

- **The next City Council Committee Meeting will be Monday, March 2nd, 2026.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, February 24th, 2026**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Mike Overton

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, February 10th, 2026. Pgs. 61-69**

6. **A Public Hearing** on a proposed Ordinance amending Ordinance No. 6021 of the City of Springdale, Arkansas; establishing and setting rates for sanitary sewer service; and for other purposes. Presented by Ernest Cate, City Attorney

7. Procedural Motions

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

B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s) **9A-9D, & 11A -11B*** (*Motion must be approved by two-thirds (2/3) of the council members*).

8. Appointments and Reappointments

A. **A Resolution** reappointing Eddie Chancellor to the Springdale Water and Sewer Commission. **Pg. 1**

B. **A Resolution** for the appointment of Matthew Philpot to the Springdale Planning Commission. **Pgs. 2-5**

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 (R25-65) certain lands located at 3105 & 3051 Mountain Road, 3410, 2898, & 3334 Cougar Lane, and a tract west of 3105 Mountain Road from an Agricultural District (A-1) to a Low/Medium Density Single-Family Residential District (SF-2); and declaring an emergency. **Pgs. 6-12**

B. **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 (R26-04) certain lands located south of East Don Tyson Parkway and east of Hylton Road from a Planned Unit Development (PUD) to a revised Planned Unit Development (PUD); and declaring an emergency. Pgs. 13-19

- C. **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 (R26-05) certain lands located at 695 Oak Grove Road and north of 695 Oak Grove Road from an Agricultural District (A-1) to a General Commercial District (C-2); and declaring an emergency. Pgs. 20-24

- D. **An Ordinance** amending Ordinance No. 6147, which rezoned certain lands from an Agricultural District (A-1) to a Neighborhood Office District (O-1); and declaring an emergency. Pgs. 25-28

- E. **A Resolution** approving a conditional use (C26-01) for Madam Artansas at 1700 Ridgecrest Street as set forth in Ordinance No. 4030. Pgs. 29-33

- F. **A Resolution** approving a waiver (W26-03) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to United Auto Group in connection with L26-04, a large-scale development. Pgs. 34-37

- G. **A Resolution** approving a waiver (W26-06) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Fellowship Bible Church in connection with N26-04, a non-large-scale development. Pgs. 38-41

- H. **A Resolution** approving a waiver (W26-07) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in

Ordinance No. 3725 to Larry's Stucco in connection with N26-07, a non-large-scale development. Pgs. 42-45

10. 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 Edgar Hernandez and Alfonzo Hernandez for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. Pgs. 46-50

B. **A Resolution** authorizing the expenditure of funds to acquire property from Fort Worth Partners, LLC, for the Sunset Avenue and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. Pgs. 51-53

11. Ordinance Committee by Chairman Mike Lawson – All Item (s) forwarded with recommendation for approval

A. **An Ordinance** amending Ordinance No. 6022 of the City of Springdale, Arkansas, establishing water rates to be charged by the City of Springdale; and for other purposes. Presented by Ernest Cate, City Attorney. Pg. 54

B. **An Ordinance** amending Ordinance No. 6021 of the City of Springdale, Arkansas; establishing and setting rates for sanitary sewer service; and for other purposes. Presented by Ernest Care, City Attorney. Pg. 55

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

A. **A Resolution** adopting the name “Spring Creek Trail” for the trail between Lake Springdale Trailhead and the AGFC Nature Center. Presented by Ben Peters, Engineering Director. **Pgs. 56-58**

13. **A Resolution** setting a hearing date on a petition to abandon a portion of a utility easement in the City of Springdale, Washington County, Arkansas. Presented by Ernest Cate, City Attorney. **Pgs. 59-60**

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

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

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

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

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

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

PASSED AND APPROVED this 24th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

RESOLUTION NO. _____

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

WHEREAS, Garrett Harlan, Seat #9, resigned in February 2025 from the Springdale Planning Commission with a term set to expire on January 31, 2029; and

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

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

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

PASSED AND APPROVED this 24th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

MATTHEW J. PHILPOT

Phone:
(479)-301-6307

Address:
1705 Jean St., Springdale, AR 72762

Email:
philpot25@gmail.com

EDUCATION

University of Arkansas (August 2015- May 2019)

Bachelor of Arts in Communication
J. William Fulbright College of Arts and Sciences
Graduating in May 2019

OBJECTIVE

I am looking to join the Springdale Planning Commission to further my understanding of the City's government before hopefully attempting a run at City Council.

EXPERIENCE

Camp War Eagle

Camp Counselor, Rogers, AR, May 2015 - August 2017 (Summers)

- Continually portrayed the love of Christ to kids from Northwest Arkansas.
- Maintained an upbeat and enthusiastic lifestyle from sunrise to sunset to make the kids have a fun time at camp.
- Ensured the safety of all campers under my supervision.

Signature Bank of Arkansas

Banker Trainee, April 2015- August 2015

- Given the chance to perform all tasks that a community bank has to offer.
- Able to shadow and then perform each position within the bank.
- Performed positions all the way from bank teller to helping the CFO.

Loan Support Assistant, August 2015- May 2019

- Offered a part-time position throughout college, at the finish of the trainee program.
- Worked daily with Contractors and Bank Lenders on disbursement of loan funding.
- Experience in completing In-House Evaluations for property value.
- Trained to run Credit Analytics ratios.
- Attended weekly Executive Loan Committee (ELC) to discuss loan approvals.
- Worked as a full-time employee during holiday and summer breaks.

Land Title Guarantee Company

Account Manager- Lender Denver, CO, June 2019- June 2021

- Learned Company systems and sales team software.
- Studied for and passed state Title producer exam.
- Created a personal sales strategy to target and generate new business while maintaining current business.
- Learned the complete title process from order entry to the closing table.
- Covered maternity leave for outside lender sales rep while maintaining order upkeep and client relationships.

City Title & Closing, LLC

Commercial Closing Processor Rogers & Fayetteville, AR June 2021- April 2024

- Performed multiple jobs at once as the closing coordinator for all commercial files in the company.
- Studied for and passed state Title license exam as well as the notary public exam.
- Processed all commercial title and closing files from order entry to the closing table and through policy production.
- Worked to clear title work of any defects, balanced settlement statements with lenders, RE agents and buying and selling parties and disbursed funds to close the sale and refinancing of commercial property throughout Arkansas.
- Went to networking and community events to maintain old and create new business with regional and national RE agents, lenders and community leaders.

Waco Title and Closing

Commercial Closing Agent & Business Development Representative Rogers & Fayetteville, AR April 2024- Present

- Closing agent managing multiple million dollar and up deals for high net worth customers, developers and agents.
- Communicating daily with Commercial RE Agents and Commercial Transaction Attorney's to answer questions and perform complex real estate closings and 1031 exchanges.
- Took our commercial team to a 20% YoY increase in revenue from 2024-2025. Currently in 2025 the team is at a 18% YoY increase in revenue indicating success in networking and outreach.
- Worked to clear title work of any defects, balanced settlement statements with lenders, RE agents and buying and selling parties and disbursed funds to close the sale and refinancing of commercial property throughout Arkansas.
- Attend networking and community events to maintain old and create new business with regional and national RE agents, lenders and community leaders.

LEADERSHIP EXPERIENCE

Leadership Springdale Class XXX

- Participated in the 30th class of Leadership Springdale learning all things about the city of Springdale from Government, emergency response, education, healthcare and top of the line businesses.
- Raised funds and supplies for a cookout and raffle to build our class project, sensory boards and cart for the Children Safety Center of Springdale.

Springdale Rotary Club

- Member of the Springdale Rotary Club
- Volunteer at Springdale Rodeo, filling food pantry's around the city, volunteer at the For the Love Food Truck once a month, Miracle League buddies volunteering.

Downtown Springdale Alliance (DSA) Board of Directors 10/2025-Present

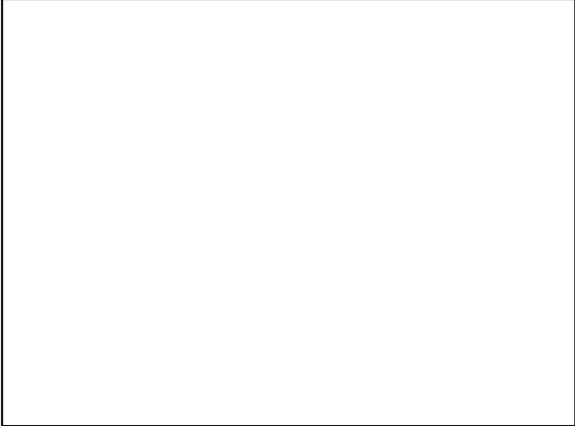
- Align the goals of the City, Chamber of Commerce and Downtown Springdale businesses and citizens to uplift the downtown community and experience for all citizens of Springdale.
- Restructuring the non-profit's financial budget and staffing to right size the organization to be operationally efficient.
- Working with an advisory firm on retiring financial debt on office building. Learning to collaborate with an outside entity to make efficiencies better.

Springdale Chamber of Commerce- Board of Directors 1/2026-Present

- Appointed to the Board of Directors to begin three year term in January of 2026.

TECHNICAL SKILLS

- Proficient in Microsoft Office (Word, Access and Excel) and Adobe
- Proficient in Final Cut Pro X videography
- Proficient in Adobe After Effects & Lightroom
- Highly skilled in Home Inspection Software (ex. TESLAR Inspect)
- Highly proficient in County records, i.e. datascout, arccountydata, county assessors and recording sites
- Highly proficient in all title and closing software such as OP2 and Settlor.
- Highly skilled in communication, analyzing non verbal communication and responding appropriately to emotional responses.
- Sociable and understanding of differences, being connected to my community and having a big heart are a few of my personal characteristic traits that set me apart from others.



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 (R25-65) CERTAIN LANDS LOCATED AT 3105 & 3051 MOUNTAIN ROAD, 3410, 2898, & 3334 COUGAR LANE, & TRACT WEST OF 3105 MOUNTAIN ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Benton County gave notice required by law and set a hearing date of February 3, 2026 for hearing the matter of a petition of Randy Lee, Dorothy J., Oscar Leon, & Opal Reba White requesting that the following described tract of real estate be rezoned from an Agricultural District (A-1) to a Low/Medium Density Single Family Residential District (SF-2):

Layman’s Description: 3105 & 3051 Mountain Road, 3410, 2898, & 3334 Cougar Lane, & tract West of 3105 Mountain Road

Legal Description:

PREVIOUS PARENT TRACT 1

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. THENCE ALONG THE WEST LINE OF SAID FORTY, NORTH 02 DEGREES 30 MINUTES 46 SECONDS EAST, 474.19 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID WEST LINE, NORTH 02 DEGREES 30 MINUTES 46 SECONDS EAST, 210.00 FEET. THENCE

LEAVING SAID WEST LINE, SOUTH 87 DEGREES 15 MINUTES 51 SECONDS EAST, 420.00 FEET. SOUTH 02 DEGREES 30 MINUTES 46 SECONDS WEST, 210.00 FEET. THENCE NORTH 87 DEGREES 15 MINUTES 51 SECONDS WEST, 420.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.02 ACRES AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

PREVIOUS PARENT TRACT 2

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. THENCE ALONG THE WEST LINE OF SAID FORTY, NORTH 02 DEGREES 30 MINUTES 46 SECONDS EAST, 474.19 FEET. THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 15 MINUTES 51 SECONDS EAST, 300.00 FEET TO A SET REBAR WITH CAP AND THE POINT OF BEGINNING. THENCE NORTH 02 DEGREES 32 MINUTES 56 SECONDS EAST, 184.85 FEET. THENCE SOUTH 87 DEGREES 27 MINUTES 05 SECONDS EAST, 106.55 FEET TO AN EXISTING REBAR. THENCE SOUTH 84 DEGREES 45 MINUTES 50 SECONDS EAST, 77.89 FEET TO AN EXISTING REBAR. THENCE SOUTH 18 DEGREES 17 MINUTES 28 SECONDS WEST, 76.03 FEET TO AN EXISTING REBAR. THENCE SOUTH 02 DEGREES 32 MINUTES 55 SECONDS WEST, 108.55 FEET TO AN EXISTING REBAR. THENCE NORTH 87 DEGREES 15 MINUTES 51 SECONDS WEST, 163.73 FEET TO THE POINT OF BEGINNING, CONTAINING 0.71 OF AN ACRE AND SUBJECT TO ANY EASEMENTS OF RECORD.

PREVIOUS PARENT TRACT 3

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. THENCE ALONG THE WEST LINE OF SAID FORTY, NORTH 02 DEGREES 30 MINUTES 46 SECONDS EAST, 474.19 FEET. THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 15 MINUTES 51 SECONDS EAST, 463.73 FEET TO AN EXISTING REBAR AND THE POINT OF BEGINNING. THENCE NORTH 02 DEGREES 32 MINUTES 55 SECONDS EAST, 108.55 FEET TO AN EXISTING REBAR. THENCE NORTH 18 DEGREES 17 MINUTES 28 SECONDS EAST, 76.03 FEET TO AN EXISTING REBAR. THENCE NORTH 24 DEGREES 22 MINUTES 16 SECONDS EAST, 143.09 FEET TO AN EXISTING REBAR. THENCE SOUTH 56 DEGREES 04 MINUTES 54 SECONDS EAST, 260.59 FEET TO AN EXISTING REBAR. THENCE SOUTH 10 DEGREES 19 MINUTES 03 SECONDS WEST, 181.47 FEET TO AN EXISTING REBAR. THENCE NORTH 87 DEGREES 15 MINUTES 51 SECONDS WEST, 271.79 FEET TO THE POINT OF BEGINNING, CONTAINING 1.58 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD.

PREVIOUS PARENT TRACT 4

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. THENCE ALONG THE WEST LINE OF SAID FORTY, NORTH 02 DEGREES 30 MINUTES 46 SECONDS EAST, 474.19 FEET. THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 15 MINUTES 51 SECONDS EAST, 735.52 FEET TO AN EXISTING REBAR AND THE POINT OF BEGINNING. THENCE NORTH 10 DEGREES 19 MINUTES 03 SECONDS EAST, 181.47 FEET TO AN EXISTING REBAR. THENCE NORTH 56 DEGREES 04 MINUTES 54 SECONDS WEST, 260.59 FEET TO AN EXISTING REBAR. THENCE SOUTH 24 DEGREES 22 MINUTES 16 SECONDS WEST, 143.09 FEET TO AN EXISTING REBAR. THENCE NORTH 84 DEGREES 45 MINUTES 50 SECONDS WEST, 64.55 FEET. THENCE NORTH 02 DEGREES 30 MINUTES 46 SECONDS EAST, 25.38 FEET. THENCE NORTH 87 DEGREES 15 MINUTES 51 SECONDS WEST, 119.86 FEET. THENCE NORTH 02 DEGREES 32 MINUTES 56 SECONDS EAST, 26.07 FEET. THENCE NORTH 87 DEGREES 15 MINUTES 51 SECONDS WEST, 300.15 FEET TO A MAGNETIC SOUND ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. THENCE ALONG THE WEST LINE OF SAID FORTY, NORTH 02 DEGREES 30 MINUTES 46 SECONDS EAST, 150.00 FEET TO A MAGNETIC SOUND. THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 15 MINUTES 51 SECONDS EAST, 1,337.49 FEET TO A SET REBAR WITH CAP ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER. THENCE ALONG THE EAST LINE OF SAID FORTY, SOUTH 02 DEGREES 29 MINUTES 27 SECONDS WEST, 387.00 FEET TO AN EXISTING REBAR. THENCE LEAVING SAID EAST LINE, NORTH 87 DEGREES 15 MINUTES 51 SECONDS WEST, 602.12 FEET TO THE POINT OF BEGINNING, CONTAINING 7.88 ACRES AND SUBJECT TO ANY EASEMENTS OF RECORD.

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 (R25-65) from an Agricultural District (A-1) to a Low/Medium Density Single Family Residential District (SF-2) 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 an Agricultural District (A-1) to a Low/Medium Density Single Family Residential District (SF-2) zone.

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

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 11/22/25

 PUBLIC HEARING SIGN LOCATION



AERIAL; 2024

City Council Meeting
February 24, 2026



0 1000 2000
Feet

R25-65 Randy, Dorothy, Oscar & Opal White
3105 & 3051 Mountain Road; 3410 Cougar Lane, west of 3105 Mountain Road
Rezoning from A-1 to SF-2



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 11/22/25

 PUBLIC HEARING SIGN LOCATION

SF-2

N MOUNTAIN RD

MOUNTAIN RD

PRIVATE DR

COUGAR LN

PRIVATE DR

PRIVATE DR

ZONING

City Council Meeting
February 24, 2026



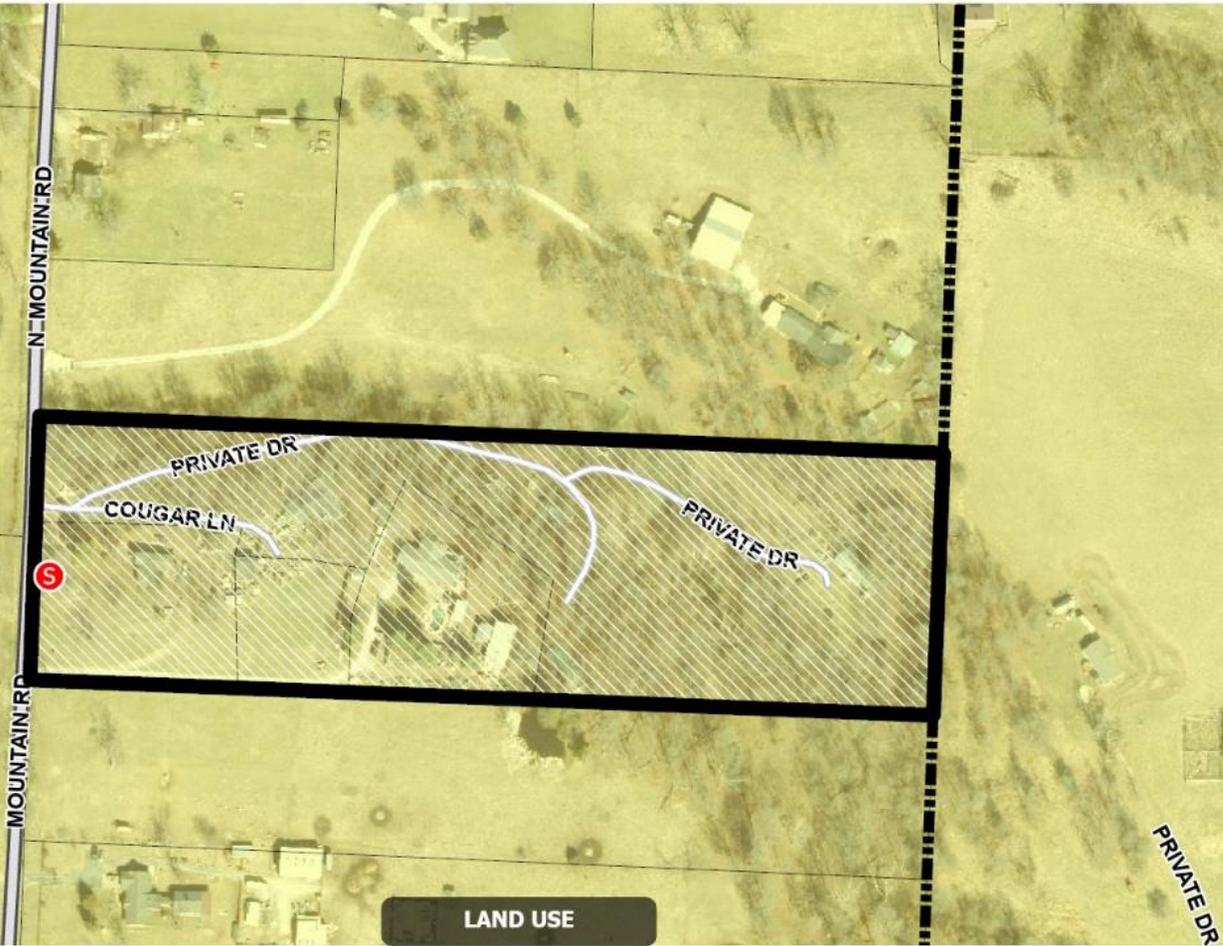
0 300 600
Feet

R25-65 Randy, Dorothy, Oscar & Opal White
3105 & 3051 Mountain Road; 3410 Cougar Lane, west of 3105 Mountain Road
Rezoning from A-1 to SF-2



PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 11/22/25

 PUBLIC HEARING SIGN LOCATION



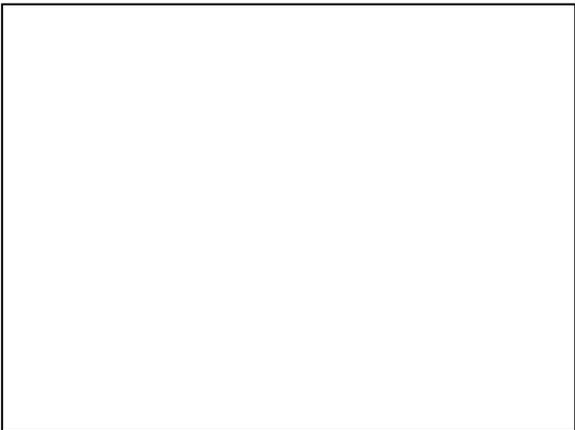
City Council Meeting
February 24, 2026



0 300 600
Feet

R25-65 Randy, Dorothy, Oscar & Opal White
3105 & 3051 Mountain Road; 3410 Cougar Lane, west of 3105 Mountain Road
Rezoning from A-1 to SF-2





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 (R26-04) CERTAIN LANDS LOCATED SOUTH OF EAST DON TYSON PARKWAY, EAST OF HYLTON ROAD, FROM A PLANNED UNIT DEVELOPMENT (PUD) TO A REVISED PLANNED UNIT DEVELOPMENT (PUD) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of February 3, 2026 for hearing the matter of a petition of D.R. Horton - NW Arkansas, LLC, requesting that the following described tract of real estate be rezoned from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD):

Layman’s Description: South of Don Tyson Parkway, East of Hylton Road

Legal Description:

Parcel 815-36188-002:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT

SPIKE; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°30'00"E A DISTANCE OF 619.38 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE LEAVING SAID WEST LINE, N84°31'09"E A DISTANCE OF 16.48 FEET TO A SET "MAG NAIL", THENCE S87°20'46"E A DISTANCE OF 457.76 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°25'08"E A DISTANCE OF 405.92 FEET TO A FOUND IRON PIN (UNREADABLE); THENCE S87°34'41"E A DISTANCE OF 1357.44 FEET TO A FOUND 5/8 INCH REBAR; THENCE S02°25'08"W A DISTANCE OF 1415.47 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S86°58'23"E A DISTANCE OF 1011.57 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°56'04"W A DISTANCE OF 946.53 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 16, SAID POINT BEING A SET IRON PIN WITH CAP, PLS 1156"; THENCE ALONG SAID SOUTH LINE N86°57'38"W A DISTANCE OF 217.33 FEET TO THE SE CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 1/2 INCH REBAR; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4, N87°00'20"W A DISTANCE OF 1307.96 FEET TO THE SW CORNER OF THE NE 1/4 OF THE SW 1/4, SAID POINT ABEING A FOUND 2 INCH ALUMINUM MONUMENT (1.0' DEEP); THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NE1/4 OF THE SW 1/4, N02°24'15"E A DISTANCE OF 1315.12 FEET TO THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4, N86°51'39"W A DISTANCE OF 1309.95 FEET TO THE POINT OF BEGINNING, CONTAINING 76.86 ACRES (3,348,119) SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

Parcel 001-15087-000:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 29 WEST, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1429"; THENCE ALONG THE WEST LINE OF SAID SECTION 16, N02°34'53"E A DISTANCE OF 1315.63 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16 A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID WEST LINE, N02°34'53"E A DISTANCE OF 656.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT

BEING A FOUND 40D NAIL; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SOUTH HALF, S87°17'32"E A DISTANCE OF 1311.90 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4, S02°24'15"W A DISTANCE OF 665.39 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND 2" ALUMINUM MONUMENT; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SW 1/4, N86°53'06"W A DISTANCE OF 1314.01 FEET TO THE POINT OF BEGINNING. CONTAINING 19.91 ACRES - 867,454 SQ.FT., MORE OR LESS.

Parcel 001-15083-000:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION SIXTEEN, TOWNSHIP SEVENTEEN NORTH, RANGE TWENTY-NINE WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 16, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF THE SW 1/4, S86°51'39"E A DISTANCE OF 1,310.03 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A FOUND MONUMENT "REID 1005"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, S02°25'32"W A DISTANCE OF 328.63 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID EAST LINE, N86°59'12"W A DISTANCE OF 1,310.90 FEET TO THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4 SAID POINT BEING A SET "MAG NAIL" IN HYLTON ROAD; THENCE ALONG SAID WEST LINE, N02°34'57"E A DISTANCE OF 331.50 FEET TO THE POINT OF BEGINNING, CONTAINING 9.93 ACRES - 432,516 SQUARE FEET, AND SUBJECT TO THE RIGHT OF WAY OF HYLTON ROAD (60' R/W) ON THE WEST SIDE THEREOF AND ALL OTHER RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

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 (R26-04) from a Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD) 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 Planned Unit Development (PUD) to a Revised Planned Unit Development (PUD) zone.

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:

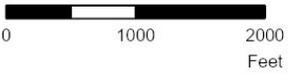
Ernest B. Cate, City Attorney



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

AERIAL, 2024

City Council Meeting
 February 24, 2026

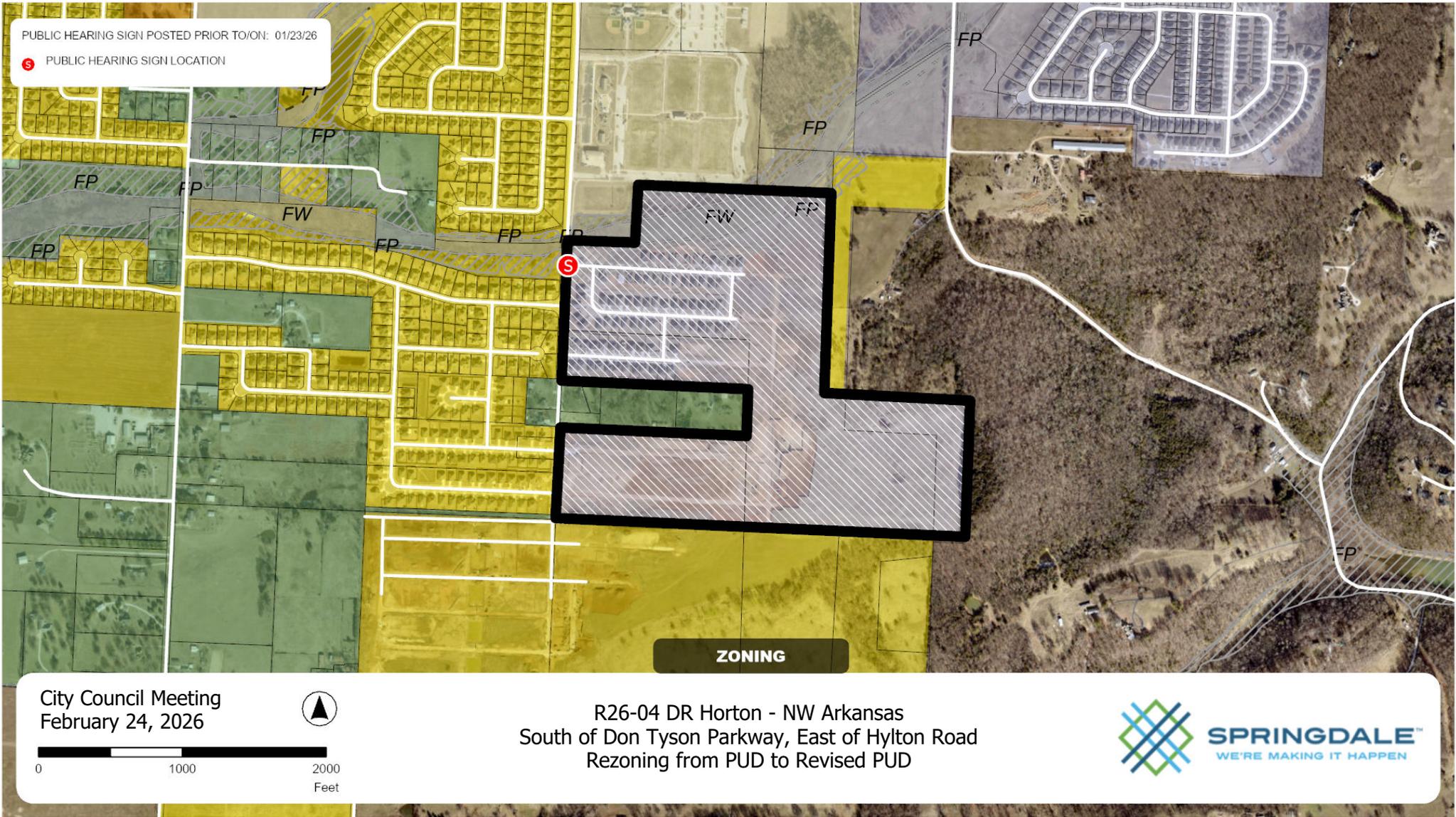


R26-04 DR Horton - NW Arkansas
 South of Don Tyson Parkway, East of Hylton Road
 Rezoning from PUD to Revised PUD



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

 PUBLIC HEARING SIGN LOCATION



City Council Meeting
February 24, 2026



0 1000 2000
Feet

R26-04 DR Horton - NW Arkansas
South of Don Tyson Parkway, East of Hylton Road
Rezoning from PUD to Revised PUD



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

S PUBLIC HEARING SIGN LOCATION

S

LAND USE

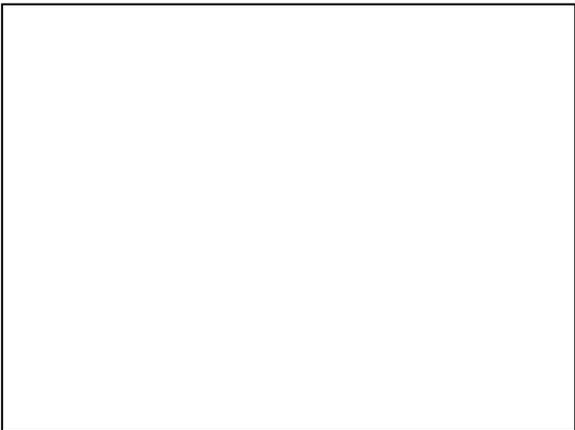
City Council Meeting
February 24, 2026



0 1000 2000
Feet

R26-04 DR Horton - NW Arkansas
South of Don Tyson Parkway, East of Hylton Road
Rezoning from PUD to Revised PUD





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 (R26-05) CERTAIN LANDS LOCATED AT 695 OAK GROVE ROAD & NORTH OF 695 OAK GROVE ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of February 3, 2026, for hearing the matter of a petition of Zachary Estep requesting that the following described tract of real estate be rezoned from an Agricultural District (A-1) to a General Commercial District (C-2):

Layman’s Description: 695 Oak Grove Road & North of 695 Oak Grove Road

Legal Description:

PARENT TRACT 2

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER. THENCE ALONG THE WEST LINE OF SAID FORTY, SOUTH 02 DEGREES 25 MINUTES 01 SECONDS WEST, 396.00 FEET TO AN EXISTING P/K NAIL. THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 07 MINUTES 59 SECONDS EAST, 110.00 FEET TO AN EXISTING REBAR AND THE POINT OF BEGINNING. THENCE CONTINUING, SOUTH 87 DEGREES 07 MINUTES 59 SECONDS EAST, 220.00 FEET TO A SET REBAR WITH CAP. THENCE SOUTH 02 DEGREES 25 MINUTES 01 SECONDS WEST, 264.0 FEET TO AN EXISTING REBAR.

THENCE NORTH 87 DEGREES 07 MINUTES 59 SECONDS WEST, 220.0 FEET TO AN EXISTING REBAR. THENCE NORTH 02 DEGREES 25 MINUTES 01 SECONDS EAST, 264.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.33 ACRES AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

PARENT TRACT 3

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER. THENCE ALONG THE WEST LINE OF SAID FORTY, SOUTH 02 DEGREES 25 MINUTES 01 SECONDS WEST, 668.68 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID WEST LINE, SOUTH 87 DEGREES 11 MINUTES 09 SECONDS EAST, 662.28 FEET TO AN EXISTING REBAR. THENCE SOUTH 02 DEGREES 22 MINUTES 49 SECONDS WEST, 74.63 FEET TO AN EXISTING REBAR. THENCE NORTH 87 DEGREES 06 MINUTES 34 SECONDS WEST, 662.33 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER. THENCE ALONG SAID WEST LINE, NORTH 02 DEGREES 25 MINUTES 01 SECONDS EAST, 73.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES AND SUBJECT TO ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

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 (R26-05) from an Agricultural District (A-1) to a General Commercial District (C-2) 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 an Agricultural District (A-1) to a General Commercial District (C-2) zone.

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:

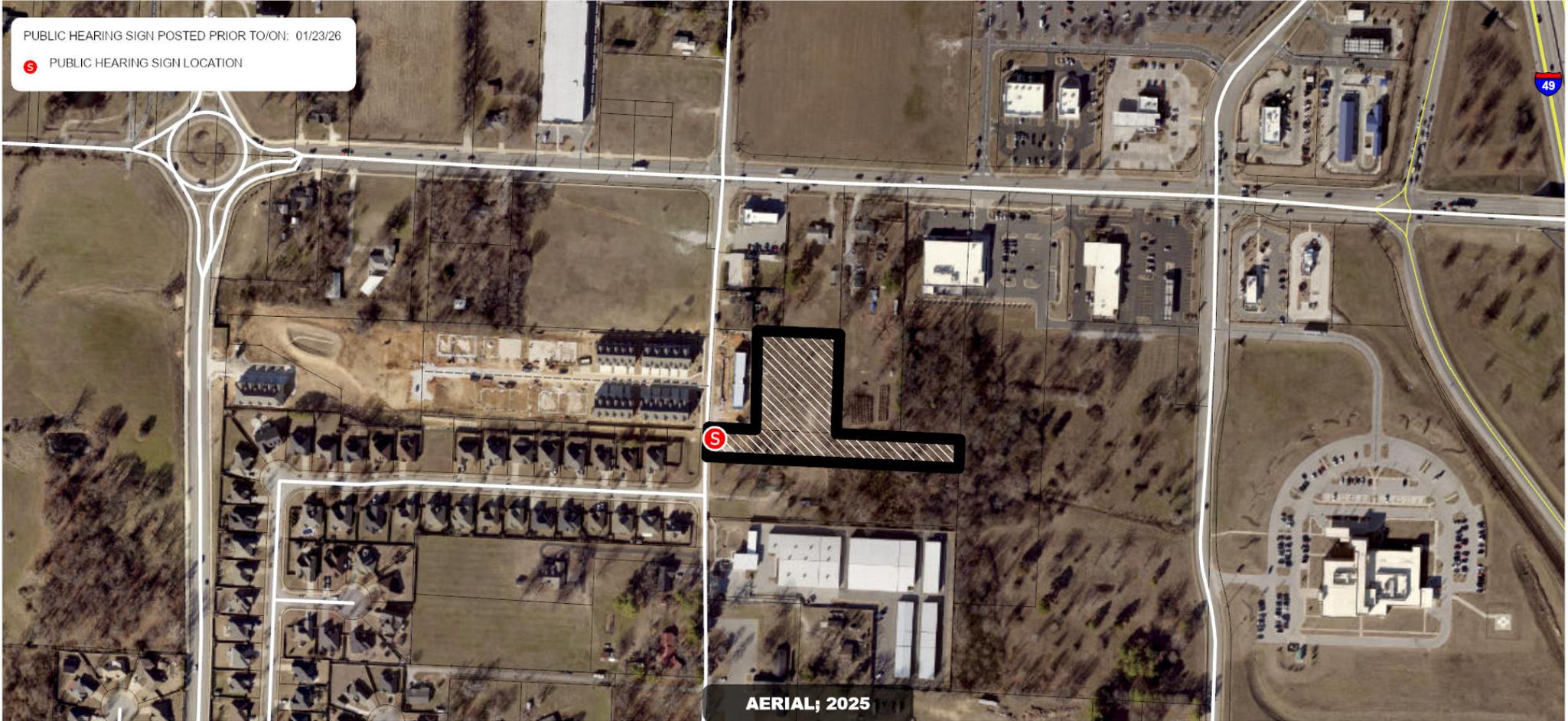
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

 PUBLIC HEARING SIGN LOCATION



AERIAL, 2025

City Council Meeting
February 24, 2026



0 410 820
Feet

R26-05 Zachary Estep
695 Oak Grove Road & N of 695 Oak Grove Road
Rezoning from A-1 to C-2

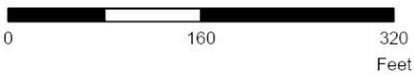


PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 01/23/26

 PUBLIC HEARING SIGN LOCATION

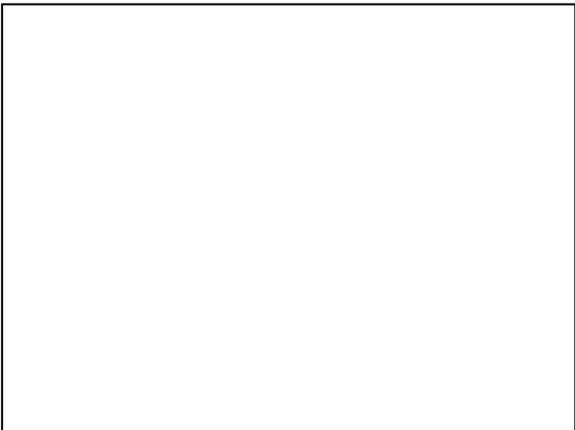


City Council Meeting
February 24, 2026



R26-05 Zachary Estep
695 Oak Grove Road & N of 695 Oak Grove Road
Rezoning from A-1 to C-2





ORDINANCE NO. _____

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

WHEREAS, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 6147 on October 28, 2025, which amended the zoning ordinance for the City of Springdale by rezoning certain lands from an Agricultural District (A-1) to a Neighborhood Office District (O-1).

WHEREAS, Ordinance No. 6147 contained a scrivener's error by including in the legal description property not intended to be included in the rezoning ordinance;

WHEREAS, Ordinance No. 6147 should be amended to clarify which property was subject to the rezoning, which contains 0.42 acres, more or less, to read as follows:

Layman's Description: 2083 S. 48th Street

Legal Description:

PART OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT POINT WHICH IS SOUTH 0 DEGREES 25' 40" EAST 233.17 FROM THE NW CORNER OF SAID 20 ACRE TRACT, THENCE SOUTH 0 DEGREES 25' 40" EAST 88 FEET, THENCE SOUTH 89 DEGREES 57' 36" EAST 208.01 FEET, THENCE NORTH 0 DEGREES 25' 40" WEST 88 FEET, THENCE NORTH 89 DEGREES 57' 36" WEST 208 FEET TO THE POINT OF BEGINNING, CONTAINING 0.42 ACRES

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

SECTION 1: That Ordinance No. 6147 is hereby amended as provided herein:

From an Agricultural District (A-1) to a Neighborhood Office District (O-1).

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

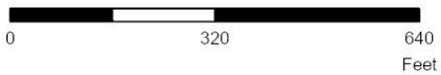
APPROVED AS TO FORM:

Ernest Cate, City Attorney



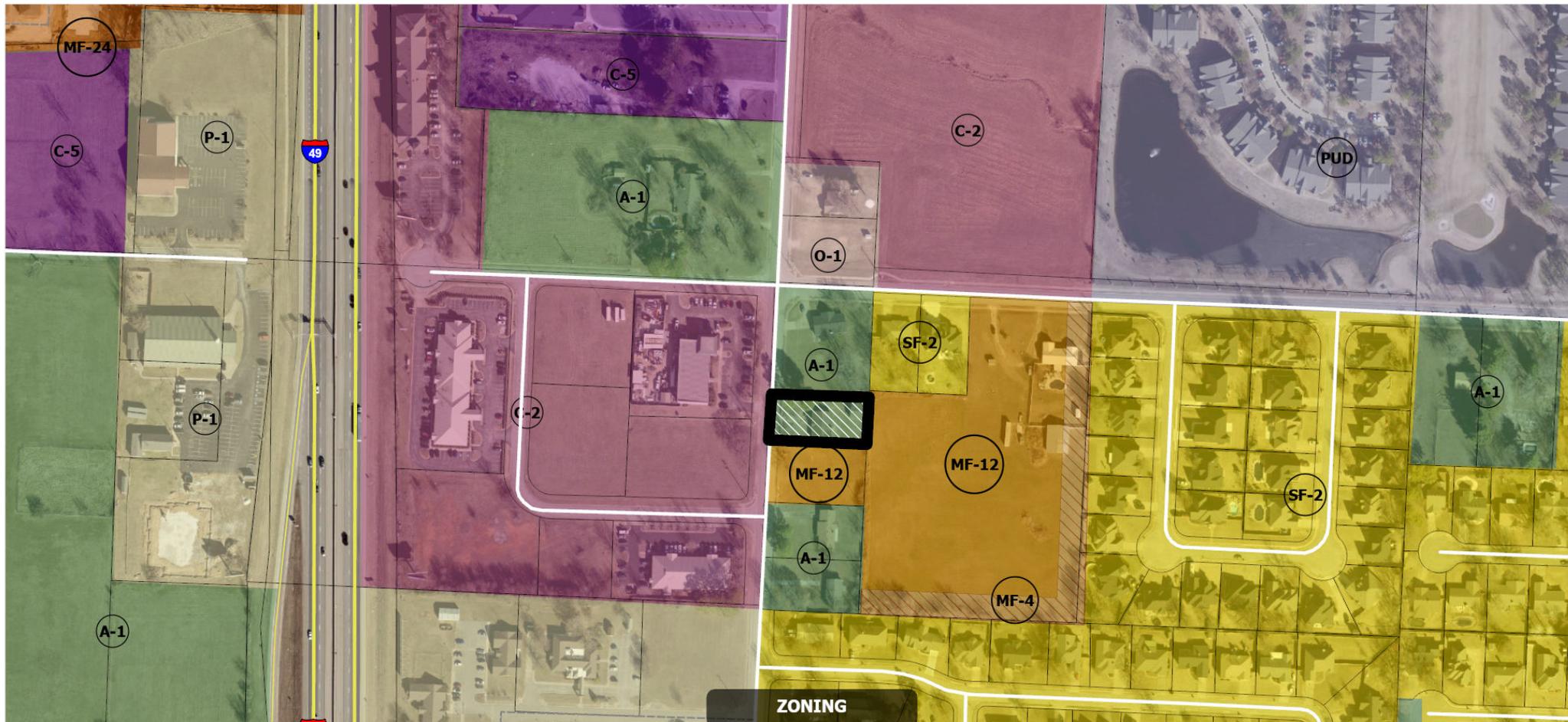
AERIAL; 2024

City Council Meeting
February 24, 2026



R25-60 Donald & Stephen Doyle
2083 S. 48th Street
Rezoning from A-1 to O-1





ZONING

City Council Meeting
February 24, 2026




0 320 640
Feet

R25-60 Donald & Stephen Doyle
2083 S. 48th Street
Rezoning from A-1 to O-1



RESOLUTION NO. _____

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

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

WHEREAS, the Planning Commission held a public hearing on February 3, 2026, on a request by Madam Artansas for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2).

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

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

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

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

- 10. Will not require or cause the consumption on the premises of any food product produced thereon.
- 11. Will not provide medical treatment, therapeutic massage, or similar activities.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

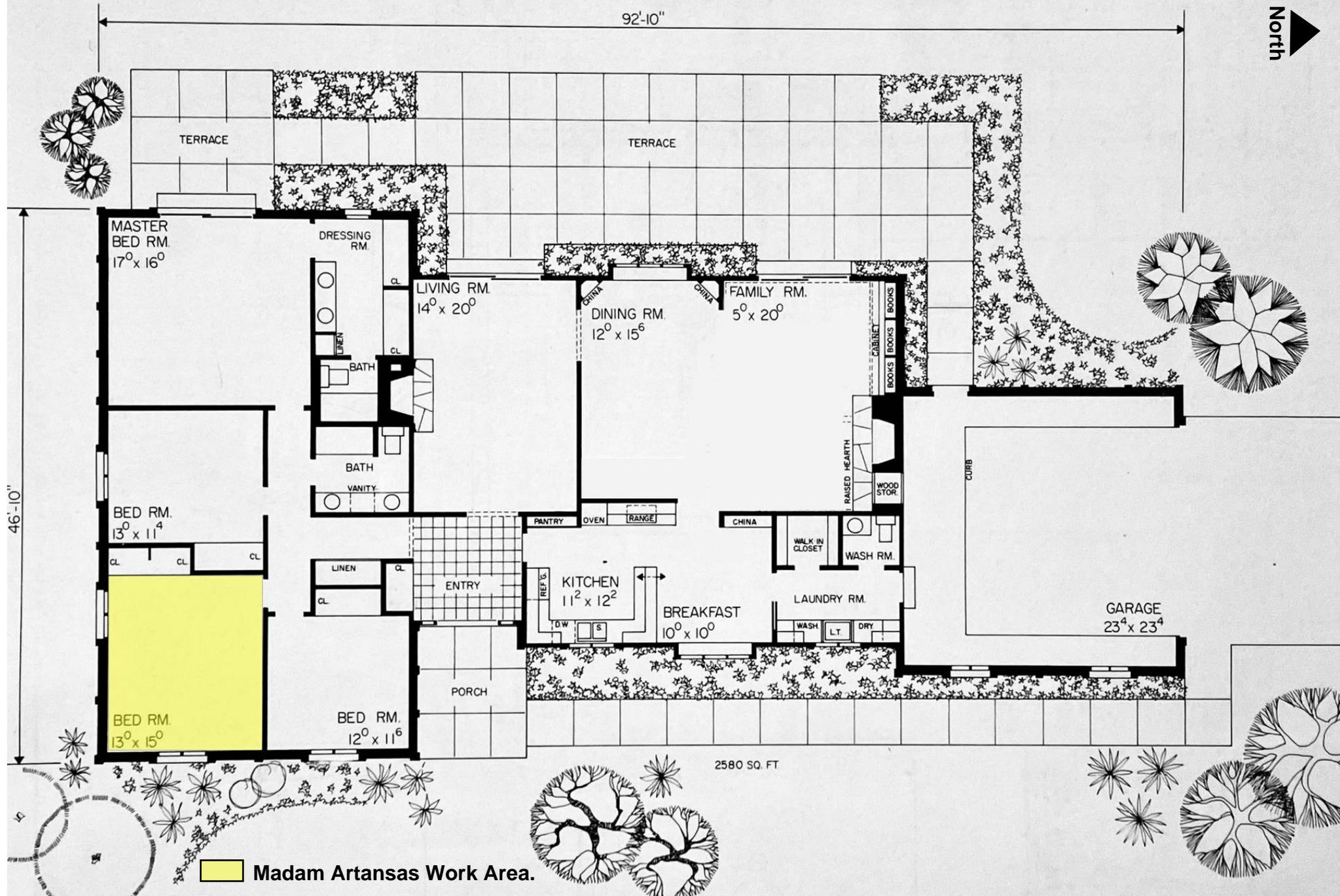
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

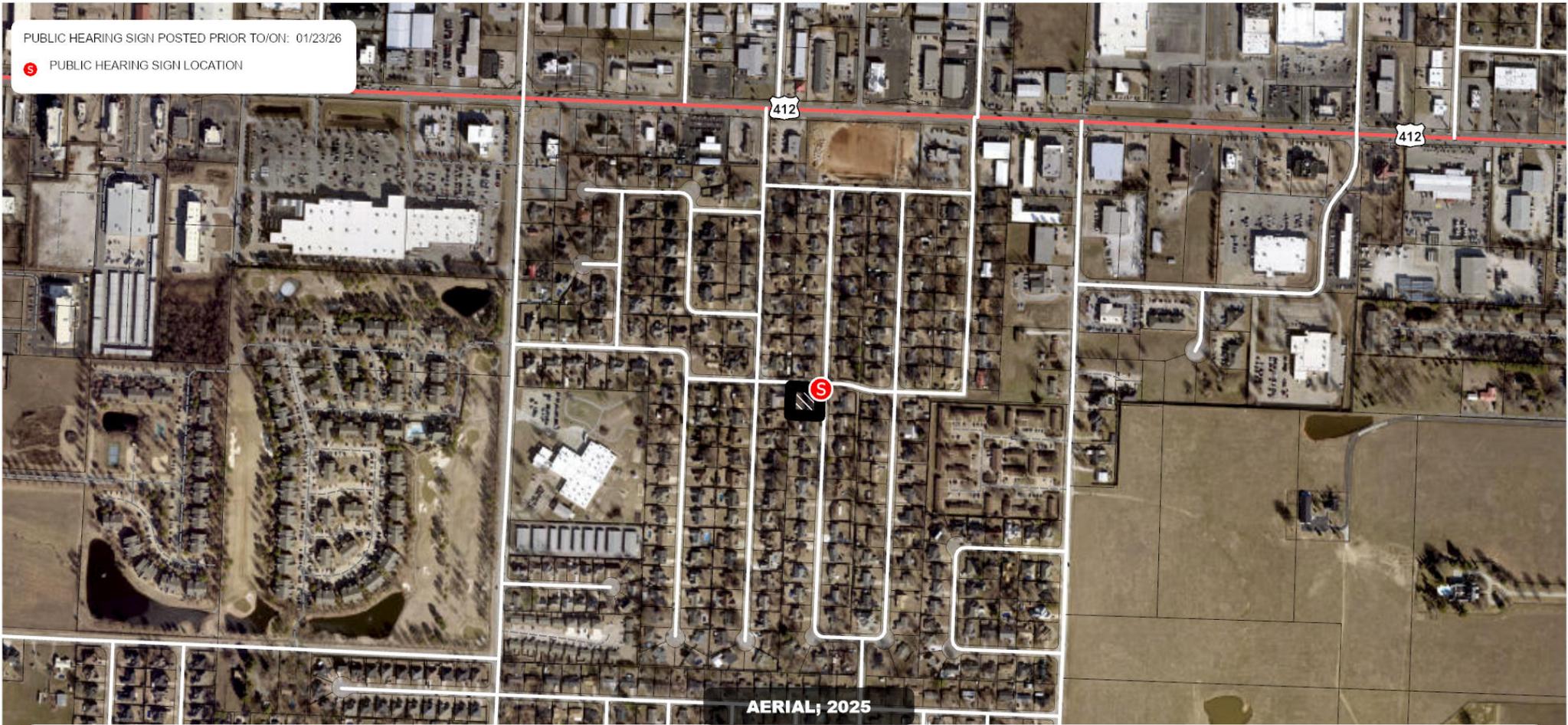


 **Madam Artansas Work Area.**

Percentage used within for the house: 7.6%

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

 PUBLIC HEARING SIGN LOCATION



City Council Meeting
February 24, 2026



0 725 1450
Feet

C26-01 Madam Artansas
1700 Ridgecrest Street
Conditional Use Unit 28 in SF-2



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

 PUBLIC HEARING SIGN LOCATION



City Council Meeting
February 24, 2026



0 260 520
Feet

C26-01 Madam Artansas
1700 Ridgecrest Street
Conditional Use Unit 28 in SF-2



RESOLUTION NO. _____

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

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

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

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

Option 1: Grants a waiver of street improvements to North Thompson Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-04, a Large-Scale Development, for United Auto Group.

Option 2: Denies a waiver of street improvements to North Thompson Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-04, a Large-Scale Development, for United Auto Group.

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

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to North Thompson Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L26-04, a Large-Scale Development, for United Auto Group.

PASSED AND APPROVED this _____ day of _____, 2026.

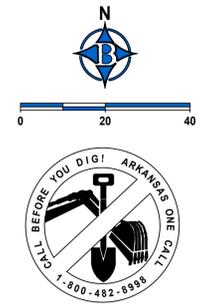
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

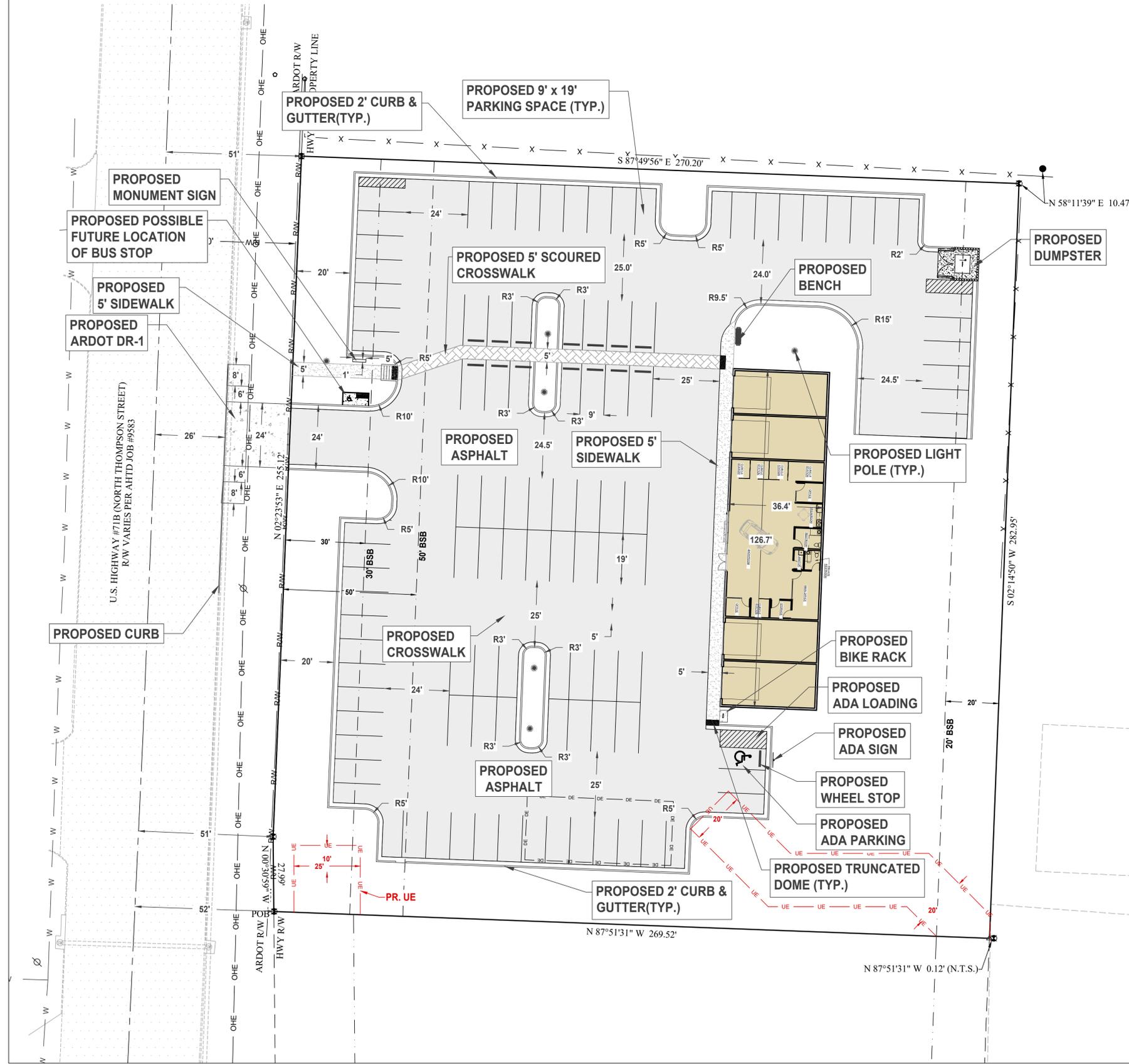


ENGINEER: G. BATES
 DRAWN BY: K. HANEY

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 G. BATES

02-12-2026

NOT FOR CONSTRUCTION



BUILDING SETBACKS

FRONT	30FT
FRONT	50FT IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING (SHOWN)
SIDE	0FT SUBJECT TO APPLICABLE FIRE AND BUILDING CODES
SIDE	20FT WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT
REAR	20FT (SHOWN)

PARKING REQUIREMENTS
 OFFICE: ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET OF NET FLOOR SPACE.
 NET FLOOR AREA= 2,080 SQUARE FEET = 2,080/300 = 7 SPACES

AUTOMOTIVE SERVICES PASSENGER CARS/LIGHT TRUCKS: FOUR (4) SPACES FOR EACH SERVICE BAY
 SERVICE BAYS 4 = 4X4 = 16 SPACES

PROPOSED EMPLOYEE/CUSTOMER SPACES PROVIDED: 19 SPACES
PROPOSED AUTOMOTIVE SERVICE PARKING PROVIDED: 82
PROPOSED SPACES REQUIRED: 23 SPACES
ADA SPACES REQUIRED: 1 SPACES
PROPOSED ADA SPACES PROVIDED: 1 SPACES

TOTAL SPACES REQUIRED: 19 SPACES
TOTAL PROVIDED SPACES: 102 SPACES

OPEN SPACE:
GROSS AREA: 76,555.87 SQ.FT.
GREENSPACE: 22,248.34 SQ.FT.(29%)
IMPERVIOUS AREA: 54,307.53 SQ.FT.(71%)

- GENERAL NOTES:**
- STOCKPILING OF CONSTRUCTION SPOIL MATERIALS AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS.
 - PRIOR TO FINAL A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION.
 - A) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY PLANNING BY THE PLANNING COMMISSION
 - B) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY
 - C) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING
 - D) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING
 - E) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE
 - A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

NOTE:
 IN ALL RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS SUBMITTED AFTER AUGUST 30, 2007, ALL UTILITY WIRES, LINES AND/OR CABLE IN SAID DEVELOPMENTS UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.

REVISIONS

DATE	DESCRIPTION
12/16/25	1st PRE-DESIGN
12/23/25	1st Submittal
01/22/26	2nd Submittal
02/12/26	3rd Submittal

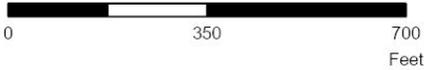
UNITED AUTO GROUP
LARGE SCALE DEVELOPMENT PLAN
SITE PLAN
SPRINGDALE, ARKANSAS

BATES
Engineers - Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com



AERIAL; 2024

City Council Meeting
February 24, 2026



W26-03 United Auto Group
NE Corner of N. Thompson Street & County Line Road
South of 3161 N. Thompson Street
Waiver of Street Improvements



RESOLUTION NO. _____

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

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

WHEREAS, the Planning Commission reviewed a request for waiver (W26-06) of street improvements to West Emma Avenue and North Campbell Drive, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-04, a Non-Large-Scale Development for Fellowship Bible Church, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to West Emma Avenue and North Campbell Drive, including sidewalks in connection with N26-04, a Non-Large-Scale Development for Fellowship Bible Church.

Option 2: Denies a waiver of street improvements to West Emma Avenue and North Campbell Drive, including sidewalks in connection with N26-04, a Non-Large-Scale Development for Fellowship Bible Church.

Option 3: Approves payment in lieu of improvements to West Emma Avenue and North Campbell Drive in connection with N26-04, a Non-Large-Scale Development for Fellowship Bible Church, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to West Emma Avenue and North Campbell Drive including drainage improvements related thereto sidewalks to be built in connection with N26-04, a Non-Large-Scale Development for Fellowship Bible Church.

PASSED AND APPROVED this _____ day of _____, 2026.

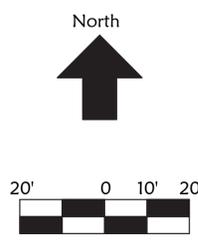
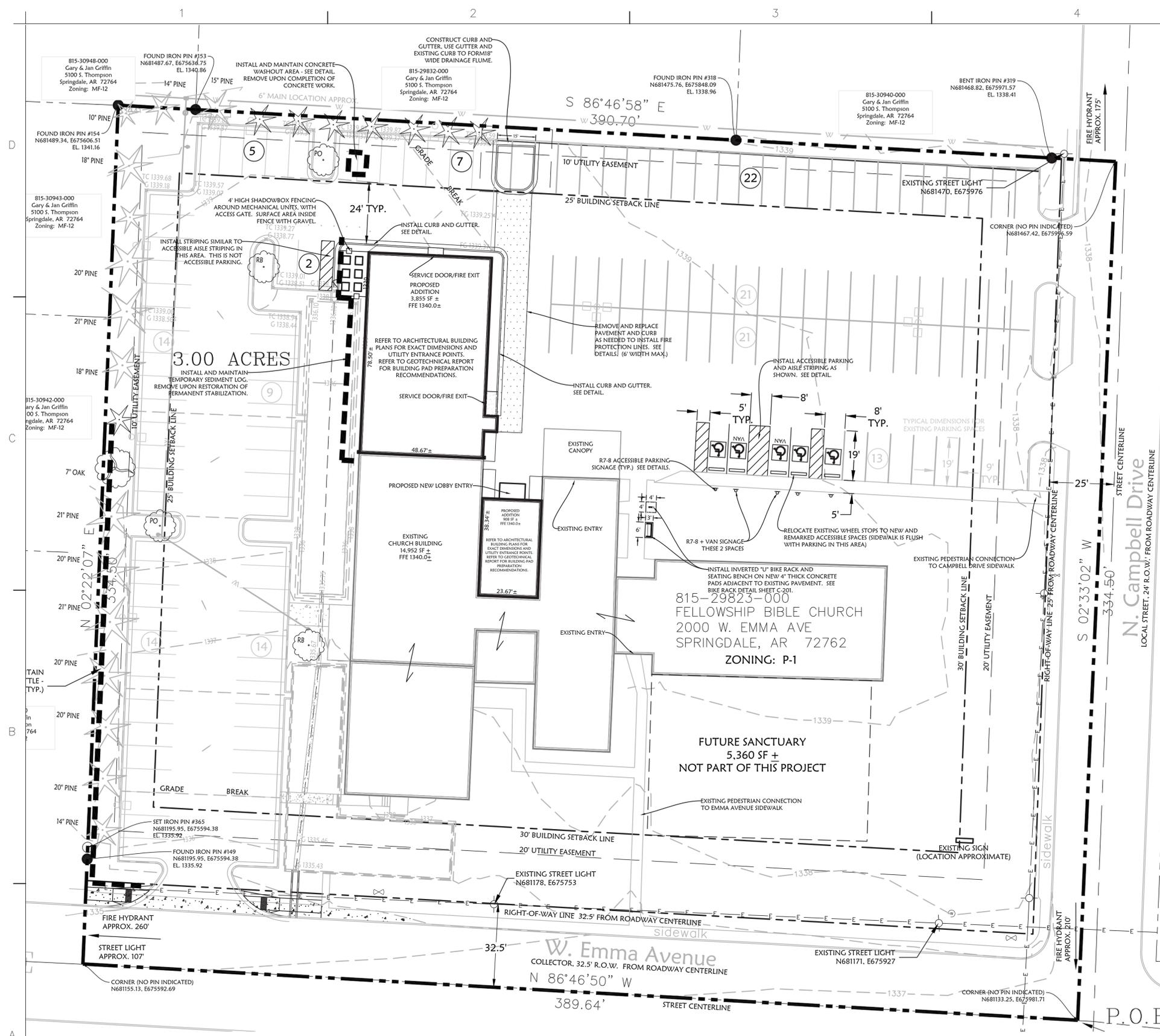
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



CITY OF SPRINGDALE REQUIRED NOTE

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

- development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
- the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
- No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
- Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
- all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

A City of Springdale Detention/Retention Certification form must be completed, stamped, and signed by a Certified Professional Engineer, post-development and submitted to the City of Springdale Engineering Department.

Regarding Temporary Erosion Control Devices

- The concrete washout area shall remain in place until all concrete work is completed on the site. It shall be removed no later than the final cleanup following completion of all construction on the site, and shall not remain beyond that point.
- The temporary construction entrance, if installed, shall remain in place until all parking and driveway paving is complete and it is necessary to remove it to complete paving of the drive. It shall not remain beyond completion of paving operations.
- Temporary sediment logs shall remain in place until paving operations are completed, the building slab is in place, and 80% coverage of turf is established throughout the site; at which point those devices shall be removed. This may occur after the final cleanup, as establishment of turf is vital.
- The sediment log surrounding the detention pond outfall shall remain in place until the detention pond has been sodded and the conditions for removing temporary sediment logs has been satisfied, at which point it shall be removed. This may occur after the final cleanup, as establishment of turf is vital.

SEEDING AND SODDING NOTE:

All disturbed areas under a 10% slope shall be topsoiled to a minimum depth of 4", fertilized at a rate of 250 pounds per acre and seeded with annual rye grass at a rate of 3-4 pounds per 1,000 square feet and with turf-type fescue at a rate of 8 pounds per 1,000 square feet, or sodded if the area is designated for sod. The area must also be mulched. The Contractor shall water and maintain the grass until a healthy permanent stand is established.

All disturbed areas with a 10% to 15% slope shall be topsoiled to a minimum depth of 4", fertilized at a rate of 250 pounds per acre and sodded and staked with Bermuda grass (see plan for areas.) If any other slopes are created by the Contractor above 10%, they shall also be treated in this manner.

All areas over 15% shall be planted as above, but shall also be covered with erosion control fabric.

SITE LIGHTING NOTE:

The existing parking lot is already well lit, as approved under L12-15. No changes to exterior lighting are proposed.

CITY OF SPRINGDALE REQUIRED NOTE

Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current ADA and as may from time to time be amended.

Exterior ground-mounted or building-mounted equipment including, but not limited to, mechanical equipment, utilities and banks of meter shall be screen from public view with landscaping or with an architectural treatment compatible with the building architecture.

All rooftop equipment shall be screened from public view with an architectural treatment that is compatible with the building architecture.

Plymouth Engineering, PLLC
 5714 Walden Street
 Lowell, Arkansas 72745
 (479) 595-5934
 dawg@plym.com



Fellowship Bible Church
 of Springdale
 2000 W. Emma Ave. - P.O. Box 92
 Springdale, AR 72765
 2026 Building Expansion
 N26-04

Rev.	Date	Description
A	1/25/2025	REVISED PER NONLUD COMMENTS
B	1/25/2025	REVISED PER PREAPPLICATION MEETING
C	1/25/2025	FIRST NONLUD SUBMITAL

Designed by: David A. Gilbert, P.E.	Checked by: David A. Gilbert, P.E.	Date: 1/25/2025	Design file no.:
Drawn by:	Plot date:	Drawing code:	File name: NED 2026
			Plot scale: 1"=20'

Site, Grading, and Erosion Control Plan

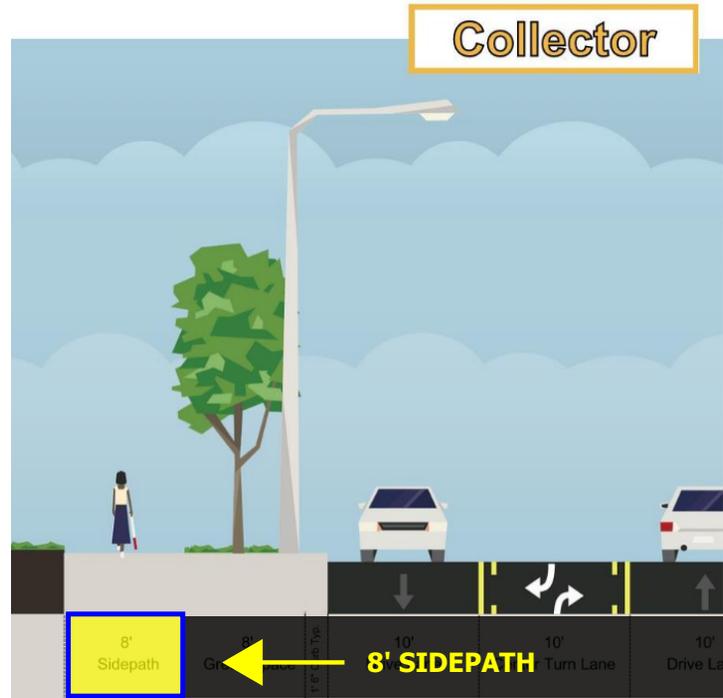
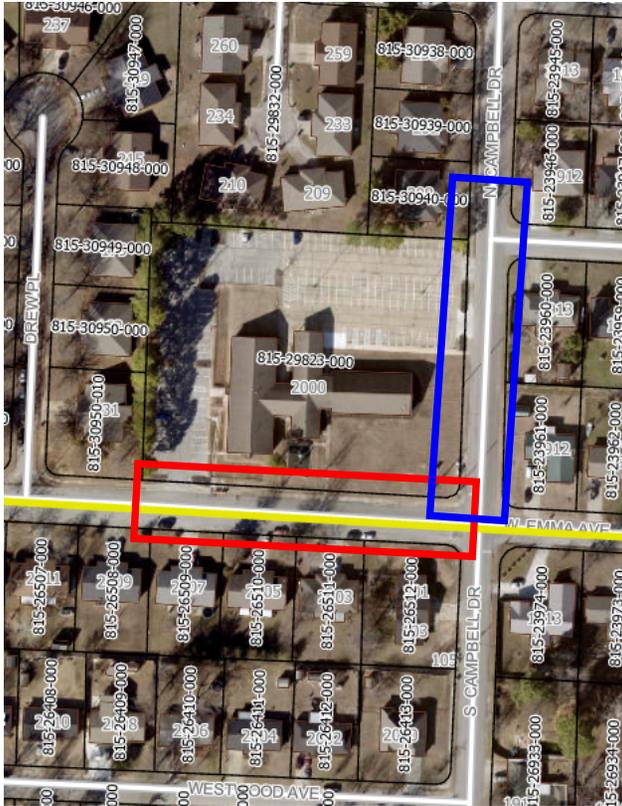
Sheet reference number:
C-104

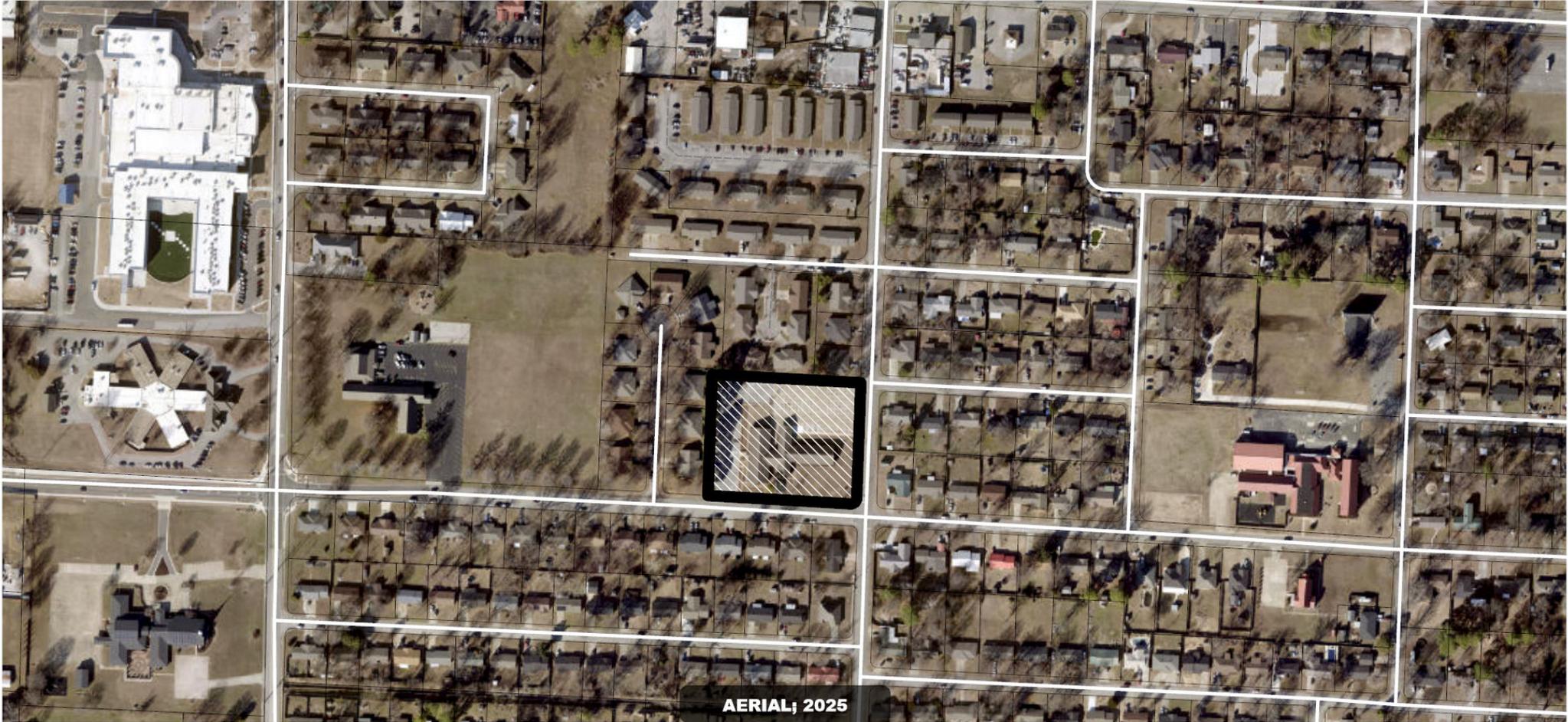
Sheet 4 of 6



SEE SHEET C-101 FOR ADDITIONAL NOTES.

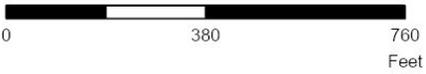
NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





AERIAL, 2025

City Council Meeting
February 24, 2026



W26-06 Fellowship Bible Church
2000 West Emma Avenue
Waiver of Street Improvements on West Emma Avenue



RESOLUTION NO. _____

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

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

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

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

Option 1: Grants a waiver of street improvements to East Robinson Avenue, including sidewalks in connection with N26-07, a Non-Large-Scale Development for Larry’s Stucco.

Option 2: Denies a waiver of street improvements to East Robinson Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-07, a Non-Large-Scale Development for Larry’s Stucco.

Option 3: Approves payment in lieu of improvements to East Robinson Avenue in connection with N26-07, a Non-Large-Scale Development for Larry’s Stucco, with estimated cost to be submitted by the developer’s engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to East Robinson Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with N26-07, a Non-Large-Scale Development for Larry’s Stucco.

PASSED AND APPROVED this _____ day of _____, 2025.

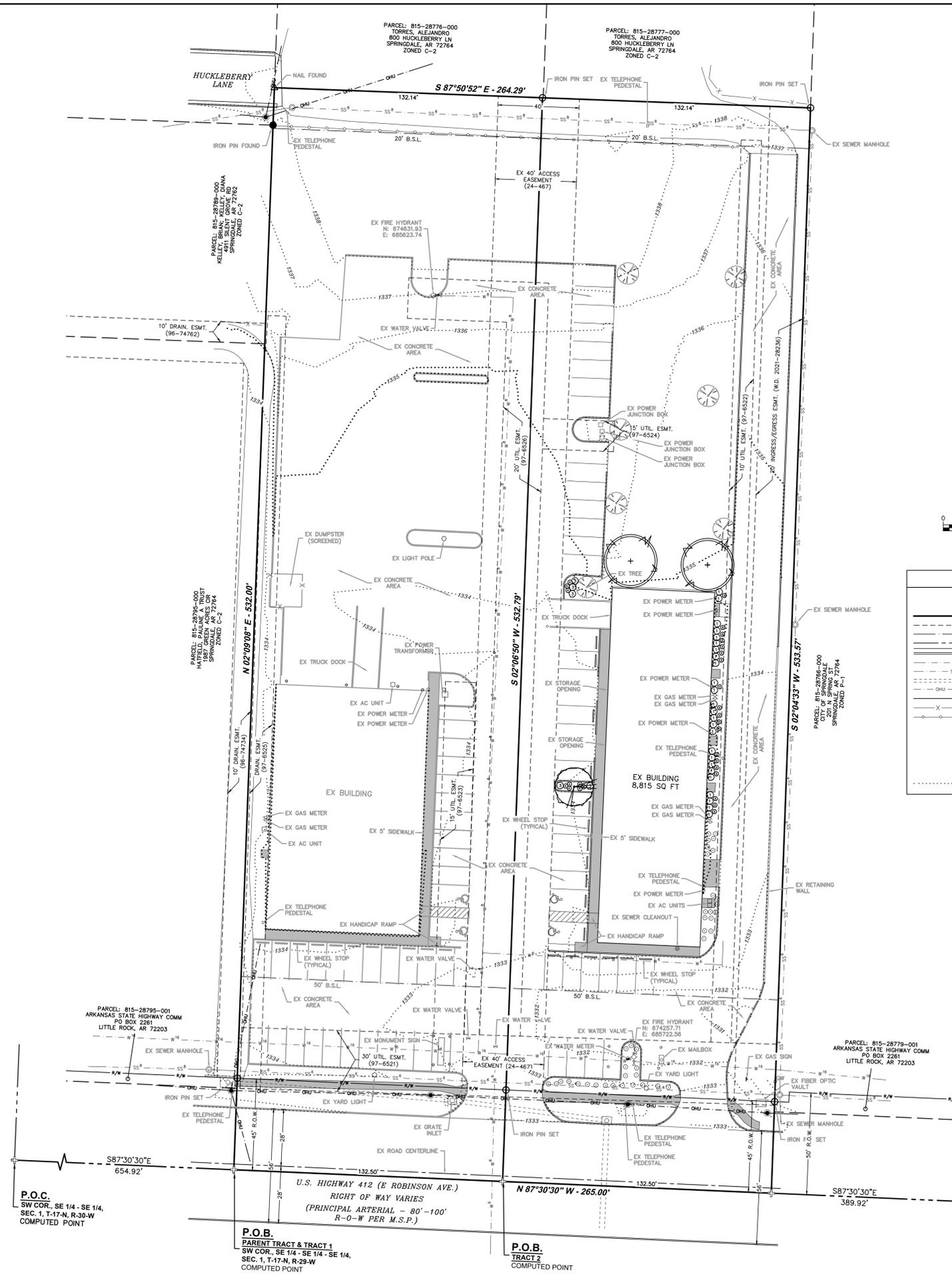
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



OWNER / DEVELOPER :
LARRY'S B PROPERTIES INC.
4095 N OAK ST
SPRINGDALE, AR 72764-8496

ENGINEER/SURVEYOR :
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

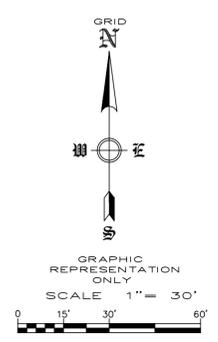
ZONING :
C-2 (GENERAL COMMERCIAL DISTRICT)

SETBACKS :
FRONT SETBACK = 30'
FRONT IF PARKING IS ALLOWED BETWEEN ROW AND THE BUILDING = 50'
SIDE SETBACK = 0'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

NET / GROSS AREA :
3.24 ACRES

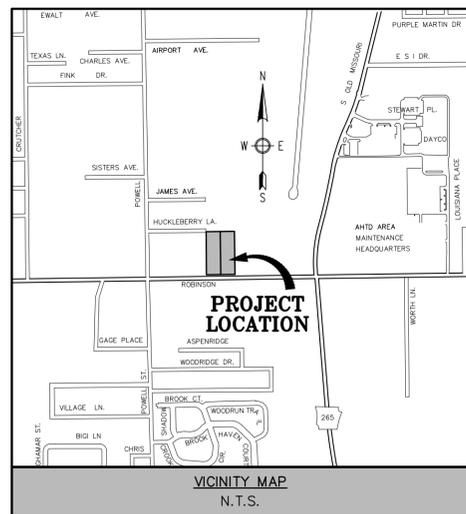
PROPOSED BUILDING SIZE :
8,815 SQ. FT.

EX PARKING SPACES :
35 (INCLUDING 2 A.D.A. ACCESSIBLE)



LEGEND

○	IRON PIN FOUND
○	IRON PIN SET
—	PROPERTY LINE
- - -	EX. EASEMENT LINE
- - -	EX. BUILDING SETBACK LINE
- - -	EX. ROAD CENTERLINE
- - -	EX. CURB & GUTTER
W ^{8"} W ^{8"}	EX. 8" WATER LINE
SS ^{8"} SS ^{8"}	EX. 8" SEWER LINE
- - -	EX. STORM DRAIN LINE
- - -	EX. OVERHEAD UTILITY LINE
OHU	EX. RIGHT-OF-WAY
X	EX. PRIVATE WOODEN FENCE
+	EX. CHAINLINK FENCE
+	EX. WATER METER
+	EX. FIRE HYDRANT
+	EX. SEWER MANHOLE
+	EX. POWER POLE
+	EX. WATER VALVE
+	EX. LIGHT POLE
+	EX. CONTOUR



SURVEY DESCRIPTION - PARENT TRACT (PARCELS 815-28776-000, 815-28774-001, 815-28775-000, 815-28778-000 & 815-28775-001):
A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4, S87°30'30"E A DISTANCE OF 654.92 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SE 1/4 OF THE SE 1/4 AND THE POINT OF BEGINNING, SAID POINT BEING A COMPUTED POINT IN U.S. HIGHWAY 412 (EAST ROBINSON AVENUE); THENCE LEAVING SAID SOUTH LINE, N02°09'08"E A DISTANCE OF 532.00 FEET TO SET 'MAG' NAIL IN HUCKLEBERRY LANE; THENCE S87°50'52"E A DISTANCE OF 264.29 FEET TO A SET IRON PIN WITH CAP 'PS 1559'; THENCE S02°04'33"W A DISTANCE OF 533.57 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4 OF THE SE 1/4; THENCE ALONG SAID SOUTH LINE, N87°30'30"W A DISTANCE OF 265.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.24 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - TRACT 1:
A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4, S87°30'30"E A DISTANCE OF 654.92 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SE 1/4 OF THE SE 1/4 AND THE POINT OF BEGINNING, SAID POINT BEING A COMPUTED POINT IN U.S. HIGHWAY 412 (EAST ROBINSON AVENUE); THENCE LEAVING SAID SOUTH LINE, N02°09'08"E A DISTANCE OF 532.00 FEET TO SET 'MAG' NAIL IN HUCKLEBERRY LANE; THENCE S87°50'52"E A DISTANCE OF 132.15 FEET TO A SET IRON PIN WITH CAP 'PS 1559'; THENCE S02°06'50"W A DISTANCE OF 532.79 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4 OF THE SE 1/4; THENCE ALONG SAID SOUTH LINE, N87°30'30"W A DISTANCE OF 132.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - TRACT 2:
A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4, S87°30'30"E A DISTANCE OF 787.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A COMPUTED POINT IN U.S. HIGHWAY 412 (EAST ROBINSON AVENUE); THENCE LEAVING SAID SOUTH LINE, N02°06'50"E A DISTANCE OF 532.79 FEET TO SET IRON PIN WITH CAP 'PS 1559'; THENCE S87°50'52"E A DISTANCE OF 132.14 FEET TO A SET IRON PIN WITH CAP 'PS 1559'; THENCE S02°04'33"W A DISTANCE OF 533.57 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4 OF THE SE 1/4; THENCE ALONG SAID SOUTH LINE, N87°30'30"W A DISTANCE OF 132.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

MUTUAL ACCESS EASEMENT DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SE 1/4, S87°30'30"E A DISTANCE OF 654.92 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SE 1/4 OF THE SE 1/4, SAID POINT BEING A COMPUTED POINT IN U.S. HIGHWAY 412 (EAST ROBINSON AVENUE); THENCE LEAVING SAID SOUTH LINE, N02°09'08"E A DISTANCE OF 45.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 412 (EAST ROBINSON AVENUE); THENCE ALONG SAID RIGHT-OF-WAY LINE, S87°30'30"E A DISTANCE OF 110.69 FEET TO THE POINT OF BEGINNING; THENCE N02°06'50"E A DISTANCE OF 487.66 FEET; THENCE S87°50'52"E A DISTANCE OF 40.00 FEET; THENCE S02°06'50"W A DISTANCE OF 487.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 412 (EAST ROBINSON AVENUE); THENCE ALONG SAID RIGHT-OF-WAY LINE, N87°30'30"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES (19,511 SQUARE FEET), MORE OR LESS.

FEMA FLOOD PLAIN ZONE:
THIS PROPERTY IS NOT WITHIN A FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 05143C0090G, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: JAN. 25, 2024.



ENGINEERING SERVICES, INC.
507 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

EXISTING CONDITIONS
LARRY'S STUCCO
SPRINGDALE, ARKANSAS

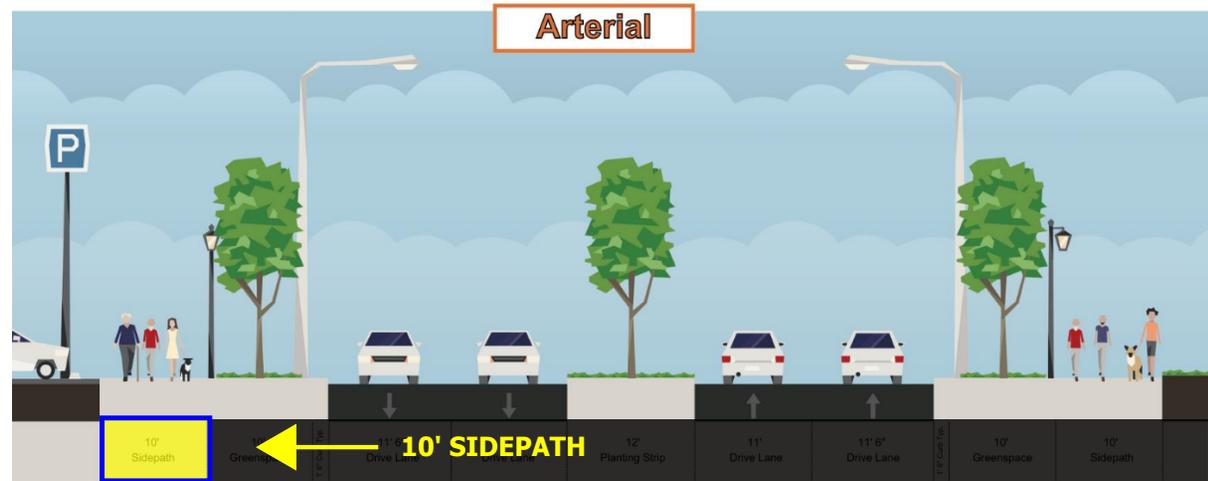
REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jan 14, 2026
DRAWN BY: JIA
W.O. #: 25950

N26-02



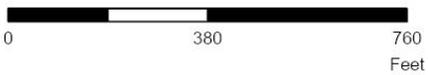
NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





AERIAL, 2025

City Council Meeting
February 24, 2026



W26-07 Larry's Stucco
888 East Robinson Avenue
Waiver of Street Improvements, Sidewalk on East Robinson Avenue



RESOLUTION NO. _____

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

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6 (Tract 61), said lands being owned by Edgar Hernandez and Alfonso Hernandez, also known as Washington County Tax Parcel No. 815-28799-000, located at 1804 South Powell Street, Springdale, Washington County, Arkansas (“the Property”);

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

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$16,400.00 to acquire the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$3,000.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 1804 South Powell Street for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Edgar Hernandez and Alfonso Hernandez, for the total sum of \$16,400.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 24th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE EDGAR HERNANDEZ
AND
ALFONSO HERNANDEZ PROPERTY
(0.69± ACRE/30,235± SQUARE FEET);
LOCATED AT 1804 POWELL STREET,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

BY

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

FILE NO. 6891-61

AS OF

DECEMBER 8, 2025

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 1804 Powell Street, Springdale, Arkansas
Client: City of Springdale
Fee Owner: Edgar Hernandez, an unmarried person, and Alfonso Hernandez, a married person, as joint tenants with rights of survivorship
Mailing Address: 1804 Powell Street, Springdale, AR 72764-6461

Area Of The Whole:	0.69± AC, or 30,235± SF	Temporary Construction Easement:	0.0± AC, 0± SF
Area Of Remainder:	0.69± AC, or 30,235± SF		
Permanent Utility Easement:	.05± AC, or 2,005± SF		

HIGHEST AND BEST USE:

Whole Property	As Vacant -Commercial Development As Improved – Continued Residential Use in Interim
Remainder Property	As Vacant -Commercial Development As Improved – Continued Residential Use in Interim

ACQUISITION COMPENSATION:

Before			
Land: 30,235± SF @ \$6.15/SF (Rounded)	\$	186,000	
Improvements: 1 Tree	\$	1,000	
Total:		\$	187,000
After			
Land: 30,235± SF @ \$5.74/SF (Rounded)	\$	173,600	
Improvements: N/A	\$	0	
Total		\$	<u>173,600</u>
FAIR MARKET VALUE OF ACQUISITION		\$	13,400
Temporary Construction Easement: Not Applicable			0
Total Compensation as of: December 8, 2025		\$	<u>13,400</u>

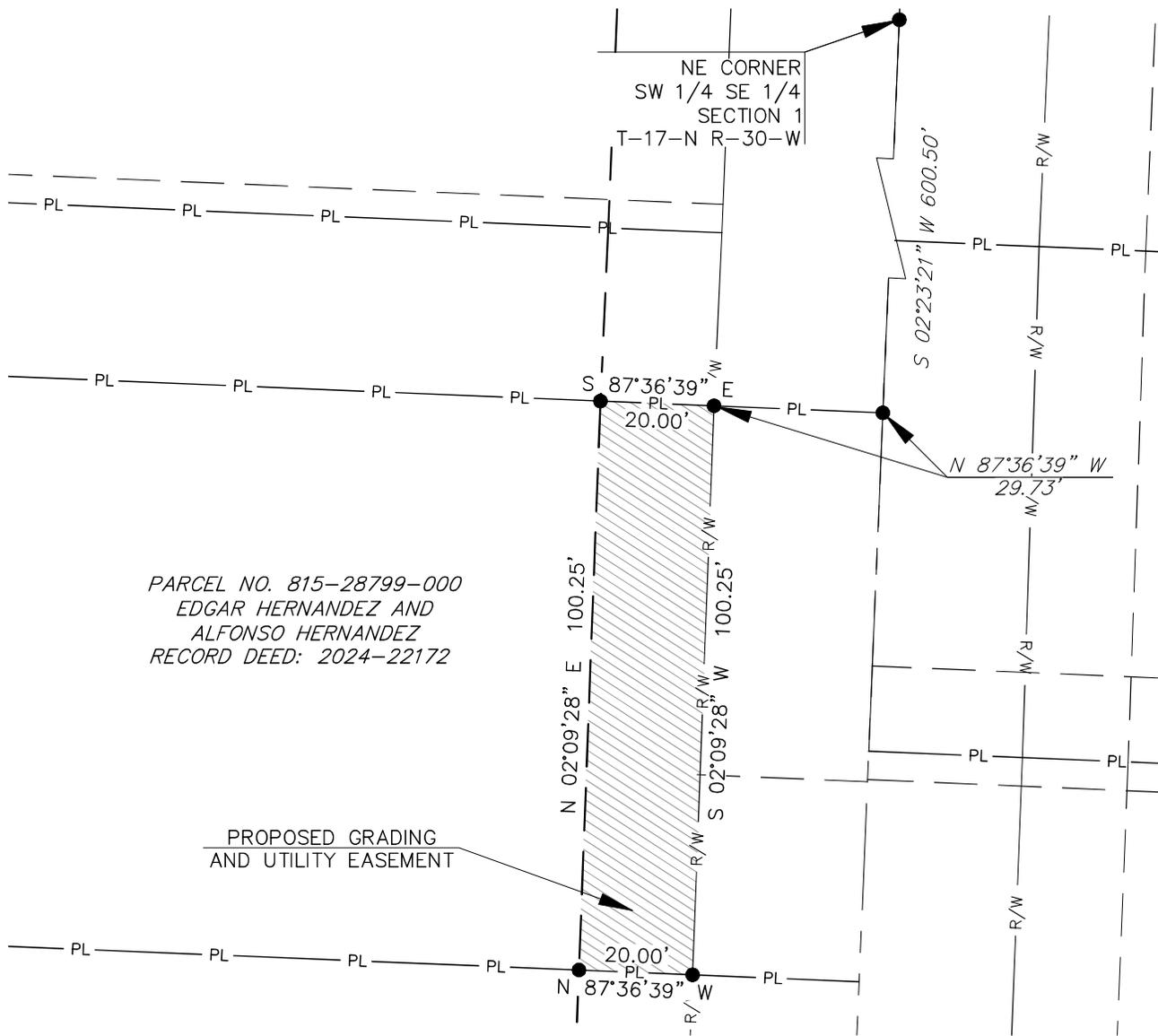
ALLOCATION OF COMPENSATION

Land: Not Applicable	\$	0
Permanent Utility Easement 2,005± SF @ 6.15 (Rounded)	\$	12,400
Temporary Construction Easement: Not Applicable	\$	0
Improvements: 1 Tree	\$	1,000
Damages: Not Applicable	\$	0
Cost to Cure Items: Not Applicable	\$	0
Total Compensation:	\$	<u>13,400</u>



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





PARCEL NO. 815-28799-000
 EDGAR HERNANDEZ AND
 ALFONSO HERNANDEZ
 RECORD DEED: 2024-22172

PROPOSED GRADING
 AND UTILITY EASEMENT

AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED DRAINAGE AND UTILITY EASEMENT	2,005	0.05

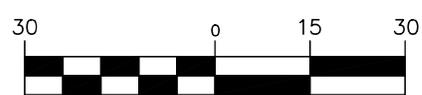
LEGEND

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



BEARINGS - GRID
 ARKANSAS NORTH ZONE

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

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

 4300 SOUTH J.B. HUNT DRIVE SUITE 240 ROGERS, ARKANSAS 72758 479 257-9188	CITY OF SPRINGDALE SPRINGDALE, ARKANSAS SUNSET AVENUE IMPROVEMENTS	JOB NO. 23T21010	DATE AUG. 15, 2025
		"EXHIBIT A"	TRACT 61

RESOLUTION NO. _____

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

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6 (Tract 72), said lands being owned by Fort Worth Partners, LLC., also known as Washington County Tax Parcel No. 815-29232-100, located at 979 E. Robinson Ave., Springdale, Washington County, Arkansas (“the Property”);

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

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

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$17,764.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 979 E. Robinson Ave. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Fort Worth Partners, LLC., for the total sum of \$102,764.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 24th day of February, 2026.

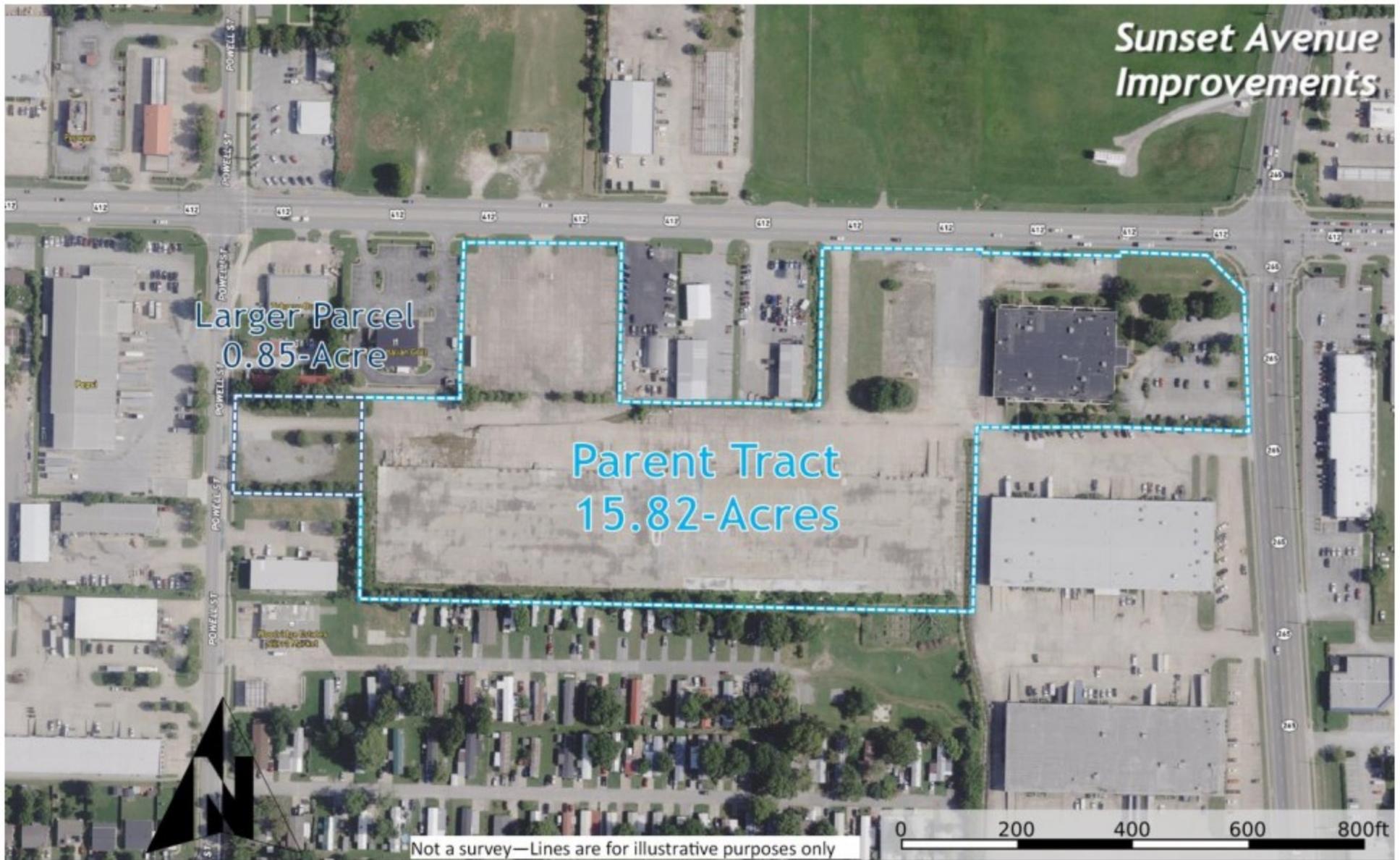
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



Sunset Avenue
Improvements

Larger Parcel
0.85 Ac / 37,026 SF

Trail Easement
0.31 Ac / 13,526 SF

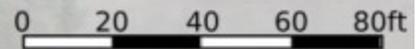
TCE
0.07 Ac / 3,207 SF

POWELL ST

POWELL ST



Not a survey—Lines are for illustrative purposes only



ORDINANCE NO. _____

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

WHEREAS, on November 26, 2024, the City Council of the City of Springdale passed Ordinance No. 6022, which established the schedule of rates for water to be supplied by Springdale Water Utilities and the Springdale Water and Sewer Commission;

WHEREAS, the City Council of the City of Springdale desires to amend Ordinance No. 6022 to freeze the minimum water rate for those 65 years of age and older in the City of Springdale as provided herein; and,

WHEREAS, the City Council finds that amending Ordinance No. 6022 as provided herein will not adversely affect the funds necessary to provide depreciation funds for replacement or repairs of the water system, to provide sufficient revenue for the reasonable operation and maintenance expenses of the water system, to pay bond indebtedness, and to provide ample reserves for future capital improvements.

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

Section 1: Ordinance No. 6022 of the City of Springdale, Arkansas is hereby amended to provide that the monthly “inside City” minimum water usage rate (1,000 Gallons) remain at the rate in effect as of October 1, 2025, which is \$14.80 per month, for those age 65 and over until such time as the rates may be subsequently established or amended by the City.

Section 2: In order to receive the rate freeze provided for herein, persons 65 years of age or over must apply to Springdale Water Utilities and present satisfactory proof of age (for example, a government issued identification card, driver’s license, passport, or birth certificate); the rate freeze shall apply only to the primary residence only. In the absence of an application supported by satisfactory proof of age, the rate freeze provided herein shall not be applied.

Section 3: Those households currently being billed the Senior Customer Rate in the City’s municipal solid waste collection, transportation, disposal and processing contract with CARDS NWA, LLC, will automatically be eligible for the rate freeze provided herein, without the necessity of making application to Springdale Water Utilities for such rate freeze.

Section 4: All other provisions of Ordinance No. 6022 not specifically amended by this ordinance shall remain in full force and effect as provided therein.

PASSED AND APPROVED this 24th day of February, 2026.

Doug Spouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

ORDINANCE NO. _____

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

WHEREAS, on November 26, 2024, the City Council of the City of Springdale passed Ordinance No. 6021, which established the schedule of rates for sanitary sewer service for the operation and maintenance of wastewater facilities by Springdale Water Utilities and the Springdale Water and Sewer Commission;

WHEREAS, the City Council of the City of Springdale desires to amend Ordinance No. 6021 to freeze the sanitary sewer rate for those 65 years of age and older in the City of Springdale as provided herein;

WHEREAS, after conducting a public hearing as required by Ark. Code Ann. §14-235-223, the City Council finds that amending Ordinance No. 6021 as provided herein will not adversely affect the funds necessary to provide depreciation funds for replacement or repairs of the sanitary sewer system, to provide sufficient revenue for the reasonable operation and maintenance expenses of the sanitary sewer system and wastewater facilities, to pay bond indebtedness, and to provide ample reserves for future capital improvements.

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

Section 1: Ordinance No. 6021 of the City of Springdale, Arkansas is hereby amended to provide that the monthly minimum sanitary sewer rate (1,000 Gallons) remain at the rate in effect as of October 1, 2025, which is \$19.55 per month, for those age 65 and over until such time as the rates may be subsequently established or amended by the City.

Section 2: In order to receive the rate freeze provided for herein, persons 65 years of age or over must apply to Springdale Water Utilities and present satisfactory proof of age (for example, a government issued identification card, driver's license, passport, or birth certificate); the rate freeze shall apply only to the primary residence only. In the absence of an application supported by satisfactory proof of age, the rate freeze provided herein shall not be applied.

Section 3: Those households currently being billed the Senior Customer Rate in the City's municipal solid waste collection, transportation, disposal and processing contract with CARDS NWA, LLC, will automatically be eligible for the rate freeze provided herein, without the necessity of making application to Springdale Water Utilities for such rate freeze.

Section 4: All other provisions of Ordinance No. 6021 not specifically amended by this ordinance shall remain in full force and effect as provided therein.

PASSED AND APPROVED this 24th day of February, 2026.

Doug Spouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



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 January 20, 2026 regular meeting of the Active Transportation Committee, the Committee discussed naming of the existing trail that runs from the Lake Springdale Trailhead at Pump Station Rd. to the AGFC J.B. and Johnelle Hunt Family Ozark Highlands Nature Center, historically referred to as the Spring Creek Trail.



After discussion at the January meeting, the committee voted unanimously to recommend that the trail between Lake Springdale Trailhead and the Nature Center as well as any future extensions to the route be formally named Spring Creek Trail. The name Spring Creek bears geographical significance to the trail, which follows the creek along its alignment and highlights some of the most scenic natural and green spaces that the city's trail system has to offer.



SPRINGDALE™
WE'RE MAKING IT HAPPEN

It is for these reasons that the committee believes Spring Creek 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 between Lake Springdale Trailhead and the Nature Center, along with any future extensions to the route, be named Spring Creek Trail.

Thank you for your consideration.

Randy Kimbrough
Chairman, Active Transportation Committee

RESOLUTION NO. _____

A RESOLUTION SETTING A HEARING DATE ON A PETITION TO ABANDON A PORTION OF A UTILITY EASEMENT IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

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

PARTIAL UTILITY EASEMENT VACATION DESCRIPTION:

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

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

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

PASSED AND APPROVED this 24th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

EASEMENT REDUCTION AREA:

BEING A PORTION OF LOT 198 PHASE 3 OF DEERE CREEK SUBDIVISION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS. BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°35'31" E A DISTANCE OF 15.00'; FROM THE SW CORNER OF THE LOT 198 PHASE 3 OF DEERE CREEK SUBDIVISION THENCE N 02°24'28" E A DISTANCE OF 130.12'; THENCE S 87°35'36" E A DISTANCE OF 10.00'; THENCE S 02°24'29" W A DISTANCE OF 130.12'; THENCE N 87°35'31" W A DISTANCE OF 10.00'; TO THE POINT OF BEGINNING AND CONTAINING 0.030 ACRES

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF SPRINGDALE, ARKANSAS

DATE _____	ELECTRIC _____
DATE _____	GAS SERVICE _____
DATE _____	TELEPHONE _____
DATE _____	CABLE TELEVISION _____
DATE _____	CITY OF SPRINGDALE _____

PLANNING BOARD APPROVAL:

THIS PLAT WAS APPROVED BY THE WASHINGTON COUNTY PLANNING BOARD AT A MEETING ON (DATE): _____

PLANNING DIRECTOR: _____ DATE: _____

CITY OF SPRINGDALE APPROVAL FOR RECORDING _____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

CERTIFICATE OF SURVEYING ACCURACY:

I, MIKE JAMES, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO. 985

CERTIFICATE OF OWNERSHIP & DEDICATION:

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AS SHOWN ON THIS PLOT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW

DATE _____ OWNER _____

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

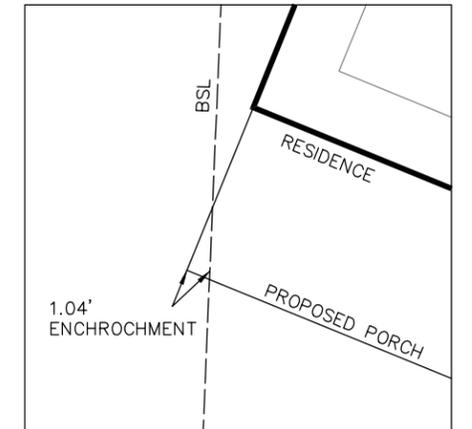
SURVEY DESCRIPTION:

LOT 198 PHASE 3 OF DEERE CREEK SUBDIVISION.
0.30 ACRES +/-

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.13'	42.43'	N 47°24'29" E	90°00'35"
C2	50.00'	17.41'	17.32'	N 77°37'01" W	19°56'52"
C3	245.00'	12.61'	12.61'	S 86°07'02" E	2°56'57"

DETAIL



VICINITY MAP



LEGEND

- These standard symbols may be found in the drawing.
- FOUND STONE
 - ⊕ ALUMINUM MONUMENT
 - FOUND IRON PIN
 - SET IRON PIN
 - △ FOUND RAILROAD SPIKE
 - CENTERLINE
 - RIGHT OF WAY (R/W)
 - EASEMENT
 - BUILDING SETBACK LINE

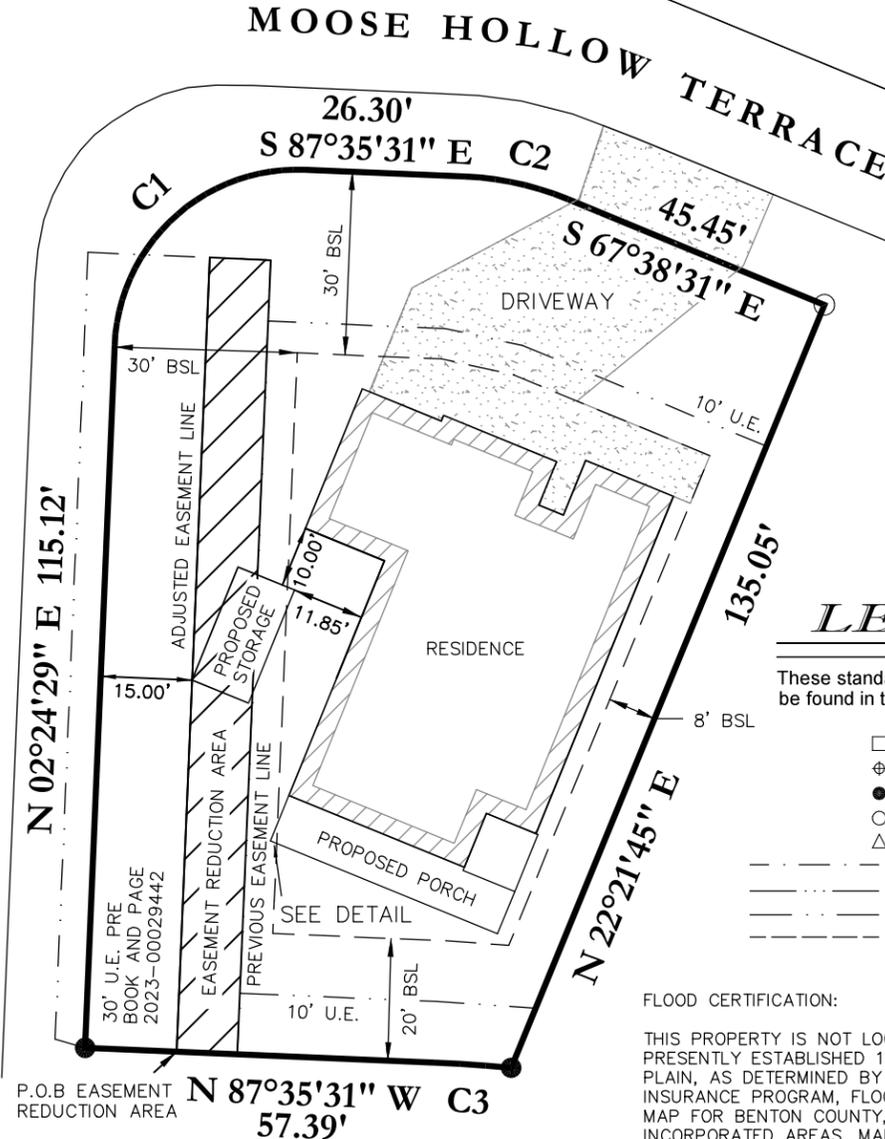
FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05143C0060 G. EFFECTIVE DATE: JANUARY 25, 2024.



1 inch = 30 ft.

HAY MEADOWS STREET

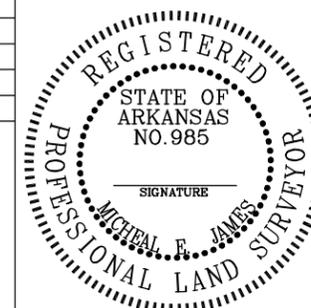


NOTES:

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES - NORTH ZONE AS PER GPS OBSERVATION.
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
- NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.

PROPERTY ADDRESS: 5131 MOOSE HOLLOW TER. SPRINGDALE, AR. 72762 PARCEL #817-41173-000

REVISION #1: 1-9-26
REVISION #2: 1-14-26
REVISION #3: 2-10-26
DRAWN BY: MJF
CHECKED BY: MEJ



MICHEAL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

500-18N-30W-0-28-102-72-0985

**EASEMENT REDUCTION PLAT
FOR
JOEY HOUSE**

LOT 198 PHASE 3
DEERE CREEK SUBDIVISION
WASHINGTON COUNTY, ARKANSAS

James Surveying
P.O. Box 617
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

DATE: JANUARY 7, 2026.
SCALE: 1" = 40'
JOB NUMBER: JSI8752A
FILE NAME: JSI8752A.DWG

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS TO THE SIDE.

The City Council of the City of Springdale met in regular session on Tuesday, February 10, 2026 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

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

Others present:

Sharon Tromburg	Director of Planning
Mike Chamlee	Buildings Director
Ron Findley	Director, Neighborhood Services
James Smith	Director, Airport & Public Works
Derek Wright	Chief of Police
Blake Holte	Fire Chief
Ben Peters	Director of Engineering
Anne Gresham	Library Director
Colby Fulfer	Chief of Staff
Anna McKinney	Deputy Chief of Staff

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the January 27, 2026 City Council meeting be approved as presented. Council Member Taldo made the second.

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

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.

APPOINTMENTS & REAPPOINTMENTS

RESOLUTION NO. 15 – 26; MAKING AN REAPPOINTMENT TO THE PUBLIC FACILITIES BOARD OF THE CITY OF SPRINGDALE.

Mayor Sprouse read & presented the Resolution.

RESOLUTION NO. 15-26

A RESOLUTION MAKING AN REAPPOINTMENT TO THE PUBLIC
FACILITIES BOARD
OF THE CITY OF SPRINGDALE

WHEREAS, Elmer Rodriguez, who currently serves as Treasurer and Secretary on the Public Facilities Board, has a term that expired on January 31, 2026, and

WHEREAS, A.C.A. 14-137-108 provide those appointments for these positions will be nominated by a majority of the board and appointed by the Mayor subject to approval of the City Council, and

WHEREAS, the Public Facilities Board has recommended the reappointment of Elmer Rodriguez, with a new term set to expire January 31, 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Elmer Rodriguez is hereby reappointed as the board Treasurer and Secretary of the Public Facilities Board with a term set to expire on January 31, 2031.

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 15-26.

RESOLUTION NO. 16 – 26; MAKING AN APPOINTMENT TO THE SPRINGDALE
LIBRARY BOARD

Mayor Sprouse read & Anne Gresham presented the Resolution.

RESOLUTION NO. 16-26

A RESOLUTION MAKING AN APPOINTMENT TO THE SPRINGDALE
LIBRARY BOARD

WHEREAS, the Springdale Library Board currently has a vacant seat with a remaining term that is set to expire on December 31, 2029, and

WHEREAS, after interviews with several applicants and careful consideration, the Board has recommended the appointment of Mandy French to the Springdale Library Board to fulfill the remaining term, and

WHEREAS, Arkansas Code 13-2-502, provides for appointments to the Library Board by the Mayor with the approval of the City Council, and

WHEREAS, upon recommendation of the Library Board of the City of Springdale, the Mayor recommends the appointment of Mandy French to the Springdale Library Board to fulfill the remaining term.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that Mandy French is hereby appointed to the Springdale Library Board, to fulfill the remaining term that is set to expire on December 31, 2029.

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 16-26.

PLANNING COMMISSION REPORT

ORDINANCE NO. 6188; ACCEPTING THE REPLAT (RP25-12) OF SANDY HEIGHTS ADDITION, LOT 14 & 15 TO THE CITY OF 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 Overton made the second.

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

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

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

The Ordinance was numbered 6188.

COMMITTEE OF THE WHOLE

RESOLUTION NO. 17 – 26; OVERTURNING THE TRAFFIC COMMITTEE’S DECISION REGARDING A MEDIAN BREAK ON HAR-BER AVE.

Councilman Lawson read & presented the Resolution.

RESOLUTION NO. 17-26

A RESOLUTION OVERTURNING THE TRAFFIC COMMITTEE’S
DECISION REGARDING A MEDIAN BREAK ON HAR-BER AVE.

WHEREAS, a request was brought to the City of Springdale Traffic Committee on November 5th, 2025 to create a median break on Har-Ber Ave at Sweet Magnolia Ln, and;

WHEREAS, The Springdale Traffic Committee voted unanimously to deny the request for safety and other reasons, and;

WHEREAS, the applicant has requested an appeal of that decision:

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

The decision of the Springdale Traffic Committee is overturned on appeal and a median break at Sweet Magnolia Ln is approved. The applicant shall provide an engineered design of the break and **fund the cost to construct the median break.**

Council Member Powell moved the Resolution be adopted, with Option 2, subject to review by City Engineers. Council Member Taldo made the second.

After the vote was taken, motion carried 7-0, with Option 2, subject to review by City Engineers.

The Resolution was numbered 17-26.

FINANCE COMMITTEE

RESOLUTION NO. 18 – 26; AUTHORIZING THE CITY ATTORNEY TO SETTLE CONDEMNATION LAWSUITS WHEREIN BRAD SMITH AND KRISTIE SMITH ARE DEFENDANTS (PROJECT NO. 23BPS2, TRACTS 12 AND 13)

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

RESOLUTION NO. 18-26

A RESOLUTION AUTHORIZING THE CITY ATTORNEY TO SETTLE CONDEMNATION LAWSUITS WHEREIN BRAD SMITH AND KRISTIE SMITH ARE DEFENDANTS (PROJECT NO. 23BPS2, TRACTS 12 AND 13)

WHEREAS, the City of Springdale has filed lawsuits against Brad Smith and Kristie Smith to condemn property for the Don Tyson Parkway (Hwy 112 to 56th Street) Road Improvement Project, (Project No. 23BPS2, formerly CP1518, Tracts 12 and 13), which included the full taking of the Smiths' residence;

WHEREAS, the City of Springdale's revised appraisals for just compensation for the taking of the property from the Smiths needed for the project total \$817,350.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$870,935.00 to acquire the lands needed for the project, said amounts being based on appraisals conducted on behalf of the property owner, as well as other factors;

WHEREAS, it is the recommendation of the City Attorney and the Mayor's Office that the City Council approve the additional sum of \$53,585.00 to acquire the property needed from the property owners, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of a trial;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City Attorney is hereby authorized to settle the Brad Smith and Kristie Smith condemnation lawsuits for the total sum of \$870,935.00, with the additional \$53,585.00 to be paid from the 2023 Street Bond Fund.

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

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

The Resolution was numbered 18-26.

RESOLUTION NO. 19 – 26; AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM THE ROGER AND ANNA WADE TRUST FOR THE ALBRIGHT ROAD EXTENSION PROJECT (BUTTERFIELD COACH ROAD TO HYLTON ROAD), PROJECT NO. 23BPS12, TRACT 2.

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

RESOLUTION NO. 19-26

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM THE ROGER AND ANNA WADE TRUST FOR THE ALBRIGHT ROAD EXTENSION PROJECT (BUTTERFIELD COACH ROAD TO HYLTON ROAD), PROJECT NO. 23BPS12, TRACT 2.

WHEREAS, the City of Springdale is in need of acquiring easements across lands for the Albright Road Extension Project (Butterfield Coach Road to Hylton Road), Project No. 23BPS12 (Tract 2), said lands being owned by the Roger and Anna Wade Trust, also known as Washington County Tax Parcel No. 815-30632-500 (“the Property”);

WHEREAS, the City’s estimate of compensation for the easements across the Property, as determined by an appraisal, is \$44,800.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$58,374.40 to acquire the easement across the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$13,574.40 to acquire the easements across the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the easements across 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 easements needed across the aforementioned parcel of land for the Albright Road Extension Project (Butterfield Coach Road to Hylton Road), Project No. 23BPS12 (Tract 2), said lands being owned by the Roger and Anna Wade Trust for the total sum of \$58,374.40 to be paid from the 2023 Street Bond.

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 19-26.

RESOLUTION NO. 20 – 26; AUTHORIZING THE CREATION OF A NEW POSITION AND AMENDING THE 2026 BUDGET

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

RESOLUTION NO. 20-26

A RESOLUTION AUTHORIZING THE CREATION OF A NEW POSITION AND AMENDING THE 2026 BUDGET

WHEREAS, the Springdale City Attorney has announced his retirement effective May 1, 2026 after 14 years of service as City Attorney, and

WHEREAS, it is in the best interest of the City of Springdale to appoint someone to serve the remainder of the City Attorney’s term, and

WHEREAS, the City of Springdale recognizes the importance of succession planning for continuity purposes, and

WHEREAS, it is in the city’s best interest to create an additional Deputy City Attorney position on February 11, 2026 in order to allow the current City Attorney and the appointed City Attorney to have a transition period for training purposes, and

WHEREAS, the new position of Deputy City Attorney is rated as a grade 28 with a midpoint starting pay of \$95,038.00.

WHEREAS, the new position of Deputy City Attorney would be a temporary position, ending on May 1, 2026 which has a budget impact not to exceed \$26,930.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 City of Springdale budget be amended and an additional position of Deputy City Attorney is hereby created at a pay scale Grade 28.

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

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

The Resolution was numbered 20-26.

RESOLUTION NO. 21 – 26; APPOINTING GARRETT HARLAN TO THE POSITION OF CITY ATTORNEY FOR THE CITY OF SPRINGDALE, ARKANSAS, EFFECTIVE MAY 1, 2026.

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

RESOLUTION NO. 21-26

A RESOLUTION APPOINTING GARRETT HARLAN TO THE POSITION OF CITY ATTORNEY FOR THE CITY OF SPRINGDALE, ARKANSAS, EFFECTIVE MAY 1, 2026.

WHEREAS, the current elected City Attorney for the City of Springdale, Arkansas, Ernest B. Cate, has announced his retirement effective at the end of business on April 30, 2026;

WHEREAS, as of May 1, 2026, there will be a vacancy in the office of City Attorney for the City of Springdale, Arkansas, and there will be eight (8) months remaining in the elected City Attorney's term, which ends December 31, 2026;

WHEREAS, pursuant to Ark. Code Ann. §14-43-412, if an elected office become vacant before the expiration of the term, the vacancy shall be filled pursuant to Ark. Code Ann. §14-42-103;

WHEREAS, Ark. Code Ann. §14-42-103(a)(1)(A) provides that at the first council meeting after the declaration of the vacancy, the governing body of the municipality shall elect by a majority vote a person to serve the unexpired term;

WHEREAS, pursuant to Ark. Code Ann. §14-42-103(a)(1)(A), the City Council for the City of Springdale finds that Garrett Harlan should be appointed as Springdale City Attorney effective May 1, 2026, to serve the remaining eight (8) months of the unexpired term to end December 31, 2026;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Garrett Harlan be appointed City Attorney for the City of Springdale, Arkansas effective May 1, 2026, to serve the remaining eight (8) months of the unexpired term to end December 31, 2026.

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

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

The Resolution was numbered 21-26

RESOLUTION NO. 22 – 26; COMMITTING MATCH FUNDING FOR THE CITY'S FISCAL YEAR 2026 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT PROGRAM APPLICATION.

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

RESOLUTION NO. 22-26

A RESOLUTION COMMITTING MATCH FUNDING FOR THE
CITY'S FISCAL YEAR 2026 BETTER UTILIZING INVESTMENTS
TO LEVERAGE DEVELOPMENT (BUILD) GRANT PROGRAM
APPLICATION

WHEREAS, The U.S. Department of Transportation is accepting grant applications for the Better Utilizing Investments to Leverage Development (BUILD) Program, and;

WHEREAS, the City of Springdale intends to apply for a Planning Grant for design of two grade-separated crossings at Highways 71B and 265 along with a trail connection to the existing Fitzgerald Trail, at a proposed cost of \$625,000, and;

WHEREAS, the BUILD program requires a commitment of at least 20% of the proposed project cost in matching funds,

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

Section 1. The City of Springdale hereby commits \$125,000 in match funding to the project proposed in the BUILD grant application, to be paid out of the Street Fund.

Section 2. The Mayor is hereby authorized to execute a BUILD grant agreement in the event that the project is awarded.

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

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

The Resolution was numbered 22-26.

RESOLUTION NO. 23 – 26; AUTHORIZING THE PURCHASE OF LIGHTING FOR J.B. HUNT PARK TRAIL

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

RESOLUTION NO. 23-26

A RESOLUTION AUTHORIZING THE PURCHASE OF LIGHTING
FOR J.B. HUNT PARK TRAIL

WHEREAS, it is desired to provide lighting for the J.B. Hunt Park Trail currently under construction, and

WHEREAS, First Light Technologies (FLT) provided the most suitable quote of \$47,160;

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

Section 1. Competitive bidding is waived and the Mayor and City Clerk are hereby authorized to execute a contract with First Light Technologies for the purchase of trail lights for the J.B. Hunt Park Trail for \$47,160 to be paid for out of the trails portion of the 2026 Street Fund.

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

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

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

The Resolution was numbered 23-26.

POLICE & FIRE COMMITTEE

RESOLUTION NO. 24 – 26; AUTHORIZING THE PURCHASE OF A NEW AMBULANCE FOR THE SPRINGDALE FIRE DEPARTMENT, AND TO WAIVE COMPETITIVE BIDDING.

Committee Chair Brian Powell read the Resolution and Fire Chief Blake Holte presented

RESOLUTION NO. 24-26

A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW AMBULANCE FOR THE SPRINGDALE FIRE DEPARTMENT, AND TO WAIVE COMPETITIVE BIDDING

WHEREAS, in March 2022, Council approved Resolution No. 21-22, authorizing the purchase of a new ambulance for the Springdale Fire Department in the amount of \$294,112.00, to be paid for out of the 2024 Budget of the City of Springdale, with an expected delivery date of 2024, and

WHEREAS, the Springdale Fire Department received the new ambulance in January 2026, and

WHEREAS, due to extended lead time per the original contract, the total for the ambulance increased, with a new total in the amount of \$306,576.00, and

WHEREAS, the Springdale Fire Department is requesting to purchase the ambulance from Pinnacle Emergency Vehicles, in the amount of \$306,576.00, to be paid for out of the Restricted Ambulance/Equipment Replacement Fund, and

WHEREAS, they are requesting to waive competitive bidding as the equipment is a sole source provider under Ark. Code Ann. §14-58-104.

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

Section 1. The Mayor and City Clerk are hereby authorized to execute an agreement with Pinnacle Emergency Vehicles, for the purchase of a new ambulance, in the amount of \$306,576.00, to be paid for out of the Restricted Ambulance/Equipment Replacement Fund.

Section 2. That competitive bidding is not deemed feasible or practical because of the exceptional situation previously set out herein and therefore competitive bidding is hereby waived under Ark. Code Ann. §14-58-104.

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

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

The Resolution was numbered 24-26.

ORDINANCE COMMITTEE

ORDINANCE NO. 6189; AMENDING SECTION 38-60 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

Committee Chair Mike Lawson read the Ordinance and Fire Chief Blake Holte 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 Taldo made the second.

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

The Ordinance was numbered 6189

COMMENTS FROM COUNCIL MEMBERS

None

COMMENTS FROM DEPARTMENT HEADS

None

COMMENTS FROM CITY ATTORNEY

City Attorney Ernest Cate thanked the City Council for the actions taken tonight.

ADJOURNMENT

The Mayor made a motion to adjourn and Council Member Overton made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 6:26 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer