Council on the 27th, and for the two variances that failed, you do have the right to appeal the Planning Commission's decision to city Council. You must appeal in writing to the city clerk's office within 15 days of this Planning Commission's meeting, and you must also state in writing why you feel that the Planning Commission erred in its decision, and also re-notify adjacent property owners, and if you get with our office and choose to go down that route, we're happy to help guide you.

Mr. Geurtz: Okay, thank you.

Mr. Cloud: Thank you both.



City Council Meeting
June 10, 2025



PROJECT: B25-24 & B25-27
APPLICANT: Herc Rentals
LOCATION: 4269 Wagon Wheel Road
REQUEST: Variance Request - Appeal



RESOLUTION NO. _____

**A RESOLUTION WAIVING COMPETITIVE BIDDING
AND AUTHORIZING THE PURCHASE OF NEW
RUBBER FLOORING AT THE SPRINGDALE PARKS
AND RECREATION FACILITY**

WHEREAS, the Springdale Parks and Recreation Department is requesting new rubber flooring around the indoor basketball courts at the Springdale Parks and Recreation facility, and

WHEREAS, the current rubber flooring is extremely worn due to heavy foot traffic on a daily basis and is in need of replacement, and

WHEREAS, the new rubber flooring is available on the Arkansas buy board which allows the governing body to waive competitive bidding, and

WHEREAS, Springdale Parks and Recreation Department has chosen Smith Tile Co., for the purchase of new rubber flooring, in an amount not to exceed \$113,000.00, to be paid for out of the City of Springdale’s 2025 Parks and Recreation Capital Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Council finds that due to the complexity and variations in this kind of rubber flooring, competitive bidding is not feasible or practical and is hereby waived for an amount not to exceed \$113,000.00, to be paid for out of the City of Springdale 2025 Parks and Recreation Capital Budget, and the Mayor is hereby authorized to execute any contracts related to the purchase.

PASSED AND APPROVED this 10th day of June, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney



DEPARTMENT FUNDING REQUEST

Department: Parks and Recreation		Date: 05/20/2025
Point of Contact: Chad Wolf	Amount Requested: \$ 112,745.00	
Date to be Presented to Committee: 06 / 02 / 2025		
Brief Description of Funding Request: Provide rubber surfacing around the basketball courts at the Recreation Center		
Funding Source: (General Fund, Special Fund, etc.) Capital 101-0301-451.80-25 (TIPS Contract #250104)		
IS IT BUDGETED?		
YES ☒		NO ☐
\$0 - \$42,920.00 No Council Approval Needed		☐ \$0 - \$4,999
Request to Waive Bidding? ☒ BUY BOARD ☐ SOLE SOURCE		☐ \$5,000 - \$42,920.00 Requires 3 Quotes
Signature:		☐ \$42,921.00 + Requires Bid
Please attach supplemental information		Request to waive bidding? ☐ Buy Board ☐ Sole Source

Smith Tile Co.

CARPET AND FLOOR COVERING

13457-A Puppy Creek Rd.
Springdale, AR 72762
(479) 751-7144

Commercial Flooring Proposal

Date: 5/6/24

Submitted to: Springdale Parks and Rec.

PROJECT NAME: Basketball gym rubber replacement

Remove existing rubber flooring and adhesive

Provide and install new rubber flooring –

Includes minor floor prep, rubber transitions, and sales tax

Metal transitions required around all courts to be provided and installed by others

Capri Fitness and Rec Blue Night 4'x25' rolls 8mm

Total base bid: \$112,745.00

TIPS#250104

Thank You,

Todd Kirk

This is a quote based on the information we have been provided. Any variance in the floor plans could result in additional material and/or labor charges. Floor preparation is not included unless noted above. No allowance has been made for stripping, sealing, waxing, or floor protection. Materials will be invoiced upon arrival. Labor will be invoiced as it is performed. **All invoices are due upon receipt.** No work will be performed without an approved and signed quotation returned to our office. **We appreciate your business.**

Accepted by: _____ Date: _____

ORDINANCE NO. _____

**AN ORDINANCE ORDERING THE RAZING
(DEMOLITION) AND REMOVAL OF A CERTAIN
RESIDENTIAL STRUCTURE WITHIN THE CITY OF
SPRINGDALE, ARKANSAS, LOCATED AT 836 JAY LANE
TO DECLARE AN EMERGENCY AND FOR OTHER
PURPOSES.**

WHEREAS, Barbara Sue Reddell, is the owner of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

Part of the W-1/2 of the SW-1/4 of the NW-1/4 of Section 34, T-18N, R30-W, in Washington County, Arkansas and being more particularly described as follows: Beginning at a point S00 degrees 08'W 176.41 feet from the NE Corner of said 20 acre tract ; thence S00 degrees 08'W 100.00 feet ; thence N89 degrees 58'W 165.00 feet; thence N00 degrees 08'E 100.00 feet; thence S89 degrees 58' E 165.00 feet to the point of beginning containing .3788 acres more or less and being subject to an easement for road purposes on the East side also subject to any public utility easements as per record, also an easement to be used as a road for ingress and egress to the above described lands and said easement is as follows: Beginning at a point that is North 0 degrees 8' East 943.59 feet from the SE corner of the W-1/2 of the SW-1/4 to Section 34, T-18-N, R-30-W; Thence North 0 degrees 8' East 366.81 feet; Thence North 89 degrees 18' West 12 feet; Thence South 0 degrees 8' West 366.95 feet; Thence South 89 degrees 58' East 12 feet to the point of beginning.
Commonly known as 836 Jay Lane, Springdale, Arkansas
Washington County, Arkansas
Tax Parcel No. 815-29819-010

WHEREAS, the structure on the property is unfit for human habitation, constitutes a fire hazard, otherwise is dangerous to human life, or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, and further is unsightly, and is considered an unsafe and unsightly structure in violation of Springdale City Ordinances (§22-32 and §91-37, *et seq.*);

WHEREAS, the owner has been notified by the City of Springdale prior to the consideration of this ordinance, that the structure on the property is in violation of various ordinances of the City of Springdale, as well as the Property Maintenance Code of the City of Springdale;

WHEREAS, pursuant to Chapter 22-32 of the Ordinances of the City of Springdale, the owner was given thirty (30) days to purchase a building permit and to

commence repairs on the property, or to demolish and remove the building from the property;

WHEREAS, the owner has failed, neglected, or refused to comply with the notice to repair, rehabilitate or to demolish and remove the building, and as such, the matter of removing the building may be referred to the City Council pursuant to Chapter 22 and Chapter 91 of the Ordinances of the City of Springdale;

WHEREAS, under Ark. Code Ann. § 14-56-203 and pursuant to Chapter 22 and Chapter 91 of the Springdale Code of Ordinances, if repair or removal is not done within the required time, the structure is to be razed (demolished) and/or removed;

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

Section 1. That the structure located at 836 Jay Lane., Springdale, Arkansas, is dilapidated, unsightly, and unsafe; and it is in the best interests of the City of Springdale to proceed with the removal of this dilapidated, unsightly, and unsafe structure.

Section 2. That the owner is hereby ordered to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property; and, is further ordered to abate the unsightly conditions on the property. Said work shall be commenced within ten (10) days and shall be completed within thirty (30) days from the passage of this ordinance. The manner of razing (demolishing) and removing said structure shall be to dismantle by hand or bulldoze and then dispose of all debris, completely cleaning up the property to alleviate any unsightly conditions, in a manner consistent with the Property Maintenance Code, and all other state laws and regulations pertaining to the demolition or removal of residential structures.

Section 3. If the aforesaid work is not commenced within ten (10) days or completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, is hereby directed to cause the aforesaid structure to be razed (demolished) and removed and the unsafe, unsanitary and unsightly conditions abated; and, the City of Springdale shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure and abating said aforementioned conditions, said costs to be determined at a hearing before the City Council.

Section 4. EMERGENCY CLAUSE: The City Council hereby determines that the aforesaid unsafe structure constitutes a continuing detriment to the public safety and welfare and is therefore a nuisance, and determines that unless the provisions of this ordinance are put into effect immediately, the public health, safety and welfare of the citizens of Springdale will be adversely affected. Therefore, an emergency is hereby declared to exist and this ordinance begin necessary for the public health, safety and welfare shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2025

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALETM
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

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

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

Steve Helms
Investigator
shelms@springdalear.gov

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

Christy Pianalto
File/Discovery Clerk
cpianalto@springdalear.gov

April 24, 2025

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

Barbara Sue Reddell
P.O. Box 872
Springdale, AR 72765

RE: Property located at 836 Jay Lane, Springdale, Washington County, Arkansas, Tax
Parcel No. 815-29819-010

Dear Whom It May Concern:

The Chief Building Inspector for the City of Springdale, Arkansas, has posted notice at 836 Jay Lane. and has mailed notice in writing to you, via certified mail, that a structure located on property owned by you at 836 Jay Lane, Springdale, Arkansas, was unsafe and could not be occupied until the property had been repaired. Furthermore, the owner was instructed to obtain a demolition or repair permit within thirty (30) days and to begin work within ten (10) days of obtaining the permit.

As of this date, you have taken no efforts to demolish or repair the structure on this property. As such, please be advised that the City Council for the City of Springdale will be reviewing the enclosed ordinance at a Committee Meeting that will take place at 5:30 p.m. on Monday, June 2, 2025, in the Council Chambers located on the second floor of the City Administration Building at 201 N. Spring Street, Springdale, Arkansas. Also, the enclosed ordinance will be placed on the Council Agenda to be considered on Tuesday June 10, 2025. This meeting will take place in the Council Chambers on the second floor of the City Administration Building. I strongly encourage you to attend these meetings.

Should the City adopt the enclosed ordinance, you will be given a final opportunity to repair or remove the structure. Should you not take advantage of this opportunity; the City of Springdale will have the right to raze and remove the structure, and then charge the costs of such as a lien

against the property. The amount of any such lien would be determined by the City Council, and you would have the opportunity to be notified and be heard at this meeting. If you should have any questions, please let me know. I am also sending this letter to you via regular mail as well.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Cate", is positioned above the printed name.

Ernest B. Cate
City Attorney

Enclosure

EC:dp

cc: Tom Evers Chief Building Inspector
Mike Chamlee Chief Building Official



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

CERTIFIED MAIL

9569 0710 5270 1057 1514 07



US POSTAGE
ZIP 72701 \$ 009.92
02 7W
0008037999 APR 24 2025

Barbara Sue Reddell
P.O. Box 872
Springdale AR 72764

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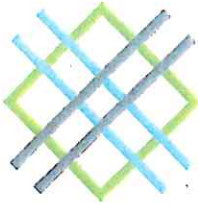
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☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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City, State, ZIP+4®	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

20 415T 250T 0225 0720 6856



SPRINGDALE™

WE'RE MAKING IT HAPPEN

September 30, 2024

Barbara Sue Reddell
PO Box 872
Springdale, AR. 72765

RE: 836 Jay Ln. Springdale Ar.

To Whom It May Concern:

The Code of Ordinances for the City of Springdale provides that:

buildings or structures which are unsafe, unsanitary or not provided with adequate egress; or which are substandard, constitute a fire hazard or are otherwise dangerous to human life; or which, in relation to existing use, constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, are severally . . . , unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition...

Please be advised that the referenced property has been deemed an "unsafe building." We have posted notice on the property that the property is unsafe and unfit for human habitation. As such, you are required within thirty (30) days of receipt of this letter, to purchase a building permit and to begin repairs/improvements within ten (10) days of that, or to obtain a demolition permit and demolish/remove the unsafe structure within the same time frame.

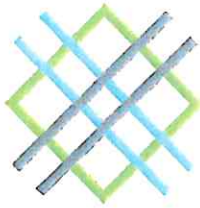
Should you fail to comply with this notice to repair or remove such unsafe building, we shall ask that this matter be referred to the city council. If the city council deems the structure unsafe and that it is in the best interest of the city to proceed with the removal of the unsafe structure, it will enact an ordinance ordering you to raze and remove the unsafe structure. If you fail to do so, the City is authorized by law to raze and remove the unsafe structure and charge the costs of such removal as a lien in the property.

I wanted to make you aware of the seriousness of this situation. If you should have any questions, please feel free to contact me.

Tom Evers

Chief Building Inspector
1-479-750-8154

Mike Chamlee Chief Building Official



SPRINGDALE™
WE'RE MAKING IT HAPPEN

September 30, 2024

Barbara Sue Reddell
PO Box 872
Springdale, AR. 72765

RE: 836 Jay LN., Springdale, AR.

Dear Property Owners,

The Buildings Department exists to confirm adherence to minimum construction standards, codes, and local ordinances. We also serve the community by responding to complaints from citizens regarding potentially unsafe and unsanitary conditions.

A complaint was submitted to this office regarding "Conditions" at the referenced unit. I received the complaint and responded and noted the following items, some of which are items that are required by Code or by city ordinance to be remediated and some are items which we felt a property owner should be apprised of in order to insure you can safeguard your property from loss. The items are separated below.

Required items:

1. The electric service has been off since 5-30-24.
2. Light fixture at front door is missing its protective covers.
3. Houses that are not your permanent address are considered rentals; the City of Springdale has an ordinance that requires that all rentals have smoke alarms in each bedroom and in all hallways. (Within 24 hours)
4. I have not been in this home to inspect conditions at this time.
5. The water service has been off since 11-28-23.
6. All homes are required to have a water heater capable of supplying hot water.
7. Water heaters are required to have a T&P that terminates within 6" of the ground outside.
8. Expansion device is required on water heaters since 2005 by this office and by code.
9. Water heaters are required to have a drain pan.
10. Drain pans are required to have a 3/4" drain line to the outside.
11. I would have to tour the interior to inspect the rest of the plumbing.
12. No record of when gas was last active at this address.

Mike Chamlee Chief Building Official

13. The home is required to have a permanently installed thermostatic controlled heating system capable of supplying heat to at least 68 degrees.
14. If central A/C is not provided than all operable windows are to have screens.
15. T111 siding is damaged in several locations and needs to be replaced.
16. Fascia is missing in several locations and needs to be replaced.
17. Decking for roof is rotten in several locations and needs to be replaced.
18. The front door frame is rotten and needs to be replaced.
19. Sliding glass door at the back of the house is open. (Unsecured home)
20. Gutters are not required but when present they are to be properly maintained or completely removed.
21. Replace missing or torn screens as need around the house.
22. Chimney is missing its required spark arrester.
23. Flashing at chimney and roof are not lining up. (Appears roof has fallen)
- 24.
25. Remove saplings and vegetation from fence rows or remove fence.
26. Fences are to be maintained as type of fence they are.
27. Other items that you want to keep should be stored in the shed or removed from the property.
28. Completely remove all saplings that are or will impact the structure in the future.
29. Remove all downed limbs from the property.
30. Remove all leaves from the ground around the property.
31. Trim trees growing into or on the roof.
32. Prep all wood outside and then paint with approved exterior paint.
33. Sheds may need to be repaired did not look at it very closely.
34. This is not a complete list and if you wish we could meet at the property and tour it together for all needed corrections.
35. As this is not your permanent address and a possible rental please register it with the City of Springdale on the Landlord Registry thru the City Clerk's office at 479-750-8518.
36. A Master electrician, plumber and heating contractor will need to be hired to repair or replace items.

Recommendations for your property preservation:

1. Extensive pruning and tree trimming is needed. (Sent to Neighborhood Services)
2. Noted several trees that are dead or have dead limbs that need to be trimmed or removed. (Sent to Neighborhood Services)
3. All junk, trash is to be removed from the property. (Sent to Neighborhood Services)
4. Yard is to be mowed and trimmed regularly. (Sent to Neighborhood Services)
5. Our office recommends that all existing homes served by gas appliances or has an attached garage install Co/smoke alarms in hallways on each level. (Within 24 hours)
6. All smoke alarms should be replaced every ten years.

We appreciate your assistance with these matters and look forward to hearing from you within 30 days of receipt of this letter. Please feel free to contact this office with any questions you may have.

Respectfully,

A handwritten signature in black ink, appearing to read "Tom Evers", written in a cursive style.

Tom Evers
Chief Building Inspector
Master Code Professional
479-750-8154

10 0000 4493 9441

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☐ Adult Signature Restricted Delivery	\$ _____

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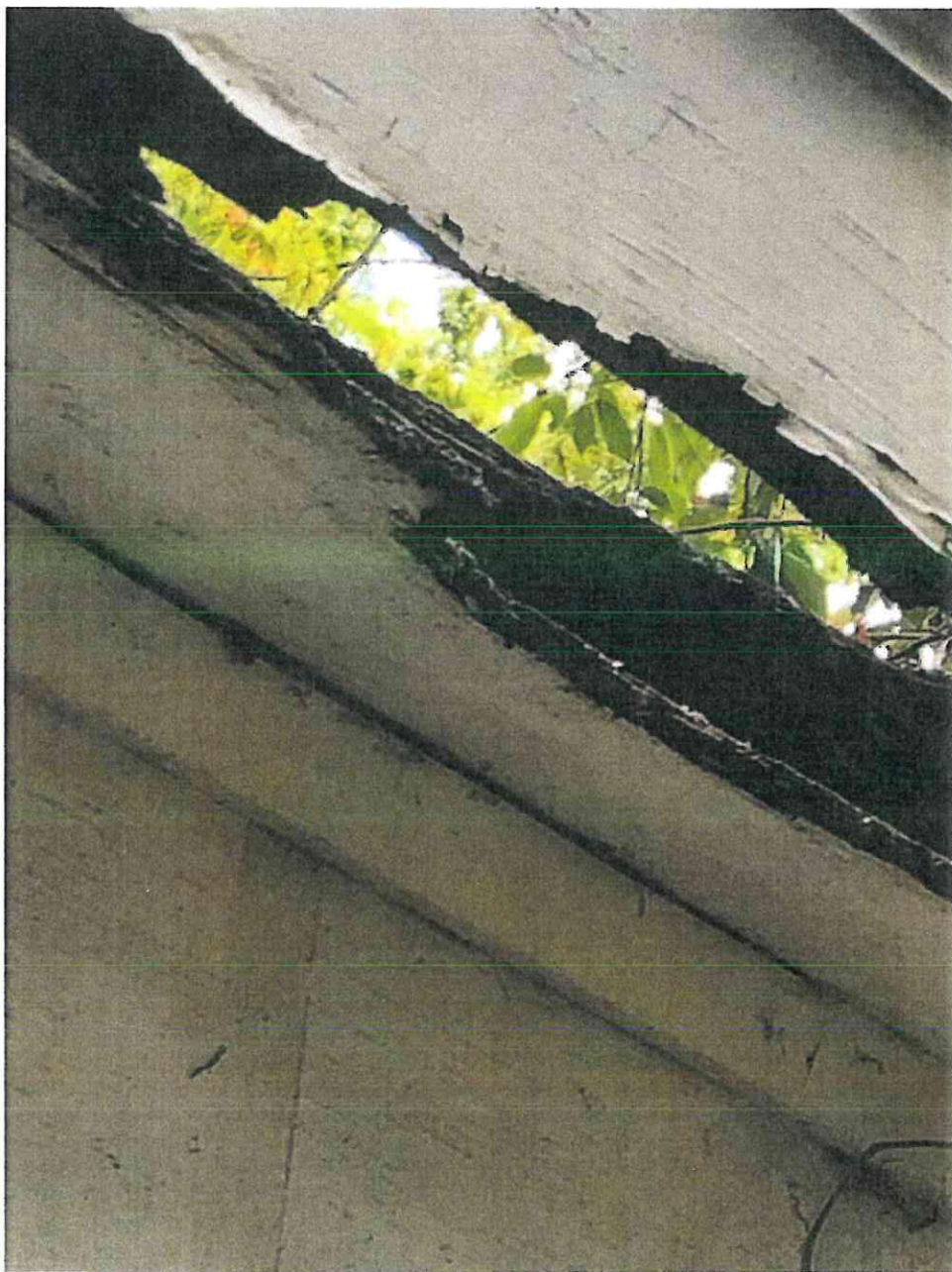
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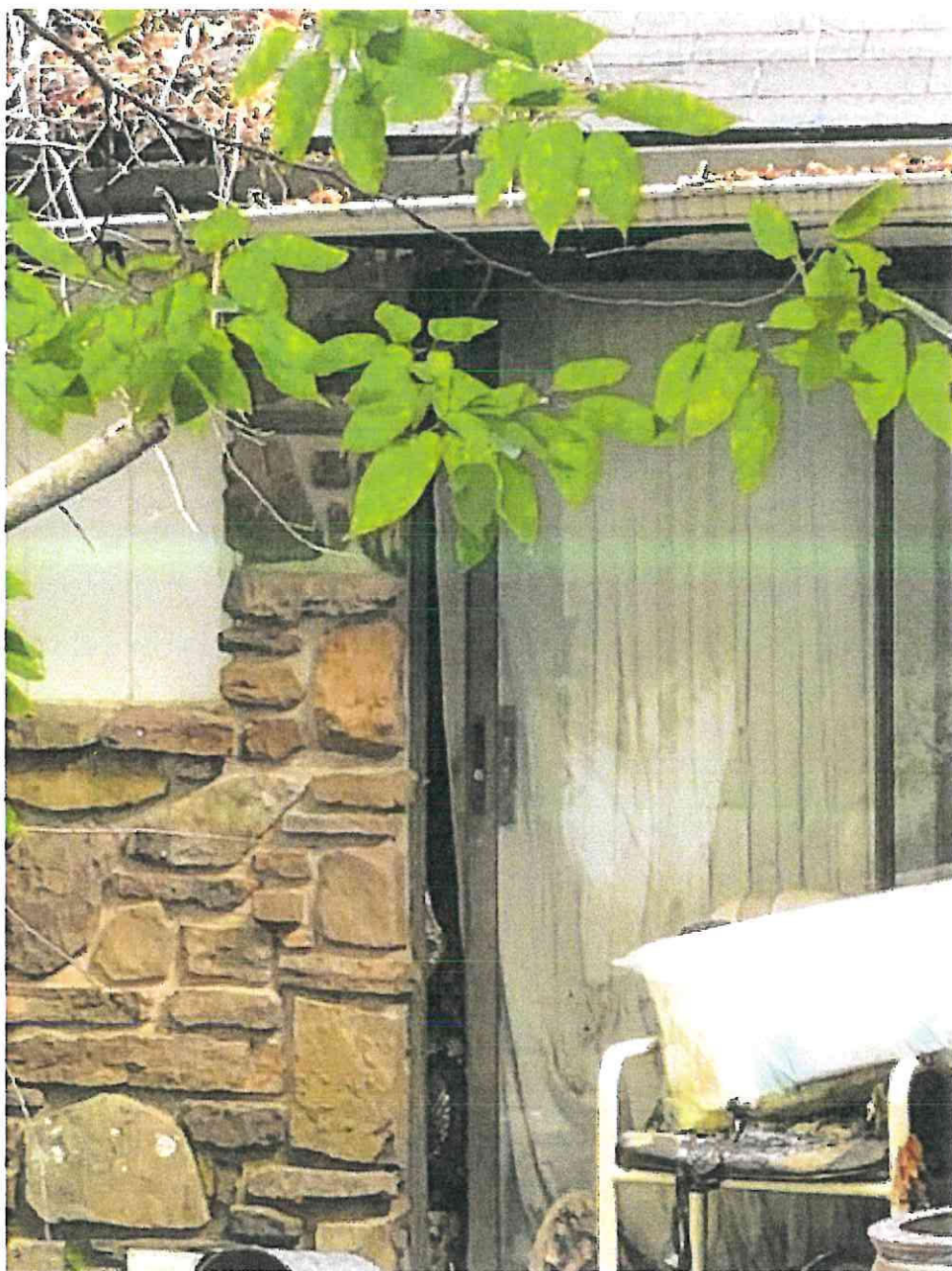
Barbara Sue Reddell
 PO Box 872
 Springdale, AR. 72765

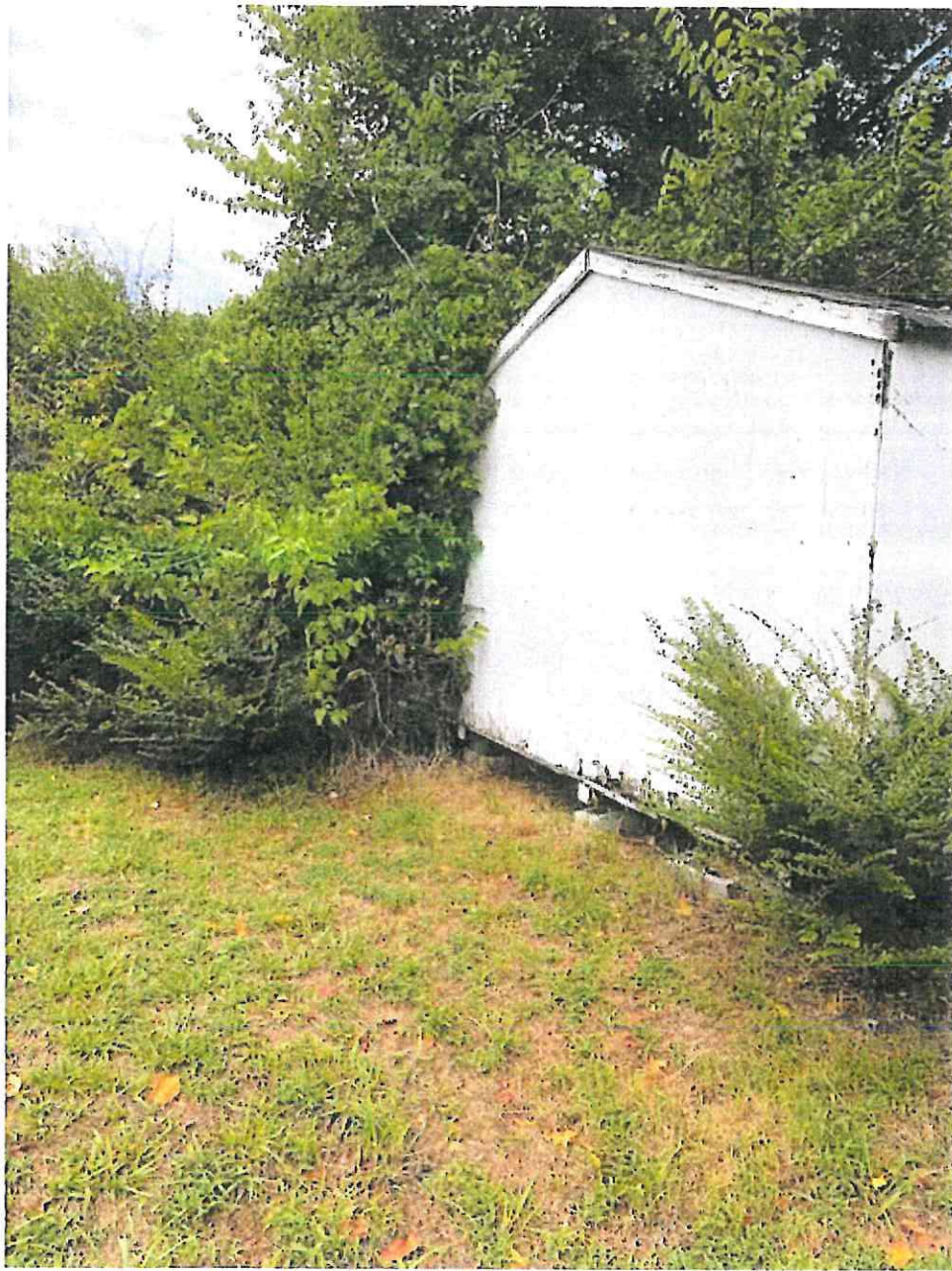
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Barbara Sue Reddell PO Box 872 Springdale, AR. 72765 2. Article Number (Transfer from service label) 9590 9402 7834 2234 0906 00	A. Signature X <i>Hayleigh Hunter</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>Hayleigh Hunter</i> C. Date of Delivery <i>10-8-24</i> D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: OCT - 8 2024 3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		

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

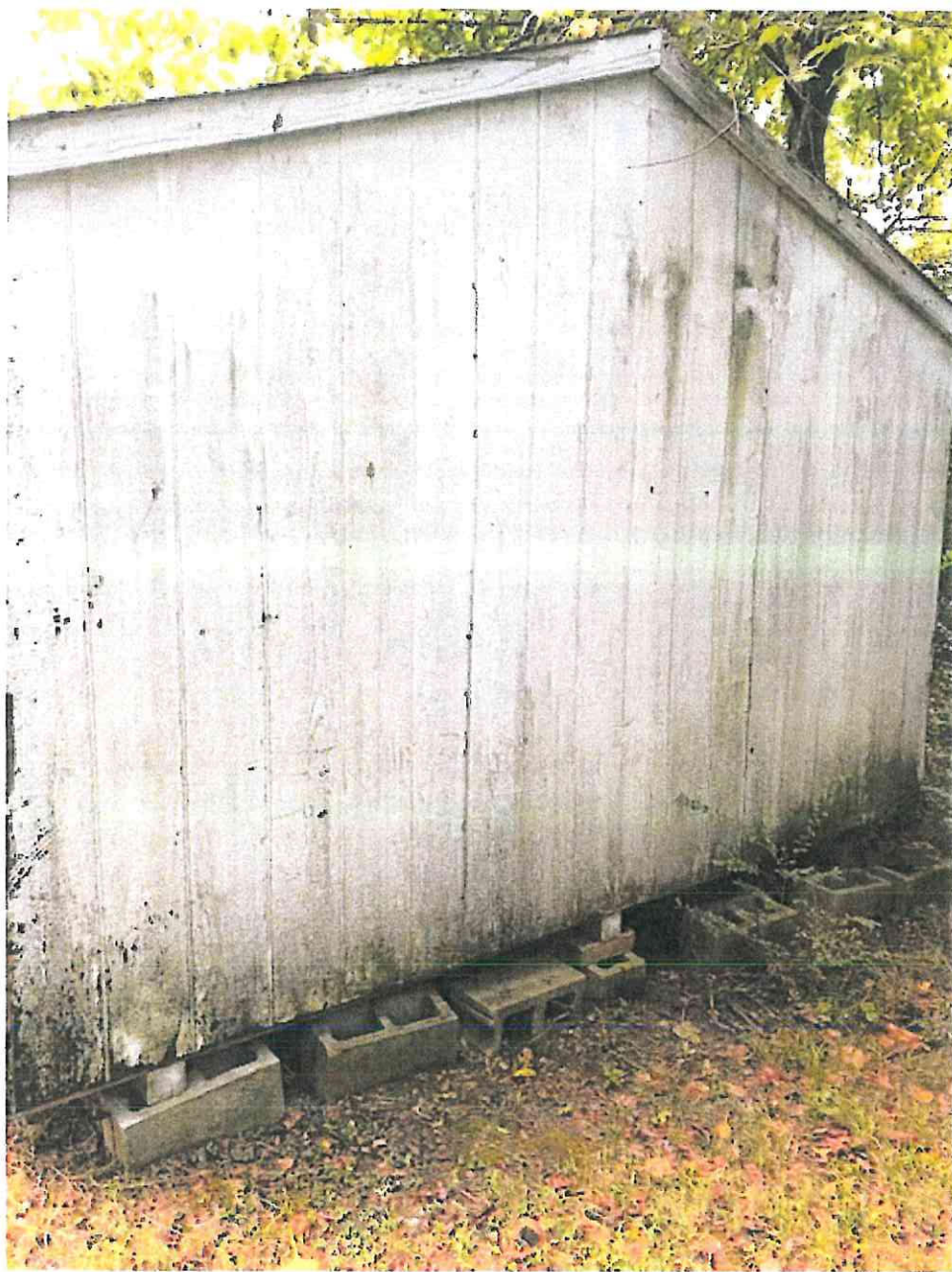
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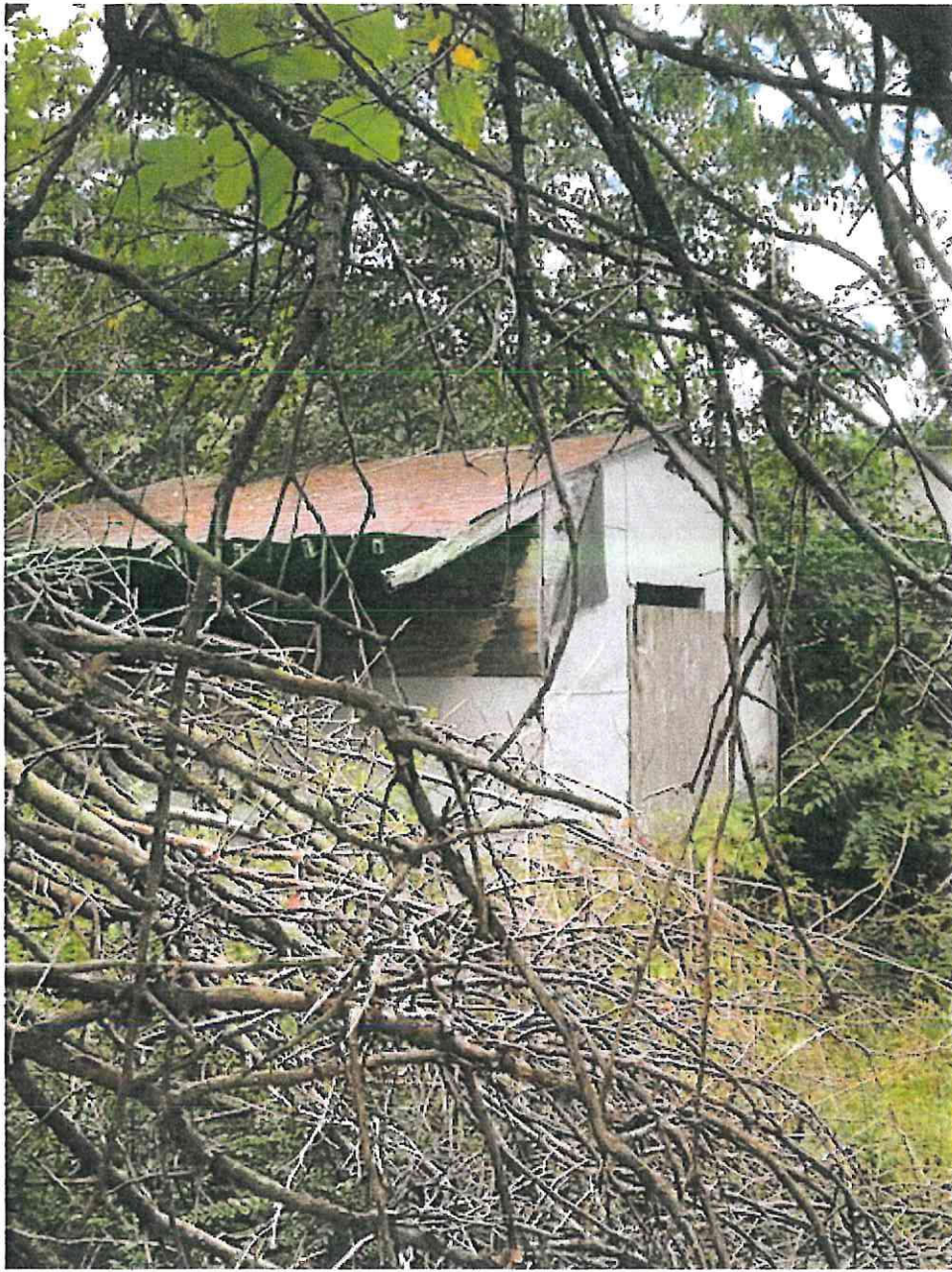




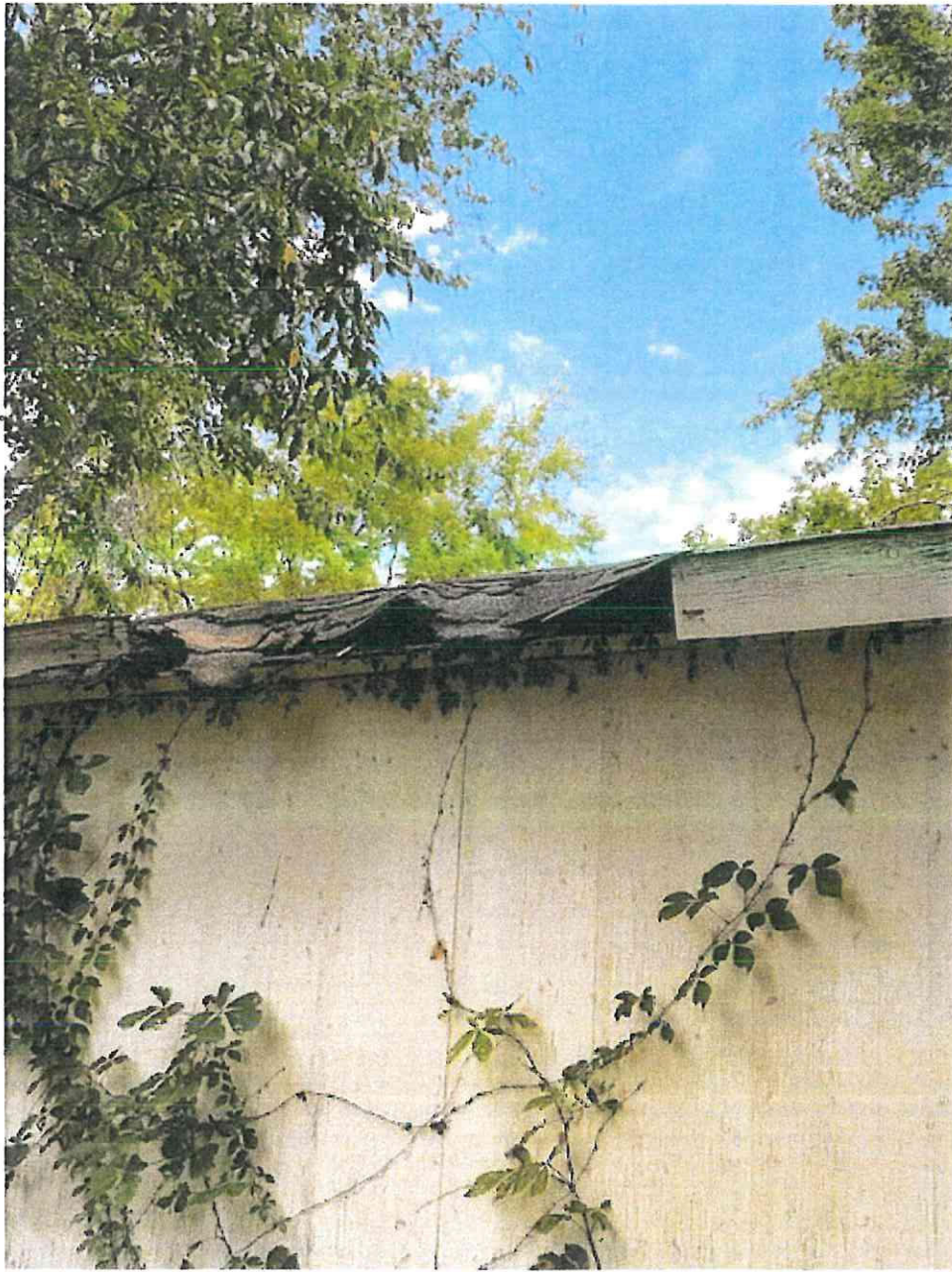






















ORDINANCE NO. _____

AN ORDINANCE APPROVING THE PRIVATE CLUB PERMIT FOR WILLOW DINING CLUB, INC., AND ALLOWING FOR THE APPLICATION OF THE REQUIRED PERMITS FROM THE ARKANSAS ALCOHOLIC BEVERAGE CONTROL DIVISION PER ARKANSAS CODE ANNOTATED §3-9-222 AS AMENDED AND FOR OTHER PURPOSES; AND DECLARING AN EMERGENCY

WHEREAS, WILLOW DINING CLUB, INC., has applied for a private club permit as required per A.C.A. §3-9-222, and

WHEREAS, WILLOW DINING CLUB, INC., has provided all the information required in permit application process, and

WHEREAS, the City Council for the City of Springdale hereby approves the application for permit for the proposed location to operate a private club within its city limits, and

WHEREAS, this approval does not authorize the operation of a private club within the City of Springdale but does function as an authorization to apply for a private club permit through the Arkansas Alcoholic Beverage Control Division per A.C.A. §3-9-222.

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

SECTION 1: That the application for private club permit is hereby approved for **WILLIAM ROSS JACKSON**, as manager for **WILLOW DINING CLUB, INC.**, located at 111 S. Main St., Springdale, Arkansas 72764.

SECTION 2: That no private club operations will begin unless and until a permit to operate a private club is issued by the Arkansas Alcoholic Beverage Division.

SECTION 3: That the approval and permit are subject to suspension or revocation by the City in the event the manager or **WILLOW DINING CLUB, INC.**, violates any Springdale ordinances pertaining to private club permits or State Law.

SECTION 4: EMERGENCY CLAUSE. IT IS HEREBY ASCERTAINED AND DECLARED THAT THE PERMIT MUST BE ISSUED AS SOON AS POSSIBLE. THEREFORE, IT IS DECLARED THAT AN EMERGENCY EXISTS AND THIS ORDINANCE SHALL BE IN FORCE AND TAKE EFFECT IMMEDIATELY UPON AND AFTER ITS PASSAGE.

[SIGNATURE PAGE FOLLOWS]

ORDERED, this ____ day of _____, 2025.

DOUG SPROUSE, MAYOR

ATTEST:

_____,
CITY CLERK

I, Sabra Jeffus, City Clerk of Springdale, Arkansas, hereby certify that the above and foregoing is a true and correct copy of Ordinance No. _____ passed by the City Council of the City of Springdale, Benton and Washington Counties, Arkansas, on the ____ day of _____, 2025.

APPROVED AS TO LEGAL FORM:

ERNEST CATE,
CITY ATTORNEY

RESOLUTION NO.

**A RESOLUTION AUTHORIZING PAYMENT OF
AN INVOICE
(2023 BOND PROJECT NO. 23BSC1)**

WHEREAS, the City of Springdale contracted with Buffalo Builders, LLC, for the construction of the Springdale Senior Center, and

WHEREAS, the City has received an invoice for \$1,856,130.33 from Buffalo Builders, LLC.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to pay Buffalo Builders, LLC., \$1,856,130.33 with funds from the 2023 Bond Program.

PASSED AND APPROVED this 10th day of June, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION
OF A CONTRACT FOR PAVEMENT CONDITION
INVENTORY SERVICES**

WHEREAS, The Public Works Department has budgeted for the survey of roadway pavement conditions on all public streets in the City of Springdale, and;

WHEREAS, Infrastructure Management Services (IMS) was selected as the most qualified firm to perform the project;

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

Section 1. The Mayor and City Clerk are hereby authorized to execute an agreement with Infrastructure Management Services for the 2025 Springdale Pavement Condition Inventory in amount not to exceed \$99,995.00, to be paid from the 2025 Public Works Budget.

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

PASSED AND APPROVED this _____ day of June, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

City of Springdale, Arkansas

Springdale-AR [2025 PCI w/1-pass FWD
into ESA + 1-Year Inform]

IMS Fee Proposal

Opportunity ID: 24-04-04715



10630 75th Street
Largo, FL 33777



+1 727-547-0696



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THIS CONTRACT AGREEMENT ("Contract") is entered into on 2025-05-02 by and between:

International Cybernetics Company, LP (ICC) d/b/a IMS Infrastructure Management Services ("Consultant") with its principal office at 10630 75th Street, Largo, FL 33777, Phone: 727-547-0696 and Springdale, AR with its principal offices at 269 E Randall Wobbe Ln, Springdale, AR 72764 Phone: ("Client"). Consultant and Client may hereinafter be referred to collectively as the "Parties."

RECITALS

WHEREAS, Consultant agrees to fulfill and perform the work as set forth under Scope of Work (**Fee Proposal**), and Client agrees to fulfill its obligations, including providing information required for project setup and compensating the Consultant as set forth under pricing (**Fee Proposal**);

NOW, THEREFORE, the Parties hereto, intending to be legally bound, do hereby agree that the project overview and Pricing below accurately reflect the work to be performed and the price to be paid; and

The Parties accept the standard terms and conditions of sale as described in the attached (Appendix **D**); and

The Parties agree that any modifications to the scope of work or pricing will be agreed to in writing and explicitly acknowledged by both Parties in order to be binding, and

The Parties agree that any agency, current or future, within the same state shall be allowed to participate in this agreement during the life of the contract, even if it is not listed amongst the solicitation participants. While this clause in no way commits an Agency to purchase from Agency's awarded contractor, nor does it guarantee any additional orders will result, it does allow Agencies, at their discretion, to make use of Agency's competitive process (provided said process satisfies their own procurement guidelines) and purchase directly from the awarded contractor. All purchases made by other Agencies shall be understood to be transactions between that Agency and the awarded vendor; the Agency shall not be responsible for any such purchases.

IN WITNESS WHEREOF, this Contract is entered into as of the day and year written above. The Client and Consultant hereby represent and warrant to each other that each of the signers below have the right, power, legal capacity, and authority to enter into and bind the corresponding organization to perform its obligations under this Contract, and that the signature and execution of this Contract has been duly authorized.



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Largo, FL 33777



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Reference Project Overview for scope of work and fees, a total of \$99,995.00.

International Cybernetics Company, LP
d/b/a IMS Infrastructure Management Services

City of Springdale, Arkansas

Date: _____

Date: _____

By: _____

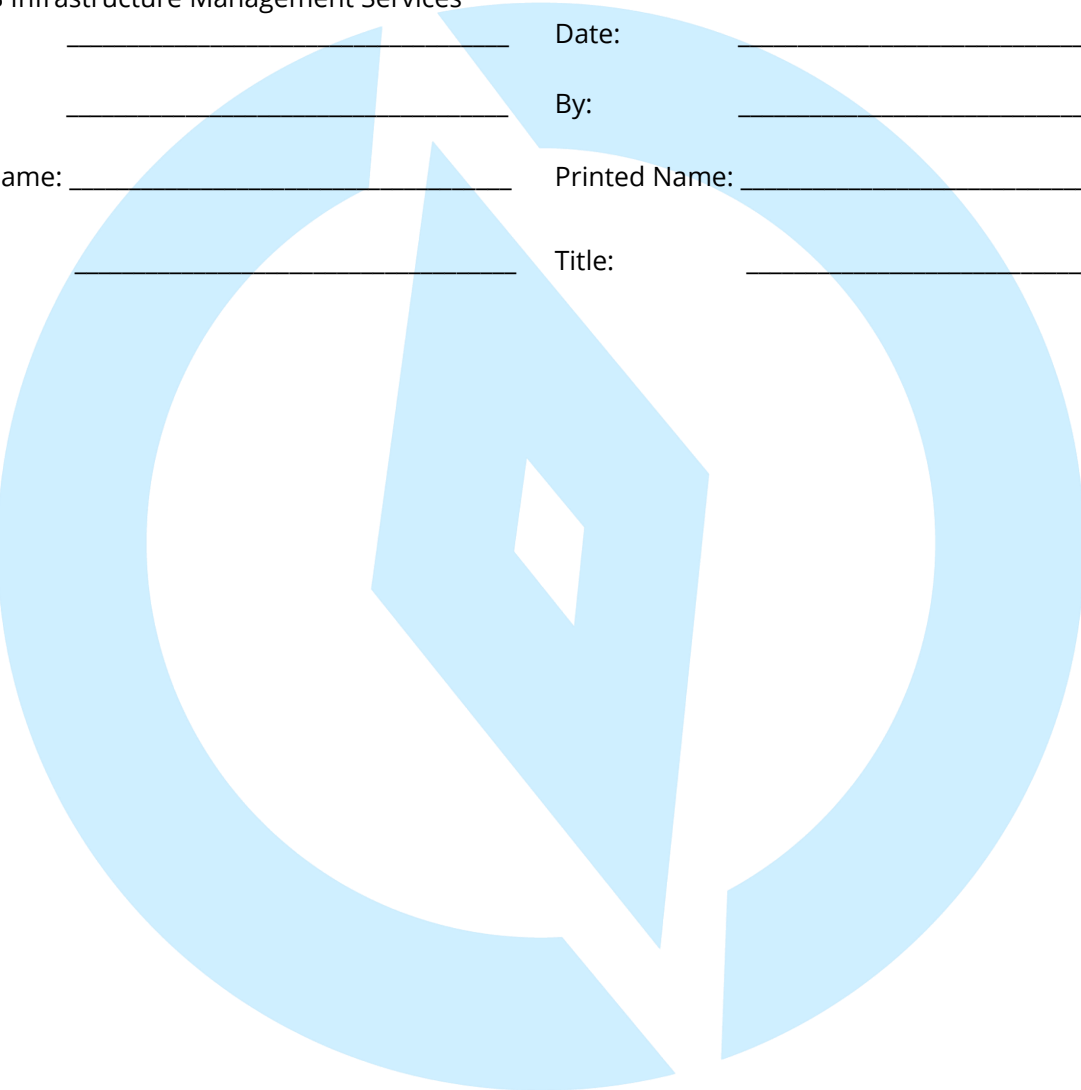
By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____



5/28/2025

City of Springdale, Arkansas
Ryan Carr, PE, PTOE, PTP, CFM Deputy Dir. Engineering
Email: rcarr@springdalear.gov
Phone: (479) 750-8105

Re: Springdale-AR [2025 PCI w/1-pass FWD into ESA + 1-Year Inform]

Dear Ryan,

IMS Infrastructure Management Services (IMS) is pleased to present this fee proposal and SOW for a roadway pavement condition survey for Springdale. As an industry leader with five decades of pavement and asset management experience, we enable data-driven decision-making, ensuring that your agency's maintenance and rehabilitation funding results in the highest return on investment.

Our project approach is based on four principles:

- **Starting with the end in mind.** We are committed to understanding your agency's goals and objectives for this project. We work with our clients to meet all project goals and provide high-quality deliverables on time and within budget.
- **Confident, informed decision-making.** Accurate data provides the foundation for pavement management analyses, which identify the most appropriate maintenance or rehabilitation activity for each roadway pavement.
- **Maximizing return on investment.** When you choose IMS, you gain a dedicated partner. Backed by decades of experience, our support results in better outcomes and translates to enhanced funding justification and more strategic allocation of existing funding.
- **Providing smart, end-to-end solutions.** We provide professional services powered by end-to-end software, enabling your agency to review and visualize data confidently and easily.

We look forward to delivering this project successfully. Please do not hesitate to contact me with any additional questions at (480) 741-1847 or by email at jtourek@icc-ims.com.

Best regards,

**International Cybernetics Company, LP d/b/a
IMS Infrastructure Management Services**



Jim Tourek, Client Services Manager



10630 75th Street
Largo, FL 33777



+1 727-547-0696



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Table of Contents

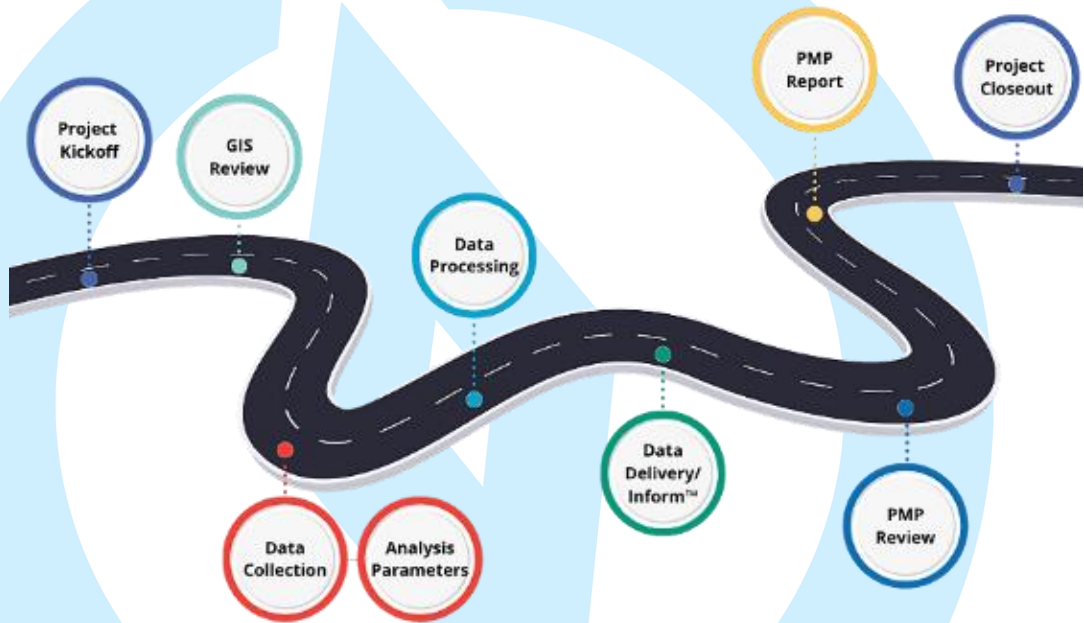
Project Overview	6
Deliverables	7
Deliverables (Structural Testing)	8
Fee Proposal	9
Value-Added Services	10
Company Profile	11
Industry-Leading Technologies	12
Fast-Falling Weight Deflectometer (FastFWD)	13
Easy Street Analysis (ESA) Overview	15
Pavement Management Plan and Included Deliverables	15
Optional Value-Added ESA Enhancements	20
Appendix A – Typical Project Roadmap	22
Appendix B – Additional Value-Added Services	24
Appendix C – Enhanced ASTM D6433 Data Dictionary	27
Appendix D – Terms & Conditions	33



Project Overview

The primary objective of this project is to collect **466 test miles** – matches the total provided by Ryan Carr on May 21, 2025 and uses the new GIS showing 406 centerline miles with a city estimated 60 miles of streets to receive 2-pass testing of roadway condition data. To ensure adequate coverage across the roadway network, we survey roads with greater than three lanes in both directions and all remaining roads in one direction. Our project roadmap, shown in the figure below, has evolved over the years and reflects our team's collective experience of successfully delivering thousands of similar projects. (See Appendix A for more details on each step in our project roadmap.)

The pavement condition survey will be performed with an IrisPRO Pave™ data collection system. The IrisPRO Pave™ collects georeferenced, high-resolution 3D imagery of the pavement surface, spherical right-of-way imagery, and longitudinal and transverse profile measurements.



Collected data are processed to quantify the type, severity, and quantity of pavement surface distresses, including cracking and rutting. Pavement roughness values are reported following the International Roughness Index (IRI) method. Processed data are delivered in both an Excel spreadsheet and a geodatabase. Roadway imagery is published to our Inform™ online data visualization platform for easy review and reference by agency staff.

Our data collection approach provides 100% coverage of all collected lanes, 100% rating of all pavement (no sampling), and no reliance on field operators/crew to perform manual rating or supplemented with “windshield surveys.” This approach meets stringent industry standards (ASTM and AASHTO) and state DOT reporting requirements. We are the only vendor bringing our fifty-year legacy of state DOT pavement condition survey experience, quality, accuracy, and repeatability to municipal agencies.



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Deliverables

01

Roadway Pavement Condition Data

Reported in an Excel spreadsheet and a geodatabase.

02

Easy Street Analysis (ESA) of Roadway Pavements

- Easy Street Analysis (ESA) pavement management spreadsheet
- Customizable prioritization and deferred cost analysis (refer to **ESA Overview** for specified customizations and optional value add enhancements)
- ESA training session (two hours) via Teams

03

Five (5) Year, Network-Level Pavement Management Plan via ESA

04

Inform™ Online Data Viewer

Enables convenient, browser-based viewing of collected data and imagery. *(Note: 90 days of hosting for unlimited agency users is included from the time of implementation.)*

05

Additional Value-Added Services

If applicable, based on our discussions with you, this budgetary estimate includes information and pricing on additional value-added services, described in more detail below.



Deliverables (Structural Testing)

Core deliverable – the expected format you will receive our data in based on requested data processing options

01

Structural Pavement Assessment Data

Reported in an Excel spreadsheet and a geodatabase*

**Unless otherwise specified in fee breakdown (e.g., raw data or other format).*

Deliverable Options – if chosen/applicable, will be distinctly listed as separate line items in the fee schedule

A

Structural Number Effective (S_{Neff})

Represents the overall current effective structural rating of the pavement

--	--

B

Structural Number Required (S_{Nreq})

Represents the *required* structural number based on average daily traffic (ADT) analysis. This requires providing ADT data to us for analysis.

--	--

C

Color Coded GIS Map – Based on Structural Index (SI) (PDF)

A color coded map to visually display the structural index based on the results/scoring from collected and processed FastFWD data.

--	--

D

Additional Consulting/Customized Reporting

Consulting or customized reporting options are available. We will ensure a scoping meeting has occurred to properly scope and price the deliverable. Any additional consulting or customized deliverables will be represented separately in the fee schedule.



Fee Proposal

Springdale-AR [2025 w/1-pass FWD, PCI into ESA + 1-Year Inform]

(Note: final fee/scope depends on confirmation of test miles to be surveyed, analysis and reporting requirements)

Fee Proposal					
Name	Qty.	Units	Price	Disc.	Total Price
Project Setup and Kickoff	1	Lump Sum	\$2,425.80		\$2,425.80
Project Management	1	Lump Sum	\$2,330.00		\$2,330.00
GIS Review and Survey Extents Verification	406	Centerline Miles	\$15.00		\$6,090.00
Mobilization/Calibration	1	Lump Sum	\$2,925.00		\$2,925.00
Field Data Collection - IrisPRO Pave	466	Test Miles	\$85.00		\$39,610.00
Mobilization/Calibration (FFWD)	1	Lump Sum	\$2,025.00		\$2,025.00
Field Data Collection - Fast Falling Weight Deflectometer (FFWD)/Mile	60	Test Miles	\$145.00		\$8,700.00
Data Processing: Standard FFWD (Including QC/QA)	1	Test Miles	\$1,850.00		\$1,750.00
Calculate Structural #: (SNeff)	1	Lump Sum	\$1,200.00		\$2,000.00
Calculate Structural Number Required (SNreq) Based on ADT and Provide Structural Index	1	Lump Sum	\$2,000.00		\$2,000.00
Data Processing: Enhanced ASTM D6433 (Including QC/QA) - According to Std. Data Dictionary	466	Test Miles	\$30.00		\$13,980.00
Condition Data Delivery (Standard Geodatabase/Tabular Format Only)	1	Lump Sum	\$1,500.00		\$1,500.00
Easy Street Analysis (ESA) Pavement Management Plan/Analysis - Draft	1	Lump Sum	\$8,500.00		\$8,500.00
Draft Pavement Mgt. Report	1	Lump Sum	\$2,400.00		\$2,400.00
Inform Web Hosting- 90 Day Free Trial (Price reflects annual fee if opt in after trial)	466	Per year per mile	\$1.20	100%	\$0.00
Inform - 400 to 800 lane miles- 90 Day Free Trial (Price reflects annual fee if opt in after trial)	1	Per Year	\$4,000.00	100%	\$0.00
Inform - 400 to 800 lane miles	1	Per Year	\$4,000.00		\$4,000.00
Inform Web Hosting	466	Per year/mile	\$1.20		\$559.20
			Total Price:		\$99,995.00



Value-Added Services

Optional Value-Added Service Activities - Cost Estimates				
Name	Qty.	Units	Price	Total Price
Right of Way (ROW) Asset Extraction - Using Standard Data Dictionary Attributes				
Crosswalks	466	Test Miles	\$ 13.60	\$ 6,337.60
Curb & Gutter	466	Test Miles	\$ 17.60	\$ 8,201.60
Curb Markings	466	Test Miles	\$ 17.00	\$ 7,922.00
Drainage Ditches	466	Test Miles	\$ 17.60	\$ 8,201.60
Drainage Structures (Inlets)	466	Test Miles	\$ 27.20	\$ 12,675.20
Driveway Aprons	466	Test Miles	\$ 34.00	\$ 15,844.00
Fence	466	Test Miles	\$ 17.60	\$ 8,201.60
Fire Hydrants	466	Test Miles	\$ 17.00	\$ 7,922.00
Guardrail/Guiderail	466	Test Miles	\$ 17.60	\$ 8,201.60
Landscaping	466	Test Miles	\$ 44.00	\$ 20,504.00
Manhole Covers	466	Test Miles	\$ 23.80	\$ 11,090.80
Pavement Striping - Linear	466	Test Miles	\$ 26.40	\$ 12,302.40
Pavement Markings - Point	466	Test Miles	\$ 17.00	\$ 7,922.00
Retaining Walls	466	Test Miles	\$ 17.60	\$ 8,201.60
Pedestrian Curb Ramps	466	Test Miles	\$ 20.80	\$ 9,692.80
Sidewalks	466	Test Miles	\$ 17.60	\$ 8,201.60
Sign & Supports	466	Test Miles	\$ 75.00	\$ 34,950.00
Sound/Noise Barriers	466	Test Miles	\$ 17.60	\$ 8,201.60
Street Furniture	466	Test Miles	\$ 27.20	\$ 12,675.20
Street Lights	466	Test Miles	\$ 40.80	\$ 19,012.80
Traffic Signals and Flashers	466	Test Miles	\$ 23.80	\$ 11,090.80
Trees	466	Test Miles	\$ 51.00	\$ 23,766.00
Utility Poles	466	Test Miles	\$ 40.80	\$ 19,012.80
Valves	466	Test Miles	\$ 34.00	\$ 15,844.00
Pavement Story Map for External Viewers, Standard, With Hosting for 1 year	1	Lump Sum	\$ 7,500.00	\$ 7,500.00
a. Years 2 - 4 Annual Updates of Rehabs; + hosting fees of \$1.20 per mile (if applicable)	3	Lump Sum	\$ 2,000.00	\$ 6,000.00
Pavement Condition Dashboard for Client Internal Viewing, Standard, With Hosting for 1 year	1	Lump Sum	\$ 5,500.00	\$ 5,500.00
a. Years 2 - 4 Annual Updates of Rehabs; + hosting fees of \$1.20 per mile (if applicable)	3	Lump Sum	\$ 2,000.00	\$ 6,000.00
City Council Presentation - Virtual	1	Lump Sum	\$ 3,500.00	\$ 3,500.00
a. Add for an Onsite Presentation	1	Lump Sum	\$ 2,500.00	\$ 2,500.00
Non-Standard Written Report (Min. 8-Hours; beyond at Hourly Rate)	8	Hours	\$ 150.00	\$ 1,200.00
Additional or Specialty Maps for Reporting (In Addition to Maps in Standard Report)	1	Lump Sum	\$ 750.00	\$ 750.00
Additional Printed/Hard Copies of the Standard Final Report	1	Lump Sum	\$ 200.00	\$ 200.00
Sidewalk Condition Survey via Sidewalk-Surface Tester (SST) Data Collection	(Available Upon Request)			
Pedestrian Curb Ramp Non-Compliance Survey & Analysis via Mobile Lidar Data Collection	(Available Upon Request)			
Year to Year Data Comparisons - Prior Data Collected by Other Firm (QC/QA Team)	466	Test Miles	\$ 10.00	\$ 4,660.00
Year to Year Data Comparisons - Prior Data Collected by ICC-IMS > 3 Years Ago (QC/QA Team)	466	Test Miles	\$ 7.50	\$ 3,495.00
Year to Year Data Comparisons - Prior Data Collected by ICC-IMS < 3 Years Ago (QC/QA Team)	466	Test Miles	\$ 5.00	\$ 2,330.00
Easy Street Analysis (ESA) - Pavement Management Plan/Analysis	Included in Base Activities (ESA)			
a. "ESA - Easy Street Analysis" Pavement Management Spreadsheet Software				
b. Customizable Prioritization & Cost-Benefit Analysis				
c. Unlimited Access - Training Library				
d. Online ESA Spreadsheet Training via Teams				



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Company Profile

IMS Infrastructure Management Services – now powered by International Cybernetics Company (ICC) – has revolutionized roadway infrastructure management since 1975. With the 2022 merger of IMS and ICC, the IMS team of infrastructure consultants is now backed by ICC's industry-leading data acquisition technologies. We take pride in having one of the industry's largest fleets of advanced pavement, sidewalk, and right-of-way asset data collection systems.



Over the past five years, we have made a \$5 million investment in enhancing our Unify™ software suite, solidifying our position as an industry leader in providing fully integrated, end-to-end data collection, processing, and visualization tools. Our advanced systems – combined with our rigorous approach to quality control – empower us to generate unparalleled data quality while setting the industry benchmark for the fastest turnaround time. The actions that we have taken over the past five years illustrate our continued commitment to improving data quality while simultaneously reducing data collection costs for our clients.

We offer the following pavement management services:

- Automated and semi-automated pavement condition assessments.
- Non-destructive pavement testing and analysis.
- Pavement management system implementation and training.
- Pavement management plan development and presentation.

In addition to pavement management services, IMS offers complementary services such as:

- Right-of-way asset inventory development using 360-degree imagery and mobile Lidar.
- Sidewalk and Americans with Disabilities (ADA)/PROWAG non-compliance surveys.
- Data visualization services using dashboards, StoryMaps, and web applications built on GIS.

Welcome to the new era of infrastructure management, where consulting services are powered by advanced technologies. ***Together, IMS – now powered by ICC – are paving the way forward!***



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Industry-Leading Technologies

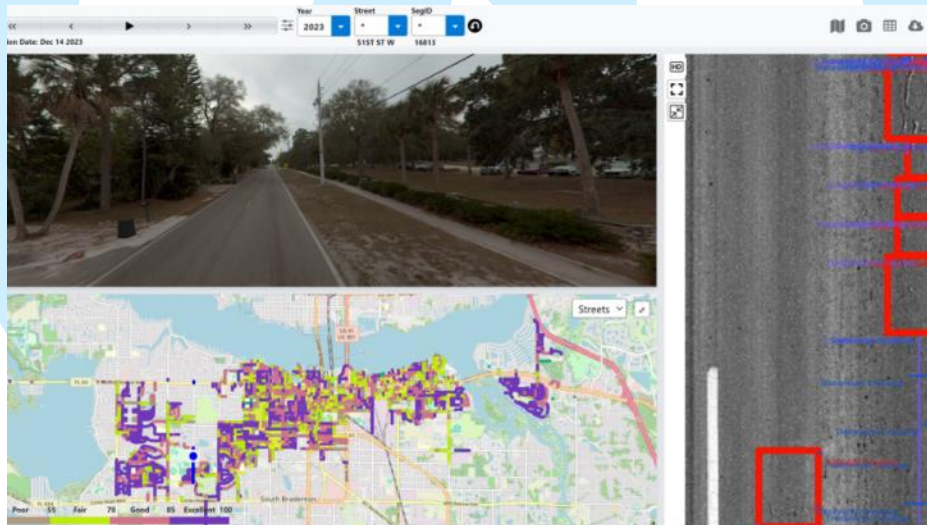
IrisPRO Pave™

The pavement condition survey will be performed using an IrisPRO Pave™ data collection system. The IrisPRO Pave™ is equipped with industry-leading data acquisition technologies, including an inertial profiler, a second-generation Laser Crack Measurement System (LCMS-2), a FLIR Ladybug5+ 30MP 360-degree camera, and an ixBlue A7 or Oxts INS with DGPS.



Inform™ Online Data Viewer

The Inform™ data viewer is an easy-to-use, browser-based, cloud-hosted tool for reviewing pavement condition data and associated imagery. Inform™ presents the data in a map-based environment, enabling agencies to review all collected pavement data, including cracking, rutting, and roughness. The Inform™ viewer is fast, intuitive, and reduces the need for field visits. Inform™ provides color coded roads by condition values like PCI, PSCI, Roughness (IRI), Rutting Index and more. This allows for insights at a glance and effective reporting to decision makers.



"Inform has not only met but also surpassed our expectations. It is quick, exceptionally responsive, requires no IT involvement, and is incredibly user-friendly for individuals of all levels."

– Robert Bush, Program Manager, Arizona DOT



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Fast-Falling Weight Deflectometer (FastFWD)

The FastFWD enables agencies to identify issues in the subgrade, sub-base, and base layers, in addition to the surface layer, providing a comprehensive view of pavement health.

Subsurface distress investigations are a valuable tool to assess the structural health of a roadway. The FastFWD provides several key indices, including:

- Effective Structural Number (SNeff)
- Surface Curvature Index (SCI)
- Elastic Modulus (stiffness) of
 - o Subgrade
 - o Sub-base or base
 - o Asphalt or Concrete
- Structural Index (SI)



Fast Falling Weight Deflectometer (FastFWD)

Since obtaining the above indices sometimes require addition inputs such as accurate pavement thickness, IMS has developed a new and proprietary tool called Intelligent Structural Analyzer (**ISA™**). This tool can calculate SNeff without the need for thickness, eliminating the need for GPR testing or Coring. By knowing the SNeff, agencies not only get an accurate estimate of their pavement structural health but also can design the exact pavement thickness required for reconstruction or overlay, down to decimal-level accuracy.

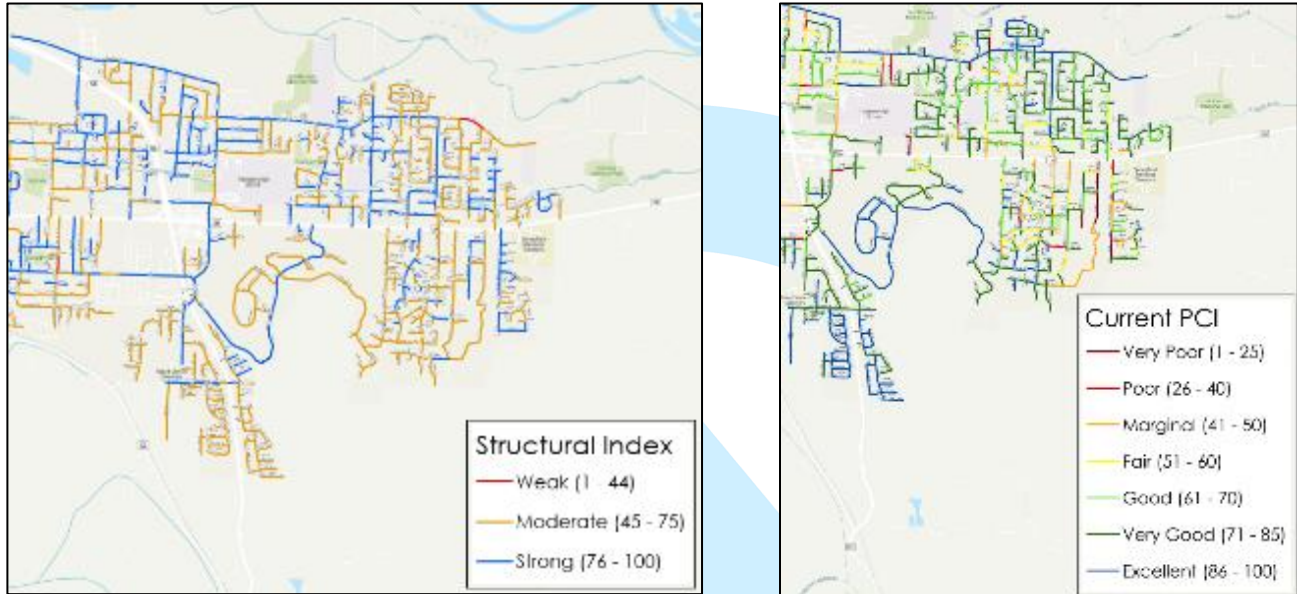
Another use case of structural testing is optimizing pavement management decisions. The matrix below, originally proposed by the Virginia Department of Transportation (VDOT), highlights the importance of combining structural and surface condition assessments, such as PCI or PCR. Relying solely on one metric can lead to suboptimal decisions. For example, if surface conditions are poor (e.g., PCI near 0), a Pavement Management System (PMS) might recommend full reconstruction (RC). However, structural testing may reveal that reconstruction is unnecessary, and corrective maintenance (CM) could suffice. Combining these metrics enables agencies to implement the **right solution, at the right time, in the right location**, delivering on the promise of holistic pavement management.

		Structural Condition Recommendation				
		DN	PM	CM	RM	RC
Surface Condition Recommendation	DN	DN	DN	DN	DN	DN
	PM	PM	PM	DN	DN	DN
	CM	CM	CM	CM	RM	RC
	RM	CM	CM	CM	RM	RC
	RC	CM	CM	RM	RC	RC

DN: Do Nothing
PM: Preventative Maintenance
CM: Corrective Maintenance
RM: Rehabilitation/ Maintenance
RC: Reconstruction



An example of the final deliverables is shown below, featuring a map that highlights locations categorized as having Weak, Moderate, or Strong structural condition. By overlaying structural testing results with surface condition data, the map provides a holistic view of the roadway network, as demonstrated below.



Deflection testing is performed using a Fast FWD, in accordance with ASTM D4694-09 (2020) standards for paved roadways. The IMS team can conduct a structural assessment of all designated roadways. Deflection testing is usually completed at least once in each direction in every street segment (every 300 - 500 feet) along the outside lanes of the roadway. A series of geophones records deflection readings for each section of pavement tested. These readings are used to determine the pavement strength, load transfer capabilities, and identify properties of the base and sub-grade.

Upon completion of the deflection survey a structural analysis is performed. A FastFWD applies a known load to the pavement and measure the pavement response to the load. The structural adequacy of a street is expressed as a 0 to 100 score with several key ranges: roadways with a Structural Index greater than 75 are generally deemed to be structurally adequate for the loading and may be treated with lightweight surface treatments or thin overlays; those between 50 and 75 typically reflect streets that require additional pavement thickness; and scores below 50 typically require reconstruction and increased base and pavement thickness.

By using this data-driven approach, maintenance, and rehabilitation efforts are more accurately targeted, enhancing the overall efficiency of your pavement management program.



Easy Street Analysis (ESA) Overview

Pavement Management Plan and Included Deliverables

ESA integrates the core analysis capabilities of the most powerful pavement management systems within a familiar Microsoft® Excel environment. It is a pavement management tool designed to provide agencies with easy access to pavement condition data and analysis results. It is often used to enhance the use of traditional licensed-based software.

ESA was engineered as a simple solution that eliminates the need for users to become pavement management software experts before they can leverage their survey results. ESA is an interactive spreadsheet that contains deterioration curves, functional classes, pavement types, pavement strength rating, city-specific rehabilitation methods and costs, associated rehab resets, budget information, and other city-specific parameters. Our interactive ESA spreadsheet is fully customizable to the needs of our clients and programmed to develop multi-year M&R plans built around practical prioritization techniques and financial optimization, typically as cost of deferral analyses. Results can be visualized using both ESRI GIS software and Excel-based mapping tools. IMS has deployed ESA successfully on hundreds of government agencies across North America.

ESA offers the following key scenarios for analysis:

- Annual funding required to maintain current pavement conditions.
- Annual funding required to maintain the current network backlog.
- Funding projections needed to achieve and sustain a target PCI over the next five years.
- Funding projections needed to achieve and sustain a target backlog over the next five years.
- Minimum funding level required to avoid falling below control PCI limit.
- Minimum funding level required to avoid falling below control backlog limit.
- Future network performance predictions, including the network average PCI and segment level PCI, if current funding levels remain unchanged over five years.
- Strategic rehabilitation recommendations for pavement treatments based on the current budget.

For the pavement analysis results to be practically useful to the agency, IMS endeavors to work closely with every client agency to select appropriate parameters. The IMS pavement engineer will work with the client to select and define the analysis parameters. These include:

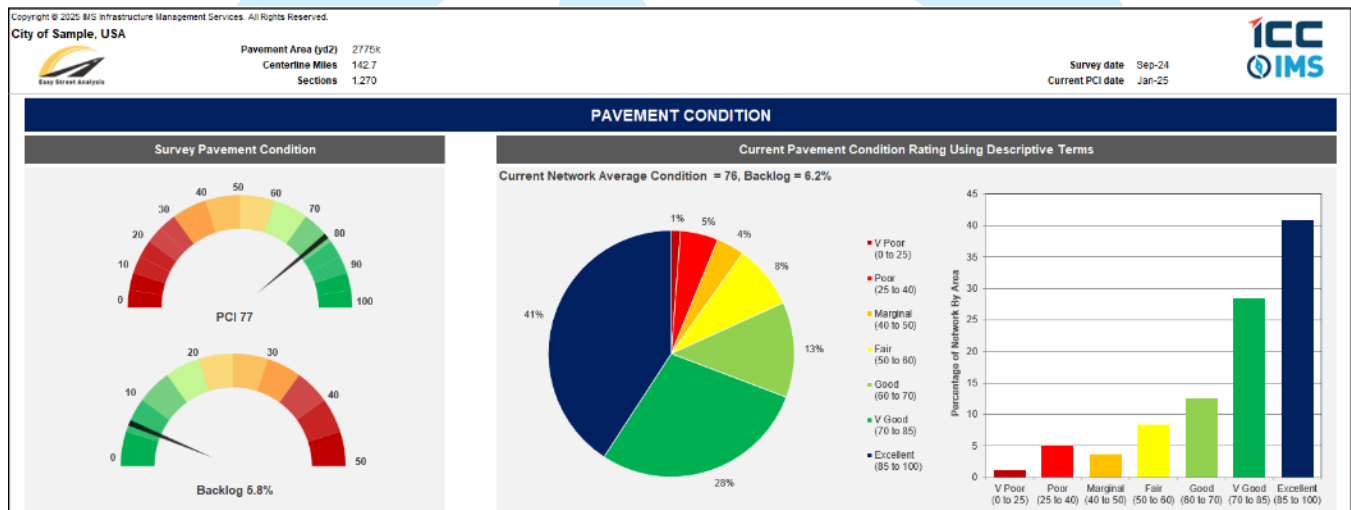
- Analysis period (standard is 5 years)
- Road maintenance budget (one value in \$/YR; can vary over the years)
- Rehab types and unit rates (in \$/SY)
- Completed work (rehab type and rehab date for any work done after survey but before analysis start date), provided in a GIS-compatible format (shapefile, geodatabase, or list of GISIDs)
- Planned work (rehab type and rehab date for any work to be done after analysis start date; e.g., CIP, future work etc.), provided in a GIS-compatible format (shapefile, geodatabase, or list of GISIDs)



- Project groupings by proximity, functional classes, pavement types, and similar conditions (PCI spread of 20 and PCI below 40)
- *If structural testing using the Fast-Falling Weight Deflectometer (FFWD) is involved: traffic data (AADT, %Trucks, and/or ESALs), provided in a GIS-compatible format (shapefile, geodatabase, or list of GISIDs). Default traffic count will be used if requested data is one of the specified formats.

Additional parameters and customizations are possible and can be discussed with the pavement engineer during the analysis initiation. IMS pricing includes up to 2 iterations (back-and-forths) of the analysis. Additional iterations or parameters will incur an additional cost. Also, any analysis parameter inputs such as completed or planned work lists provided in non-GIS or non-digital formats will incur an extra cost.

The following snapshots showcase some of the highlights of ESA:



ESA dashboard, providing overview of network condition. ESA offers a detailed evaluation of the network's PCI, with the ability to breakdown analyses by pavement type, functional classes, and index, delivering valuable insights into the overall network condition. The distribution of network area by pavement type and functional classes is displayed.



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Network Analysis Summary - Five Year Rehab Plan Development

Current PCI Date: 1/1/2025		Annual Budget Increase (%/yr): 0.00		% of Budget Dedicated to Surface Treatments: 0							
Analysis Start Date: 1/1/2025 (MM/DD/YYYY)		Unit Rate Inflation (%/yr): 0.00									
Program Year	Annual Budget (\$)	Calendar Year	Block Count	Annual Expenditure (\$)	Pavement Costs (\$)	Peripheral Concrete Costs (\$)	Miles (mi)	PCI	Backlog (%)	Refresh	
Avg:	1,380,000	1,380	2024	1,270	19,006,510	19,006,510	0	142.7	76	6.2	Run ESA
1	1,380,000	2025	25	1,379,910	1,379,910	0	3.7	76			Agency Budget
2	1,380,000	2026	30	1,379,402	1,379,402	0	3.9	75			Inventory and Rehab Plan
3	1,380,000	2027	20	1,379,960	1,379,960	0	2.6	75			
4	1,380,000	2028	31	1,379,804	1,379,804	0	3.2	74			
5	1,380,000	2029	30	1,379,919	1,379,919	0	3.8	74	4.5		
Totals:			136	6,898,995	6,898,995	0	17.1				




Need Year	Committed Year	Year of First Selection	Segment Rehab Results	Rehab Activity Code	Rehab Activity	Avg Unit Rate (\$/yd2)	Segment Peripheral Concrete Costs (\$)	Segment Pavement Cost (\$)	Segment Total Cost (\$)	Project Cost (\$)	Five Year Post Rehab PCI
4	0	0	Fall Thru Yr 4						0	0	79
4	0	4	Selected Yr 4	56	FWM + Thick Overlay (> 2.0 - 3.0) + Strctrl Pch	29.00	0	73,863	73,863	169,302	94
4	0	4	Selected Yr 4	56	FWM + Thick Overlay (> 2.0 - 3.0) + Strctrl Pch	29.00	0	49,880	49,880	169,302	94
4	0	4	Selected Yr 4	56	FWM + Thick Overlay (> 2.0 - 3.0) + Strctrl Pch	29.00	0	45,559	45,559	169,302	94
6	0	0	Not Selected						0	0	84
1	0	0	Fall Thru Yr 1						0	0	52
3	0	0	Fall Thru Yr 3						0	0	42
3	0	0	Fall Thru Yr 3						0	0	45
3	0	0	Fall Thru Yr 3						0	0	44
4	0	5	Selected Yr 5	30	Edge Mill + Thin Overlay (1.5 - 2.0)	15.25	0	31,293	31,293	258,107	92
4	0	5	Selected Yr 5	30	Edge Mill + Thin Overlay (1.5 - 2.0)	15.25	0	57,813	57,813	258,107	92
4	0	5	Selected Yr 5	30	Edge Mill + Thin Overlay (1.5 - 2.0)	15.25	0	169,001	169,001	258,107	92
3	0	3	Selected Yr 3	50	FWM + Thick Overlay (> 2.0 - 3.0)	27.00	0	41,526	41,526	149,715	91
3	0	3	Selected Yr 3	50	FWM + Thick Overlay (> 2.0 - 3.0)	27.00	0	48,519	48,519	149,715	91
3	0	3	Selected Yr 3	50	FWM + Thick Overlay (> 2.0 - 3.0)	27.00	0	59,670	59,670	149,715	91
2	0	0	Fall Thru Yr 2						0	0	37
2	0	0	Fall Thru Yr 2						0	0	41

ESA has a straightforward design with simplified buttons to allow for agile review of recommended solutions for selected segments. The total budget and annual breakdown of each year of the respective analysis and network-level evolution of PCI and backlog are summarized.



10630 75th Street
Largo, FL 33777



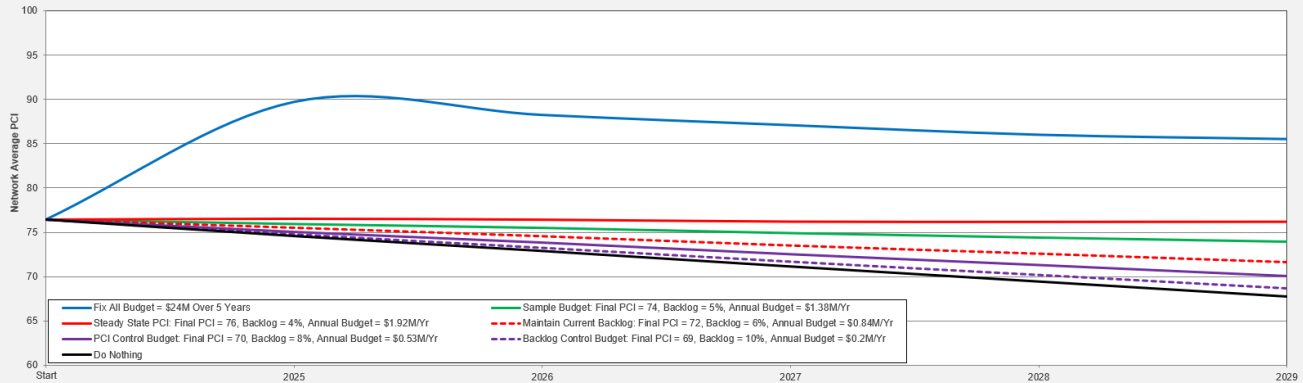
+1 727-547-0696



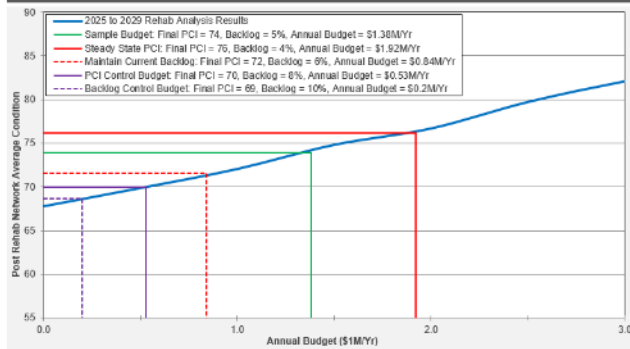
www.icc-ims.com


PAVEMENT MANAGEMENT PLAN - ANALYSIS PERIOD 2025 TO 2029

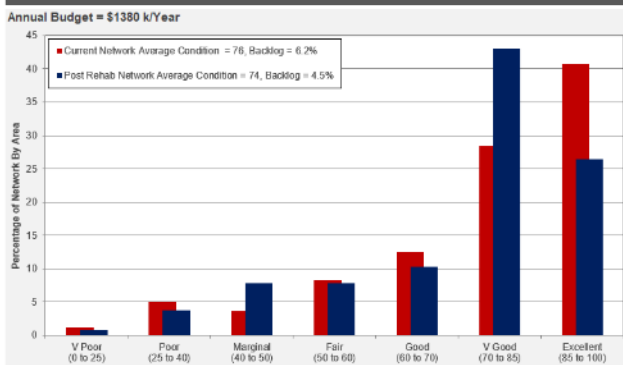
Annual PCI for Various Budget Levels



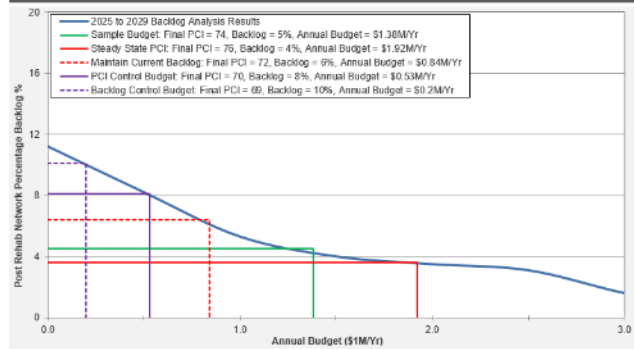
Five Year Post Rehab PCI versus Annual Budget



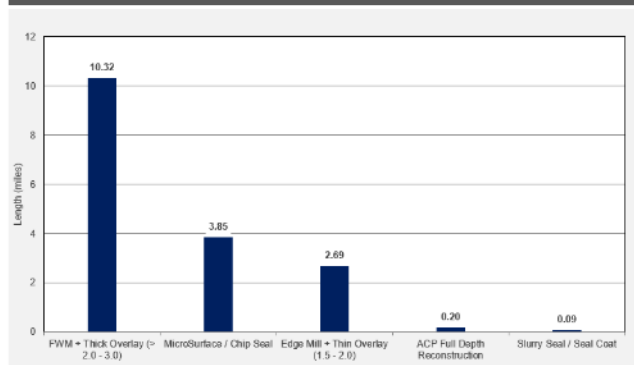
Post Rehab Pavement Condition Comparison - Current Condition Versus Selected Budget



Five Year Post Rehab Backlog (%) versus Annual Budget

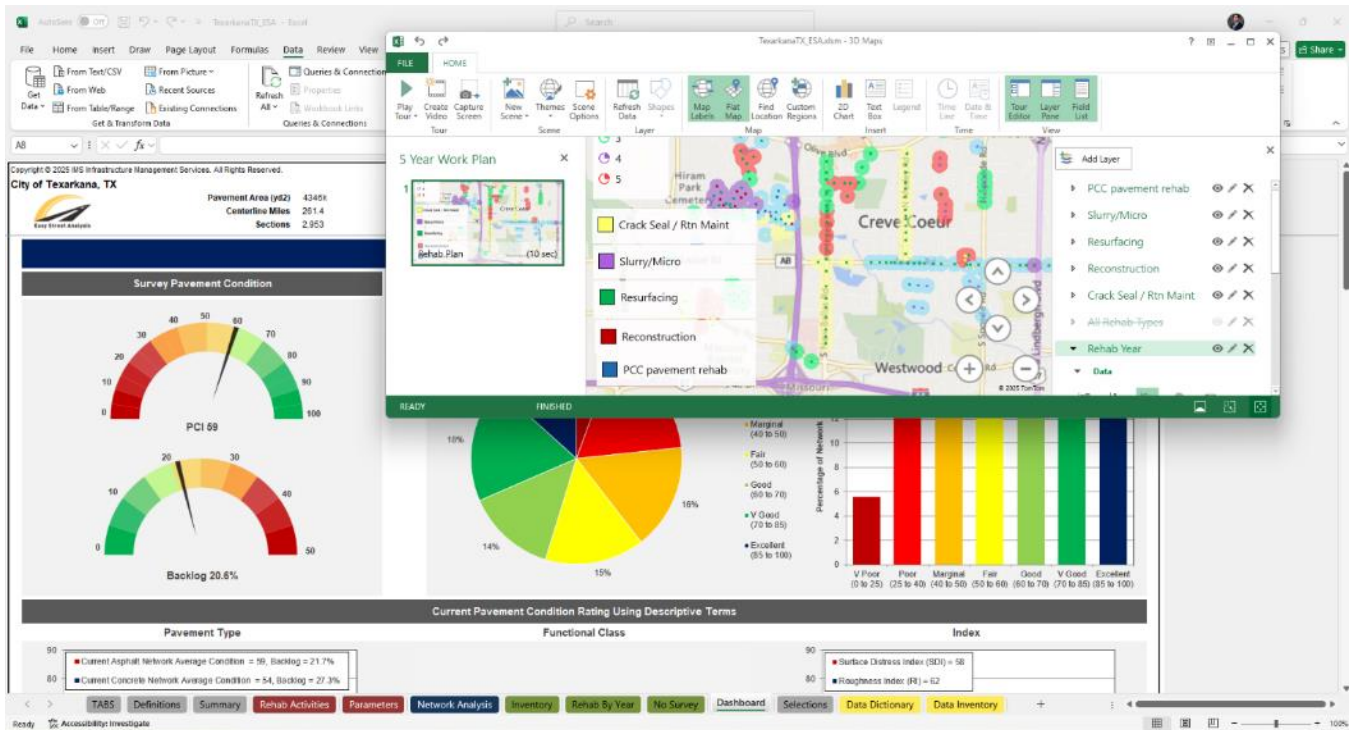


Pavement Rehab Activities Distribution by Extent

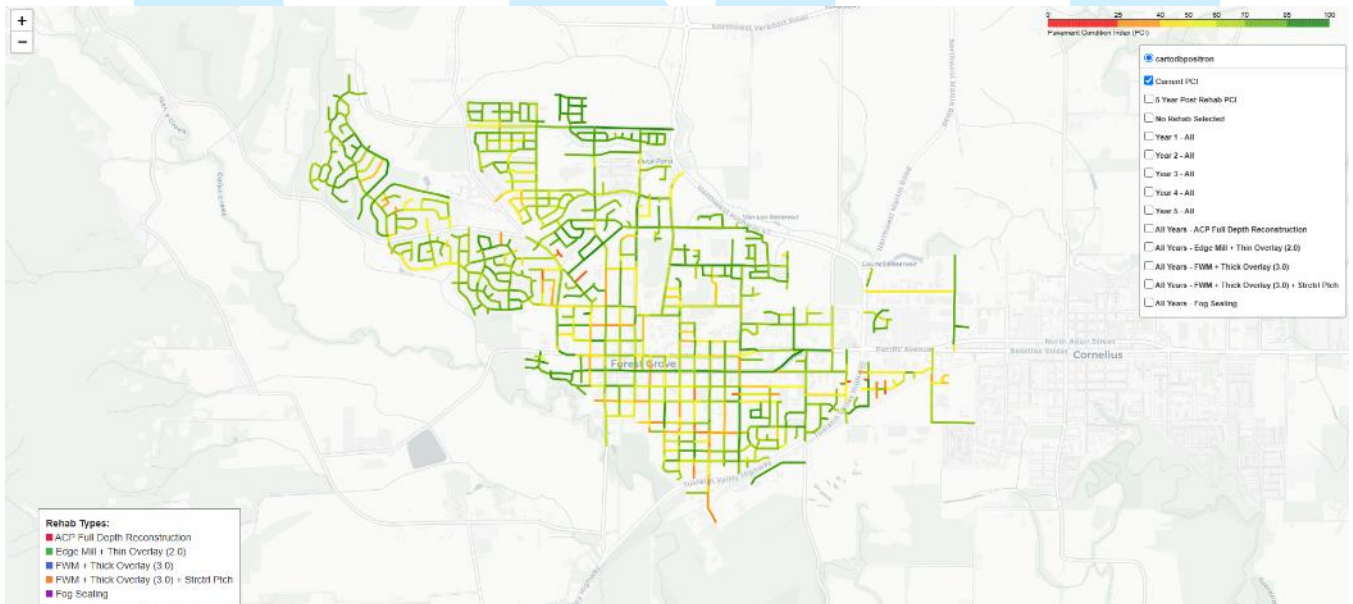


ESA dashboards, presenting PCI and backlog values after a 5-year analysis is generated under various budget scenarios and summarizing the recommended rehabilitation activities by extent.





ESA contains embedded GIS maps, allowing users to open GIS maps within the Excel interface.



ESA viewer, provides a map-based view of the pavement condition before and after applying recommended treatments. Various options can be accessed and filtered from this view. Clicking any segment on the map displays detailed information such as GISID, PCI, year, and more.



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Largo, FL 33777



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Optional Value-Added ESA Enhancements

- Increase analysis period from 5 years to 10 years (ESA fee is multiplied by two (2))
- Additional budget breakdowns, other than one value in \$/YR (*specific scoping required by pavement engineer*)
- Conversion of rehab unit rates to \$/SY (*specific scoping required by pavement engineer*)
- Conversion of completed work (rehab type and rehab date for any work done after survey but before analysis start date) from any format other than a GIS-compatible format (shapefile, geodatabase or list of GISIDs) to an acceptable format for ESA (*specific scoping required by pavement engineer*)
- Conversion of planned work (rehab type and rehab date for any work to be done after analysis start date e.g., CIP, future work etc.), provided in a GIS-compatible format (shapefile, geodatabase, or list of GISIDs) to an acceptable format for ESA (*specific scoping required by pavement engineer*)
- Inclusion of project groupings by any other approach such as groupings by subdivisions, zones, neighborhoods, etc. (*specific scoping required by pavement engineer*)
- Conversion of traffic data for integration of FFWD data into ESA (*specific scoping required by pavement engineer*)



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION
OF A CONTRACT FOR THE CITY OF
SPRINGDALE 2025 STREET OVERLAY PROJECT**

WHEREAS, The Public Works Department has budgeted for the 2025 Street Overlay Project, and;

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

WHEREAS, the lowest responsible bidder was APAC-Central, Inc. in the amount of \$1,587,271.60,

WHEREAS, the city has an opportunity to add eight critical street segments, including Robbins Road from our street reconstructions bond project, to this job in the amount of \$238,485.45,

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a contract with APAC-Central, Inc. for the 2025 Street Overlay Project in amount not to exceed \$1,825,757.05, to be paid from the 2025 Public Works Budget.

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

PASSED AND APPROVED this _____ day of June, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

Bid Tab 2025 Springdale Overlay

					APAC		ESS		Garrett X	
Item No.	Spec. Sect.	Est. Qty.	Unit	Item Description	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
1	403	103,659	SY	ACHM 9.5MM SUPERPAVE PG 64-22 (NO RAS) including Tack Coat furnished and installed for	\$10.30	\$1,067,687.70	\$11.28	\$1,169,273.52	\$10.60	\$1,098,785.40
2	516	25,725	SY	Cold Milling Asphalt Pavement furnished and installed for	\$3.75	\$96,468.75	\$1.72	\$44,247.00	\$3.40	\$87,465.00
3	403	1,651	Tons	Asphalt Leveling Course furnished and installed for	\$108.00	\$178,308.00	\$110.69	\$182,749.19	\$113.45	\$187,305.95
4	205	1,350	SY	12" Deep Patch furnished and installed for	\$61.25	\$82,687.50	\$59.72	\$80,622.00	\$74.00	\$99,900.00
6	507	1,491	LF	4" White Thermoplastic furnished and installed for	\$2.15	\$3,205.65	\$1.58	\$2,355.78	\$2.34	\$3,488.94
7	507	23,560	LF	4" Yellow Center Lane Thermoplastic standard 8" gap furnished and installed for	\$2.75	\$64,790.00	\$1.35	\$31,806.00	\$2.93	\$69,030.80
8	507	660	LF	4" Yellow Thermoplastic furnished and installed for	\$2.15	\$1,419.00	\$1.64	\$1,082.40	\$2.34	\$1,544.40
9	507	13	EA	Thermoplastic Words furnished and installed for	\$380.00	\$4,940.00	\$409.93	\$5,329.09	\$409.96	\$5,329.48
10	507	27	EA	Thermoplastic Symbols furnished and installed for	\$300.00	\$8,100.00	\$409.93	\$11,068.11	\$322.11	\$8,696.97
11	507	300	LF	24" Stop Bars furnished and installed for	\$16.25	\$4,875.00	\$21.08	\$6,324.00	\$17.57	\$5,271.00
12	507	126	EA	24" Cross Walk Bars furnished and installed for	\$165.00	\$20,790.00	\$21.08	\$2,656.08	\$175.70	\$22,138.20
13	510	1	LS	Traffic Control furnished and installed for	\$32,500.00	\$32,500.00	\$31,719.14	\$31,719.14	\$37,500.00	\$37,500.00
14	511	1	LS	Mobilization furnished and installed for	\$21,500.00	\$21,500.00	\$23,774.71	\$23,774.71	\$73,500.00	\$73,500.00
					TOTALS:	\$1,587,271.60		\$1,593,007.02		\$1,699,956.14

	STREET	FROM	TO	WIDTH	LENGTHS	(AREA SY)	THICKNESS	TONS	ASPHALT COST	Milling	MILLING (SY)	MILL COST	12" Cut SY	12" Cut Cost
1	S. 56th	S. 56th new sec.	New Hope Rd.	20	1,660	3,689	1.5	307	\$37,996.70	2 tie in	368	\$1,380		
2	Delaware Pl	S. Morland Ave.	Dead End	30	995	3,317	1.5	276	\$34,165.10	tie/c rec	927	\$3,476	830	\$50,838
3	Chapman Ave	Cambrige St.	Johnson Rd	37	1,671	6870	1.5	572	\$70,761.00	tie/c rec	2058	\$7,718		
4	Chapman Ave	Carley Rd.	S. 40th St	24	2,637	7,032	1.5	586	\$72,429.60	tie/c rec	3,319	\$12,446		
5	Elliott Ave.	Century St.	S. 40th St	29	726	2,339	1.5	195	\$24,091.70	tie/c rec	1,112	\$4,170		
6	Mcray Ave.	Gutensohn Rd.	S. 40th St	24	3,820	10,187	2	1132	\$104,926.10	tie/c rec	2,163	\$8,111	203	\$12,434
7	Patricia St.	Patricia St.	Concrete Drain	26	244	705	1.5	59	\$7,261.50	tie/c rec	428	\$1,605		
8	Jill Cir S/W	Thomas Blvd	Jo Ave	29	874	2,816	1.5	235	\$29,004.80	tie/c rec	1,292	\$4,845	186	\$11,393
9	Daline St.	Backus Ave.	1109 Daline St.	27	368	1,104	1.5	92	\$11,371.20	tie/c rec	584	\$2,190		
10	Carnes Dr.	Mcdonald Ave.	Platt St.	28	1,049	3,264	1.5	272	\$33,619.20	tie/c rec	1,551	\$5,816		
11	Sarah Ln.	Suzanna Ln.	Dead End	31	765	2,635	1.5	220	\$27,140.50	tie/c rec	1,097	\$4,114		
12	Amelia Ln.	Suzanna Ln.	Dead End	24	702	1,872	1.5	156	\$19,281.60	c rec	971	\$3,641		
13	Suzanna Ln.	Amelia Ln.	Sarah Ln	23	249	636	1.5	53	\$6,550.80	tie/c rec	376	\$1,410		
14	Silent Grove Rd.	Backus Ave.	Barcelona Ave.	24	2,659	7,091	2	788	\$73,037.30	tie/c rec	1,674	\$6,278	121	\$7,411
15	Silent Grove Rd.	Cherry Knoll Cir	2711 Silent Grove Rd.	38	1,472	6,215	2	691	\$64,014.50	tie/c rec	1,562	\$5,858		
16	Silent Grove Rd.	Wagon Wheel Rd.	Corner North	21	4,144	9,669	2	1074	\$99,590.70	tie/c rec	1,031	\$3,866		
17	George Ln.	Silent Grove	Dead End	12	1,298	1,731	1.5	144	\$17,829.30	no milling	0	\$0		
18	N. 48th St.	New Sec. Bob Mills	2350 N 48th	18	1,912	3,824	2	425	\$39,387.20	tie/	60	\$225		
19	W. Seaton Dr.	N. 48th	Dead End	18	935	1,870	1.5	156	\$19,261.00	tie/	50	\$188		
20	Oak Grove Rd.	Harber Ave.	Elem Springs Rd.	25	2,488	6,911	2	768	\$71,183.30	tie/c rec	1,338	\$5,018		
21	Oak Grove Rd.	Elm Springs	Bob Mills	20	1,714	3,809	2	423	\$39,232.70	tie/c rec	319	\$1,196		
22	Bob Mills	Oak Grove	N. 56th	22	1,228	3,002	2	334	\$30,920.60	tie/	112	\$420		
23	Kelly Road	Merchant	New 612	20	2,250	5,000	1.5	417	\$51,500.00	tie/	30	\$113		
24	S. Main	W. Maple	Dead End	12	325	433	1.5	36	\$4,459.90	tie	30	\$113		
25	Kelley Ave	Shavert St	S. 40th St	28	1180	3,671	2	400	\$37,811.30	tie/ c rec	1,573	\$5,899	10	\$613
26	Clayton St.	Natalie Ave	w. Sunset Ave	28	1275	3,967	1.5	324	\$40,860.10	tie/ c rec	1,700	\$6,375		
26	Arapaho St	Cambrige St.	Thompson St	35	2100	8,167	1.5	681	\$84,120.10	tie/ c rec	3,002	\$11,258		
28	Chapman Ave	Johnson	Carley Rd	24	2600	6,933	1.5	578	\$71,409.90	tie/ c rec	931	\$3,491		
29	E. Osage Dr.	Arapaho St.	Fremont Ave.	32	649	2,308	1.5	192	\$23,772.40	tie/ c rec	895	\$3,356		
30	S. Morlan Ave.	Arapaho St.	Fremont Ave.	38	739	3,120	1.5	260	\$32,136.00	tie/ c rec	1,015	\$3,806		
31	Fremont Ave	S. Morland Ave.	E. Osage Dr	33	182	667	1.5	56	\$6,870.10	tie/ c rec	364	\$1,365		
32	W. Osage Dr	Delaware Pl.	Dead End	27	240	720	1.5	60	\$7,416.00	tie/ c rec	320	\$1,200		

RESOLUTION NO.

**A RESOLUTION AUTHORIZING THE EXECUTION
OF A RELOCATION AGREEMENT WITH BLACK
HILLS ENERGY FOR GENE GEORGE
BOULEVARD NORTH EXTENSION, PROJECT NO.
23BPS4**

WHEREAS, Black Hills Energy facilities need to relocate to facilitate the construction of Gene George Boulevard Extension from Elm Springs Road to County Line Road, and

WHEREAS, Black Hills Energy has prepared a relocation agreement for the necessary facility relocation:

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a Relocation Agreement for actual cost to relocate with Black Hills Energy for the Gene George Boulevard North Extension for \$2,012,049.00 from the 2023 Street Bond Fund.

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

PASSED AND APPROVED this __ day of June, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



UTILITY WORK AGREEMENT (MUNICIPALITY)

Municipality: Springdale
Municipality's Address: 201 Spring St Springdale, AR 72764
Job Location: N 56th St and County Line Rd

This Utility Work Agreement ("Agreement") is made and entered into this 13th day of May, 2025, by and between the City of Springdale (hereinafter referred to as "Municipality"), and Black Hills Energy Arkansas, Inc. d/b/a/ Black Hills Energy (hereinafter referred to as "BHE").

WHEREAS, Municipality proposes to make certain improvements at the location designated above, and as a result of such improvements, BHE must adjust, enhance, locate, observe, and/or relocate certain of its existing facilities, or construct additional facilities; and

WHEREAS, in connection with Municipality's proposed improvements, Municipality wishes BHE to do the following:

BHE to replace existing Intermediate pressure PE distribution lines and high pressure steel distribution lines as needed to be out of conflict with upcoming N 56th St road improvements as well as the new water main being installed along this corridor. Will also relocate a small portion of line along W County Line Rd.
(hereinafter referred to as the "Work"); and

WHEREAS, such Work is shown in detail in BHE's plans, sketches, estimate of cost, and specifications (when applicable), which are attached to this Agreement and made a part hereof; and

WHEREAS, Municipality agrees to pay for the cost of such Work to the extent herein agreed upon.

NOW, THEREFORE, IN CONSIDERATION OF THE PROMISES AND OTHER VALUABLE CONSIDERATION HEREIN ACKNOWLEDGED, MUNICIPALITY AND BHE AGREE AS FOLLOWS:



1. Where applicable hereunder by reason of new utility occupancy or crossing of Municipality's property, Municipality hereby grants to BHE an easement or license to install and operate utility facilities on or across Municipality's property as shown on the approved plans or sketch maps attached hereto and made a part hereof. Prior to BHE beginning the Work, Municipality will, at no cost to BHE, furnish BHE with all necessary easements, rights of way and permits. Those easements, rights of way and permits shall release BHE from any and all claims for damage done to streets, land, fences, and crops arising out of the performance of the Work.

2. Where applicable hereunder by reason of new construction on existing utility rights of way, BHE hereby grants to Municipality the right to use for Municipality's purposes the lands within the limits of the improvement project limits on or across which BHE holds a valid property interest antedating Municipality's rights which were subsequently acquired in the same lands, and which property rights BHE shall retain so long as BHE, its successors or assigns continues such use and occupancy and does not abandon, and thereby release, such property interest to Municipality through removal of facilities in performing the Work or by subsequent removal of facilities for BHE's convenience; and Municipality hereby agrees that BHE, by granting said right and by said continued joint use and occupancy, does not waive any future claim for reimbursement for any costs as may be eligible for reimbursement by reason of such prior property interest, nor does BHE waive any other legal or property right held under the laws or Constitution of the State of Arkansas or the United States.

3. In the event that future construction, reconstruction, expansion, relocation, rehabilitation, betterment, maintenance, or other work on the facilities owned and operated by either Municipality or BHE in the area jointly occupied or used under either or both Paragraphs 1 or 2 of this Agreement will disturb, detrimentally affect, interfere, or be inconvenient to the facilities or responsibilities of either party, the parties hereto shall reach agreement in writing as to locations, extent, and methods of such work before the work is undertaken. In a case of emergency, and where immediate action is necessary for the protection of the public and to minimize damage to or loss of investment in the property of Municipality or of BHE, either party hereto may, at its own responsibility and risk, make any necessary emergency repairs, and shall notify the other party hereto of such action as soon as practicable.

4. The estimated cost of the Work is **\$2,012,049**. After it has completed the Work, BHE will bill Municipality for the actual cost of the Work.



Municipality shall pay such invoice within 30 days of Municipality's receipt of the invoice. If Municipality fails to pay any such invoice within 30 days of receipt, the amount due under the invoice shall accrue interest at the rate of 10 per cent per annum until paid.

5. BHE will perform the Work, as described on the first page of this Agreement. BHE will endeavor to perform the Work within a reasonable time period, subject to applicable laws, rules and regulations of governmental authorities, and subject to any delay occasioned by lack of right of way, availability of materials and supplies, force majeure or events or conditions of whatsoever nature reasonably beyond BHE's control, and further conditioned upon the receipt of all required approvals and consents in form and substance acceptable to BHE. BHE shall not be obligated to commence the Work unless and until, at no cost to BHE, all necessary easements and rights of way have been executed, acknowledged and delivered to BHE in a form acceptable to BHE.

6. Municipality acknowledges that, in carrying out the Work, BHE is laying its facilities in Utility Easements secured by Municipality from a third party. Municipality agrees that, in the event that the validity of those easements is challenged by any third party, Municipality shall defend against such challenges. Should it be determined that the easements cannot withstand any such challenges and Municipality cannot come to any agreement with the third party or parties challenging the validity of the easement that is also acceptable to BHE, Municipality agrees to reimburse BHE for all costs and expenses it incurs as a result of the easements' validity being challenged, including, but not limited to, attorney fees, BHE's costs to relocate its facilities, and BHE's costs to obtain new easements for its facilities.

7. Title to and ownership of facilities which are the subject of the Work shall forever be and remain exclusively and unconditionally vested in BHE. Municipality understands, acknowledges and agrees that Municipality shall have no title to, interest in, or ownership of those facilities.

8. It is mutually agreed by the parties hereto that the provisions of this Agreement pertaining to property rights, right of way occupancy permission, access for servicing when applicable, and joint use of rights of way shall continue in full force and



effect from the date of this Agreement, and shall be perpetually binding upon each party, and its representatives, successors and assigns.

9. Municipality and BHE acknowledge that there are no agreements or understandings, either written or oral, between the parties related to the Work, other than as set forth in this Agreement, and that this Agreement (including any attachments hereto) contains the entire agreement between the parties regarding the Work.

10. This Agreement shall be governed in accordance with the laws of the State of Arkansas, the rules and regulations of the Arkansas Public Service Commission, and the Tariff of BHE. In the event of a conflict between this Agreement and any such laws, rules, regulations or Tariff, such laws, rules, regulations or Tariff shall control.

11. In the event BHE is required to initiate litigation to enforce the terms and conditions of this Agreement, then BHE shall have the right to recover from Municipality BHE's costs and expenses of such litigation, including reasonable attorney fees.

12. Municipality acknowledges that it has been afforded an opportunity to have its attorney review and explain the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in duplicate by their duly authorized representatives on the date stated above.

BLACK HILLS ENERGY ARKANSAS, INC. CITY OF SPRINGDALE

By: _____

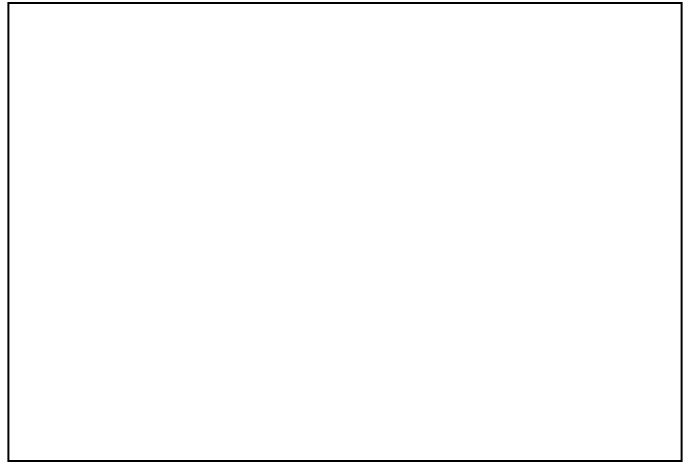
By: _____

Its: _____

Its: _____

ORDINANCE NO. _____

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



WHEREAS, Cross Church, Inc., has petitioned for the partial abandonment of a utility easement on Parcel No. 815-29016-000, said easement having been filed for record in Plat Book 24A at Page 554 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said partial easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

PARTIAL UTILITY EASEMENT VACATION DESCRIPTION:

Part of the SW ¼ of Section 2, Township 17 North, Range 30 West, Washington County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of the SW ¼ of the SW ¼ of said Section 2; thence along the West line thereof N02°27’35”E 189.88 feet; thence leaving said West line S87°32’25”E 683.93 feet to the Point of Beginning, said point being on the North line of a 20 foot wide utility easement as dedicated by Plat Record 024A-554; thence along said North line S82°44’04”E 42.37 feet; thence along said North line S86°54’51”E 290.92 feet; thence leaving said North line S03°07’16”W 20.00 feet to the South line of said utility easement; thence along said South line N86°54’51”W 291.64 feet; thence along said South line N82°44’04”W 43.10 feet to the West line of said utility easement; thence along said West line N07°15’56”E 20.00 feet to the Point of Beginning, containing 6680 square feet, more or less and subject to any and all easements of record or fact.

Tax Parcel No.: 815-29016-000

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

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

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

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

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

Section 3: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this 10th day of June, 2025.

Doug Sprouse, Mayor

ATTEST:

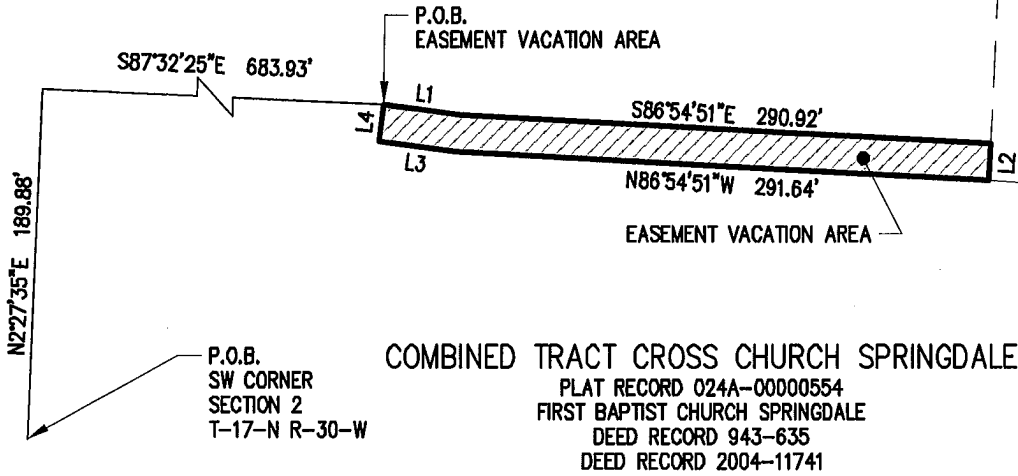
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

EXHIBIT

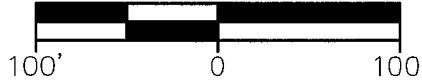
20' UTILITY EASEMENT
PR 024A-554



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S82° 44' 04"E	42.37'
L2	S3° 07' 16"W	20.00'
L3	N82° 44' 04"W	43.10'
L4	N7° 15' 56"E	20.00'



GRAPHIC SCALE IN FEET



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

PROJECT NO.: 23101400	
DRAWN BY:	DATE: 04/29/2025
SHEET: 1 OF 1	CHECKED:



Crafton Tull

901 N. 47th St, Suite 400
Rogers, Arkansas 72756

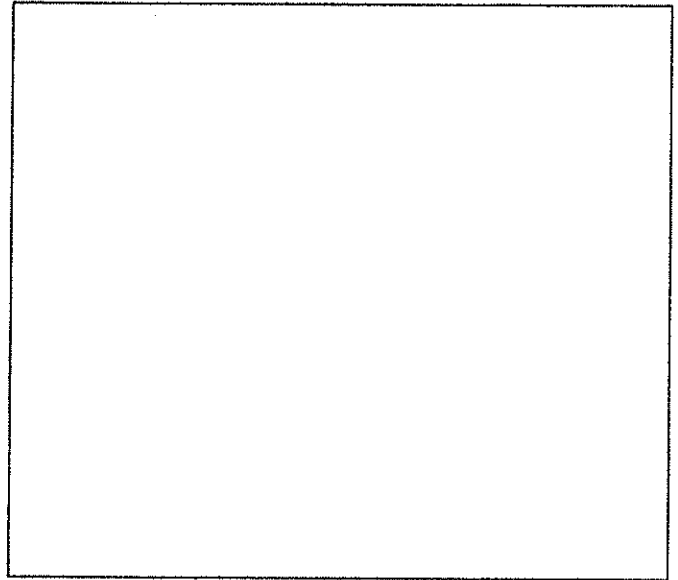
479.636.4838
www.craftontull.com

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DRAWING: G:\22111502_MOBPH2DES\INFRASTRUCTURE\SURVEY\DWG\ESMT VAC EXHIBIT.DWG
LAYOUT: ---, LAST SAVED: KM676, 4/29/2025 8:34:03 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 4/29/2025 9:28:16 AM (PLOTTED BY: VALID ON HARD COPY ONLY)

ORDINANCE NO. _____

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



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

PROPERTY OWNER: Jared B. Lane

LEGAL DESCRIPTION: Lot Two, Block Five, Southern Hills Addition No. 3 to the City of Springdale, Arkansas, as per plat of said Addition on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. Subject to easements, rights-of-way, and protective covenants of record, if any. Subject to all prior mineral reservations and oil and gas leases of record, if any.

LAYMAN'S DESCRIPTION: 1603 Arapaho Avenue, Springdale, Arkansas

PARCEL NO.: 815-25832-000

WHEREAS, the owner was given notice, pursuant to Ark. Code Ann. §14-54-903, of the unsightly and unsanitary conditions on the properties described above, and instructed to clean the properties in accordance with Sections 42-77 and 42-78 of the Springdale Code of Ordinances;

WHEREAS, the property owner of record did not abate the situation on these properties, and as a result, the City of Springdale was required to abate the conditions on these properties and incurred costs as follows, and as shown in the attached Exhibits:

\$438.32 clean up costs and \$24.92 administrative costs – 1603 Arapaho Avenue (815-25832-000)

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

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

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

\$463.24 plus 10% for collection – 1603 Arapaho Avenue (815-25832-000)

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

PASSED AND APPROVED this 10th day of June, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2500399



Date: 03/14/2025
Status: Abated
Property: 1603 ARAPAHO AVE
City, State, Zip: ,

Officer on Site: Ricardo Calderon
Abatement Type: Lien
Abatement Date: 03/14/2025
Abatement Start Time: 08:20 a.m
Abatement End Time: 9:18 a.m

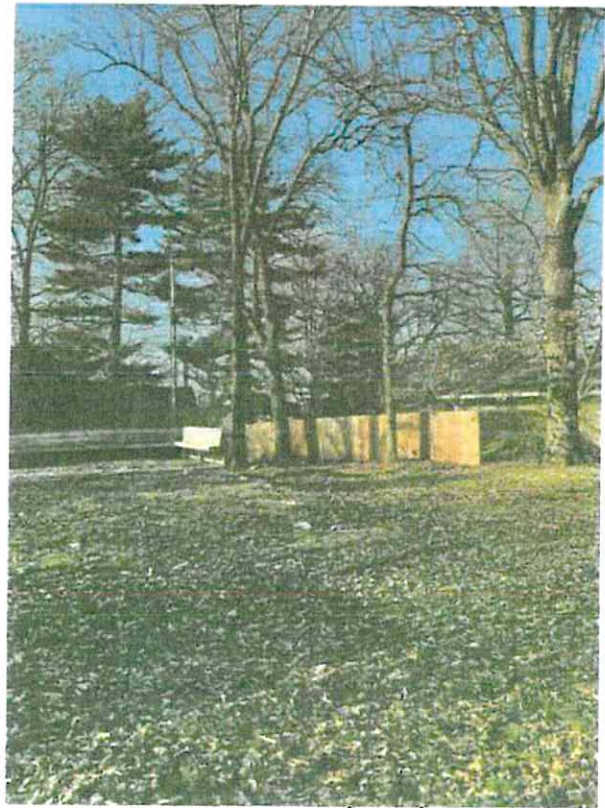
Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$85.00
Equipment Rate	\$235.00
Total Fee: \$438.32	

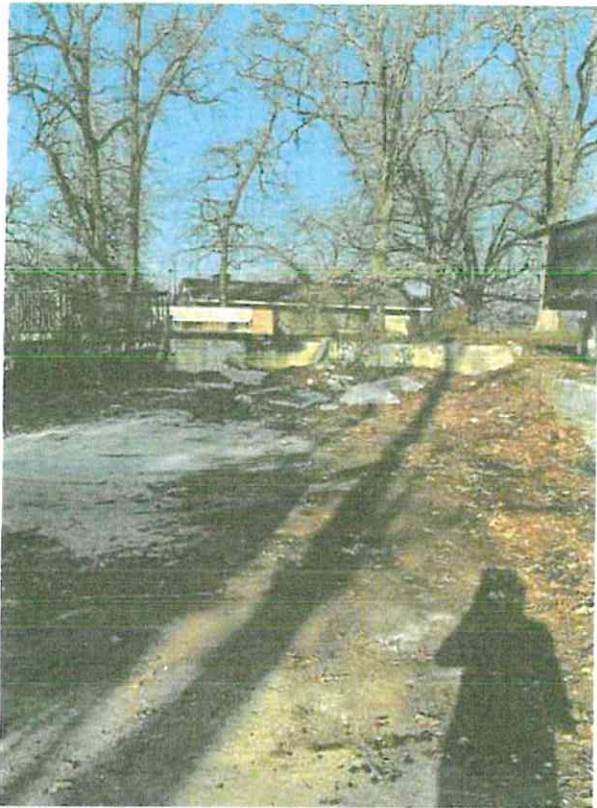
Method of Compliance: Brush, couch,metals,and other lumber items where removed from the property.

3 Temps.
1 full time employee.
1 Service truck & 1 Bulk truck.

Ricardo Calderon
Code Enforcement Officer

03/14/2025
Date







Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALETM
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

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

Giselle Gonzalez
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ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

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

Christy Pianalto
File/Discovery Clerk
cpianalto@springdalear.gov

April 14, 2025

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

Jared B. Lane
3466 Hillview Court
Springdale, AR 72762

RE: Notice of clean-up lien on property located at 1603 Arapaho Avenue, Springdale, Washington County, Arkansas, Tax Parcel No. 815-25832-000

Dear Property Owner/Lienholder:

On January 30 and February 7 and 28, 2025, a notice was posted on property located at 1603 Arapaho Avenue, Springdale, Arkansas, that the property was in violation of Springdale City Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days. Notice was mailed to the owner of record on February 7, 2025 that the City intended to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if the violations were not remedied. The notice also applied to any violations that may be found on the property within the next 12 months.

Subsequent to the above-referenced violation notice being issued, a city code violation was found to have existed on the property. As a result, the City of Springdale took action to remedy the violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or about March 14, 2025. As of this date, the total costs incurred by the City of Springdale to clean this property are \$438.32. I have enclosed an invoice evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$9.92 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before June 4, 2025 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, June 10, 2025, at 6:00 p.m. in the City Council

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

Please remit the total sum of 448.24, which includes \$438.32 for cleaning up the property and \$9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Dixie Putt, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

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

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

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

Sincerely,

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

Ernest B. Cate
City Attorney

Enclosures
EBC:dp

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: Jared B. Lane 3466 Hillview Court Springdale, AR 72762		A. Signature X	
2. Article Number (Transfer from service label) 9589 0710 5270 1057 1513 84		B. Received by (Printed Name) C. Date of Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	



Jared B. Lane
 3466 Hillview Court
 Springdale, AR 72762

48 ETST 250T 0225 0120 6856



US POSTAGE PERMITTEE BOWEN
 ZIP 72701 \$ 009.92°
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 0000345450 APR 14 2025

Return
 5/3/25

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



CITY OF SPRINGDALE

The City Council of the City of Springdale met in regular session on Tuesday, May 27, 2025 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.
Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 3, Position 1
Amelia Taldo	Ward 4, Position 1 (absent)
Jeff Watson	Ward 3, Position 2
Mike Overton	Ward 2, Position 1
Mike Lawson	Ward 1, Position 1 (absent)
Aaron Huntley	Ward 2, Position 2
Randall Harriman	Ward 1, Position 2
Mark Fougerousse	Ward 4, Position 2
Ernest Cate	City Attorney
Sabra Jeffus	City Clerk/Treasurer

Department heads present:

Anna McKinney	Deputy Chief of Staff
Derek Wright	Police Chief
Ben Peters	Director of Engineering
Sharon Tromburg	Director of Planning
John Oliver	Neighborhood Services
James Smith	Director of Airport/Public Works
Mike Chamlee	Director, Building Department
Blake Holte	Fire Chief

CITIZEN COMMENTS

Ron Mynatt, residing at 4900 N. Graham Road, Springdale, came forward to speak in favor of the native plants at JB Hunt Park, as well at Katherine Burkett, residing at 19942 Davis Ford Rd, Springdale.

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the May 13, 2025 City Council meeting be approved as presented. Council Member Harriman made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

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

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

PLANNING DEPARTMENT

ORDINANCE NO. 6088 - AMENDING ORDINANCE NO. 5703, WHICH REZONED CERTAIN LANDS FROM AN AGRICULTURAL DISTRICT (A-1) TO A LOW-DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-1); AND DECLARING AN EMERGENCY

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6088.

ORDINANCE NO. 6089 - AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-17) CERTAIN LANDS LOCATED AT FORD AVENUE, WEST OF CASCADE CIRCLE FROM A LOW/MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-4) TO A PLANNED UNIT DEVELOPMENT (PUD) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg read and presented the Ordinance. Dave Gallow with Eagle Homes provided details of the development. John with Swope Engineering answered a few questions, as well.

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

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

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

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

The Ordinance was numbered 6089.

ORDINANCE NO. 6090 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-26) CERTAIN LANDS LOCATED AT 1800 N. LOWELL ROAD FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A NEIGHBORHOOD OFFICE DISTRICT (O-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6090

ORDINANCE NO. 6091 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-27) CERTAIN LANDS LOCATED AT 4269 WAGON WHEEL ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6091.

ORDINANCE NO. 6092 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-28) CERTAIN LANDS LOCATED AT 1820 N. 48TH STREET FROM AN AGRICULTURAL DISTRICT (A-1) TO AN INSTITUTIONAL DISTRICT (P-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6092

ORDINANCE NO. 6093 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-29) CERTAIN LANDS LOCATED AT 5830 W. COUNTY LINE ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A LOW-DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6093

RESOLUTION NO. 71 – 25: APPROVING A CONDITIONAL USE (C25-04) AT 5830 W. COUNTY LINE ROAD AS SET FORTH IN ORDINANCE NO. 4030

Sharon Tromburg presented the Resolution.

RESOLUTION NO. 71-25

A RESOLUTION APPROVING A CONDITIONAL USE (C25-04) AT 5830 W. COUNTY LINE ROAD AS SET FORTH IN ORDINANCE NO. 4030

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

WHEREAS, the Planning Commission held a public hearing on May 6, 2025, a request by Berean Properties, LLC for a conditional use for a Tandem Lot Split in a Low-Density Single Family Residential District (SF-1) at 5830 W. County Line Road; and;

WHEREAS, following the public hearing, the Planning Commission by a vote of eight (8) yes and zero (0) no recommends that a conditional use be granted to Berean Properties, LLC for a Tandem Lot Split in a Low-Density Single Family Residential District (SF-1) with the following conditions – No conditions set.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use (C25-04) to CCO Investments, LLC for a Tandem Lot Split in a Low-Density Single Family Residential District (SF-1) with the following conditions – No conditions set.

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

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

The Resolution was numbered 71-25.

ORDINANCE NO. 6094 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-30) CERTAIN LANDS LOCATED AT 11039 MARCHANT ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6094

ORDINANCE NO. 6095 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-31) CERTAIN LANDS LOCATED AT 1150 ELWAY DRIVE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A LARGE PRODUCT RETAIL SALES DISTRICT (C-6) WITHIN SPRINGDALE, ARKANSAS.

Sharon Tromburg read and presented the Ordinance.

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

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

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

After the vote was taken, **motion does not pass with a vote of 5-1.** Fougrousse voted no.

The Ordinance was numbered 6095

RESOLUTION NO. 72 – 25; APPROVING A WAIVER (W25-02) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MARLEN BANEGAS IN CONNECTION WITH LS24-36, AN INFORMAL PLAT.

Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 72-25

A RESOLUTION APPROVING A WAIVER (W25-02) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MARLEN BANEGAS IN CONNECTION WITH LS24-36, AN INFORMAL PLAT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-02) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-02) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights in connection with LS24-36, an Informal Plat for Marlen Banegas, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver (W25-02) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights in connection with LS24-36, an Informal Plat for Marlen Banegas.

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

After the vote was taken, motion carried 5-1.

The Resolution was numbered 72-25.

RESOLUTION NO. 73 – 25; APPROVING A WAIVER (W25-14) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO ARK-O-MO TREE SERVICE IN CONNECTION WITH L25-12, A LARGE-SCALE DEVELOPMENT.

Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 73-25

A RESOLUTION APPROVING A WAIVER (W25-14) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO ARK-O-MO TREE SERVICE IN CONNECTION WITH L25-12, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-14) of street improvements, drainage relating thereto, curbs, gutters, and sidewalks to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-14) of street improvements to North Graham Road, including drainage improvements related thereto, curbs, gutters, and sidewalks in connection with L25-12, a large-scale development for Ark-O-Mo Tree Service, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to North Graham Road, including drainage improvements related thereto, curbs, gutters, and sidewalks, in connection with L25-12, a large-scale development for Ark-O-Mo Tree Service.

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

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

The Resolution was numbered 73-25.

FINANCE COMMITTEE

RESOLUTION NO. 74 – 25; AUTHORIZING THE EXECUTION OF A TEMPORARY USE AGREEMENT ON PROPERTY OWNED BY THE CITY OF SPRINGDALE, ARKANSAS.

Jeff Watson read the Resolution.

RESOLUTION NO. 74-25

A RESOLUTION AUTHORIZING THE EXECUTION OF A TEMPORARY USE AGREEMENT ON PROPERTY OWNED BY THE CITY OF SPRINGDALE, ARKANSAS.

WHEREAS, the City of Springdale owns the following real property located in the City of Springdale, Arkansas, said land being more particularly described as follows:

Washington County Tax Parcel No. 815-25250-000 and Washington County Tax Parcel No. 815-25253-000 (collectively "the Property").

WHEREAS, Ark. Code Ann. §14-54-302 empowers and authorizes municipalities to sell, convey, lease, rent, let, or dispose of any real property it owns, subject to approval by the City Council;

WHEREAS, the City has approved a Large-Scale Development project known as the Sundry Hotel ("the Project") on Emma Avenue on property adjacent to the Property;

WHEREAS, the contractor for the Project, Crossland Construction, Inc., wishes to utilize a portion of the Property (as shown on the attached Exhibit) for the staging of equipment/materials and for the placement of construction trailers during the construction of the Project; and,

WHEREAS, the City and Crossland Construction, Inc., wish to enter into a Temporary Use Agreement, a copy of which is attached hereto and incorporated herein by reference, governing the terms by which the Property may be used during the Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk of the City of Springdale, Arkansas, are hereby authorized to execute a Temporary Use Agreement with Crossland Construction, Inc., for the use of a portion of the Property during the construction of the Project, subject to the terms of the Temporary Use Agreement.

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

After the vote was taken, motion carried 5-0. Randall Harriman was not present for this vote

The Resolution was numbered 74-25.

RESOLUTION NO. 75 – 25; AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH THE AMERICAN LEGION, BEELY JOHNSON POST 139, ON PROPERTY OWNED BY THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

Jeff Watson read and presented the Resolution.

RESOLUTION NO. 75-25

A RESOLUTION AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT WITH THE AMERICAN LEGION, BEELY JOHNSON POST 139, ON PROPERTY OWNED BY THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

WHEREAS, the City of Springdale, Arkansas, owns property located at 200 Spring Street, Springdale, Washington County, Arkansas, Washington County Tax Parcel No. 815-22929-000;

WHEREAS, on April 3, 1928, the City of Springdale, Arkansas, and the American Legion, Beely Johnson Post 139, entered into a Ninety-Nine (99) year Lease Contract for a portion of the aforementioned property, more specifically described as follows:

Beginning at the Northeast corner of Block Three (3) in Holcomb's Addition to the Town (now City) of Springdale, Arkansas, and running thence South Ninety (90) feet; thence West to the West line of said Block Three (3); thence North Ninety (90) feet; to the North line of said Block Three (3); and from thence running East to the place of beginning, property commonly known as 200 Spring Street, Springdale, Washington County, Arkansas, as well as all areas adjacent thereto and associated therewith, and as delineated on the attached Map which is attached hereto and incorporated herein by reference. Also known as a portion of Washington County Tax Parcel No. 815-22929-000 ("the Property").

WHEREAS, the City wishes to enter into a new Lease Agreement with the American Legion, Beely Johnson Post 139, relating to the Property and the improvements located thereon, which will supersede and replace the prior Lease Contact entered into by the Parties in 1928; and,

WHEREAS, Ark. Code Ann. §14-54-302 empowers and authorizes municipalities to sell, convey, lease, rent, let, or dispose of any real property it owns, subject to approval by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Mayor and City Clerk are hereby authorized to enter into a Lease Agreement with the American Legion, Beely Johnson Post 139, for the above-referenced property, subject to the terms and provisions contained in such Lease Agreement as agreed to by the parties.

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

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

The Resolution was numbered 75-25.

RESOLUTION NO. 76 – 25; AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION PHASE SERVICES ON WATKINS AVENUE IMPROVEMENTS, PROJECT NO. 18BPS15

Jeff Watson read and presented the resolution.

RESOLUTION NO. 76-25

**A RESOLUTION AUTHORIZING THE EXECUTION OF
A PROFESSIONAL SERVICES AGREEMENT FOR
CONSTRUCTION PHASE SERVICES ON WATKINS
AVENUE IMPROVEMENTS, PROJECT NO. 18BPS15**

WHEREAS, the City of Springdale is in need of construction phase and testing services for the Watkins Avenue Improvements from Gene George Boulevard to 48th Street;

WHEREAS, McClelland Consulting Engineers was selected as the most qualified engineering firm for this project;

WHEREAS, the price not to exceed amount for professional construction services shall be \$274,735.00.

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

Section 1. The Mayor and City Clerk are hereby authorized to enter into a professional services agreement with McClelland Consulting Engineers for construction phase and testing services for the Watkins Avenue Improvements in an amount not to exceed \$274,735.00 to be paid from the 2023 Street Bond Fund.

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

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

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

The Resolution was numbered 76-25.

RESOLUTION NO. 77 – 25; AUTHORIZING THE EXECUTION OF A GUARANTEED
MAXIMUM PRICE FOR CONSTRUCTION AGREEMENT ON GENE GEORGE BLVD
NORTH (56TH STREET), PROJECT NO. 23BPS4

Jeff Watson read and presented the Resolution.

RESOLUTION NO. 77-25

**A RESOLUTION AUTHORIZING THE EXECUTION OF
A GUARANTEED MAXIMUM PRICE FOR
CONSTRUCTION AGREEMENT ON GENE GEORGE
BLVD NORTH (56TH STREET), PROJECT NO. 23BPS4**

WHEREAS, the City of Springdale is in need of construction for the Gene George Blvd. North Improvements from Elm Springs Road to County Line Road;

WHEREAS, Crossland Heavy Contractors Inc. was selected as the most qualified construction management firm for this project;

WHEREAS, the Guaranteed Maximum Price for Construction shall be \$15,774,869.95.

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

Section 1. the Mayor and City Clerk are hereby authorized to enter into a Guaranteed Maximum Price for Construction agreement with Crossland Heavy Contractors, Inc. in the amount of \$15,774,869.95 to be paid from the 2023 Street Bond Fund.

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

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

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

The Resolution was numbered 77-25.

COMMENTS FROM COUNCIL MEMBERS

Jeff Watson commented that the park across the street looks nice.

Randall Harriman talked about the bridge on Wagon Wheel Road that crosses over I-49. He asked if ARDOT is looking to repair it anytime soon.

ADJOURNMENT

Mayor Sprouse made the motion to adjourn. Council Member Overton made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 7:17 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer