

- **The next City Council Committee Meeting will be Monday, April 20<sup>th</sup>, 2026.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL  
REGULAR MEETING  
CITY COUNCIL CHAMBERS  
201 SPRING STREET (2<sup>ND</sup> FLOOR)  
Tuesday, April 14<sup>th</sup>, 2026**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Randall Harriman

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

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

5. Approval of Minutes – **Tuesday, March 31<sup>st</sup>, 2026. Pgs. 107-117**

## 6. 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) 8A-8B, & 9A -9B* (*Motion must be approved by two-thirds (2/3) of the council members*).

7. **A Resolution** authorizing the temporary operation of a carnival. Pgs. 1-7

## 8. Appointments and Reappointments

- A. **A Resolution** approving the reappointment to the Board of Commissioners of the Housing Authority of the City of Springdale. Pgs. 8-9

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

- A. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R26-14) certain lands located west of 520 N. Shiloh Street and 514 N. Shiloh Street from a Low/Medium Density Single-Family Residential District (SF-2) to an Institutional District (P-1); and declaring an emergency. Pgs. 10-15
- B. **An Ordinance** accepting the final plat (FP26-02) of Brentwood Village, Phase II, to the City of Springdale, Arkansas; and declaring an emergency. Pgs. 16-25

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

A. **An Ordinance** ordering the razing (demolition) and removal of a certain residential structure within the City of Springdale, Arkansas, located at 707 Hill Street to declare an emergency and for other purposes. Presented by Garrett Harlan, Deputy City Attorney. **Pgs. 26-56**

B. **An Ordinance** ordering the razing (demolition) and removal of a certain residential structure within the City of Springdale, Arkansas, located at 4001 and 4043 E. Robinson to declare an emergency and for other purposes. Presented by Garrett Harlan, Deputy City Attorney. **Pgs. 57-66**

C. **A Resolution** authorizing the destruction of old accounting records. Presented by Sabra Jeffus, City Clerk. **Pgs. 67-70**

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

A. **A Resolution** authorizing the expenditure of funds to acquire property from Jeffrey & Katherine Metzner, for the Albright Road Extension Improvement Project, Project No. 23BPS12. Presented by Garrett Harlan, Deputy City Attorney. **Pgs. 71-76**

B. **A Resolution** expressing the willingness of the City of Springdale, Arkansas to utilize federal aid Transportation Alternatives Program funds. Presented by Ben Peters, Engineering Director. **Pgs. 77-78**

C. **A Resolution** amending the 2026 Budget of the City of Springdale Parks and Recreation Department. Presented by Chad Wolf, Parks and Recreation Director. **Pg. 79**

12. Parks & Recreation Committee by Chairman Randall Harriman – **All Item (s) forwarded with recommendation for approval**

**D. A Resolution** adopting names for the four trail routes in Springdale. Presented by Ben Peters, Engineering Director. **Pgs. 80-89**

**E. A Resolution** amending the 2026 budget of the City of Springdale Parks and Recreation Department and entering into a contract for goose control services. Presented by Chad Wolf, Parks and Recreation Director. **Pgs. 90-99**

**F. A Resolution** authorizing the purchase of a new score board for the City of Springdale Parks and Recreation Department. (Project No. 23BPP7). Presented by Chad Wolf, Parks and Recreation Director. **Pgs. 100-105**

13. **A Resolution** making an appointment to the Civil Service Commission. **Pg. 106**

14. Comments from Council Members.

15. Comments from Department Heads.

16. Comments from City Attorney.

17. Comments from Mayor.

18. Adjournment.

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

**A RESOLUTION AUTHORIZING THE TEMPORARY  
OPERATION OF A CARNIVAL**

**WHEREAS**, Rick Culver, Executive Director from the Rodeo of the Ozarks has requested permission to conduct two Carnival entertainment events at the Parsons Stadium Rodeo Arena located at 1423 E. Emma Avenue, put on by Clint Payne DBA BIG C's Enterprises, LLC; and

**WHEREAS**, Pride Amusements carnival dates will be *Friday, May 22<sup>nd</sup>, 2026 through Sunday, May 31<sup>st</sup>, 2026*; and *Friday, October 23<sup>rd</sup>, 2026 through Sunday, November 1<sup>st</sup>, 2026*; and

**WHEREAS**, the carnival's hours of operation will be *Friday, May 22<sup>nd</sup>, 2026 through Sunday, May 31<sup>st</sup>, 2026* from 5:00 p.m. – 10:00 p.m. Monday thru Thursday, 5:00 p.m. – 11:00 p.m. on Fridays, and Saturday thru Sunday, from 12:00 p.m. to 11:00 p.m.; and *Friday, October 23<sup>rd</sup>, 2026 through Sunday, November 1<sup>st</sup>, 2026*, from 5:00 p.m. – 10:00 p.m. Monday thru Thursday, 5:00 p.m. – 11:00 p.m. on Fridays, and Saturday thru Sunday, from 12:00 p.m. to 11:00 p.m.; and

**WHEREAS**, Sec. 26-43 of the Springdale Code of Ordinances provides that the operation of a carnival, sideshow or other similar amusement facility within the city must be approved by resolution adopted by the city council,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that Rick Culver, Executive Director with the Rodeo of the Ozarks and Clint Payne DBA BIG C's Enterprises, LLC is hereby authorized to conduct two carnival entertainment events in Parsons Stadium Rodeo Arena located at 1423 E. Emma Avenue, *Friday, May 22<sup>nd</sup>, 2026 through Sunday, May 31<sup>st</sup>, 2026*; and *Friday, October 23<sup>rd</sup>, 2026 through Sunday, November 1<sup>st</sup>, 2026*, with the carnival opening and closing times listed above. In case of a rain out, the Mayor has the authority to reschedule this event.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Doug Sprouse, MAYOR

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Garrett Harlan, DEPUTY CITY ATTORNEY

**CITY OF SPRINGDALE  
APPLICATION FOR CARNIVAL/CIRCUS PERMITS**

DATE OF APPLICATION: March 11, 2026

EVENT SPONSOR: Rodeo of the Ozarks for Clint Payne DBA BIG C's Enterprises, LLC

BUSINESS NAME / OWNER: Clint Payne

BUSINESS ADDRESS: PO Box 86 Doniphan, MO 63935

BUSINESS PHONE: 479-756-0464

EMERGENCY PHONE: 479-790-7425 Rick Culver

LOCATION OF EVENT: 1423 E Emma Ave Springdale, AR 72765

DATES OF EVENT (7 DAY MAXIMUM): May 22nd-31st, 2026

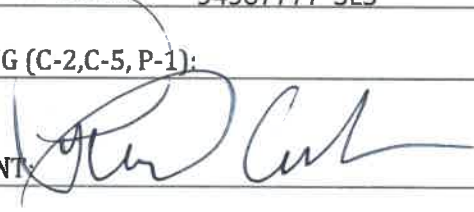
Limited hrs 5pm-10pm Mon-Thurs & Fri 5pm-11pm

HOURS OF OPERATION (LIMITED TO 10:00 A.M. TO MIDNIGHT): Sat & Sun 12pm -11pm

ARKANSAS SALES & USE TAX NUMBER: 54387777-SLS

VERIFICATION OF ZONING (C-2,C-5, P-1):

SIGNATURE OF APPLICANT:



DATE:

3/12/26

**OFFICE USE ONLY**

\$100 APPLICATION FEE:

PROOF OF \$1 MILLION PUBLIC LIABILITY INSURANCE (NON-PROFITS EXEMPT):

COPY OF WRITTEN PERMISSION FROM PROPERTY OWNER:

**TO BE COMPLETED AFTER CITY COUNCIL APPROVAL**

FIRE MARSHAL'S SIGNATURE (479-751-4510):

BUILDING OFFICIAL'S SIGNATURE (479-750-8154):



**March 11, 2026**

To whom it may concern:

The Rodeo of the Ozarks will be hosting Big C's Enterprises, LLC carnival at Parsons Stadium on the dates of May 22<sup>nd</sup>-31<sup>st</sup>, 2026. We give permission to use the grounds.

Rodeo of the Ozarks

A handwritten signature in black ink, appearing to read "Rick Culver". The signature is written in a cursive style with a large initial "R" and "C".

Rick Culver

Executive Director



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/2/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Midwest Risk DBA Arnold Ins 875 N Kingshighway St Cape Girardeau, MO 63701	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): (573) 651-0509 E-MAIL ADDRESS: info@myarnoldteam.com FAX (A/C, No): (573) 651-4456
<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURER A : Admiral Insurance Company</b>	
<b>INSURED</b> Big C's Enterprises, LLC DBA Fun Time Shows PO Box 86 Doniphan, MO 63935	
<b>INSURER B :</b> <b>INSURER C :</b> <b>INSURER D :</b> <b>INSURER E :</b> <b>INSURER F :</b>	

<b>COVERAGES</b>	<b>CERTIFICATE NUMBER:</b>	<b>REVISION NUMBER:</b>
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THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A X	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$ 1,000,000
	CLAIMS-MADE X OCCUR	X	CA000052963-02	5/2/2025	5/2/2026	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					MED EXP (Any one person) \$ 1,000,000
X	POLICY PRO-JECT LOC					PERSONAL & ADV INJURY \$ 2,000,000
	OTHER:					GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY					
	ANY AUTO OWNED AUTOS ONLY	SCHEDULED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$
	HIRED AUTOS ONLY	NON-OWNED AUTOS ONLY				BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB	OCCUR				
	EXCESS LIAB	CLAIMS-MADE				EACH OCCURRENCE \$
	DED RETENTION \$					AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y / N				PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**Fall Carnival**  
 Parson Stadium/Rick Culver and the Springdale Benevolent Foundation is additional insured for general liability as required by written contract.

**Fall Carnival**  
 Dates: October 1st-13th, 2025  
 Dates on property: September 28 - October 14

<b>CERTIFICATE HOLDER</b>  Parson Stadium/Rick Culver and the Springdale Benevolent Foundation 1423 Emma Springdale, AR 72765	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE
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**CITY OF SPRINGDALE  
APPLICATION FOR CARNIVAL/CIRCUS PERMITS**

DATE OF APPLICATION: March 11, 2026

EVENT SPONSOR: Rodeo of the Ozarks for Clint Payne DBA BIG C's Enterprises, LLC

BUSINESS NAME / OWNER: Clint Payne

BUSINESS ADDRESS: PO Box 86 Doniphan, MO 63935

BUSINESS PHONE: 479-756-0464                      EMERGENCY PHONE: 479-790-7425 Rick Culver

LOCATION OF EVENT: 1423 E Emma Ave Springdale, AR 72765

DATES OF EVENT (7 DAY MAXIMUM): Oct 23rd-Nov 1st, 2026

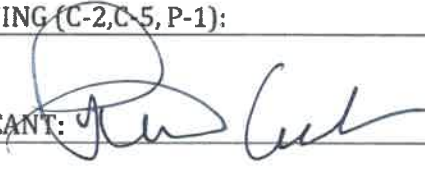
Limited hrs 5pm-10pm Mon-Thurs & Fri 5pm-11pm

HOURS OF OPERATION (LIMITED TO 10:00 A.M. TO MIDNIGHT): Sat & Sun 12pm -11pm

ARKANSAS SALES & USE TAX NUMBER: 54387777-SLS

VERIFICATION OF ZONING (C-2,C-5, P-1):

SIGNATURE OF APPLICANT:



DATE:

3/12/26

**OFFICE USE ONLY**

\$100 APPLICATION FEE:

PROOF OF \$1 MILLION PUBLIC LIABILITY INSURANCE (NON-PROFITS EXEMPT):

COPY OF WRITTEN PERMISSION FROM PROPERTY OWNER:

**TO BE COMPLETED AFTER CITY COUNCIL APPROVAL**

FIRE MARSHAL'S SIGNATURE (479-751-4510):

BUILDING OFFICIAL'S SIGNATURE (479-750-8154):



**March 11, 2026**

To whom it may concern:

The Rodeo of the Ozarks will be hosting Big C's Enterprises, LLC carnival at Parsons Stadium on the dates of Oct 23<sup>rd</sup>- Nov 1<sup>st</sup>, 2026. We give permission to use the grounds.

Rodeo of the Ozarks

Rick Culver

Executive Director



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

**A RESOLUTION APPROVING THE REAPPOINTMENT TO THE BOARD  
OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF  
SPRINGDALE**

**WHEREAS**, Derek Gibson is currently serving as Chairman on the Board of Commissioners and has proven to be a valuable member of this Commission;

**WHEREAS**, Derek Gibson's term expired April 9, 2026;

**WHEREAS**, the Board of Commissioners of the Housing Authority, under authority of Arkansas Code 14-169-208, have reappointed Derek Gibson to a term beginning April 9, 2026 and expiring on April 9, 2031, subject to City Council approval.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the reappointment of Derek Gibson to the Board of Commissioners of the Housing Authority is hereby approved, with a term set to expire on April 9, 2031.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Doug Sprouse, MAYOR

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Garrett Harlan, DEPUTY CITY ATTORNEY



**SPRINGDALE HOUSING AUTHORITY**

P.O. Box 2085 5 Applegate Drive. Springdale, Ar. 72765  
Phone: 479-751-0560 Fax: 479-756-8059 TTY/TDD 800-285-1131 or 711

**Resolution 838-26**

**CERTIFICATE OF REAPPOINTMENT**

We the Commissioners for the Housing Authority of the City of Springdale, Arkansas, by virtue of the Authority vested in us by the Act to Provide a Method of Filling Vacancies on Municipal Housing Authority Boards, Code 114-169-208. Appointment, etc., of commissioners, employees, do hereby re-appoint Derek Gibson as a Commissioner of the Housing Authority of the City of Springdale, Arkansas, for a term beginning April 10, 2026 and to expire on April 9, 2031.

IN WITNESS WHEREOF, we have hereunto signed our names as Commissioners of the Housing Authority of the City of Springdale, Arkansas, and cause the official Corporate Seal of said Authority of Springdale, Arkansas, to be attached hereto this 1st day of April, 2026.



[Signature]  
Commissioner, Chairman

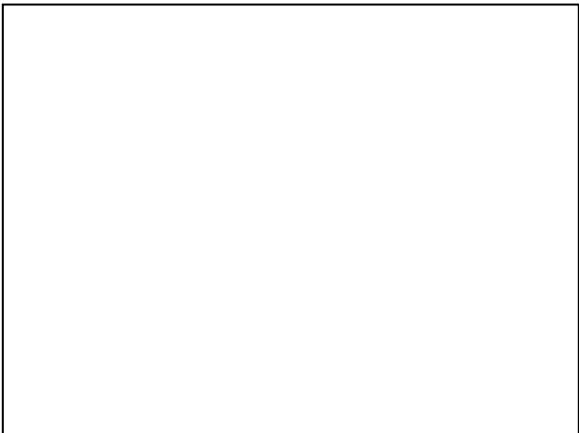
[Signature]  
Commissioner, Vice Chairman

[Signature]  
Commissioner

[Signature]  
Commissioner

[Signature]  
Commissioner

ATTEST: [Signature] Secretary



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

**AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-14) CERTAIN LANDS LOCATED AT WEST OF 520 N. SHILOH STREET & 514 N. SHILOH STREET FROM A LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2) TO AN INSTITUTIONAL DISTRICT (P-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of April 7, 2026 for hearing the matter of a petition of Springdale Water & Sewer Commission of the City of Springdale, Arkansas requesting that the following described tract of real estate be rezoned from a Low/Medium Density Single-Family Residential District (SF-2) to an Institutional District (P-1).

**Layman’s Description:** West of 520 N. Shiloh Street & 514 N. Shiloh Street.

**Legal Description:**

TAX PARCEL NUMBER: 815-28366-000 / SPRINGDALE WATER COMMISSION VESTING DEED: DEED BOOK 829 AT PAGE 901 THE WEST 125 FEET OF LOT ONE (1) IN GRAVE'S ADDITION TO THE TOWN (NOW CITY) OF SPRINGDALE, AS DESIGNATED ON THE PLAT OF SAID ADDITION, WITH THE PROPERTY HEREIN CONVEYED BEING OTHERWISE DESCRIBED AS PART OF THE SOUTHWEST QUARTER (SW¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION THIRTY-SIX (36) IN TOWNSHIP EIGHTEEN (18) NORTH OF RANGE THIRTY (30) WEST, BEGINNING AT A POINT 290 FEET NORTH AND 203 FEET WEST OF THE SOUTHEAST CORNER OF SAID 40-ACRE TRACT: AND RUNNING THENCE NORTH 115 FEET OR TO THE SOUTH LINE OF OAK STREET; THENCE WEST 125

FEET; THENCE SOUTH 115 FEET; THENCE EAST 125 FEET TO THE PLACE OF BEGINNING.

TAX PARCEL NUMBER: 815-28367-001 / SPRINGDALE WATER & SEWER COMMISSION OF SPRINGDALE, AR VESTING DEED: FILE# 2013-00024475 COMMENCING AT A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST; THENCE NORTH 87°20'04" WEST A DISTANCE OF 15.00 FEET TO A POINT; THENCE NORTH 02°39'56" EAST A DISTANCE OF 175.00 FEET TO A POINT, THENCE NORTH 87°29'00" WEST A DISTANCE OF 188.26 FEET TO A SET IRON PIN FOR THE POINT OF BEGINNING: THENCE CONTINUE NORTH 87°29'00" WEST A DISTANCE OF 125.69 FEET TO A FOUND IRON PIN; THENCE NORTH 02°30'33" EAST A DISTANCE OF 115.92 FEET TO A FOUND IRON PIN; THENCE SOUTH 87°19'08" EAST A DISTANCE OF 125.69 FEET TO A FOUND IRON PIN; THENCE SOUTH 02°30'33" WEST A DISTANCE OF 115.56 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 14,547 SQUARE FEET OR 0.334 ACRES, MORE OR LESS, ALL IN WASHINGTON COUNTY, ARKANSAS.

**AND WHEREAS**, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R26-14) from a Low/Medium Density Single-Family Residential District (SF-2) to an Institutional District (P-1) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

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

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

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

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2026.

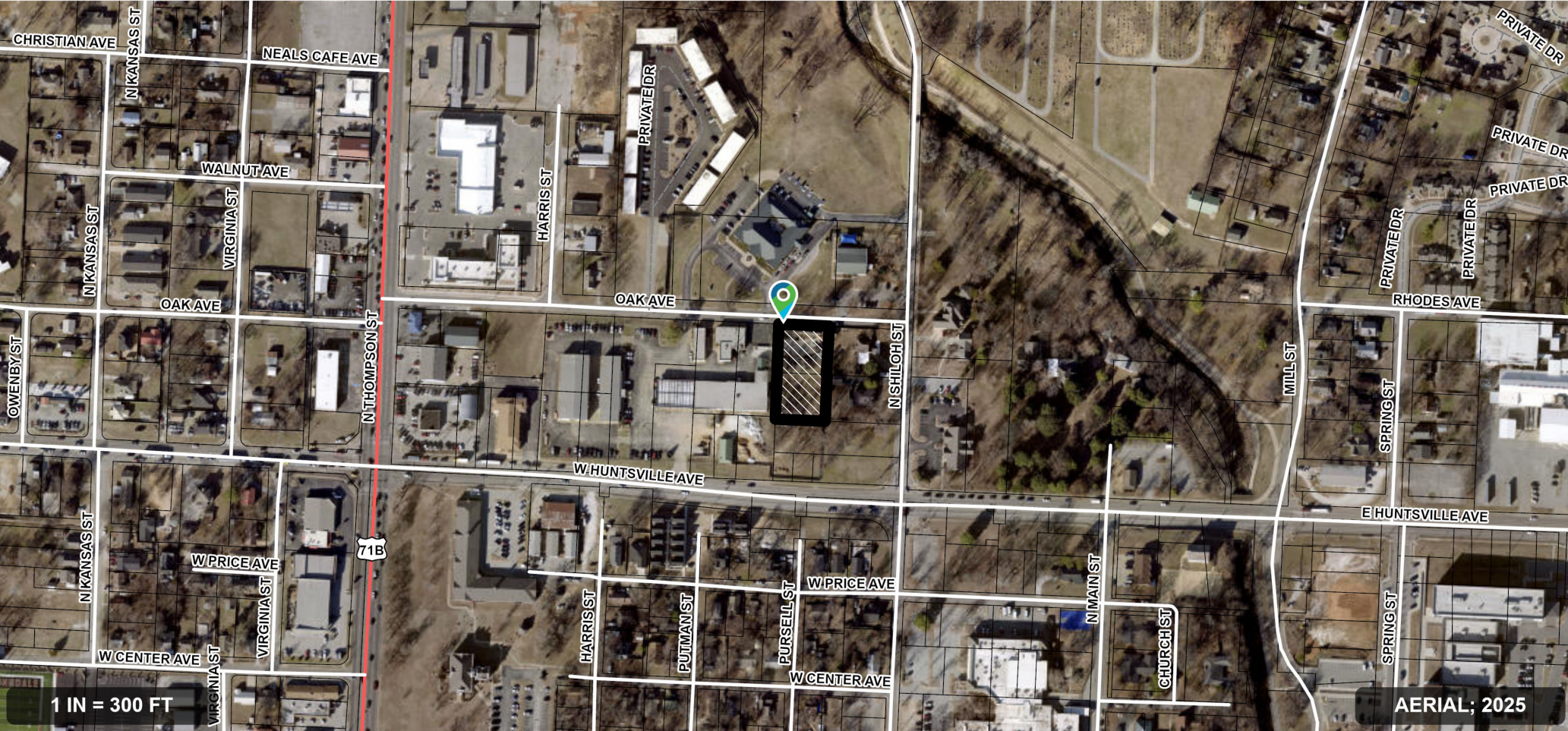
\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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

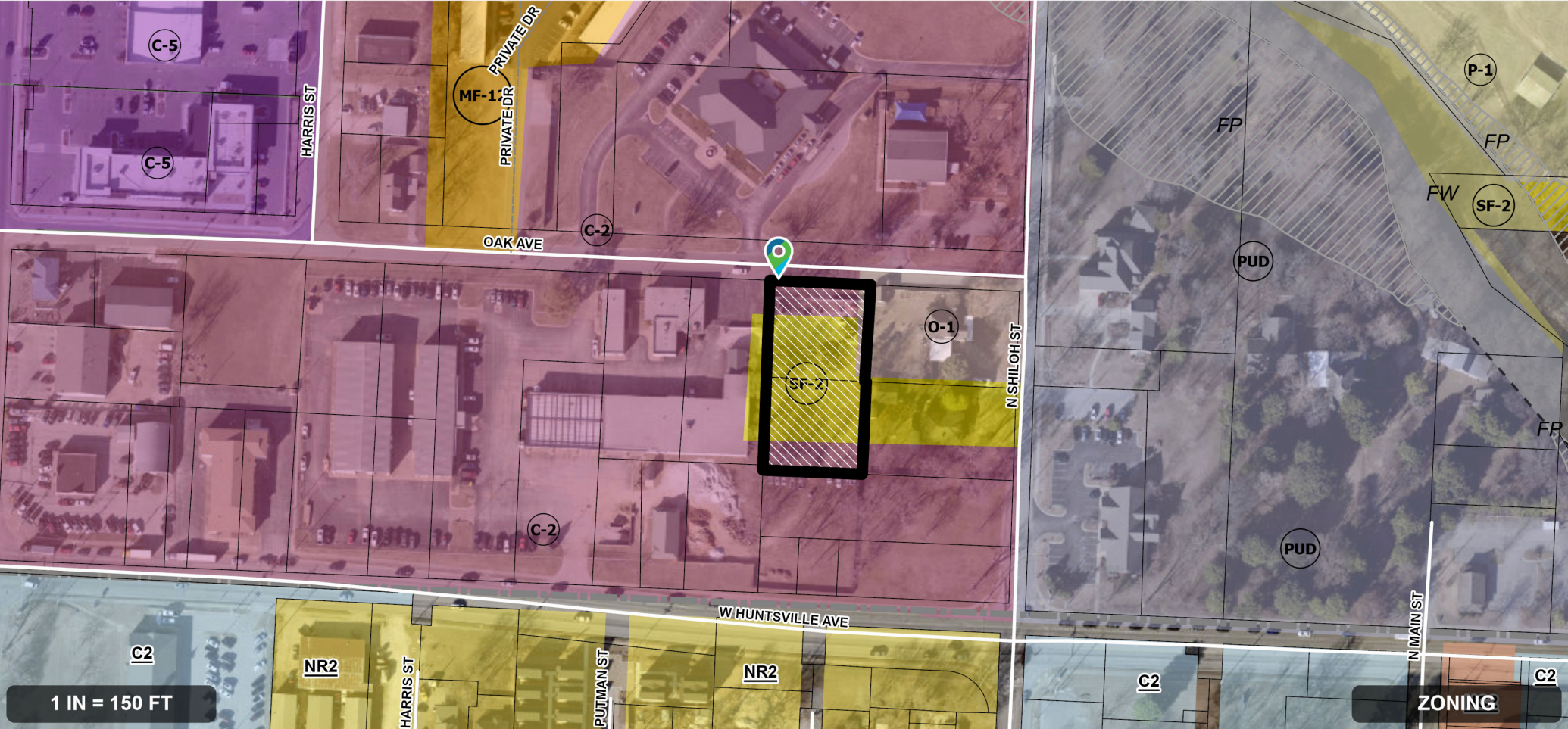


**R26-14: Springdale Water & Sewer Commission of the City of Springdale, Arkansas**

**Property West of 514 & 520 N. Shiloh Street  
Rezone from SF-2 to P-1**

-  PUBLIC NOTICE
-  PROJECT AREA

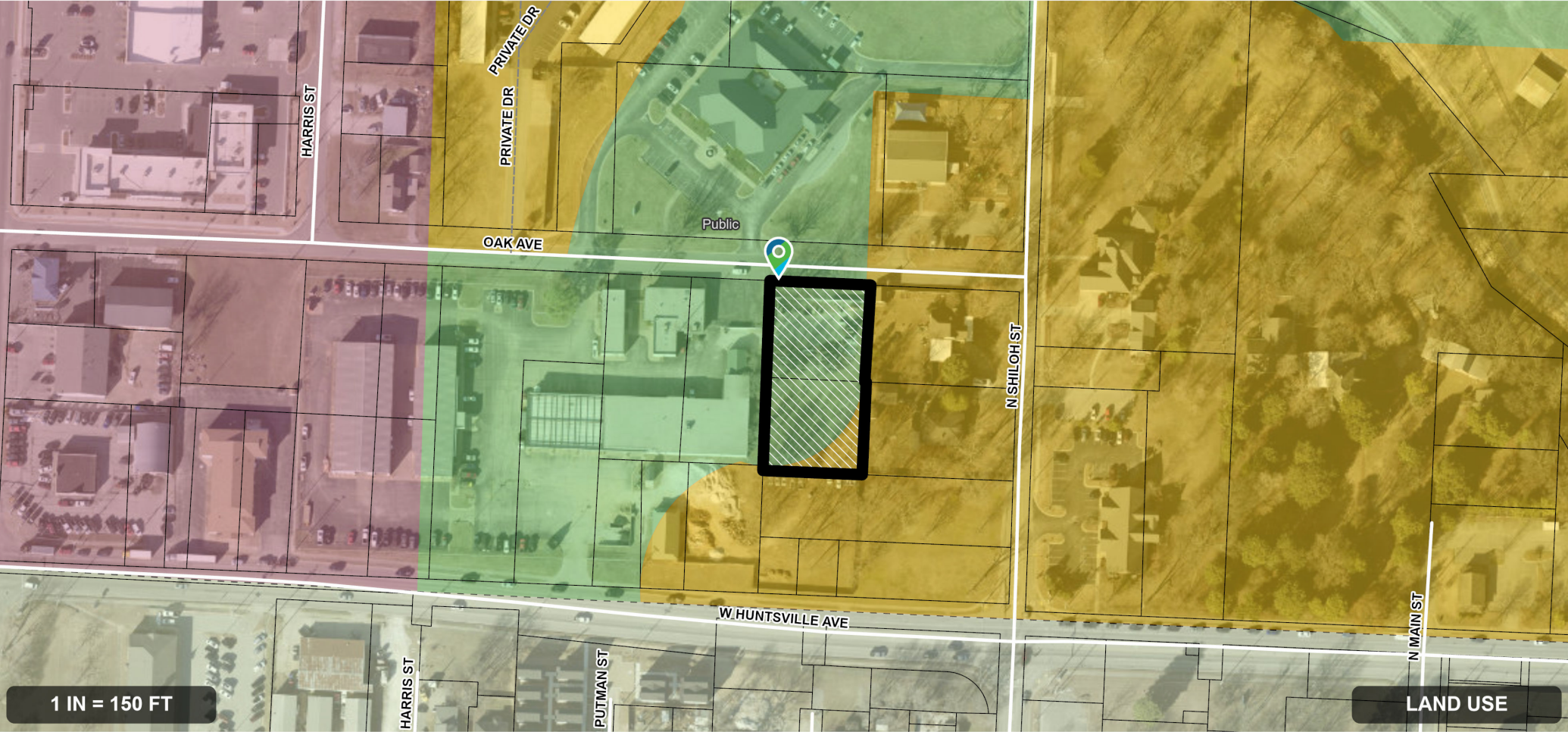




**R26-14: Springdale Water & Sewer Commission of the City of Springdale, Arkansas**  
**Property West of 514 & 520 N. Shiloh Street**  
 Rezone from SF-2 to P-1

-  PUBLIC NOTICE
-  PROJECT AREA





**R26-14: Springdale Water & Sewer Commission of the City of Springdale, Arkansas**  
**Property West of 514 & 520 N. Shiloh Street**  
 Rezone from SF-2 to P-1

-  PUBLIC NOTICE
-  PROJECT AREA





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

**AN ORDINANCE ACCEPTING THE FINAL PLAT (FP26-02) OF BRENTWOOD VILLAGE PHASE II TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.**

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

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

**Legal Description**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST, QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND RUNNING THENCE N87°08'06"W 1292.09 FEET; THENCE N02°33'46"E 660.08 FEET; THENCE S87°20'09"E 1290.19 FEET; THENCE N02°24'01"E 322.00 FEET; THENCE N86°53'52"W 513.02 FEET; THENCE N02°40'57"E 137.83 FEET; THENCE S86°51'39"E 13.62 FEET; THENCE N03°01'02"E 179.52 FEET; THENCE S86°52'02"E 360.00 FEET; THENCE N03°07'58"E 133.44 FEET; THENCE S86°51'39"E 31.08 FEET; THENCE N03°08'21"E 43.00 FEET; THENCE S86°51'39"E 310.85 FEET; THENCE S03°08'21"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S47°24'25"W 42.97 FEET; THENCE S01°40'28"W 565.12 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43

FEET; THENCE S01°40'28"W 200.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 200.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S46°40'28"W 42.43 FEET; THENCE S01°40'28"W 99.63 FEET; THENCE N87°00'20"W 193.51 FEET; THENCE S03°00'19"W 32.46 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 30.11 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

**AND WHEREAS**, said Planning Commission after conducting a public hearing, has approved the final plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said re-plat and join with the said petitioner in petitioning the City Council to accept the said the final plat (FP26-02) of Brentwood Village Phase II to the City of Springdale, Arkansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS**, that the final plat (FP26-02) of Brentwood Village Phase II, to the City of Springdale, Arkansas, as shown on the final plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

**NOTES:**

- PART OF PARCELS #815-36188-000, #815-36188-002 & #815-36188-000
- CURRENT ZONING: PUD
- ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
- BOUNDARY BASED ON:
  - SPECIAL WARRANTY DEED, FILE #2022-40117
  - BOUNDARY SURVEY, FILE #2019-13824
- PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "C" AS SHOWN ON FEMA FIRM PANEL #051430000G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
- BUILDABLE LOTS: 124  
UNBUILDABLE DRAINAGE LOTS: 2  
POA MAINTAINED OPEN SPACES: LOTS 1X-5X
- CONCRETE MONUMENTS SET AT ALL EXTERIOR PROPERTY CORNERS.
- 1/2" REBAR WITH CAP "PLS 1118" SET AT ALL PROPERTY CORNERS.
- NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
- ALL SIDEWALKS ARE 9' UNLESS OTHERWISE NOTED AND SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY SPRINGDALE CITY ORDINANCE. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.
- ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6" FROM THE SIDE PROPERTY LINE.
- STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED / BILLED BY THE CITY.
- LOTS 131, 181 AND 182 SHALL NOT HAVE ACCESS TO MYLTON ROAD.  
LOTS 156, 157 & 207 SHALL NOT HAVE ACCESS TO CAMELLA STREET.  
LOT 130 SHALL NOT HAVE ACCESS TO LOT 1X.  
LOTS 110-112 SHALL NOT HAVE ACCESS TO LOT 2X.  
LOTS 184, 182, 183, 181 AND 102 SHALL NOT HAVE ACCESS TO LOT 3X  
LOTS 189 & 200 SHALL NOT HAVE ACCESS TO LOT 4X.  
LOTS 182-207 & LOT 4X SHALL NOT HAVE ACCESS TO ALBRIGHT.
- 5,487 L.F. OF LOCAL STREETS TO BE DEDICATED WITH THIS PLAT.  
1,952 L.F. OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT.
- ALL SIDEWALKS AS SHOWN WITH THIS DEVELOPMENT TO BE 9' IN WIDTH UNLESS OTHERWISE NOTED.
- THE FOLLOWING CORNER LOTS ARE INTENDED TO BE SINGLE FRONTAGE LOTS. AS FOLLOWS:  
LOT 87 TO HAVE FRONTAGE AND ACCESS TO HAVE AERIE ONLY.  
LOTS 88 & 107 TO HAVE FRONTAGE AND ACCESS TO BLOSSOM AVENUE ONLY.  
LOT 111 TO HAVE FRONTAGE AND ACCESS TO CAMELLA STREET ONLY.  
LOTS 131 & 150 TO HAVE FRONTAGE AND ACCESS ON TULIP AVENUE ONLY.  
LOTS 151, 181, 182 & 207 TO HAVE FRONTAGE AND ACCESS ON ORCHID AVENUE ONLY.

**OWNER / DEVELOPER:**

D.R. HORTON - NW ARKANSAS LLC  
5502 WEST WALSH LANE  
ROGERS, AR 72758

**ZONING & SETBACKS:**

ZONED: PUD (ORD. 6185)

**SETBACKS:**

FRONT: 30'  
INTERIOR SIDE: 9'  
EXTERIOR SIDE: 15'  
REAR: 20'

IN CASES WHERE UTILITY EASEMENTS AS SHOWN ARE GREATER IN DEPTH THAN THE ABOVE LISTED BUILDING SETBACKS, THE BUILDING SETBACKS WILL MATCH THE DEPTH OF THE UTILITY EASEMENT.

**BRENTWOOD PHASE 2:**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 23 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

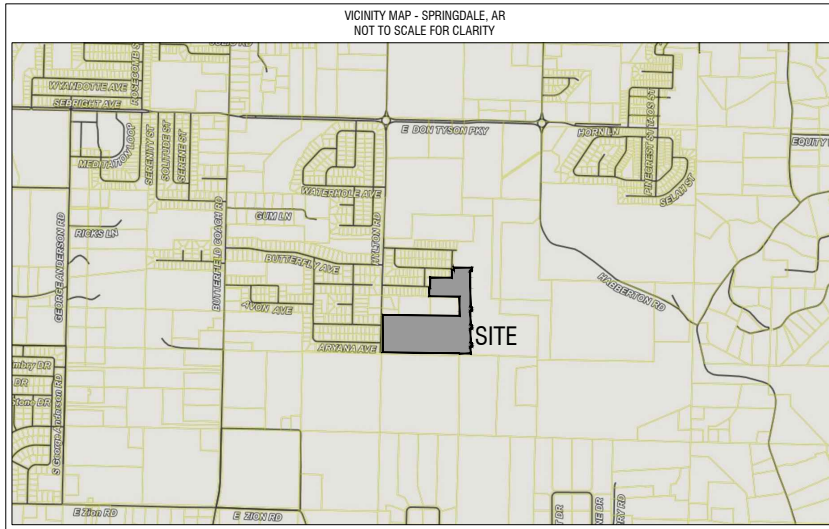
BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND RUNNING THENCE N87°08'06"W 1292.08 FEET; THENCE N02°33'46"E 660.88 FEET; THENCE S87°20'09"E 1290.19 FEET; THENCE N02°24'01"E 322.00 FEET; THENCE N89°53'52"W 513.02 FEET; THENCE N02°45'57"E 137.43 FEET; THENCE S88°51'59"E 133.62 FEET; THENCE N03°10'25"E 173.52 FEET; THENCE S86°52'02"E 360.00 FEET; THENCE N03°07'58"E 133.44 FEET; THENCE S86°51'39"E 31.08 FEET; THENCE N03°08'21"E 43.00 FEET; THENCE S89°51'39"E 310.85 FEET; THENCE S03°08'21"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S47°24'23"W 42.97 FEET; THENCE S01°40'28"W 565.12 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'23"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S48°40'28"W 42.43 FEET; THENCE S01°40'28"W 200.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'23"E 42.43 FEET; THENCE S01°40'28"W 43.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S48°40'28"W 42.43 FEET; THENCE S01°40'28"W 89.63 FEET; THENCE N07°00'00"W 153.51 FEET; THENCE S03°08'21"W 25.46 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 30.11 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

# FINAL PLAT

OF

## BRENTWOOD VILLAGE, PHASE 2

### SPRINGDALE, WASHINGTON COUNTY, ARKANSAS PLAT PROJECT #FP26-02



**TRANSMITTAL, OWNERSHIP AND ORDINANCE:**

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_ HAS THE AUTHORITY TO SIGN ON BEHALF OF D.R. HORTON.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

D.R. HORTON - NW ARKANSAS LLC  
5502 WEST WALSH LANE  
ROGERS, AR 72758

**CERTIFICATE OF ACCEPTANCE:**

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

**ACCEPTANCE OF DEDICATIONS:**

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY, PLANNING \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER, SPRINGDALE WATER UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVAL FOR RECORDING:**

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATION:**

HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS.

THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET OUT BY THE STATE OF ARKANSAS LAND SURVEYORS OFFICE.

DAVID L. JORGENSEN, ARLS #1118 \_\_\_\_\_ DATE \_\_\_\_\_



124 W. Springfield Drive, Suite 6  
Springdale, AR 72703  
www.jorgensenassociates.com  
Established 1985

**JORGENSEN + ASSOCIATES**  
Civil Engineering + Surveying

**LEGEND**

**PROJECT DETAILS**

PROJECT TITLE:  
**BRENTWOOD PH. 2  
FINAL PLAT**

PROJECT LOCATION:  
**SPRINGDALE, AR**

**REVISIONS**

DATE: 1/19/2025  
DRAWN BY: JH  
PROJECT: 4034-064  
FILE PATH: Z:\LOTS\2024064  
SHEET SIZE: 24" x 36"  
SCALE: 1" = 80'

**SHEET TITLE**  
**FINAL PLAT  
-COVER SHEET-**

**SHEET NUMBER**  
**1 OF 6**









**NOTES:**

1. PART OF PARCELS #815-36188-000, #815-36188-002 & #815-36188-000
2. CURRENT ZONING: PUD
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. BOUNDARY BASED ON:
  - I. SPECIAL WARRANTY DEED, FILE #2022-40117
  - II. BOUNDARY SURVEY, FILE #2019-13824
5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "C" AS SHOWN ON FEMA FIRM PANEL #051430000G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
6. BUILDABLE LOTS: 124  
UNBUILDABLE DRAINAGE LOTS: 2  
POA MAINTAINED OPEN SPACES: LOTS 1X-5X
7. CONCRETE MONUMENTS SET AT ALL EXTERIOR PROPERTY CORNERS.
8. 1/2" REBAR WITH CAP "PLS 1118" SET AT ALL PROPERTY CORNERS.
9. NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
10. ALL SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED AND SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY SPRINGDALE CITY ORDINANCE. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.
11. ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.
12. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED / BELLED BY THE CITY.
13. LOTS 131, 181 AND 182 SHALL NOT HAVE ACCESS TO HYLTON ROAD.  
LOTS 156, 157 & 207 SHALL NOT HAVE ACCESS TO CAMELLA STREET.  
LOT 130 SHALL NOT HAVE ACCESS TO LOT 1X.  
LOTS 110-112 SHALL NOT HAVE ACCESS TO LOT 2X.  
LOTS 151, 152, 153, 181 AND 192 SHALL NOT HAVE ACCESS TO LOT 3X.  
LOTS 189 & 200 SHALL NOT HAVE ACCESS TO LOT 4X.  
LOTS 182-207 & LOT 4X SHALL NOT HAVE ACCESS TO LOT 4X.
14. 5,487 L.F. OF LOCAL STREETS TO BE DEDICATED WITH THIS PLAT.  
1,952 L.F. OF ADDITIONAL RIGHT OF WAY TO BE DEDICATED WITH THIS PLAT.
15. ALL SIDEWALKS AS SHOWN WITH THIS DEVELOPMENT TO BE 5' IN WIDTH UNLESS OTHERWISE NOTED.
16. THE FOLLOWING CORNER LOTS ARE INTENDED TO BE SINGLE FRONTAGE LOTS:  
LOT 87 TO HAVE FRONTAGE AND ACCESS TO HAVEN AVENUE ONLY.  
LOTS 88 & 107 TO HAVE FRONTAGE AND ACCESS TO BLOSSOM AVENUE ONLY.  
LOT 111 TO HAVE FRONTAGE AND ACCESS TO CAMELLA STREET ONLY.  
LOTS 131 & 150 TO HAVE FRONTAGE AND ACCESS ON TULIP AVENUE ONLY.  
LOTS 151, 181, 182 & 207 TO HAVE FRONTAGE AND ACCESS ON ORCHARD AVENUE ONLY.

**OWNER / DEVELOPER:**

D R HORTON - NW ARKANSAS LLC  
5502 WEST WALSH LANE  
ROGERS, AR 72758

**ZONING & SETBACKS:**

ZONED: PUD (ORD. 6193)

**SETBACKS:**

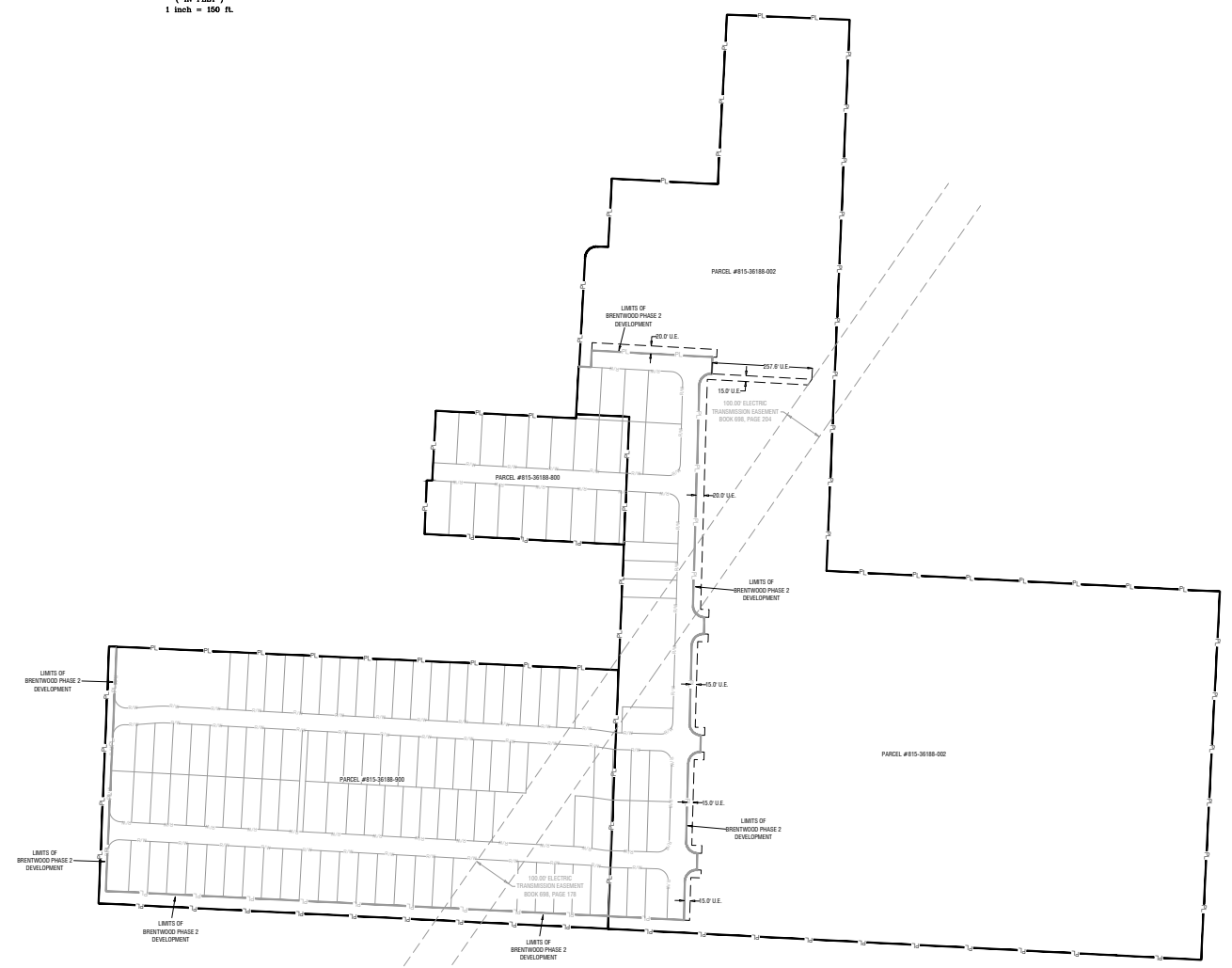
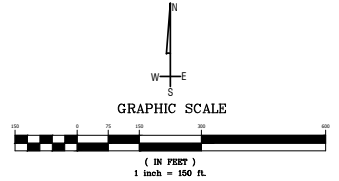
FRONT: 30'  
INTERIOR SIDE: 5'  
EXTERIOR SIDE: 15'  
REAR: 20'

IN CASES WHERE UTILITY EASEMENTS AS SHOWN ARE GREATER IN DEPTH THAN THE ABOVE LISTED BUILDING SETBACKS, THE BUILDING SETBACKS WILL MATCH THE DEPTH OF THE UTILITY EASEMENT.

**BRENTWOOD PHASE 2:**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND RUNNING THENCE N87°08'06"W 1292.08 FEET, THENCE N02°33'46"E 860.88 FEET, THENCE S87°20'09"E 1290.18 FEET, THENCE N02°24'01"E 322.00 FEET, THENCE N89°53'29"W 513.02 FEET, THENCE N02°45'57"E 137.43 FEET, THENCE S88°51'59"E 133.62 FEET, THENCE N03°01'02"E 173.52 FEET, THENCE S86°52'02"E 360.00 FEET, THENCE N03°07'58"E 133.44 FEET, THENCE S86°51'59"E 31.08 FEET, THENCE N03°08'21"E 43.00 FEET, THENCE S89°51'39"E 310.85 FEET, THENCE S03°08'21"W 43.00 FEET, THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S47°24'29"W 42.97 FEET, THENCE S01°40'28"W 565.12 FEET, THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S41°19'23"E 42.43 FEET, THENCE S01°40'28"W 43.00 FEET, THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S48°40'28"W 42.43 FEET, THENCE S01°40'28"W 200.00 FEET, THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S41°19'23"E 42.43 FEET, THENCE S01°40'28"W 43.00 FEET, AND WHOSE LONG CHORD BEARS S43°19'32"E 42.43 FEET, THENCE S01°40'28"W 43.00 FEET, THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S40°40'28"W 42.43 FEET, THENCE S01°40'28"W 88.63 FEET, THENCE N07°00'00"W 153.51 FEET, THENCE S03°08'21"W 26.46 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 30.11 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.



124 W. Sunbridge Drive, Suite 8  
Fayetteville, AR 72703  
www.jorgensenandassociates.com  
Civil Engineering • Surveying • Established 1985

**JORGENSEN  
& ASSOCIATES**

---

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- × CALCULATED POINT
- PARCEL BOUNDARY
- LIMITS OF PHASE 2
- UTILITY EASEMENT TO BE DEDICATED
- EXISTING UTILITY EASEMENT

---

**PROJECT TITLE:**  
BRENTWOOD PH. 2  
FINAL PLAT

**PROJECT LOCATION:**  
SPRINGDALE, AR

---

**REVISIONS**

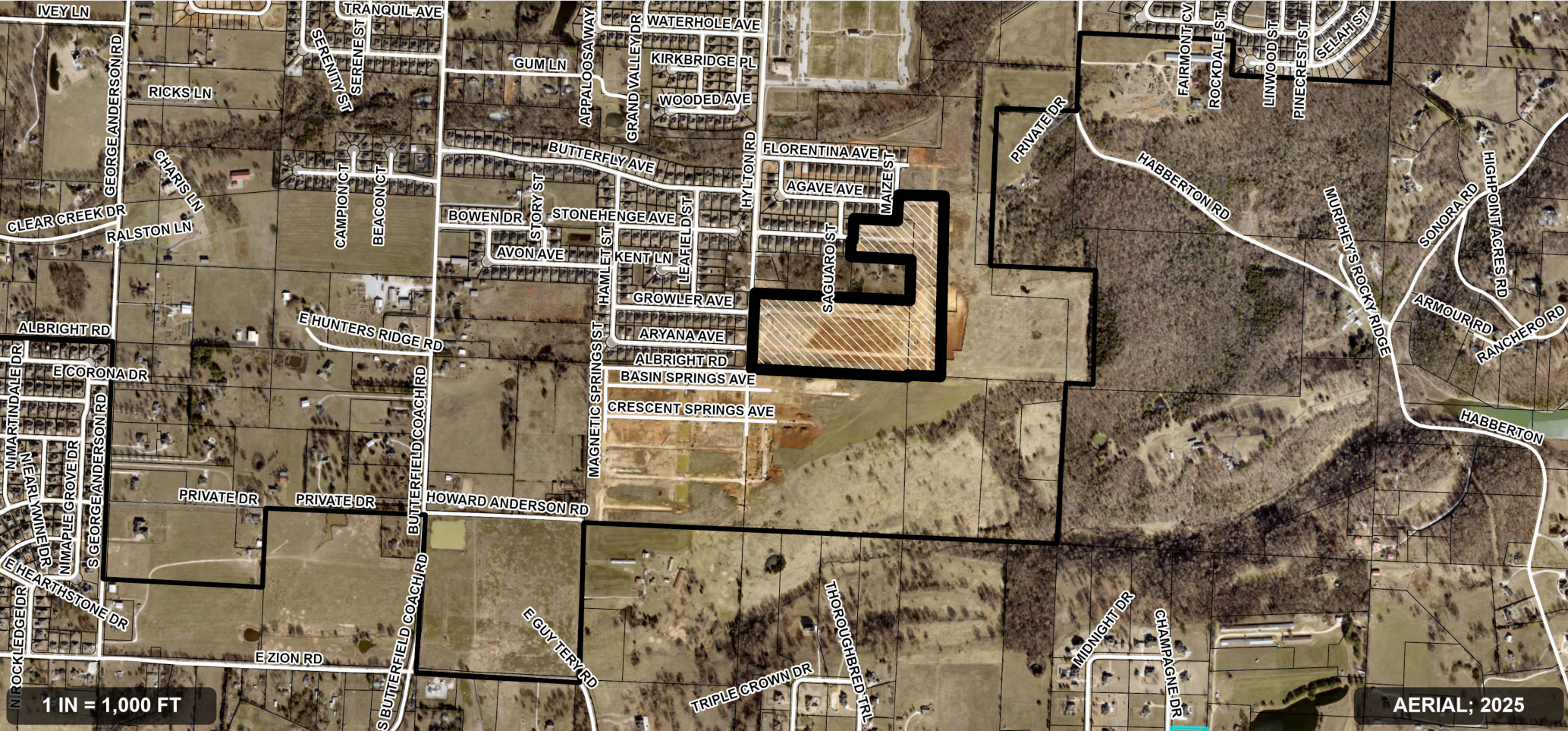
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DATE: 1/18/2025  
DRAWN BY: JH  
PROJECT: 2024-064  
FILE PATH: Z:\LOTS\2024064  
SHEET SIZE: 24" x 36"  
SCALE: 1" = 80'

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**SHEET TITLE**  
PARENT PARCELS &  
OFF-SITE UTILITY  
EASEMENTS  
SHEET NUMBER

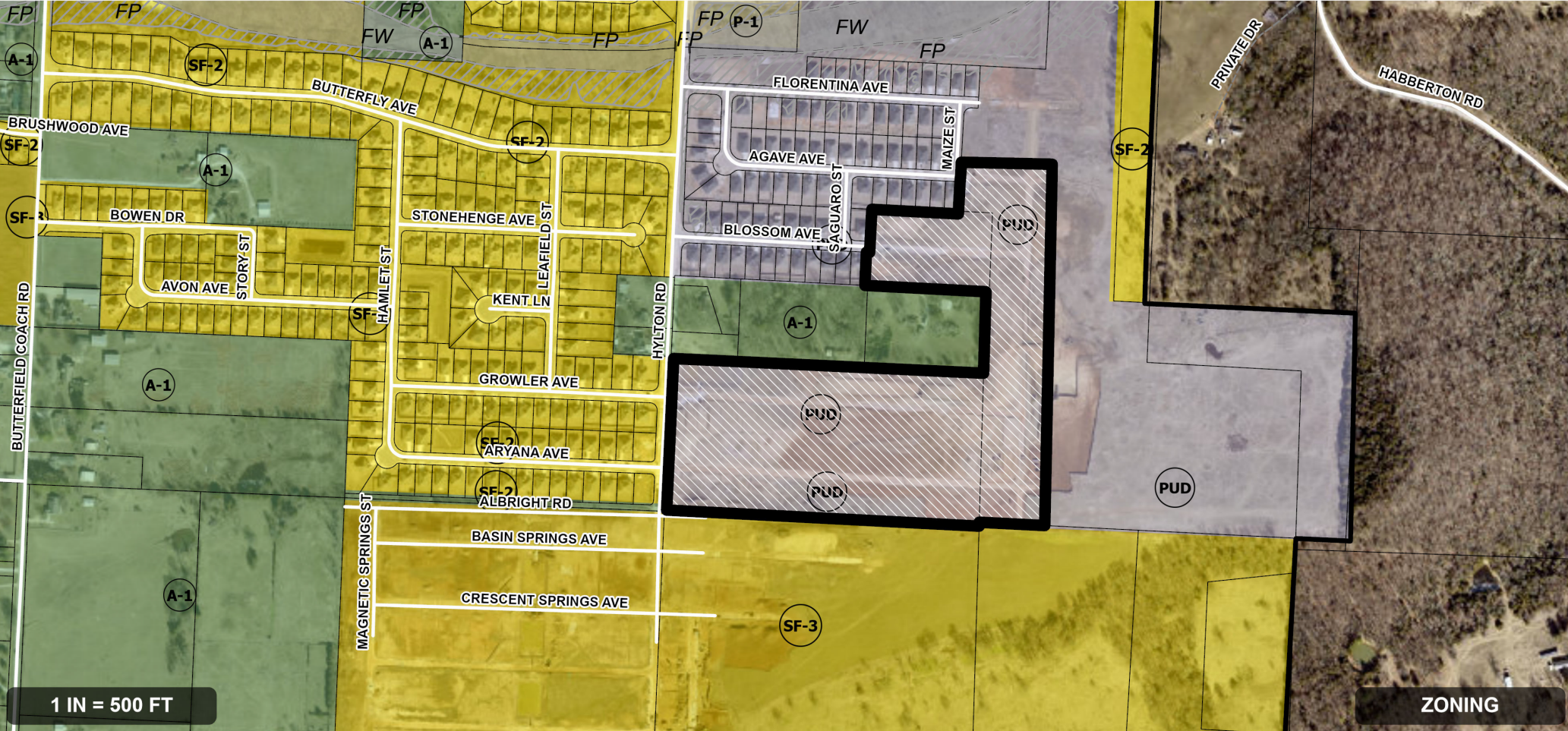
**6 OF 6**



**FP26-02: Brentwood Village Phase II**  
**East Side Butterfly Avenue & Hylton Road**  
 Final Plat

 PROJECT AREA





**FP26-02: Brentwood Village Phase II**  
**East Side Butterfly Avenue & Hylton Road**  
 Final Plat

 PROJECT AREA



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

**AN ORDINANCE ORDERING THE RAZING (DEMOLITION) AND REMOVAL OF A CERTAIN RESIDENTIAL STRUCTURE WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED AT 707 HILL STREET TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES.**

**WHEREAS**, P&B MH Investments, LLC, is the owner of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

A part of the South 63.75 feet of Lots 16, 15, 14, 13 and 12 in Block 4 in the R.L. Hayes Addition to the City of Springdale, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk of Washington County, Arkansas, and being more particularly described as follows: Beginning at a point 198.95 feet North of the Southwest corner of Block 4, said point being in an existing fence; thence along said fence N89°49'48" E 104.50 feet; thence South 56.76 feet to the South line of said Lots 12, 13, 14, 15 and 16; thence leaving said fence and along said South line West 104.50 feet; thence North 56.45 feet to the point of beginning, containing .136 acres more or less.

Washington County Tax Parcel No. 815-22478-000

**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 a 707 Hill Street, 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 \_\_\_\_\_, 2026

\_\_\_\_\_  
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



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

**OFFICE OF CITY ATTORNEY**

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

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Christy Pianalto  
File/Discovery Clerk  
cpianalto@springdalear.gov

January 12, 2026

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

P&B MH Investments, LLC  
3511 SE J Street, #238  
Bentonville, AR 72712-3856

RE: Property located at 707 Hill Street, Springdale, Washington County, Arkansas,  
Tax Parcel No. 815-22478-000

Dear Whom It May Concern:

The Chief Building Inspector for the City of Springdale, Arkansas, has posted notice at 707 Hill Street, and has mailed notice in writing to you, via certified mail, that a structure located on property owned by you at 707 Hill Street., 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 Tuesday, February 17, 2026, 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, February 24, 2026. 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,



Ernest B. Cate  
City Attorney

Enclosure

EC:dp

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

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

P&B MH Investments, LLC  
3511 SE J Street, #238  
Bentonville, AR 72712-3856



9590 9402 9365 5002 1236 60

2. Article Number (Transfer from service label)  
9589 0710 5270 3185 7792 01

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 *AWB*  Agent  
 Addressee

B. Received by (Printed Name)  
Arlie Belisle

C. Date of Delivery  
1/14

D. Is delivery address different from item 1?  
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|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
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| <input type="checkbox"/> Certified Mail®                               | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery            | <input checked="" type="checkbox"/> Signature Confirmation™         |
| <input type="checkbox"/> Collect on Delivery                           | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery       |   |
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Postage	\$ _____

Postmark  
Here

**P&B MH Investments LLC**  
**3511 Southeast J ST. STE 238**  
**Bentonville, AR. 72712**

PS Form 3800, April 2013 PSN 7530-02-000-9047

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1. Article Addressed to:

**P&B MH Investments LLC**  
**3511 Southeast J ST. STE 238**  
**Bentonville, AR. 72712**



9590 9402 9365 5002 1205 08

2. Article Number (Transfer from service label)  
**7022 3330 0000 0168 7095**

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

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A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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  - Registered Mail Restricted Delivery
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  - Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

September 30, 2025

P&B MH Investments LLC  
3511 Southeast J St. STE 238  
Bentonville, AR. 72712

RE: 707 Hill St. 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

**Mike Chamlee** Chief Building Official



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

September 30, 2025

P&B MH investments LLC  
3511 Southeast J St. STE 238  
Bentonville, AR. 72712

RE: 707 Hill St., 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 is not active at this time.
2. Wires are hanging from where walls once stood.
3. Pigtail at compressor is in need of replacing.
4. Our office requires that when walls are opened that the electrical system be brought up to current code.
5. Our office also requires that when 50% or more of a home is involved in a remodel that the entire home be rewired to current code.
6. This home meets the need to be wired to current 2020 NEC code.
7. Our office would require that this home be wired to current 2020 code requirements.
8. 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)
9. I have not been in this home to inspect conditions at this time.
10. The water service to the home is off since 4-2023.
11. All homes are required to have a water heater capable of supplying hot water.

**Mike Chamlee** Chief Building Official

12. Water heaters are required to have a T&P that terminates within 6" of the ground outside.
13. Expansion device is required on water heaters since 2005 by this office and by code.
14. Water heaters are required to have a drain pan.
15. Drain pans are required to have a 3/4" drain line to the outside.
16. Dryer vent is missing its required cap.
17. Noted a PVC drain on the south side purpose is unknown.
18. I would have to tour the interior to inspect the rest of the plumbing.
19. Our office would require that the home be re-plumbed to current 2018 Arkansas Plumbing Code.
20. Gas service has not been active since 2024.
21. The home is required to have a permanently installed thermostatic controlled heating system capable of supplying heat to at least 68 degrees.
22. If central A/C is not provided than all operable windows are to have screens
23. If a new system is needed it will have to be installed to 2021 International Mechanical Code.
24. Address on the home is to be 4" numbers that are contrasting in color and visible from the street.
25. The interior walls have been opened to the studs and several interior walls appear to have been removed.
26. If the home is to be saved the exterior walls will need to be insulated with R13 with craft paper on the warm in winter side.
27. The interior floor joints have also been exposed.
28. If the home is to be saved 6 mil plastic will be required on the ground and R19 insulation with the craft paper on the warm in winter side.
29. Attic insulation will need to be R38 by final if home is to stay.
30. Siding is coming of the home is several locations.
31. Siding is rotten on the south side and possibly other locations.
32. Widow trim at several windows are rotten and need to be replaced.
33. Some widow locations are missing trim at the bottom of windows.
34. Roof appears to have reached its life span and needs to be replaced.
35. Plastic is being used to stop the intrusion of water.
36. Several windows and the back door are covered by vegetation and needs to be removed.
37. Front door has no lock so that the home is unsecured at this time.
38. Cut down and completely remove dead trees on your property.
39. Remove all downed limbs from the property.
40. Trim trees growing into or on the roof.
41. Fences are to be maintained as to what type of fence they are.
42. Fence lines are to be maintained free of vegetation or remove the fence.
43. Shed is unsecured, and should be 10' away from any other structure.
44. Shed is in rough shape and may just need to be removed.
45. The carport is within 10' and needs to be removed.
46. Our office does not find a permit for the carport.

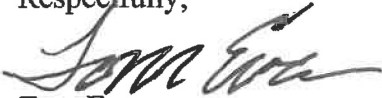
47. This is not a complete list and if you wish we could meet at the property and tour it together for all needed corrections.
48. As this is not your permanent address and a possible rental please register it with the City of Springdale on the Landlord Registry thru the City Clerk's office at 479-750-8518.
49. A Master electrician, plumber and heating contractor will need to be hired to repair or replace items.

Recommendations for your property preservation:

1. All junk, trash is to be removed from the property. (Sent to Neighborhood Services)
2. Yard is to be mowed and trimmed regularly. (Sent to Neighborhood Services)
3. 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,



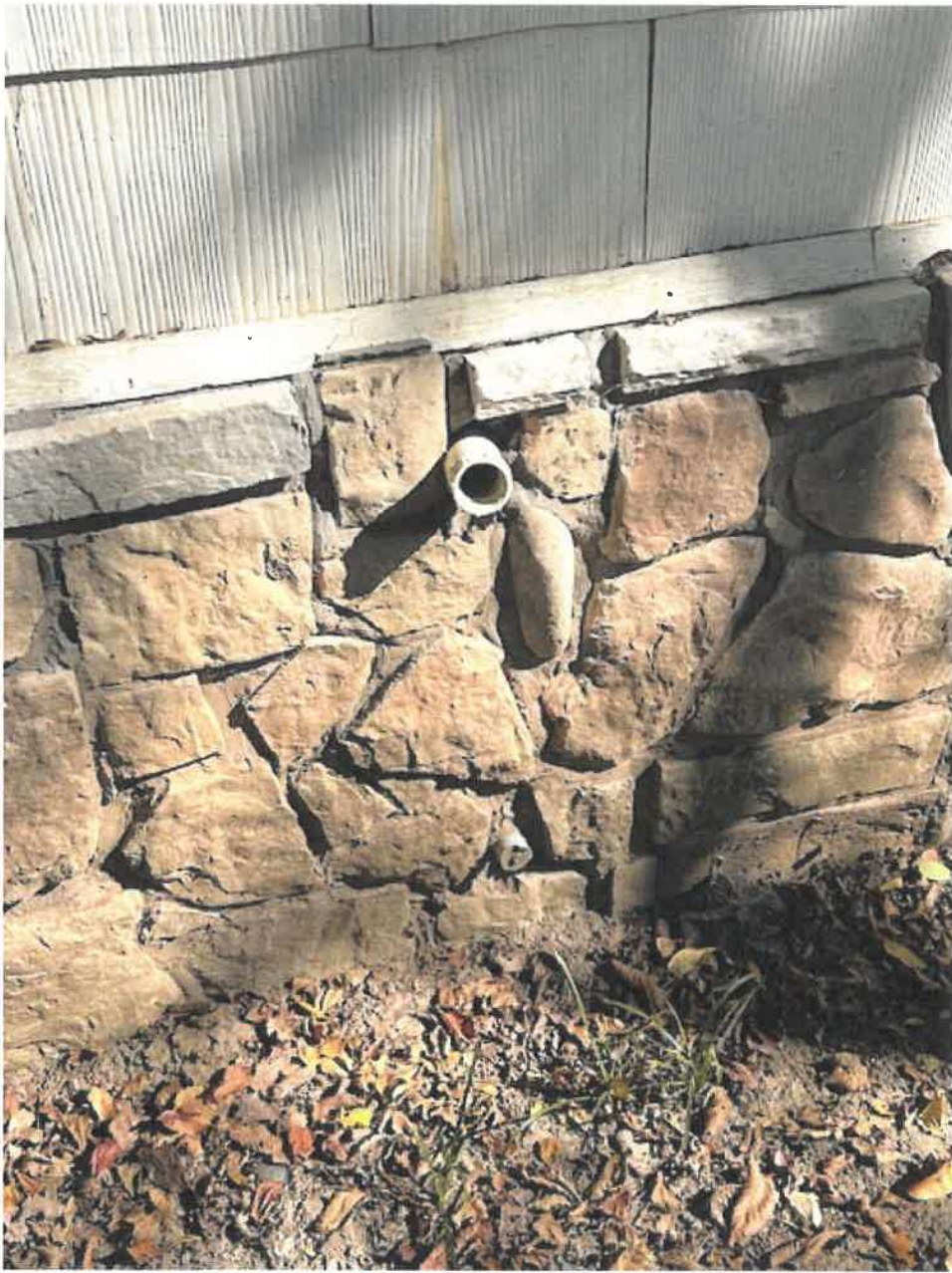
Tom Evers  
Chief Building Inspector  
Master Code Professional  
479-750-8154































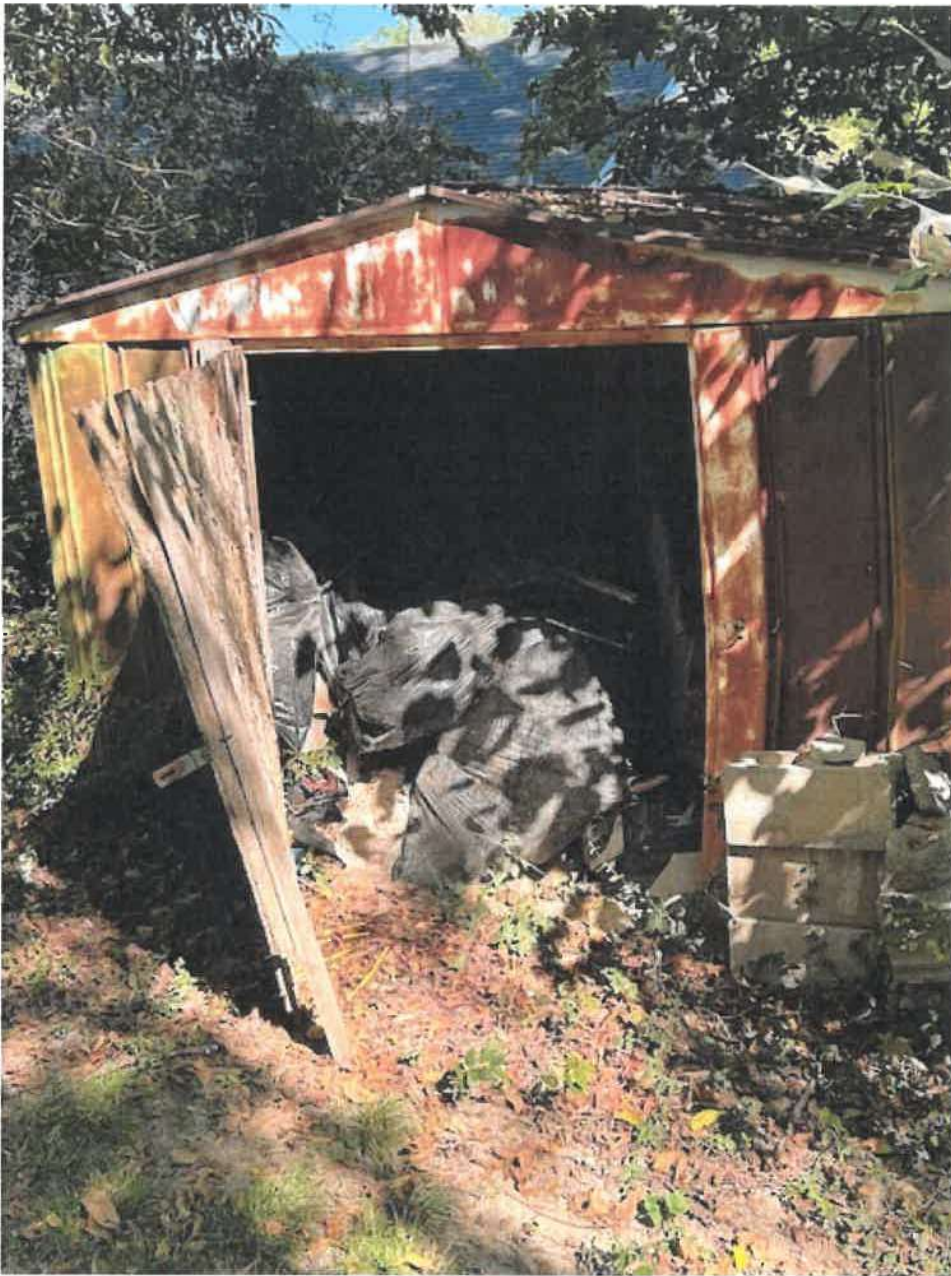












**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ORDERING THE RAZING (DEMOLITION) AND REMOVAL OF CERTAIN RESIDENTIAL STRUCTURES WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED AT 4001 and 4043 E. ROBINSON TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES.**

**WHEREAS**, P&B MH Investments, LLC, is the owner of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION EIGHT, TOWNSHIP SEVENTEEN NORTH, RANGE TWENTY-NINE WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 459 FEET WEST OF THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT: THENCE NORTH 30 DEGREES EAST 203.5 FEET TO THE CENTERLINE OF HIGHWAY NO. 68, THENCE NORTHWESTERLY WITH SAID CENTERLINE 70 FEET; THENCE SOUTH 30 DEGREES WEST 227 FEET TO THE SOUTH LINE OF SAID 40 ACRE TRACT: THENCE EAST 79 FEET TO THE POINT OF BEGINNING.

AND

PART OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY NINE (29) WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE WEST 459 FEET; THENCE NORTH 30 DEGREES EAST 203.5 FEET, TO THE CENTER OF HIGHWAY NO. 68, AT A POINT 601.5 FEET IN A SOUTHEASTERLY DIRECTION FROM THE NORTHWEST CORNER OF THE PROPERTY DEEDED TO FRED A. MADDOCKS AND WIFE, BEULAH MADDOCKS ON OCTOBER 27TH, 1954, AND RECORDED IN VOLUME 563 AT PAGE 290, WASHINGTON COUNTY, ARKANSAS RECORDS, RUNNING ALONG THE CENTER OF HIGHWAY NO. 68, THENCE SOUTHEASTERLY 411 FEET TO THE PLACE OF BEGINNING, CONTAINING .93 ACRE, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE S87°22'42"E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 239.606 METERS; THENCE N29°25'26"E A DISTANCE OF 49.493 METERS TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY 412 FOR THE POINT OF BEGINNING: THENCE N29°25'26"E A DISTANCE OF 6.526 METERS TO A POINT ON THE EXISTING SOUTH. RIGHT OF WAY LINE OF U.S. HIGHWAY 412: THENCE S60°01'08"E ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE A DISTANCE OF 108.798 METERS TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY 412, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N67°50'57"W ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE A DISTANCE OF 51.156 METERS; THENCE N59°34'50"W ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE A DISTANCE OF 58.056 METERS TO THE POINT OF BEGINNING AND CONTAINING 0.057 HECTARES, MORE OR LESS, OR 568.535 SQUARE METERS, MORE OR LESS.

Washington County Tax Parcel No: 815-30598-000 and 815-30594-000

**WHEREAS**, the structures on the property are unfit for human habitation, constitute a fire hazard, otherwise is dangerous to human life, or constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, and further are unsightly, and are considered unsafe and unsightly structures 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 structures on the property are 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 buildings 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 buildings, and as such, the matter of removing the buildings 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 structures are 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 structures located at 4001 and 4043 E. Robinson, Springdale, Arkansas, are dilapidated, unsightly, and unsafe; and it is in the best interest of the City of Springdale to proceed with the removal of these dilapidated, unsightly, and unsafe structures.

**Section 2.** That the owner is hereby ordered to raze (demolish) and remove the dilapidated, unsightly and unsafe structures 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 structures 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 structures 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 structures 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 structures constitute a continuing detriment to the public safety and welfare and are 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 being 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 \_\_\_\_\_, 2026

\_\_\_\_\_  
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



**SPRINGDALE**<sup>TM</sup>  
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](http://www.springdalear.gov)

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

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

Christy Pianalto  
File/Discovery Clerk  
cpianalto@springdalear.gov

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January 12, 2026

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

P&B MH Investments, LLC  
3511 SE J Street, #238  
Bentonville, AR 72712-3856

RE: Property located at 4001/4043 E. Robinson Ave., Springdale, Washington  
County, Arkansas, Tax Parcel No. 815-30598-000 and 815-30594-000

Dear P&B MH Investments:

The Chief Building Inspector for the City of Springdale, Arkansas, has posted notice at on the structures located at 4001 and 4043 E. Robinson Ave., and has mailed notice in writing to you, via certified mail, that the structures located on these properties owned by you at this location, are unsafe and cannot be occupied until the properties have been repaired. Furthermore, the above-referenced correspondence instructed you 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 structures on these properties. 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 Tuesday, February 17, 2026, in the Council Chambers located on the second floor of the City Administration Building at 201 N. Spring Street, Springdale, Arkansas. If recommended for approval, the enclosed ordinance will be placed on the Tuesday, February 24, 2026, Springdale City Council agenda. This meeting will also 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 "Ernest B. Cate".

Ernest B. Cate  
City Attorney

Enclosure

EC:dp

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

9589 0710 5270 3185 7791 95

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>X <i>[Signature]</i></p> <p>B. Received by (Printed Name) <i>Artie Belisle</i> C. Date of Delivery <i>1/14</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No            If YES, enter delivery address below:</p>
<p>1. Article Addressed to:</p> <p>P&amp;B MH Investments, LLC            3511 SE J Street, #238            Bentonville, AR 72712-3856</p>  <p>9590 9402 9365 5002 1236 77</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricte Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery</p> <p><input type="checkbox"/> Insured Mail</p> <p><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 3185 7791 95</p>	

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

Domestic Return Receipt







## Ernest Cate

---

**From:** P&B Managed Homes [REDACTED]  
**Sent:** Sunday, January 18, 2026 2:48 PM  
**To:** ecate@springdalear.gov; dphillips@springdalear.gov; cbaker@springdalear.gov; gmcmanus@springdalear.gov; dputt@springdalear.gov; cpianalto@springdalear.gov; shelms@springdalear.gov; ggonzalez@springdalear.gov; tevers@springdalear.gov; mchamlee@springdalear.gov  
**Cc:** Ines Santistevan (Business)  
**Subject:** Request for Demolition Timeline Extension – 707 Hill Street and 4001/4043 E. Robinson Ave

**Warning: Unusual sender** [REDACTED]  
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

I am writing to follow up regarding the recent notices and proposed ordinances related to the properties located at 707 Hill Street and 4001/4043 East Robinson Avenue.

We acknowledge the City's determination that the structure at 707 Hill Street is unsafe and understand the City's position. We are not disputing that determination, nor are we refusing to demolish the structure. Our intent has been, and remains, to move forward with demolition as part of a broader redevelopment plan.

For context, the original notice we received in 2025 applied to the property at 707 Hill Street only. In response, I emailed Tom Evers, Chief Building Inspector, on October 22, 2025, outlining our plan to demolish the structure and requesting additional time to allow for proper planning and coordination. We did not receive a response at that time, so we wanted to ensure our intentions were clearly restated ahead of the upcoming meetings.

Since then, we have expanded our planning efforts to include the East Robinson Avenue properties as part of a coordinated redevelopment approach. We are currently working with our architect on multiple plan options for both the Hill Street and East Robinson sites, and we are coordinating financing to support the demolition and subsequent construction phases. Because these efforts are interconnected, we are requesting additional time before pulling demolition permits so the projects can be executed in an orderly and responsible manner.

We respectfully request an extension allowing demolition of the structures at 707 Hill Street and 4001/4043 East Robinson Avenue to be completed by the end of October 2026.

In the interim, the properties are being actively monitored. Our team inspects each location approximately every two weeks to ensure the structures remain properly boarded, secure, and free from unauthorized entry. During each visit, exterior photos are taken of the front and rear of the structures to confirm conditions remain safe and stable.

We take these responsibilities seriously and want to work cooperatively with the City to ensure public safety while allowing the necessary time to complete planning and financing for proper redevelopment.

We plan to attend the upcoming committee and City Council meetings and would welcome the opportunity to discuss this request in person.

Thank you for your time and consideration.

Best regards,

Shawn Phillips

[REDACTED]  
P&B MH Investments, LLC

Looking forward to serving you



P&B Managed Homes

[REDACTED]  
[www.pbmanagedhomes.com](http://www.pbmanagedhomes.com)

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

**A RESOLUTION AUTHORIZING THE  
DESTRUCTION OF OLD ACCOUNTING  
RECORDS**

**WHEREAS**, there is presently a shortage of storage space to maintain old records, and

**WHEREAS**, the City Clerk has identified old accounting records that are un destroyed, and

**WHEREAS**, Arkansas Code Ann. § 14-59-114 provides for the destruction of old accounting records with the permission of the City Council,

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

Section 1. The Mayor is hereby authorized to arrange for the destruction, by shredding, of the accounting records and other documents indicated on the attached affidavit, in accordance with Arkansas Code Ann. §14-59-114.

**PASSED AND APPROVED** this 14th day of April, 2026.

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

ATTEST:

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

APPROVED AS TO FORM:

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

**CITY OF SPRINGDALE**  
**RECORDS DESTRUCTION**  
**AFFIDAVIT**

The attached list of files correctly describes the accounting records being proposed for destruction to the Springdale City Council on April 14, 2026. The record retention period set forth in Ark. Code Ann. §14-59-114, has passed, all records subject to audit have been audited, and the records will be destroyed by shredding upon approval.

\_\_\_\_\_  
Signature of City Employee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of City Council Member

\_\_\_\_\_  
Date

## DESTRUCTION OF RECORDS FOR CITY CLERK'S OFFICE

### BOXES IN STORAGE, 2ND FLOOR

	<b>Box 1</b>
January - August 2021	Payroll Changes, Hours & Timesheets
	<b>Box 2</b>
January - June 2021	SWEPCO Invoices Paid
	<b>Box 3</b>
July - December 2021	SWEPCO Invoices Paid
	<b>Box 4</b>
2021	Busines License Receipts
	<b>Box 5</b>
2021	Verizon Invoices Paid
	<b>Box 6</b>
November - December 2020	Payroll Timesheets, Registers, Misc PR adjustments/changes
	<b>Box 7</b>
May - July 2020	Payroll Timesheets, Registers, Misc PR adjustments/changes
	<b>Box 8</b>
2020-2021	Cash Receipts
	<b>Box 9</b>
January - April 2020	Payroll Timesheets, Registers, Misc PR adjustments/changes
	<b>Box 10</b>
2018	Bethel Heights Unemployment
2019	Bethel Heights W2 & W3, State Taxes & Discrepancy
2020	Bethel Heights Payroll
	<b>Box 11</b>
August - October 2020	Payroll Timesheets, Registers, Misc PR adjustments/changes
	<b>Box 12</b>
2021	Utility Invoices Paid
	<b>Box 13</b>
2020	Fire EMS Cares Act Supplemental Pay 945 Taxes, Actual Patyroll for Municipal League, Advanced Payments, AFLAC Invoices, Annual Survey of Public Employment & Payroll APERS Payments, Arkansas New Hire Reports, Benefit Changes, Child Support Payments, Comp Time Payout, Dept of Labor Reports, Direct Deposit Confirmations & Stop Payment Requests, Disability Benefit Reports for USAbLe Life, District Court Salaries reported to Washington County, Fringe Benefits, Holdiay Pay, HAS Contribution Payment Confirmations, Legalshield Invoices, LOPFI Invoices, Misc Payroll Adjustments, Multiple Worksite Reports, Nationwide Payment confirmations, Payroll Projections for Municipal League, Sick leave bonus, Southern States Invoices, State Unemployment Reports, State Withholdiing Reports, Transamerica Invoices, VOYA Payment Confirmations, W-2 & 1099 Confirmations, YE Changes
	<b>Box 14</b>
2020 & 2021	Stale & Voided Checks, Payroll & Operating
	<b>Box 15</b>
2020	Bank Statements
	<b>Box 16</b>
2021	Police, Parks, Animal Shelter Cash Receipts
	<b>Box 17</b>
2020	General Account, Street Account & Miscellaneous Checks
	<b>Box 18</b>
2021	AT&T, Black Hills and Carroll Electric Paid Invoices
	<b>Box 19</b>
2021	Police, Library, Senior Center Cash Receipts
	<b>Box 20</b>
2021	Busines License Receipts
	<b>Box 21</b>
2021	Operating Bank Statements
	<b>Box 22</b>
2021	Bank Statements for all other accounts (non-Operating Account)
	<b>Box 23</b>
2021	Building Department Cash Receipts

	<b>Box 24</b>
2021	Utility Invoices Paid
	<b>Box 25</b>
2021	Utility Invoices Paid
	<b>Box 26</b>
2020	Operating Fund Bank Statements, all 12 months except March Court Bank Statements, January - December
	<b>Box 27</b>
2018 Fireman's Pension Fund	General Ledger, election of Officers, Insurance Turnback, AR State Withholding Reports, Federal Tax Withholding 1099R's, Money Transfer Requests, Bank Statements, Cash Receipts, Check Copies, LPL Financial Statements, Delta Asset Management Statements
2018 Police Pension Fund	General Ledger, election of Officers, Insurance Turnback, AR State Withholding Reports, Federal Tax Withholding 1099R's, Money Transfer Requests, Bank Statements, Cash Receipts, Check Copies, Arvest Asset Management Reports
2018 GENERAL PENSION FUND	General Ledger
2018 DISTRICT COURT	Accounts Payable Reports
	<b>Box 28</b>
2018 Accounts Payable	Preliminary Check Register Check Register by Bank Number Update List Void Check Register Expenditure Approval List
	<b>Box 29</b>
2018	Journal Entries Bank Reconciliations
	<b>Box 30</b>
2006	Bonds
2010-2014	Trust Statements
2013	Bonds
2013-2016	Trust Statements
2012	Bonds
2012-2017	Trust Statements
2014-2016	Bluff Cemetery Trust Statements
2018	JB Hunt Walking Trail Invoices FY2019
2008-2013	GASB 34 Proj
2013	PFB Bank Statements
2013-2015	City Clerk's Office Wire Transfer Receipts

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

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM JEFFREY & KATHARINE METZNER, FOR THE ALBRIGHT ROAD EXTENSION IMPROVEMENT PROJECT, PROJECT NO. 23BPS12.**

**WHEREAS**, the City of Springdale is in need of acquiring lands for the Albright Road Extension Improvement Project, Project No. 23BPS12 (Tract 5), said lands being owned by Jeffrey & Katharine Metzner, also known as Washington County Tax Parcel No. 815-39877-000, located at 3072 E. Hunters Ridge Road, Springdale, Washington County, Arkansas (“the Property”);

**WHEREAS**, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$150,500.00;

**WHEREAS**, the property owner has extended a counter-offer that the City pay the total sum of \$164,348.00 to acquire the Property, said amount being based on the unique aspects of the Project and the Property; and,

**WHEREAS**, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$13,848.00 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 3072 E. Hunters Ridge Road for the Albright Road Extension Improvement Project, Project No. 23BPS12, said lands being owned by Jeffrey & Katharine Metzner, for the total sum of \$164,348.00 to be paid from the 2023 Street Bond.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2026.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, DEPUTY CITY ATTORNEY

**APPRAISAL REPORT**

ON

THE JEFFREY & KATHARINE METZNER PROPERTY  
(2.86± ACRES/124,367 USABLE± SQUARE FEET);  
LOCATED AT 3072 E. HUNTERS RIDGE ROAD,  
SPRINGDALE, ARKANSAS;  
WASHINGTON COUNTY

**FOR**

CITY OF SPRINGDALE  
SPRINGDALE, ARKANSAS  
PROJECT #23BPS12

**BY**

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

FILE NO. 6870-5

**AS OF**

DECEMBER 30, 2025

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Location:** 3072 E. Hunters Ridge Road, Springdale, Arkansas  
**Client:** City of Springdale  
**Fee Owner:** Jeffrey and Katharine Metzner  
**Mailing Address:** 3073 E. Hunters Ridge Road, Springdale, AR 72764

Area Of The Whole:	2.86± ACS, or 124,367± SF	Permanent Utility & Temporary Easement:	0.27± AC, 11,906± SF
--------------------	---------------------------	---	----------------------

Area Of Remainder: 2.23± ACS, or 97,001± SF

Area Of Acquisition: 0.63± AC, or 27,366± SF

**HIGHEST AND BEST USE:**

Whole Property	As Vacant –Low/Medium Density Residential Development As Improved-Continued Residential Use.
Remainder Property	As Vacant –Low/Medium Density Residential Development As Improved-Continued Residential Use.

**ACQUISITION COMPENSATION:**

**Before**

Land: 124,367± SF @ \$2.39/SF (Rounded)	\$	297,000	
Improvements: Dwelling & Site Improvements	\$	983,000	
<b>Total:</b>		\$	<b>1,280,000</b>

**After**

Land: 97,001± SF @ \$2.52/SF (Rounded)	\$	244,500	
Improvements: Dwelling & Site Improvements	\$	885,000	
<b>Total</b>		\$	<b>1,129,500</b>

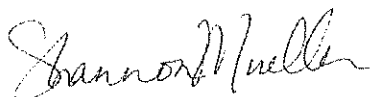
<b>FAIR MARKET VALUE OF ACQUISITION</b>	\$	<b>150,500</b>
---	----	----------------

Plus: TCE	\$	<u>N/A</u>
-----------	----	------------

<b>Total Compensation as of: December 30, 2025</b>	\$	<b>150,500</b>
--	----	----------------

**ALLOCATION OF COMPENSATION**

Land: 20,348± SF @ \$1.30 (Inside Existing Roadway Easement) (RND)	\$	26,500
Land: 7,018± SF @ \$2.60 (Outside Existing Roadway Easement) (RND)	\$	18,200
Permanent Utility & Temporary Easement: 11,906± SF @ \$2.60/SF x 25% (RND)	\$	7,700
Improvements: 25 Trees, 16 Bushes, Landscaping, Mailbox, Asphalt Drive	\$	27,900
Temporary Construction Easement: Not Applicable	\$	0
Damages: Dwelling	\$	44,200
Cost to Cure Items: Privacy Fencing, Electric Fencing	\$	26,000
<b>Total Compensation:</b>	\$	<b>150,500</b>



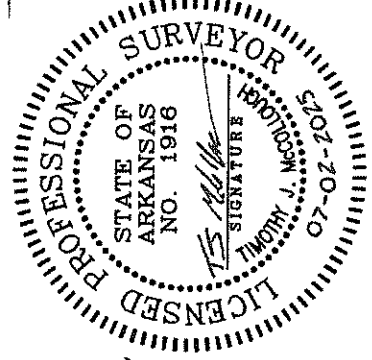
Shannon Reed Mueller, MAI, R/W-AC, CG2302  
 Reed & Associates, Inc.



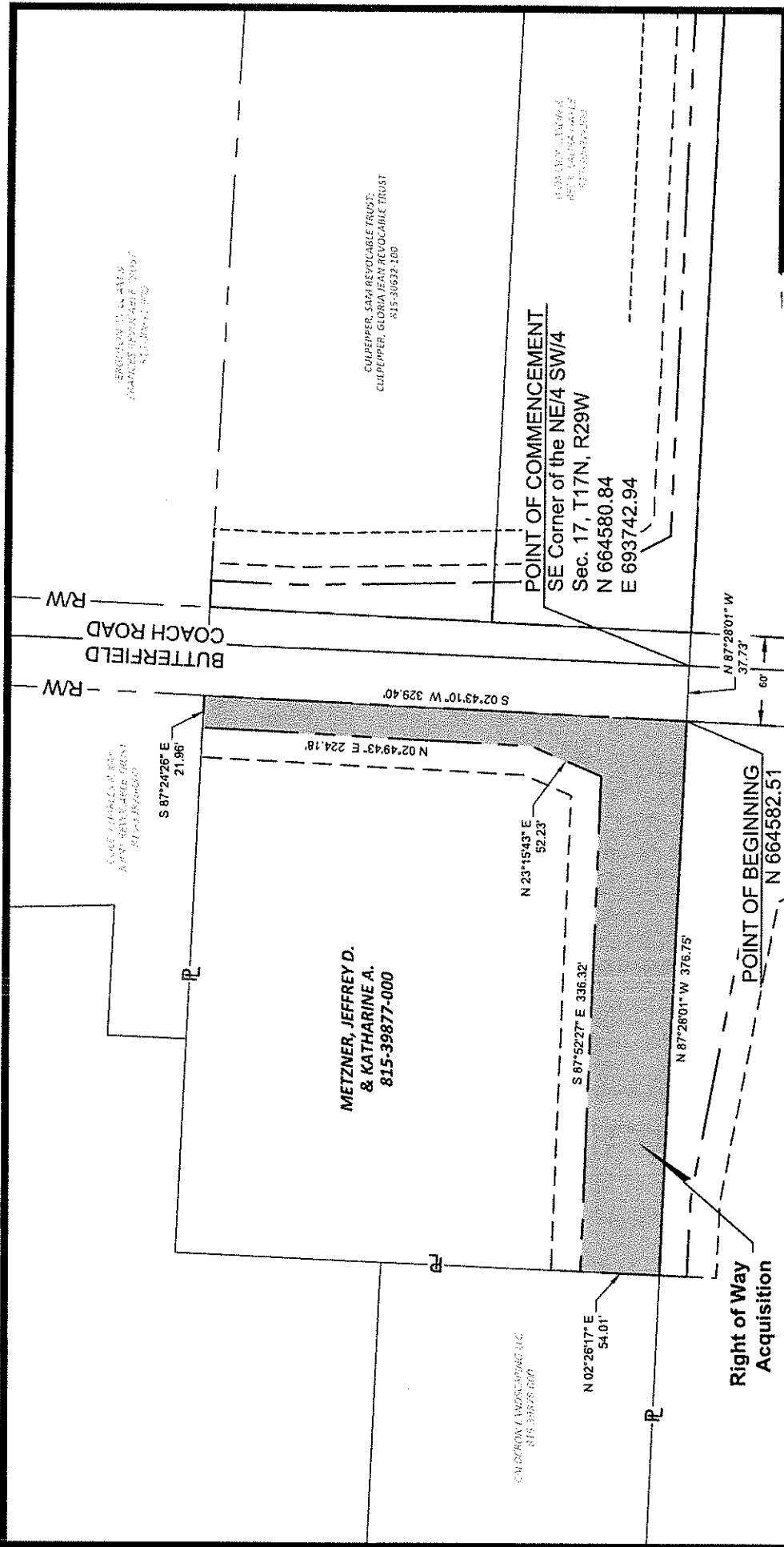


HALFF ASSOCIATES, INC.  
5704 EUPLER LN, STE. 200 - FORT SMITH, AR 72003  
478.452.1833 - HALFF.COM


**EXHIBIT "A"**  
**RIGHT OF WAY ACQUISITION**  
ALBRIGHT ROAD  
METZNER, JEFFREY D.  
& KATHARINE A.  
PARCEL # 815-39877-000  
Springdale, Arkansas  
Sheet 1 of 1



NOT A SURVEY OR PLAT



 Right of Way Acquisition ±27,366 SF ±0.63 AC

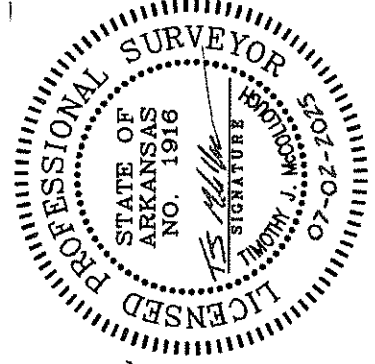
  
GRAPHIC SCALE  
0' 30' 60'



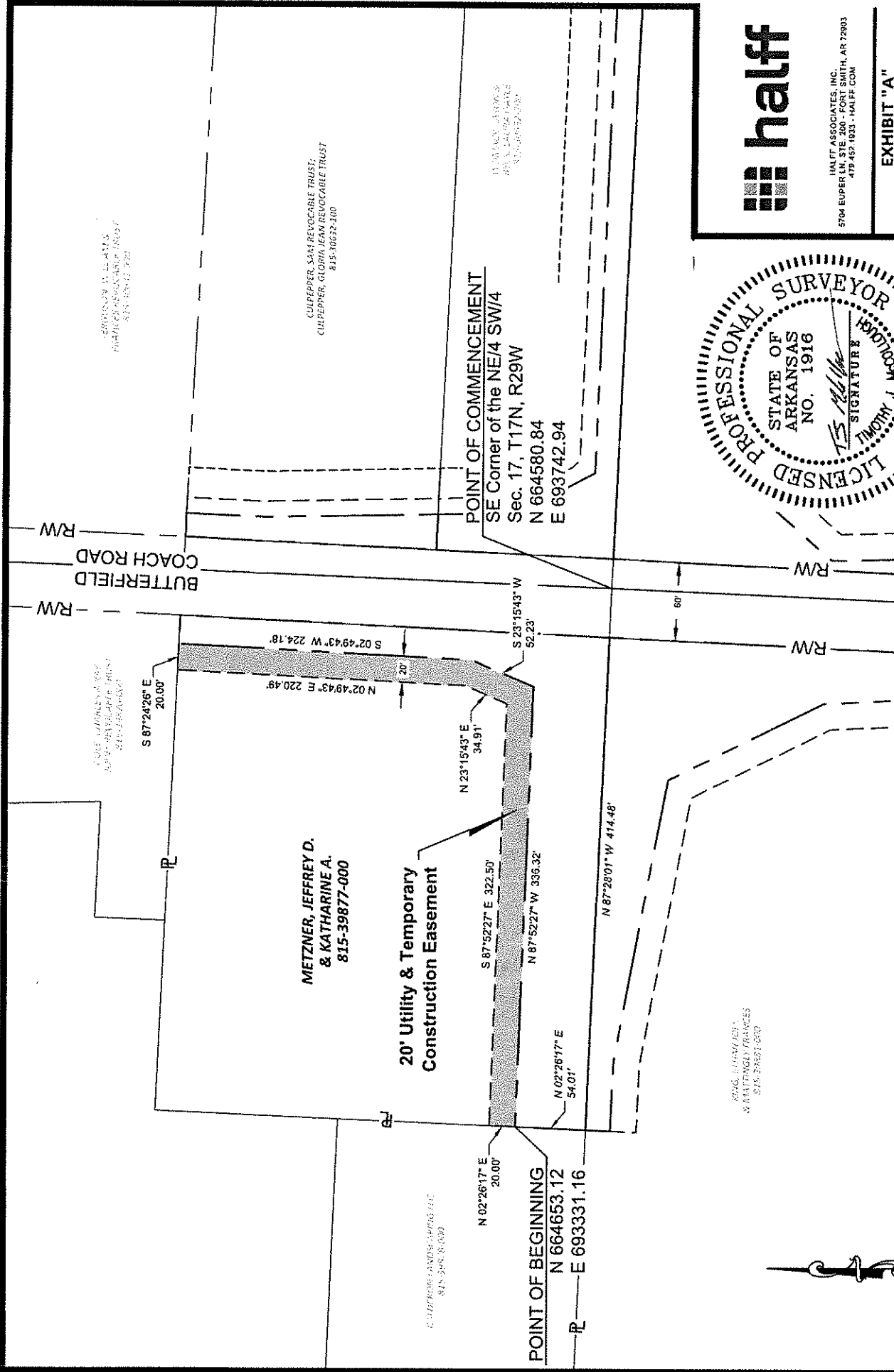
HALFF ASSOCIATES, INC.  
5704 EUPER LN, STE. 200 - FORT SMITH, AR 72903  
479.452.1923 - HALFF.COM

**EXHIBIT "A"**  
**UTILITY & TEMPORARY  
CONSTRUCTION EASEMENT**  
ALBRIGHT ROAD  
& KATHARINE A.  
METZNER, JEFFREY D.  
PARCEL # 815-39877-000

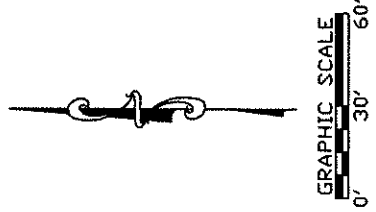
Springdale, Arkansas  
Sheet 1 of 1

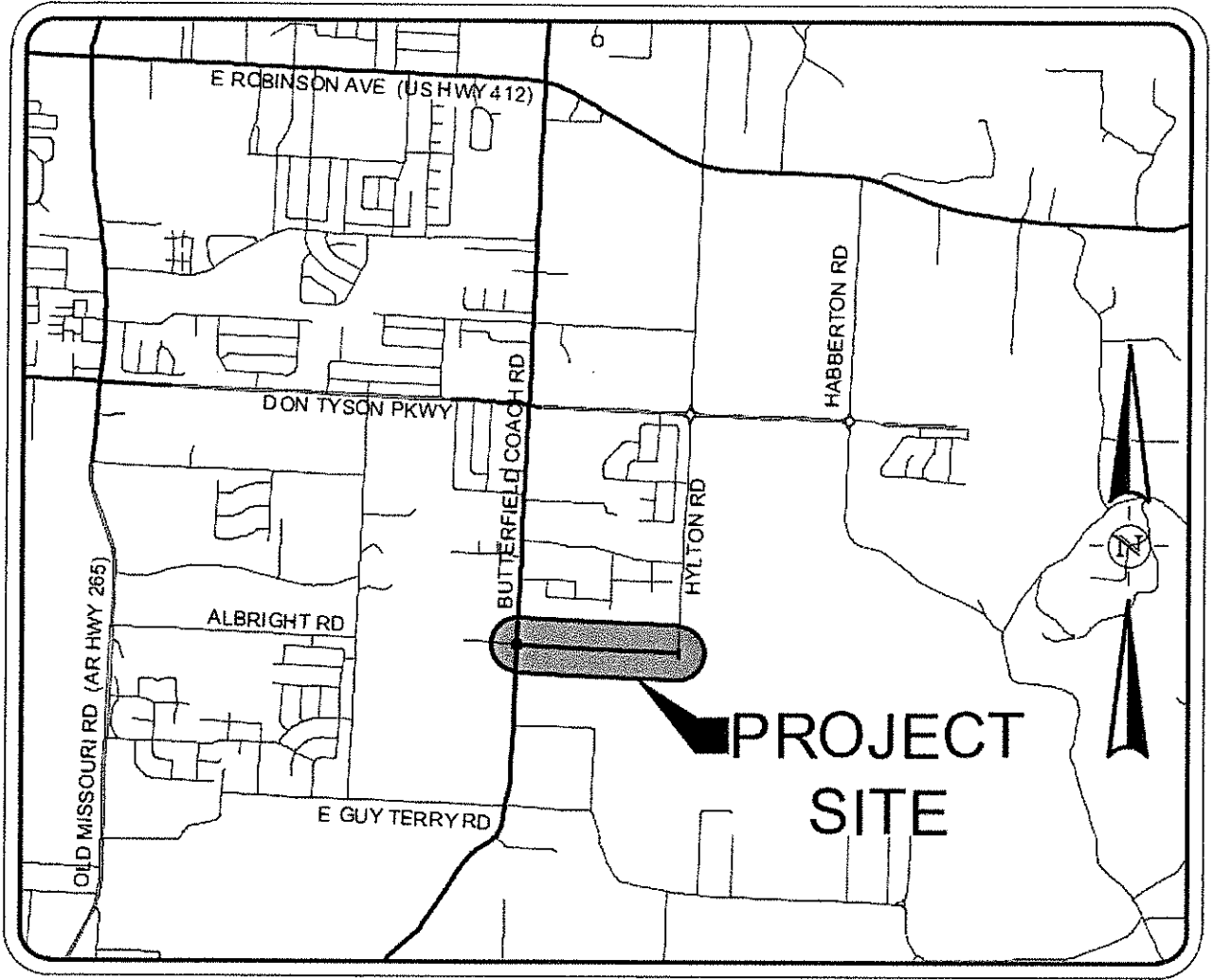


NOT A SURVEY OR PLAT



 20' Utility & Temporary Construction Easement ±11,906 SF ±0.27 Ac





## LOCATION MAP

SCALE: 1" = 3,000'

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

**A RESOLUTION EXPRESSING THE  
WILLINGNESS OF THE CITY OF  
SPRINGDALE, ARKANSAS TO UTILIZE  
FEDERAL AID TRANSPORTATION  
ALTERNATIVES PROGRAM FUNDS**

**WHEREAS**, The City of Springdale understands Federal-aid Transportation Alternatives Program or Recreational Trails Program Funds are available at 80% federal participation and 20% local match to develop or improve Watkins Trail – 412 to Princeton, and

**WHEREAS**, The City of Springdale understands that Federal-aid Funds are available for this project on a reimbursable basis, requiring work to be accomplished and proof of payment prior to actual monetary reimbursement, and

**WHEREAS**, this project, using federal funding, will be open and available for use by the general public and maintained by the applicant for the life of the project.

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

**Section 1.** The City of Springdale will participate in accordance with its designated responsibility, including maintenance of this project.

**Section 2.** The Mayor is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of the above stated project.

**Section 3.** The City Council for the City of Springdale, Arkansas pledges its full support and hereby authorizes the Arkansas Department of Transportation to initiate action to implement this project.

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

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, Deputy City Attorney

Watkins Trail  
412 to Princeton



SET AVE

PLAZA PL

WEST END ST

W S

MAY

WESLEY AVE

CHEATHAM AVE

PRINCETON AVE

PORTER AVE

PRINCETON AVE

SOUTHWEST  
JUNIOR HIGH  
SCHOOL

S WEST END ST

IONE PL

SCHM

**RESOLUTION NO.**

**A RESOLUTION AMENDING THE 2026  
BUDGET OF THE CITY OF SPRINGDALE  
PARKS AND RECREATION DEPARTMENT**

**WHEREAS**, the City of Springdale Parks and Recreation Department recently experienced some damage to one of their city-owned vehicles due to a hail storm that occurred;

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

**WHEREAS**, the Springdale Parks and Recreation Department has requested that these funds be appropriated to their *Vehicles* account.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that** the 2026 Budget of the City of Springdale Parks and Recreation Department is hereby amended as follows:

<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Present Budget</u>	<u>Increase</u>	<u>Amended Budget</u>
Parks and Recreation Department	101-0301-451.51-11	Vehicles	\$20,000	\$21,105.42	\$41,105.42

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2026

\_\_\_\_\_  
Doug Sprouse, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Garrett Harlan, DEPUTY CITY ATTORNEY

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

**A RESOLUTION ADOPTING NAMES FOR  
FOUR TRAIL ROUTES IN SPRINGDALE**

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

**WHEREAS**, four routes were brought before the Active Transportation Committee for review and recommendation, including a segment along 40<sup>th</sup> Street between the AGFC nature center and Emma Ave., (Exhibit A) a segment between Backus Ave. and Lake Springdale, (Exhibit B) a segment between Pleasant St. and Butterfield Coach Rd., including any future extensions; (Exhibit C) and a future segment to be constructed along the upcoming County Line Road extension project connecting to the Razorback Greenway, plus any future extensions, (Exhibit D) and;

**WHEREAS**, the Active Transportation Committee has recommended, as required by the Trail Naming Policy, that the above-defined trail routes be named Peaceful Valley Trail, Rabbit Foot Trail, Shiloh Trail, and County Line Trail respectively.

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

1. The City of Springdale hereby adopts the name Peaceful Valley Trail for the route along 40<sup>th</sup> Street between the AGFC Nature Center and Emma Ave., plus any future extensions.
2. The City of Springdale hereby adopts the name Rabbit Foot Trail for the segment between Backus Ave. and Lake Springdale.
3. The City of Springdale hereby adopts the name Shiloh Trail for the route between Pleasant St. and Butterfield Coach Rd., including any future extensions.
4. The City of Springdale hereby adopts the name County Line Trail for the new route to be constructed as part of the County Line Road extension project, plus any future extensions.
5. The adopted names should be reflected in all matters of public information and wayfinding.

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

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

ATTEST:

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

APPROVED AS TO FORM:

---

Garrett Harlan, Deputy City Attorney



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

www.SpringdaleAR.gov

Mayor Sprouse and City Council Members,

With the adoption of the Trail Naming Policy under Resolution 167-25, the Active Transportation Committee is tasked with recommending names for trails and active transportation routes for adoption by the City Council. Existing trails and facilities are likewise eligible for recommendation if they have not yet had a name formally adopted under the policy.

At the March 17th, 2026 regular meeting of the Active Transportation Committee, the Committee discussed naming of the trail route along 40<sup>th</sup> Street that runs from the intersection of Spring Creek Trail at the AGFC Nature Center to the intersection of Falcon Rd., as well as the future phase from Falcon to Emma Ave., and any future extensions along 40<sup>th</sup> Street.



After discussion at the March meeting, the committee voted unanimously to recommend that the aforementioned trail be named Peaceful Valley Trail, after the historic name of 40<sup>th</sup> Street, formerly known and platted as Peaceful Valley Road. The name makes reference to Springdale history as well as nearby neighborhoods such as Peaceful Valley Estates.



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WE'RE MAKING IT HAPPEN

It is for these reasons that the committee believes Peaceful Valley Trail is a fitting name for the route and adheres to the requirements and intent of the Trail Naming Policy. Please let this letter serve as the Active Transportation Committee's formal recommendation that the existing trail that runs along 40<sup>th</sup> Street between the AGFC Nature Center and Falcon Rd., along with any future extensions to the route, be named Peaceful Valley Trail.

Thank you for your consideration.

Randy Kimbrough  
Chairman, Active Transportation Committee



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

Mayor Sprouse and City Council Members,

With the adoption of the Trail Naming Policy under Resolution 167-25, the Active Transportation Committee is tasked with recommending names for trails and active transportation routes for adoption by the City Council. Existing trails and facilities are likewise eligible for recommendation if they have not yet had a name formally adopted under the policy.

At the March 17th, 2026 regular meeting of the Active Transportation Committee, the Committee discussed naming of the new trail route that runs from the intersection of Backus Ave. and Silent Grove Rd. to the Razorback Greenway at Lake Springdale, which utilizes parts of Silent Grove Rd., Cimmaron Ave., and new and existing trail segments at JB Hunt Park.



After discussion at the March meeting, the committee voted unanimously to recommend that the aforementioned trail be named Rabbit Foot Trail, after the connection's proximity and access to Rabbit Foot Lodge. The lodge is a significant landmark in Springdale, formerly home to Senator J. William Fulbright, and was placed on the National Register of Historic Places in 1986.



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

It is for these reasons that the committee believes Rabbit Foot Trail is a fitting name for the route and adheres to the requirements and intent of the Trail Naming Policy. Please let this letter serve as the Active Transportation Committee's formal recommendation that the trail that runs between Backus Ave and the Razorback Greenway be named Rabbit Foot Trail.

Thank you for your consideration.

Randy Kimbrough  
Chairman, Active Transportation Committee



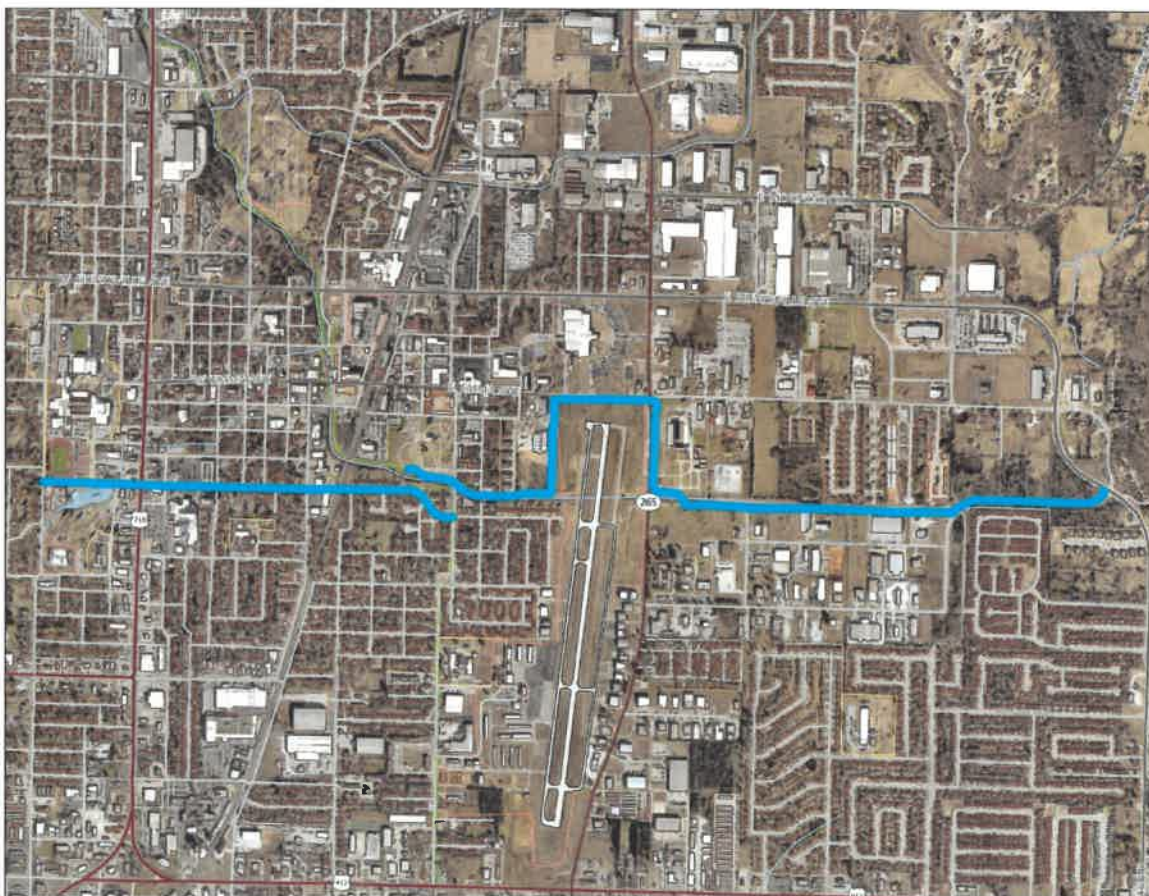
**SPRINGDALE™**  
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Mayor Sprouse and City Council Members,

With the adoption of the Trail Naming Policy under Resolution 167-25, the Active Transportation Committee is tasked with recommending names for trails and active transportation routes for adoption by the City Council. Existing trails and facilities are likewise eligible for recommendation if they have not yet had a name formally adopted under the policy.

At the March 17th, 2026 regular meeting of the Active Transportation Committee, the Committee discussed naming of the trail route between S. Pleasant Street and Butterfield Coach Ave., that crosses the Razorback Greenway and follows portions of Maple Ave. and Ford Ave.



After discussion at the March meeting, the committee voted unanimously to recommend that the aforementioned trail be named Shiloh Trail, highlighting the route's major east/west connectivity through the heart downtown and referencing the historic name of Springdale.



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WE'RE MAKING IT HAPPEN

It is for these reasons that the committee believes Shiloh Trail is a fitting name for the route and adheres to the requirements and intent of the Trail Naming Policy. Please let this letter serve as the Active Transportation Committee's formal recommendation that the trail defined above, along with any future extensions to the route, be named Shiloh Trail.

Thank you for your consideration.

Randy Kimbrough  
Chairman, Active Transportation Committee



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

www.SpringdaleAR.gov

Mayor Sprouse and City Council Members,

With the adoption of the Trail Naming Policy under Resolution 167-25, the Active Transportation Committee is tasked with recommending names for trails and active transportation routes for adoption by the City Council. Existing trails and facilities are likewise eligible for recommendation if they have not yet had a name formally adopted under the policy.

At the March 17th, 2026 regular meeting of the Active Transportation Committee, the Committee discussed naming of the future trail route connecting to the Razorback Greenway to be constructed as part of the County Line Road improvement project.



After discussion at the March meeting, the committee voted unanimously to recommend that the aforementioned trail be named County Line Trail, highlighting the route's connection to County Line Road and geographical placement on the boundary of Washington and Benton Counties.



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

It is for these reasons that the committee believes County Line Trail is a fitting name for the route and adheres to the requirements and intent of the Trail Naming Policy. Please let this letter serve as the Active Transportation Committee's formal recommendation that the trail defined above and any future extensions be named County Line Trail.

Thank you for your consideration.

Randy Kimbrough  
Chairman, Active Transportation Committee

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

**A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE PARKS AND RECREATION DEPARTMENT AND ENTERING INTO A CONTRACT FOR GOOSE CONTROL SERVICES**

**WHEREAS**, the City of Springdale Parks and Recreation Department provides maintenance and operational services for City parks, including wildlife management as needed, and

**WHEREAS**, the Parks and Recreation Department currently budgets for goose control services at Murphy Park, and

**WHEREAS**, the Department has identified a need to expand goose control services to Shaw Family Park through Flock Fighters Goose Patrol, and

**WHEREAS**, three (3) quotes were received for these services, and

**WHEREAS**, the addition of these services will result in a budget impact of \$7,200.00 for the 2026 budget.

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

**SECTION 1.** The 2026 budget of the City of Springdale Parks and Recreation Department is hereby amended as follows:

<b>Department</b>	<b>Account No.</b>	<b>Description</b>	<b>Present Budget</b>	<b>Increase</b>	<b>Proposed Budget</b>
Parks & Recreation	101-0301-451.51-01	Buildings & Grounds	\$365,000.00	\$7,200.00	\$372,200.00

**SECTION 2.** The Mayor and City Clerk are hereby authorized to execute an agreement with Flock Fighters Goose Patrol, in the amount of \$7,200.00, for expanded goose control services at Shaw Family Park.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Doug Sprouse, MAYOR

ATTEST:

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

APPROVED AS TO FORM:

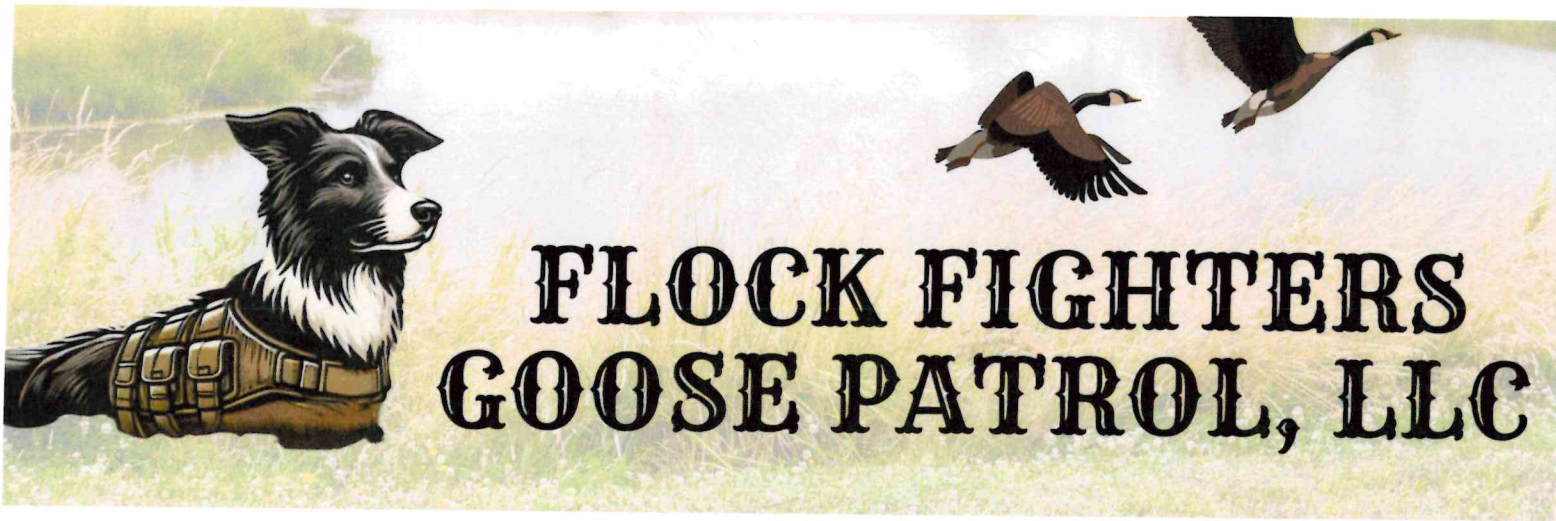
\_\_\_\_\_  
Garrett Harlan, DEPUTY CITY ATTORNEY



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

# DEPARTMENT FUNDING REQUEST

Department: <b>Parks and Rec</b>		Date: Mar 30th 2026
Point of Contact: Chad Wolf	Amount Requested: \$ 7,200	
Date to be Presented to Committee: <u>4</u> / <u>6</u> / 20 <u>26</u>		
Brief Description of Funding Request:  Ongoing Goose patrol using trained Border Collies for Shaw Park		
Funding Source: (General Fund, Special Fund, etc.) Amend the Buildings and Grounds budget -451-51-01		
<b>IS IT BUDGETED?</b>		
<b>YES <input type="checkbox"/></b>	<b>NO <input checked="" type="checkbox"/></b>	
\$0 - \$42,920.00 No Council Approval Needed	<input type="checkbox"/> \$0 - \$4,999	
Request to Waive Bidding? <input type="checkbox"/> BUY BOARD <input type="checkbox"/> SOLE SOURCE	<input checked="" type="checkbox"/> \$5,000 - \$42,920.00 Requires <b>3</b> Quotes	
Signature: <i>Chad Wolf</i>	<input type="checkbox"/> \$42,921.00 + Requires Bid	
Please attach supplemental information	Request to waive bidding? <input type="checkbox"/> Buy Board <input type="checkbox"/> Sole Source	



## Springdale Parks & Rec Proposal

This proposal is made by **Flock Fighters Goose Patrol, LLC** for professional Canada goose patrol services.

### Scope of Services:

Flock Fighters Goose Patrol, LLC will provide ongoing, humane goose patrol using trained herding Border Collies. Services include nest removal as needed throughout the contract period. A dog handler from Flock Fighters Goose Patrol will visit the property at varying times of the day, five to seven days a week, to maintain effectiveness and prevent habituation.

### Shaw Park

- Service Rate: **\$200 per week**  
(includes a multi property discount of 50% off - single site pricing for Shaw Park is typically \$400/week)
- Duration: **Quarterly**
- **Billed bi-weekly with a Net 15**

### Murphy Park

- Service Rate: **\$400 per week**
- Duration: **Quarterly**
- **Billed bi-weekly with a Net 15**

### Permits, Insurance, and Wildlife Disclaimer:

Flock Fighters Goose Patrol, LLC acquires all legally required federal and state permits for performing humane goose management, including fulfillment of the **Resident Canada Goose Nest and Egg Depredation Order** where necessary. We also maintain **comprehensive business liability insurance**, ensuring peace of mind and protection for both our clients and our team.

**Disclaimer:** No waterfowl or other living creature shall be killed, harmed, or injured in any way as a result of our services. **Addling** (egg treatment to prevent hatching) will only be performed when proper federal and/or state permits are obtained.

## HOW IT WORKS

AT FLOCK FIGHTERS GOOSE PATROL, WE USE PROFESSIONALLY TRAINED HERDING DOGS TO SAFELY AND HUMANELY DETER GEESE FROM YOUR PROPERTY. OUR METHOD CREATES A LASTING SOLUTION BY INTRODUCING A NATURAL PREDATOR PRESENCE, ENCOURAGING GEESE TO RELOCATE WITHOUT HARM.

UNLIKE OTHER DETERRENTS, OUR APPROACH IS EFFECTIVE, ECO-FRIENDLY, AND FULLY COMPLIANT WITH WILDLIFE REGULATIONS, MAKING IT THE SAFEST WAY TO MANAGE NUISANCE GEESE.



OUR TEAM VISITS YOUR FACILITY MULTIPLE TIMES THROUGHOUT THE WEEK AT VARYING TIMES TO REINFORCE THE PRESENCE OF A NATURAL PREDATOR ENSURING

## EFFECTIVE

CANADA GOOSE CONTROL

EFFECTIVE AND ENVIRONMENTALLY FRIENDLY  
CANADA GOOSE CONTROL BY FLOCK FIGHTERS  
GOOSE PATROL, FEATURING EXPERTLY  
TRAINED HERDING DOGS.



## GET YOUR FREE ESTIMATE TODAY!



[www.flockfightersgoosepatrol.com](http://www.flockfightersgoosepatrol.com)

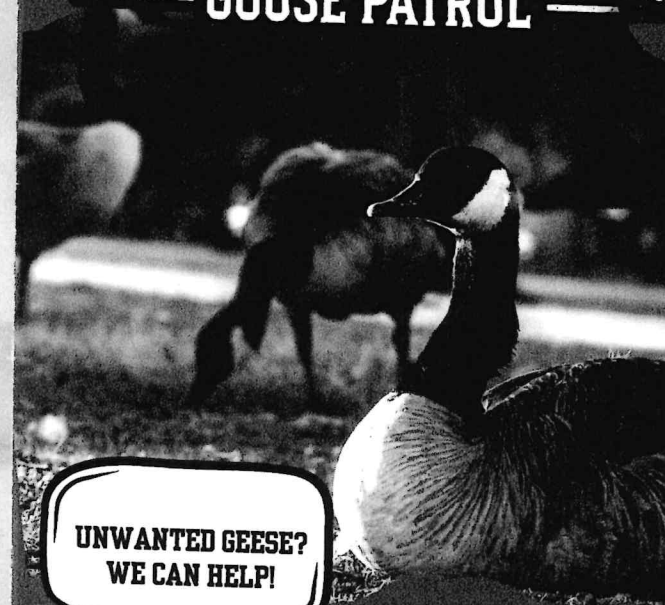


[Blake@flockfightersgoosepatrol.com](mailto:Blake@flockfightersgoosepatrol.com)



# FLOCK FIGHTERS

## GOOSE PATROL



UNWANTED GEESE?  
WE CAN HELP!

UNSANITARY  
DROPPINGS  
CREATE HEALTH  
RISKS

AGGRESSIVE  
BEHAVIOR  
THREATENS PEOPLE  
& PETS

THE PROPERTY  
DAMAGE  
RUINS LANDSCAPES

WE PROVIDE A HUMANE SOLUTION  
USING HIGHLY TRAINED HERDING DOGS.  
Call Today for a FREE no  
Obligation Demonstration

479.325.5999



## The Problem: Canada Geese

Canada geese are a growing issue in Arkansas.

- They consume large amounts of grass and leave behind up to **1.5 pounds of droppings per bird daily**, creating unsanitary conditions.



- Geese carry avian influenza (bird flu), spreading the virus through droppings and contaminated water, posing risks to wildlife and public health.

## The Solution: Flock Fighters

- We use highly trained herding dogs to safely deter geese from your property.
- This natural predator presence helps reduce mess, lower health risks, and keep your space clean and goose-free.

Contact us today to protect your property!!!



They prefer open spaces near water and can become aggressive, loud, and even dangerous, especially during nesting season.



## Why Herding Dogs Work

Herding dogs use their "wolf-like glance" to trigger a flight response, deterring geese without harm. This natural method keeps geese away longer than any other humane solution.

Smart, tireless, and instinct-driven, they are the most effective long-term goose control.



## Why Choose Flock Fighters Goose Patrol?

Flock Fighters Goose Patrol provides a proven, humane solution for long-term goose control. Our highly trained herding dogs naturally deter geese by creating a predator presence—without harm. By varying visit times, we prevent geese from adapting, ensuring lasting results.

- **Rapid & Reliable:** Our dogs visit multiple times a day at different hours, preventing geese from adapting.
- **Safe & Humane:** A 100% non-lethal solution—no harm, no stress, just effective deterrence.
- **Fully Insured:** We are licensed and insured, giving you peace of mind.
- **Custom Solutions:** We tailor our approach for parks, businesses, golf courses, and private properties.

No chemicals. No traps. Just expert-trained dogs and licensed and insured Handlers, keeping your space goose-free.

Call now for a **FREE Consultation!**  
Reclaim your space—**GOOSE FREE!**





## **Goose Management Program**

Murphy Park & Shaw Family Park

Defender Wildlife & Pest is proposing a 9-month seasonal goose management program for Murphy Park and Shaw Family Park. The goal is to reduce goose presence, minimize droppings in public areas, and prevent turf damage during peak season.

The program combines turf conditioning with consistent hazing to move geese off the properties and keep them from returning.

### **Areas Covered**

- Murphy Park – 1 pond
- Shaw Family Park – 3 ponds
- Up to 3 acres of high-activity shoreline turf (“drop zone” areas)

Drop zones include the primary grazing and loafing areas adjacent to water and sidewalks.

### **Month 1 – Displacement Phase**

The first month is focused on pushing the geese off the property.

Includes:

- One turf treatment (up to 3 acres) using Flight Control Max
- Laser hazing three times per week (12 total visits)
- Rotational coverage across all ponds

The purpose of this phase is to break feeding patterns and create enough consistent pressure that the birds relocate.

## **Months 2–9 – Maintenance Phase**

Once the birds have moved off, the program shifts to prevention.

Includes:

- Monthly turf treatment (up to 3 acres)
- One laser hazing visit per month(as needed)
- Ongoing monitoring

This keeps pressure on the property and prevents geese from reestablishing.

## **Seasonal Term**

9-month season (March through November unless otherwise agreed).

## **Investment**

### **9-Month Seasonal Goose Management Program**

The total program investment is based on treatment area, number of ponds, and level of service required at each location.

#### **Murphy Park**

(1 Pond)

**9-Month Seasonal Program:**  
**\$4,328**

#### **Shaw Family Park**

(3 Ponds)

**9-Month Seasonal Program:  
\$12,983.95**

### **Total Program Investment**

Murphy Park: \$4,328  
Shaw Family Park: \$12,983.95

**Total: \$17,311.95**

## **Optional Emergency Hazing**

If additional response is needed due to events or sudden population spikes:

- \$400 per visit

## **Notes**

Program effectiveness depends on consistent scheduling and access to treatment areas.  
Heavy rainfall within 24 hours of application may require rescheduling.  
Expansion beyond the defined 3-acre drop zone may require adjustment.



Darrell Brown  
 2200 N WILLOW AVE  
 BROKEN ARROW, OK 74012

Phone: 918-671-3806

**Customer Information**

**BILL TO:**

CITY OF SPRINGDALE-PARKS AND REC  
 PO BOX 42  
 SPRINGDALE, AR 72765

Phone: (479) 263-0382

**Detail of Charges**

Service Location	Line Item Description	Round #	Round Description	Total Price
CITY OF SPRINGDALE- SHAW PARK 7341 DOWNUM RD SPRINGDALE, AR 72764	Goose Deterrent	1		\$525.00
CITY OF SPRINGDALE- SHAW PARK 7341 DOWNUM RD SPRINGDALE, AR 72764	Goose Deterrent	2		\$525.00
CITY OF SPRINGDALE- SHAW PARK 7341 DOWNUM RD SPRINGDALE, AR 72764	Goose Deterrent	3		\$525.00
CITY OF SPRINGDALE- SHAW PARK 7341 DOWNUM RD SPRINGDALE, AR 72764	Goose Deterrent	4		\$525.00

Subtotal: \$2,100.00  
 Total Sales Tax Amount: \$204.76  
 Grand Total: \$2,304.76

Description:

**Standard Terms and Conditions**

1. Term. The term of this Agreement shall be three (3) years from the date signed by you, the Customer. This Agreement shall automatically renew for additional one (1) year terms unless canceled in writing by either party no less than thirty (30) days written notice prior to the end of the then-current term.
2. Price Increases. (a) Increase in Property Size. Because the size of your property is a significant factor in determining the cost of TruGreen's services, TruGreen may increase the specified charges proportionally to reflect any additional costs incurred should you add property under this Agreement (b) Fuel, Material and Labor Cost Increases. Because the product, labor and fuel costs constitute a significant portion of TruGreen services, TruGreen may increase the price hereunder in the event of a cost increase in any of these areas. Similarly, TruGreen may experience cost increases as a result of other unforeseen circumstances, including, but not limited to changes in government regulation, etc. To offset cost increases based on any of these issues, TruGreen shall provide you thirty (30) days written notice prior to any such necessary price adjustment, including a statement of the associated reason. If you do not object in writing to the price adjustment within such thirty (30) day period, the Agreement shall continue thereafter at the adjusted price. If you object, you and TruGreen will enter into a ten-day good-faith negotiation period. If a mutually acceptable solution cannot be reached during such ten-day period, either party may terminate this Agreement upon thirty (30) days written notice. (c) Annual



Darrell Brown  
 2200 N WILLOW AVE  
 BROKEN ARROW, OK 74012

Phone: 918-671-3806

**Customer Information**

**BILL TO:**

CITY OF SPRINGDALE-PARKS AND REC  
 PO BOX 42  
 SPRINGDALE, AR 72765

Phone: (479) 263-0382

**Detail of Charges**

Service Location	Line Item Description	Round #	Round Description	Total Price
CITY OF SPRINGDALE- MURPHY PARK 501 S PLEASANT ST SPRINGDALE, AR 72764	Goose Deterrent	1		\$450.00
CITY OF SPRINGDALE- MURPHY PARK 501 S PLEASANT ST SPRINGDALE, AR 72764	Goose Deterrent	2		\$450.00
CITY OF SPRINGDALE- MURPHY PARK 501 S PLEASANT ST SPRINGDALE, AR 72764	Goose Deterrent	3		\$450.00
CITY OF SPRINGDALE- MURPHY PARK 501 S PLEASANT ST SPRINGDALE, AR 72764	Goose Deterrent	4		\$450.00

Subtotal: \$1,800.00  
 Total Sales Tax Amount: \$171.00  
 Grand Total: \$1,971.00

Description:

**Standard Terms and Conditions**

1. Term. The term of this Agreement shall be three (3) years from the date signed by you, the Customer. This Agreement shall automatically renew for additional one (1) year terms unless canceled in writing by either party no less than thirty (30) days written notice prior to the end of the then-current term.  
 2. Price Increases. (a) Increase in Property Size. Because the size of your property is a significant factor in determining the cost of TruGreen's services, TruGreen may increase the specified charges proportionally to reflect any additional costs incurred should you add property under this Agreement (b) Fuel, Material and Labor Cost Increases. Because the product, labor and fuel costs constitute a significant portion of TruGreen services, TruGreen may increase the price hereunder in the event of a cost Increase in any of these areas. Similarly, TruGreen may experience cost increases as a result of other unforeseen circumstances, including, but not limited to changes in government regulation, etc. To offset cost increases based on any of these issues, TruGreen shall provide you thirty (30) days written notice prior to any such necessary price adjustment, including a statement of the associated reason. If you do not object in writing to the price adjustment within such thirty (30) day period, the Agreement shall continue thereafter at the adjusted price. If you object, you and TruGreen will enter into a ten-day good-faith negotiation period. If a mutually acceptable solution cannot be reached during such ten-day period, either party may terminate this Agreement upon thirty (30) days written notice. (c) Annual

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

**A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW  
SCORE BOARD FOR THE CITY OF SPRINGDALE PARKS  
AND RECREATION DEPARTMENT (PROJECT NO. 23BPP7)**

**WHEREAS**, the City of Springdale entered into the 2023 Bond Program with the approval of its residents, and

**WHEREAS**, as part of the Parks Bond, facility and equipment upgrades may be purchased to enhance the overall quality and experience of our residents, and

**WHEREAS**, the request is to purchase a new score board, to be utilized at Randal Tyson Sports Complex, and

**WHEREAS**, three (3) quotes were received, and

**WHEREAS**, upon review, the Springdale Parks and Recreation Department would like to move forward with the purchase of a new score board from Rainey Electronics, Inc., in the amount of \$21,239.92, to be paid for out of the 2023 Parks and Recreation Bond Fund.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Mayor and City Clerk are hereby authorize the purchase of a new score board from Rainey Electronics, Inc., in the amount of \$21,239.92, to be paid from the 2023 Parks and Recreation Bond Fund.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2026

\_\_\_\_\_  
Doug Sprouse, MAYOR

ATTEST:

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

APPROVED AS TO FORM

\_\_\_\_\_  
Garrett Harlan, DEPUTY CITY ATTORNEY



# DEPARTMENT FUNDING REQUEST

Department: <b>Parks and Rec</b>		Date: Mar. 30th 2026
Point of Contact: Chad Wolf	Amount Requested: \$ 21,239.92	
Date to be Presented to Committee: <u>4</u> / <u>6</u> / 20 <u>26</u>		
Brief Description of Funding Request:  <b>Purchase new Scoreboard for Tyson Park</b>		
Funding Source: (General Fund, Special Fund, etc.) 2023 Bond		
<b>IS IT BUDGETED?</b>		
<b>YES <input type="checkbox"/></b>		<b>NO <input checked="" type="checkbox"/></b>
\$0 - \$42,920.00 No Council Approval Needed		<input type="checkbox"/> \$0 - \$4,999
Request to Waive Bidding? <input type="checkbox"/> BUY BOARD <input type="checkbox"/> SOLE SOURCE		<input checked="" type="checkbox"/> \$5,000 - \$42,920.00 Requires <b>3</b> Quotes
Signature:		<input type="checkbox"/> \$42,921.00 + Requires Bid
Please attach supplemental information		Request to waive bidding? <input type="checkbox"/> Buy Board <input type="checkbox"/> Sole Source

**FAIR-PLAY BASEBALL/SOFTBALL SCOREBOARDS  
 RANDALL TYSON RECREATIONAL COMPLEX  
 SPRINGDALE, AR  
 JANUARY 8, 2026**

**Pricing for TIPS/TAPS, Contract # 22090101**

**FAIR-PLAY MODEL BA-7200MP-2 LED BASEBALL/SOFTBALL SCOREBOARD**

ONE	Fair-Play Model BA-7200MP-2 LED Baseball/Softball Scoreboard.....	\$ 5,640.00
	Includes: MP-60 Controller	
	Choice of Standard Colors	
ONE	Protective Carrying Case – for controller.....	40.00
ONE	Wireless Controller System Upgrade.....	612.00
	Includes: Transmitter and Receiver	
ONE	Advertising Sign (30"H x 14'W).....	857.00
	Includes: Custom Advertising Logo(s)	
	Delivery to Springdale, AR.....	995.00
	Complete Installation (Does not include trenching, electrical or PVC conduits.) .....	<u>11,209.00</u>
	Includes: New Steel Column Support Structure (primed and painted) (10' Ground Clearance)	
	(Non-Standard Drilling Conditions: If additional materials and / or specialized equipment such as culverts, drilling mud, specialized rock drillers, jack hammers, etc., are required due to collapsing footings or solid / excessive rock, then Owner will incur additional costs.)	
	Sub-Total	\$ 19,353.00
	Sales Tax @ 9.75%	<u>1,886.92</u>
	<b>TOTAL</b>	<b>\$ <u>21,239.92</u></b>

**OUTDOOR SCOREBOARD(S) ABOVE INCLUDE:**

- 1) 10 Year Warranty on all electronic components.
- 2) On-Site Service available at reasonable rates.
- 3) LED's are rated for an average of 100,000 hours.
- 4) Immediate "Loaners" of all electronic components if repairs are needed.
- 5) Full stock of parts in Little Rock, Arkansas.
- 6) Fully staffed service department in Little Rock, Arkansas.





P.O. Box 241  
Springdale, AR 72765

# Estimate

DATE	ESTIMATE NO.
2/12/2026	36107

NAME / ADDRESS
Springdale Parks and Recreation P.O. box 42 Springdale, AR 72765

P.O. NO.	TERMS	PROJECT
	Due on receipt	

ITEM	DESCRIPTION	QTY	RATE	TOTAL
Signs	Job Location: Randall Tyson Recreational Complex (SE HS baseball field) - Springdale, AR MS-918-R-PV-F PanaView® Multi-Sport Scoreboard; Scoreboard Color: _____; Caption Color: _____; Border Stripe Color: _____ Cabinet Dimensions: 5' 0" H X 14' 0" W X 0' 8" D (Approx. Dimensions) Digit Type: PANAVIEW Digit Color: RED Max Power: 300 watts/display Weight: Unpackaged 220 lbs per display; Packaged 580 lbs per display *NOTE* This scoreboard is also available in Amber and White. AS-1600 Kit All Sport® 1600 Control Console Kit Outdoor Scoreboard Radio Communication (Transmitter) Frequency of 2.4 GHz Outdoor Non-Backlit 2' 0" x 14' 0" Horizontal Ad Panel, Above or Below Display Cabinet Dimensions: 2' 0" H X 14' 0" W X 0' 8" D Weight: Packaged 90 lbs per display G5C5-W Five (5) Year Parts Only - Includes Customer Care Level 3	1	13,685.00	13,685.00
Misc.	Optional: 12VDC Trumpet Horn w/Power Supply For Outdoor Scoreboards	1	589.00	589.00
Misc.	Optional: All Sport® MX-1 Mobile Scoring Kit powered by All Sport® Lite App with Outdoor Enclosure All Sport® MX-1 Mobile Scoring Kit powered by All Sport® Lite App and Gen VI Radio Transmitter. Includes Outdoor Enclosure	1	1,446.00	1,446.00
<b>TOTAL</b>				

SIGNATURE

Phone #	479-756-1810
---------	--------------



P.O. Box 241  
Springdale, AR 72765

# Estimate

DATE	ESTIMATE NO.
2/12/2026	36107

NAME / ADDRESS
Springdale Parks and Recreation P.O. box 42 Springdale, AR 72765

		P.O. NO.	TERMS	PROJECT
			Due on receipt	
ITEM	DESCRIPTION	QTY	RATE	TOTAL
Install	Labor & materials to remove existing scoreboard & pole structure down to grade, haul off & dispose.	1	3,780.00	3,780.00
Install	Labor & materials to dig (x2) new footings, provide & set 6"x6"x20' +/- steel I-Beams, pour concrete, paint poles & install new scoreboard & Ad Panel. *Includes final electrical hook-up to existing electrical only. 50% down to start. 50% due upon completion of installation. Springdale Group Washington County Sales Tax	1	10,419.00	10,419.00
			9.75%	0.00
			<b>TOTAL</b>	\$29,919.00

This estimate is good for 30 days. If it meets with your approval, please sign and return, or fax to 479-750-2674.

SIGNATURE \_\_\_\_\_

Phone #	479-756-1810
---------	--------------



Account Name	Springdale Parks and Rec	Created Date	2/9/2026
Quote Number	00196337	Expiration Date	3/7/2026
Contact Name	Chris Gibson	Prepared By	Austin Werner
Title	Maintenance Supervisor	Title	Display & Scoring Consultant
Phone	479-283-0071	Phone	(618) 664-0360
Email Address	<a href="mailto:cgibson@springdalear.gov">cgibson@springdalear.gov</a>	Fax	(618) 664-0398
		Email Address	<a href="mailto:awerner@nevco.com">awerner@nevco.com</a>

Quantity	Model/Part #	Product Description	Dimensions LxHxW/D	Unit Price	Discount Percent	Total Price
1.00	1654	Baseball/Softball LED Scoreboard with Amber/Red Digits	14'x5'x8"	USD 8,299.00	15.00%	USD 7,054.15
1.00	ADO 14-2	Non-illuminated Outdoor Sign	14'x2'	USD 1,092.00	15.00%	USD 928.20
1.00	802-0300 - MPCX2 Baseball/Softball	Wireless Handheld Control	0.3'x0.5'x0.1'	USD 415.00	15.00%	USD 352.75
1.00	MPCX2 Rec - Outdoor x6xx	In-board Wireless Receiver Kit		USD 703.00	15.00%	USD 597.55
1.00	MPCX/MPCX2 Case	MPCX/MPCX2 Control Carrying Case (holds 2 controls)	12.4'x8"x4"	USD 39.00	15.00%	USD 33.15

Ttl Shipping Wt (lbs)	530	Subtotal	USD 8,965.80
Sales Tax Rate	9.750%	Freight	USD 496.88
County	Washington	Installation	USD 10,450.00
Total Savings!	USD -1,582.20	Tax	USD 1,941.49
		Total	USD 21,854.17

#### Additional Notes

Sourcewell Member Acct#75928

#### Sourcewell

Nevco is proud to be a Sourcewell partner. By using Nevco's Sourcewell contract pricing you can have confidence the competitive bid process is satisfied, saving you time and money. We have been rigorously vetted and approved to be Sourcewell's scoreboard, video display, and scoring solution provider throughout the United States and Canada.

To complete an order under this competitive contract, ensure your Sourcewell membership number is prominently listed on your purchase order or letter of intent when placing an order.

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

**A RESOLUTION MAKING AN APPOINTMENT TO THE  
SPRINGDALE CIVIL SERVICE COMMISSION.**

**WHEREAS**, Bob Downum has served on the Springdale Civil Service Commission for many years and has decided to not seek reappointment;

**WHEREAS**, the term for Bob Downum expired on April 1, 2026;

**WHEREAS**, the City Council for the City of Springdale received and reviewed applications from individuals who expressed interest in serving on the Springdale Civil Service Commission;

**WHEREAS**, after review of each applicant, the City Council has chosen to appoint \_\_\_\_\_ to the Springdale Civil Service Commission for a six-year term from April 1, 2026, to April 1, 2032 to fill the newly vacated seat.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that \_\_\_\_\_ is hereby appointed to the Springdale Civil Service Commission for a six-year term running from April 1, 2026, to April 1, 2032.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2026.

\_\_\_\_\_  
Doug Sprouse, MAYOR

**ATTEST:**

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

**APPROVED:**

\_\_\_\_\_  
Garrett Harlan, DEPUTY CITY ATTORNEY

The City Council of the City of Springdale met in regular session on Tuesday, March 31, 2026 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

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

Others present:

Sharon Tromburg	Planning Director
Mike Chamlee	Buildings Director
James Smith	Director, Airport & Public Works
Derek Wright	Police Chief
Jim Vaughan	Assistant Fire Chief
Ben Peters	Engineering Director
Colby Fulfer	Chief of Staff
Anna McKinney	Deputy Chief of Staff
Dean Allen	CDBG Program Manager

### **CITIZEN COMMENTS**

None

### **APPROVAL OF MINUTES**

Council Member Taldo moved the minutes of the March 10, 2026 City Council meeting be approved as presented. Council Member Harriman made the second.

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

### **PUBLIC HEARING**

A public hearing was held by Deputy City Attorney Garrett Harlan on a Resolution amending Resolution 34-26 setting a hearing date on a petition to abandon a portion of a utility easement in the City of Springdale, Washington County, Arkansas. No one came forward so the public hearing was closed.

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

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

After the vote was taken, the motion carried 7-0.

### **CITY OF SPRINGDALE QUARTERLY FINANCIAL REPORT**

Presented by Chief of Staff Colby Fulfer

**SPRINGDALE CHAMBER OF COMMERCE QUARTERLY UPDATE**

Presented by Jay Segó, Vice President of Economic Development

**APPOINTMENTS & REAPPOINTMENTS**

**RESOLUTION NO. 45 – 26; APPROVING THE APPOINTMENT OF KEVIN OWENBY TO  
FILL A VACANCY ON THE SPRINGDALE WATER & SEWER COMMISSION.**

Mayor Sprouse read the Resolution

**RESOLUTION NO. 45-26**

**A RESOLUTION APPROVING THE APPOINTMENT OF  
KEVIN OWENBY TO FILL A VACANCY ON THE  
SPRINGDALE WATER & SEWER COMMISSION**

**WHEREAS**, the Springdale City Council adopted Ordinance No. 3592, thereby establishing a five-member board of Water and Sewer Commissioners, and

**WHEREAS**, due to the resignation of Lynn Carver, the remaining Commissioners desire that Kevin Owenby be appointed to fulfill the remainder of the term on the Springdale Water & Sewer Commission, which will expire on March 6, 2027, and

**WHEREAS**, pursuant to Ark. Code Ann. §14-234-304(d), in the event of a vacancy on the Commission, the vacancy shall be filled by the remaining Commissioners appointing a member, subject to the approval of two-thirds ( $\frac{2}{3}$ ) of the City Council.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the appointment of Kevin Owenby to fulfill the remainder of the term on the Springdale Water & Sewer Commission, with a term expiration date of March 6, 2027, is hereby approved.

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 45-26.

**PLANNING COMMISSION REPORT**

**ORDINANCE NO. 6198; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-06) CERTAIN LANDS LOCATED AT 2544 BUTTERFIELD COACH ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) AND A NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.**

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6198.

ORDINANCE NO. 6199; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-07) CERTAIN LANDS LOCATED AT 7959, 7969, 7971 A-C WEST GIBBS ROAD, AND A PARCEL WEST OF 7959 WEST GIBBS ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 6-1. Council Member Taldo abstained.

Council Member Watson moved the Emergency Clause be adopted. Council Member Lawson made the second.

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6199.

ORDINANCE NO. 6200; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-08) CERTAIN LANDS LOCATED AT 1612, 1586, 1498 A-C EAST EMMA AVENUE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO AN INSTITUTIONAL DISTRICT (P-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6200.

ORDINANCE NO. 6201; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-09) CERTAIN LANDS LOCATED AT 1400 WEST ROBINSON AVENUE FROM AN INSTITUTIONAL DISTRICT (P-1) TO A NEIGHBORHOOD OFFICE DISTRICT (O-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6201.

ORDINANCE NO. 6202; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-12) CERTAIN LANDS LOCATED AT 1804 POWELL STREET FROM A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6202.

RESOLUTION NO. 46 – 26; APPROVING A WAIVER (W26-11) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO TRADE PRO IN CONNECTION WITH L25-33, A LARGE-SCALE DEVELOPMENT

Planning Director Sharon Tromburg read and presented the Resolution.

#### **RESOLUTION NO. 46-26**

#### **A RESOLUTION APPROVING A WAIVER (W26-11) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO TRADE PRO IN CONNECTION WITH L25-33, A LARGE-SCALE DEVELOPMENT**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-11) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

**WHEREAS**, the Planning Commission reviewed a request for waiver (W26-11) of street improvements to Oak Grove Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-33, a Large-Scale Development for Trade Pro, and the Planning Commission recommends approval of the request for a waiver of street improvements to Oak Grove Road along tract 1.

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

**Option 1:** Grants a waiver of street improvements to Oak Grove Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-33, a Large-Scale Development for Trade Pro.

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

After the vote was taken, motion carried 7-0, Option 1.

The Resolution was numbered 46-26.

**FINANCE COMMITTEE**

**RESOLUTION NO. 47 – 26; AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE, ARKANSAS.**

Committee Chairman Jeff Watson read the Resolution & Colby Fulfer presented.

**RESOLUTION NO. 47-26**

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

**WHEREAS**, the 2026 budget contains \$136,368 appropriated in Administration line item 101-0101-411.30-10 for pensions, and

**WHEREAS**, the City Attorney has announced his retirement effective May 1, 2026, and

**WHEREAS**, the Code of Ordinances of the City of Springdale Section 2-51 addresses retirement benefits for certain city officials, and

**WHEREAS**, the elected official may opt to forfeit the City of Springdale’s retirement contribution in lieu of the optional retirement at the rate of one-half of the annual salary, and

**WHEREAS**, the annual pension amount of \$80,575 shall be prorated in 2026 in the amount of \$53,720,

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

<u>Department</u>	<u>Description</u>	<u>Present Budget</u>	<u>Increase</u>	<u>Proposed Budget</u>
Administration	101-0101-421.30-10	\$136,368	\$53,720	\$190,088

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 47-26.

**RESOLUTION NO. 48 – 26; AUTHORIZING THE EXECUTION OF AN ENGINEERING SERVICES CONTRACT FOR DEAN’S TRAIL PHASE IIIB ENVIRONMENTAL CLEARANCE**

Committee Chairman Jeff Watson read the Resolution & Engineering Director Ben Peters presented.

**RESOLUTION NO. 48-26**

A RESOLUTION AUTHORIZING THE EXECUTION OF AN  
ENGINEERING SERVICES CONTRACT FOR DEAN'S TRAIL  
PHASE IIIB ENVIRONMENTAL CLEARANCE

**WHEREAS**, the City of Springdale has completed design work on Phase IIIB of Dean's Trail, and;

**WHEREAS**, the project was awarded Safe Streets and Roads for All funding, which requires environmental clearance documentation in accordance with the National Environmental Policy Act, and;

**WHEREAS**, using the procurement procedures required by State Law, the program management team has selected Garver, LLC as the firm most qualified to provide the needed environmental services, and;

**WHEREAS**, the contract has been submitted for approval with a total cost of \$59,100.00.

**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 execute an engineering services contract with Garver, LLC, to be paid out of the 2023 Bond Fund.

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

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

After the vote was taken, motion carried 6-1. Council Member Powell abstained.

The Resolution was numbered 48-26.

RESOLUTION NO. 49 – 26; EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE, ARKANSAS TO UTILIZE FEDERAL-AID FUNDS FOR THE FOLLOWING PROJECT: WATKINS TRAIL – 48th TO CAMBRIDGE

Committee Chairman Jeff Watson read the Resolution & Engineering Director Ben Peters presented.

**RESOLUTION NO. 49-26**

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY  
OF SPRINGDALE, ARKANSAS TO UTILIZE FEDERAL-AID FUNDS  
FOR THE FOLLOWING PROJECT: WATKINS TRAIL – 48<sup>th</sup> TO  
CAMBRIDGE

**WHEREAS**, Northwest Arkansas Regional Planning Commission has issued a call for projects to be funded with Federal-Aid funds suballocated to Northwest Arkansas; and

**WHEREAS**, the funding for selected projects will be at the following Federal and Local participating ratios, up to the maximum Federal-aid available:

Type Work	Work Phase	Federal %	Local %
Projects that reach construction	Preliminary	80	20
	Engineering	80	20
	Right-of-Way	80	20

	Utilities	80	20
	Construction	80	20
	Construction		
	Engineering		
Projects that never progress to construction	All Phases	-0-	100

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

**SECTION 1:** The City of Springdale authorizes the application submittal for Watkins Trail – 48<sup>th</sup> to Cambridge.

**SECTION 2:** The City of Springdale will participate in accordance with its designated responsibilities in this project, including providing of the local match requirement.

**SECTION 3:** The Mayor or his designated representative is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this project.

**SECTION 4:** The City of Springdale pledges its full support and hereby authorizes the Arkansas Department of Transportation and Northwest Arkansas Regional Planning Commission to initiate action to implement this project.

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 49-26.

**RESOLUTION NO. 50 – 26; EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE, ARKANSAS TO UTILIZE FEDERAL-AID FUNDS FOR THE FOLLOWING PROJECT: WATKINS TRAIL – MAPLE TO 412**

Committee Chair Jeff Watson read & Engineering Director Ben Peters presented the Resolution.

**RESOLUTION NO. 50-26**

**A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE, ARKANSAS TO UTILIZE FEDERAL-AID FUNDS FOR THE FOLLOWING PROJECT: WATKINS TRAIL – MAPLE TO 412**

**WHEREAS,** Northwest Arkansas Regional Planning Commission has issued a call for projects to be funded with Federal-Aid funds suballocated to Northwest Arkansas; and

**WHEREAS,** the funding for selected projects will be at the following Federal and Local participating ratios, up to the maximum Federal-aid available:

Type Work	Work Phase	Federal %	Local %
Projects that reach construction	Preliminary Engineering	80	20
	Right-of-Way	80	20
	Utilities	80	20
	Construction	80	20
	Construction Engineering	80	20
Projects that never progress to construction	All Phases	-0-	100

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

**SECTION 1:** The City of Springdale authorizes the application submittal for Watkins Trail – Maple to 412.

**SECTION 2:** The City of Springdale will participate in accordance with its designated responsibilities in this project, including providing of the local match requirement.

**SECTION 3:** The Mayor or his designated representative is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this project.

**SECTION 4:** The City of Springdale pledges its full support and hereby authorizes the Arkansas Department of Transportation and Northwest Arkansas Regional Planning Commission to initiate action to implement this project.

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 50-26.

RESOLUTION NO. 51 – 26; EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE, ARKANSAS TO UTILIZE FEDERAL-AID FUNDS FOR THE FOLLOWING PROJECT: EAST EMMA STREETScape

Committee Chair Jeff Watson read the Resolution and Engineering Director Ben Peters presented the Resolution.

**RESOLUTION NO. 51-26**

A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE, ARKANSAS TO UTILIZE FEDERAL-AID FUNDS FOR THE FOLLOWING PROJECT: EAST EMMA STREETScape

**WHEREAS,** Northwest Arkansas Regional Planning Commission has issued a call for projects to be funded with Federal-Aid funds suballocated to Northwest Arkansas; and

**WHEREAS,** the funding for selected projects will be at the following Federal and Local participating ratios, up to the maximum Federal-aid available:

Type Work	Work Phase	Federal %	Local %
Projects that reach construction	Preliminary Engineering	80	20
	Right-of-Way	80	20
	Utilities	80	20
	Construction	80	20
	Construction Engineering	80	20
Projects that never progress to construction	All Phases	-0-	100

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

**SECTION 1:** The City of Springdale authorizes the application submittal for East Emma Streetscape.

**SECTION 2:** The City of Springdale will participate in accordance with its designated responsibilities in this project, including providing of the local match requirement.

**SECTION 3:** The Mayor or his designated representative is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this project.

**SECTION 4:** The City of Springdale pledges its full support and hereby authorizes the Arkansas Department of Transportation and Northwest Arkansas Regional Planning Commission to initiate action to implement this project.

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 51-26.

**RESOLUTION NO. 52 – 26; EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE, ARKANSAS TO ACT AS A CO-APPLICANT FOR THE FOLLOWING PROJECT: GENE GEORGE PHASE III – CITY LIMITS TO JOHNSON MILL BLVD**

Committee Chair Jeff Watson read the Resolution and Engineering Director Ben Peters presented the Resolution.

**RESOLUTION NO. 52-26**

**A RESOLUTION EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE, ARKANSAS TO ACT AS A CO-APPLICANT FOR THE FOLLOWING PROJECT: GENE GEORGE PHASE III – CITY LIMITS TO JOHNSON MILL BLVD**

**WHEREAS,** Northwest Arkansas Regional Planning Commission has issued a call for projects to be funded with Federal-Aid funds suballocated to Northwest Arkansas; and

**WHEREAS,** the funding for selected projects will be at the following Federal and Local participating ratios, up to the maximum Federal-aid available:

<b>Type Work</b>	<b>Work Phase</b>	<b>Federal %</b>	<b>Local %</b>
Projects that reach construction	Preliminary Engineering	80	20
	Right-of-Way	80	20
	Utilities	80	20
	Construction	80	20
	Construction Engineering	80	20
Projects that never progress to construction	All Phases	-0-	100

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

**SECTION 1:** The City of Springdale authorizes the application submittal for Gene George Phase III – City Limits to Johnson Mill Blvd.

**SECTION 2:** The City of Springdale will participate in accordance with its designated responsibilities in this project, except providing of the local match requirement which will be committed by the City of Johnson.

**SECTION 3:** The Mayor or his designated representative is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this project.

**SECTION 4:** The City of Springdale pledges its full support and hereby authorizes the Arkansas Department of Transportation and Northwest Arkansas Regional Planning Commission to initiate action to implement this project.

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 52-26.

**COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE**

**RESOLUTION NO. 53 – 26; APPROVING AND ADOPTING THE 2026 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Committee Chairman Aaron Huntley read and CDBG Program Manager Dean Allen presented the Resolution

**RESOLUTION NO. 53-26**

**A RESOLUTION APPROVING AND ADOPTING THE 2026 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.**

**WHEREAS**, in accordance with the guidelines established by the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program, the City prepared a 2026 Program Year Action Plan, a copy of which is attached hereto and incorporated as part of this resolution; and

**WHEREAS**, in accordance with the program’s citizen participation plan, a public meeting was held on January 14, 2026, followed by a CDBG committee review at the meeting on March 16, 2026, and a final public hearing before the City Council on March 31, 2026.

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

1. That the 2026 Program Year Action Plan for use of Community Development Block Grant Program Funds, a copy of which is attached and made a part as though set out herein word for word, is approved and authorized for submission to the United States Department of Housing and Urban Development on or before July 28, 2026; and
2. That Mayor Doug Sprouse is hereby designated as the authorized official to execute all documents pertaining to the Community Development Block Grant Program.

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

After the vote was taken, motion carried 7-0.

The Resolution was numbered 53-26.

**ORDINANCE NO. 6203; 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.**

Mayor Doug Sprouse read the Ordinance and Deputy City Attorney Garrett Harlan presented

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

After the vote was taken, motion carried 7-0.

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

After the vote was taken, motion carried 7-0.

The Ordinance was numbered 6203.

**COMMENTS FROM COUNCIL MEMBERS**

None

**COMMENTS FROM DEPARTMENT HEADS**

None

**COMMENTS FROM CITY ATTORNEY**

None

**COMMENTS FROM MAYOR**

Mayor Sprouse announced that The Civil Service Commission will have a vacancy. Bob Downum’s term will expire. At the end of the City Council meeting on April 14, City Council Members will hold an Executive Session to interview applicants to fill the vacancy.

The Mayor also discussed the process and procedures to fill a Council vacancy.

**ADJOURNMENT**

The Mayor made a motion to adjourn and Council Member Powell made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 7:18 p.m.

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Doug Sprouse, Mayor

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Sabra Jeffus, City Clerk/Treasurer