

CITY OF SPRINGDALE
City Council Committee Agenda
Monday, July 6th, 2026
City Council Chambers (2nd Floor)
201 Spring Street, Springdale, AR 72764
Meetings begin at 5:30p.m.

Committee of the Whole

1. **A Discussion** regarding possible City Council appointment for the remainder of 2026.
2. **A Public Hearing** amending Chapter 110, Article VI. street names and address numbers, to change the name of an existing city street. Pg. 1

Finance Committee by Chairman Jeff Watson

1. **A Discussion** regarding funding for Springdale School Resource Officers.
Presented by Mayor Sprouse
2. **A Resolution** authorizing the expenditure of funds to acquire property from Frank & Vicki Franco, for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4. Presented by Garrett Harlan, City Attorney. Pgs. 2-13
3. **A Resolution** amending the 2026 Budget of the City of Springdale, Arkansas.
Presented by Mike Chamlee, Building Department Director. Pg. 14
4. **A Resolution** accepting bids for the demolition and removal of 4001 and 4043 East Robinson Avenue, Springdale, Arkansas, and authorizing payment from the 2026 Budget of the City of Springdale Building Department. Presented by Mike Chamlee, Building Department Director. Pgs. 15-17

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER
110, ARTICLE VI. STREET NAMES AND
ADDRESS NUMBERS, TO CHANGE THE
NAME OF AN EXISTING CITY STREET**

WHEREAS, the City of Springdale has received a request to rename a portion of a public street; more specifically renaming East Sunset Avenue to Ocaso Avenue;

WHEREAS, notice of the public hearing was posted, and all property owners whose address would change due to the proposed street name change were sent notice of the public hearing by way of certified mail, as required by Sec. 110-138 of the Code of Ordinances of the City of Springdale, Arkansas; and

WHEREAS, on July 14, 2026, a public hearing was held by the City Council for the City of Springdale, Arkansas, pursuant to Sec. 110-138 of the Code of Ordinances of the City of Springdale, Arkansas, to consider the request to rename the above-referenced East Sunset Avenue;

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

Section 1. That the street address map is hereby amended to rename East Sunset Avenue to Ocaso Avenue;

Section 2. Chapter 110, Article VI, the same being the Street Addressing and Numbering Ordinance is hereby amended as set forth above and any and all parts in conflict herewith are hereby repealed and that the change in name will be in effect upon the signing and filing of this ordinance for all existing streets.

Section 3. A copy of this ordinance, duly certified by the City Clerk, shall be filed in the office of the Recorder of Washington County, Arkansas.

PASSED AND APPROVED this 14th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM FRANK & VICKI FRANCO, FOR THE GENE GEORGE BOULEVARD EXTENSION ROAD IMPROVEMENT PROJECT, PROJECT NO. 23BPS4.

WHEREAS, the City of Springdale is in need of acquiring lands for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tracts 45 & 46), said lands being owned by Frank & Vicki Franco, also known as Washington County Tax Parcels No. 815-29790-165 and 815-29790-101, located at 1393 Janice Ln., Springdale, Washington County, Arkansas ("the Property");

WHEREAS, the City's estimate of compensation for the Property, as determined by an appraisal, is \$35,300;

WHEREAS, the property owner has obtained an appraisal that determined just compensation for the subject property in the total sum of \$110,400.00, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, the property owner has offered to settle condemnation case number 72CV-25-367 for a total amount of \$75,300.00, which includes all prejudgment interest and assessment costs; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$40,000.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 1393 Janice Ln. for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tracts 45 & 46), said lands being owned by Frank & Vicki Franco, for the total sum of \$75,300.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 14th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY

APPRAISAL REPORT

ON

THE FRANK D. & VICKI L. FRANCO PROPERTY
(.843± ACRE / 36,707± SQUARE FEET);
LOCATED AT 1393 JANICE LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, AR
TRACT #44

BY

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

FILE NO. 6769-21

AS OF

OCTOBER 17, 2024

Reed & Associates, Inc.

Real Estate Appraisers – Consultants

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

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

October 28, 2024

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

RE: The Frank D. & Vicki L. Franco Property; .843± Acre, Located at 1393 Janice Lane,
Springdale, Arkansas; Washington County

Dear Mr. Carr:

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

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

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

This report addresses: the market value of the Whole Property (land only) prior to the City of Springdale acquiring 6,391± square feet (SF) in right of way (ROW), 6,714± SF in permanent utility easement (PUE) and 6,932± SF in temporary construction easement (TCE), as of October 17, 2024, and, the market value of the Remainder Property (land only) after the acquisition of 6,391± square feet (SF) in right of way (ROW), 6,714± SF in permanent utility easement (PUE) and 6,932± SF in temporary construction easement (TCE), are in place, also as of October 17, 2024.

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

Whole Property	=	\$131,450
Remainder Property	=	<u>\$100,750</u>
Subtotal	=	\$ 30,700
Plus: Temporary Construction Easement	=	<u>\$ 4,600</u>
Damage To Market Value - - -	=	\$ 35,300

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

The following Extraordinary Assumptions are utilized in this report:

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

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

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

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

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

Sincerely,



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



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



SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 1393 Janice Lane, Springdale, Arkansas
Client: City of Springdale
Fee Owner: Frank D. & Vicki L. Franco
Mailing Address: 1393 Janice Lane, Springdale, AR 72762

Area Of The Whole:	0.846± AC, or 36,851± SF	Permanent Utility Easement:	0.154±
Less: Prescriptive ROW	<u>0.003± AC, or 144± SF</u>		AC,
Net Usable Area of Whole	0.843± AC, or 36,707± SF		6,714± SF

Area Of Remainder:	.700± AC, or 30,460± SF	Temporary Construction Easement	0.159±
			AC, or
			6,932± SF

Area Of Acquisition:	0.146± AC, or 6,391± SF
Less: Prescriptive ROW:	<u>0.003± AC, or 144± SF</u>
Net ROW Acquisition:	0.143± AC, or 6,247± SF

HIGHEST AND BEST USE:

Whole Property	Low Density Residential
Remainder Property	Low Density Residential

ACQUISITION COMPENSATION:

Before

Land: 36,707± SF @ \$3.50/SF (Rounded)	\$	128,500	
Improvements: Gravel Driveway, Trees, Bush	\$	2,950	
Total:	\$		131,450

After

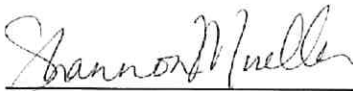
Land: 30,460± SF @ \$3.307/SF (Rounded)	\$	100,750	
Improvements: Not Applicable	\$		
Total	\$		100,750

FAIR MARKET VALUE OF ACQUISITION	\$	30,700
Plus: TCE	\$	<u>4,600</u>

Total Compensation as of: October 17, 2024	\$	35,300
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ALLOCATION OF COMPENSATION

Land: 6,247± SF @ \$3.50/SF (RND)	\$	21,900
Permanent Utility Easement: 6,714± SF @ \$3.50/SF (RND) x 25%	\$	5,850
Improvements: Gravel Driveway, Trees, Bush	\$	2,950
Temporary Construction Easement 6,932± SF (RND)	\$	4,600
Damages: Not Applicable	\$	0
Cost to Cure Items: Not Applicable	\$	0
Total Compensation:	\$	<u>\$35,300</u>



Shannon Reed Mueller, MAI, R/W-AC, CG2302
Reed & Associates, Inc.



Robert M. Potts, CG0823
Reed & Associates, Inc.





Appraisal Report

Tract 44 & 45 Before and After Taking
Gene George/56th St Extension Project
1393 Janice Lane
Springdale, AR



Retrospective Effective Date

February 11, 2025

Prepared By

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

Stringfellow & Associates

PO Box 668; 72 W. Main
Farmington, Arkansas 72730-0668
Ph. 479.267.6007; Fax 479.267.6599

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

Appraisers:

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

May 19, 2026

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

Re: City of Springdale vs Frank and Vicki Franco; parcel # 815-29790-101 & 815-29790-165 containing 0.843± Acre before the taking and a remainder of 0.697± acres after, along with Permanent Utility Easement.

Mr. Lisle;

I have completed an appraisal of the property referenced above. As requested, I have identified Market Value in "AS IS" condition of parcel #'s 815-29790-101 & 815-29790-165, which are Tracts #44 and 45, of the City of Springdale's Gene George/56th Street Extension Project, before and after the taking, with an effective date of February 11, 2025. I have relied on the project surveys, data, warranty deeds, legal descriptions, and Assessor's Data to identify the acreage for the subject property as 0.843± acres before the taking and 0.697± acres after the taking. These are the acreages used in the analysis. There is a permanent utility easement of 0.154± acres in addition to the taking. There is a copy of the Assessor's Data, surveys, and request agreement in the report.

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

The rights appraised and the resulting value identified are consistent with "Fee Interest in the Surface Estate" as described. This estimate of "Market Value" is subject to the Underlying Assumptions and Limiting Conditions enumerated in the report. A physical observation of the property was completed on October 20, 2025. The values identified have an effective date of February 11, 2025; therefore, historical data will be referenced to assist in valuing the properties. Information relative to value was gathered from sources believed reliable, which have been analyzed and presented in this narrative report.

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

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

Based on my research and analysis, "Market Value" reflective of a 6 to 12 month exposure time, as of February 11, 2025 is:

**Market Value "Before" 0.843± Acres
Three Hundred Ninety-One Thousand Dollars
\$391,000**

**Market Value "After" 0.697± Acres
Two Hundred Eighty-six Thousand Dollars
\$286,000**

**Market Value Temporary Construction Easement
Five Thousand Four Hundred Dollars
\$5,400**

**Indicated Value of Damage to Subject
One Hundred Ten Thousand Four Hundred Dollars
\$110,400**

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

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

Respectfully Submitted,




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

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Effective Date of Value: February 11, 2025

Observation Date: October 20, 2025

Signatory Date of Report: May 19, 2026

Previously Appraised: No

Type of Property: Residential

Improvement Description: There is a single family residence and yard improvements.

Property Size: Before taking 0.843± acres or 36,721 sf
After taking 0.697± acres or 30,361 sf
Area of taking 0.146± acres or 6,391 sf
Area of Permanent Utility Easement 0.154± acres or 6,714 sf
Area of TC Easement 0.159± acres or 6,932sf

Site Description: Before Taking:
The property is irregular in shape, with frontage and ingress/egress on the east side of Janice Lane. The land is a mix of cleared area and mature trees. The topography is level to rolling.

After Taking:
The remainder will have the same shape and topography. The remainder will have ingress/egress from the new Gene George/56th Street extension which will run along the east boundary encompassing 0.146± acres of the "Before". The permanent utility easement will be on the west side of the right of way taking and along a portion of the south boundary. The taking will also remove several trees and bushes providing sight and sound barrier to the subject property.

General Location: The subject property is located in the northern portion of Springdale, AR, in Washington County. Interstate 49 is 0.6± miles east. Hwy 612 is 2.5± miles north, and Elm Springs Road is 0.3± miles south. Fayetteville is the County Seat and the Courthouse is 9.2± miles to the southeast.

Latitude/Longitude: 36.197554°, -94.192048°

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

Intended Users: Stephen Lisle, Lisle Law Firm, and Frank and Vicki Franco.

Intended Use: To establish market value of the subject before and after the taking for condemnation litigation.

Owner: Frank and Vicki Franco

Legal Description: See page 4 for the Legal Descriptions

Utilities: Electricity, natural gas, city water, septic, and telephone are typically available in the area.

Zoning: SF-2, Residential - The SF-2 single-family district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

Extraordinary Assumption: USPAP defines an Extraordinary Assumption as: "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinion or calculations".

None

Hypothetical Conditions: USPAP defines a Hypothetical Condition to be "a condition, directly related to a specific assignment, which is contrary to what is known to exist on the effective date of the assignment results, but is used in an analysis". An example of a hypothetical condition would be "Appraising proposed improvements such as new construction or additions, "AS IF" they existed as of the current date, when they do not". Another way of stating it would be: "assuming as fact a condition that is known not to be fact at the time of analysis".

The City of Springdale Project #23BPS4 (Gene George/56th Street Extension) has been completed according to the plans and specifications provided.

Summary of Values

Value Indications: 0.843± Acre Before (Improved):	\$391,000
0.697± Acre After (Improved):	<u>\$286,000</u>
Value Loss of the Taking	\$105,000
Value of TCE	<u>\$ 5,400</u>

Indicated Damage to Subject Property \$110,400

Distribution of Damages

Taking Area (ROW & Easement)	\$ 54,000
Improvements in Right of Way	\$ 3,850
Severance Damage	\$ 47,150
Temporary Construction Easement	<u>\$ 5,400</u>
Total Damages	\$110,400

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF
SPRINGDALE, ARKANSAS.**

WHEREAS, the 2026 budget contains \$30,000 appropriated in the Building Department Contract Labor account; and

WHEREAS, the City Council has approved the demolition of the structures located at 4001 E. Robinson Avenue and 4043 E. Robinson Avenue; and

WHEREAS, bids have been received to raze and remove the structures, and the lowest bids received were \$36,890.00 for 4001 E. Robinson Avenue and \$28,526.00 for 4043 E. Robinson Avenue; and

WHEREAS, the City has already incurred \$3,950 for asbestos testing related to these properties; and

WHEREAS, an additional appropriation of \$43,000 is necessary in the Building Department Contract Labor account to cover these demolition-related expenses;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF
SPRINGDALE, ARKANSAS**, that the 2026 budget is hereby amended as follows:

Department	Account	Present Budget	Increase	Proposed Budget
Building Department	Contract Labor	\$30,000	\$43,000	\$73,000

PASSED AND APPROVED this 14th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

RESOLUTION NO. _____

A RESOLUTION ACCEPTING BIDS FOR THE DEMOLITION AND REMOVAL OF 4001 AND 4043 EAST ROBINSON AVENUE, SPRINGDALE, ARKANSAS, AND AUTHORIZING PAYMENT FROM THE 2026 BUDGET OF THE CITY OF SPRINGDALE BUILDING DEPARTMENT.

WHEREAS, the City Council for the City of Springdale, Arkansas, has previously approved the demolition of the structures located at 4001 East Robinson Avenue and 4043 East Robinson Avenue; and

WHEREAS, the City of Springdale Building Department solicited and received bids for the demolition, razing, removal, and proper disposal of debris from said properties; and

WHEREAS, Meyers Construction, LLC submitted a bid for the demolition and removal of 4001 East Robinson Avenue in the amount of \$36,890.00; and

WHEREAS, Meyers Construction, LLC submitted a bid for the demolition and removal of 4043 East Robinson Avenue in the amount of \$28,526.00; and

WHEREAS, the total amount of the bids to be accepted is \$65,416.00; and

WHEREAS, the City Council finds that accepting said bids is in the best interest of the City of Springdale.

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

SECTION 1. Bids submitted by Meyers Construction, LLC for the demolition and removal of 4001 East Robinson Avenue in the amount of \$36,890.00 and 4043 East Robinson Avenue in the amount of \$28,526.00 are hereby accepted.

SECTION 2. Payment for said demolition and removal work shall be made from the 2026 Budget of the City of Springdale Building Department.

PASSED AND APPROVED this 14th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

Meyers Construction, LLC
P 479-249-7383
E jroller@meyersconstructionllc.com



Demo Quote

06/19/2026

Customer

City of Springdale
Tom Evers

Project

4001 E Robinson Ave
Springdale, AR

Description	Amount
Apartment Demo & Proper disposal of debris	\$35,840.00
Grading, Seed & Straw	\$550.00
Mobilization	\$500.00

Meyers Construction is pleased to submit our proposal for the demolition and proper disposal of debris.

We propose to furnish all labor, equipment, supervision, materials and permits necessary to demolish the existing multi-family structure located at the project site listed above. All utility retirement/abandonment, project management, Demo and removal of debris to include the entire vertical structure of the building and any porches, slabs or foundation below grade. Site to be left graded, seeded and strawed.

Total Lump Sum Price: \$36,890.00

Meyers Construction has the personnel, equipment access, and experience necessary to complete this work safely, efficiently, and in accordance with accepted construction practices.

Sincerely,

Jacob Roller jroller@meyersconstructionllc.com 479-249-7383

Meyers Construction, LLC
P 479-249-7383
E jroller@meyersconstructionllc.com



Demo Quote

06/19/2026

Customer

City of Springdale
Tom Evers

Project

4043 E Robinson Ave
Springdale, AR

Description	Amount
Apartment Demo & Proper disposal of debris	\$23,040.00
Fencing & Decking/canopies	\$1,436.00
Pool Demo & Fill	\$3,000.00
Grading, Seed & Straw	\$550.00
Mobilization	\$500.00

Meyers Construction is pleased to submit our proposal for the demolition and proper disposal of debris.

We propose to furnish all labor, equipment, supervision, materials and permits necessary to demolish the existing multi-family structure located at the project site listed above. All utility retirement/abandonment, project management, Demo and removal of debris to include the entire vertical structure of the building and any porches, slabs or foundation below grade. Site to be left graded, seeded and strawed.

Total Lump Sum Price: \$28,526.00

Meyers Construction has the personnel, equipment access, and experience necessary to complete this work safely, efficiently, and in accordance with accepted construction practices.

Sincerely,

Jacob Roller jroller@meyersconstructionllc.com 479-249-7383