

- **The next City Council Committee Meeting will be Monday, May 18<sup>th</sup>, 2026.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL  
REGULAR MEETING  
CITY COUNCIL CHAMBERS  
201 SPRING STREET (2<sup>ND</sup> FLOOR)  
Tuesday, May 12<sup>th</sup>, 2026**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Mayor Sprouse

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 – **Monday May 4, 2026. Pgs. 38-56**

6. Procedural Motions

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

- B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s) 7A (Motion must be approved by two-thirds (2/3) of the council members).*
7. Planning Commission Report and Recommendation by Sharon Tromburg, Director of Planning and Community Development
- A. **An Ordinance** accepting the replat (RP26-05) of Hammitt-Eoff Business Center, Lots 1 & 2, to the City of Springdale, Arkansas, and declaring an emergency. Pgs. 1-6
- B. **A Resolution** approving a waiver (W26-10) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Schmieding Avenue in connection with N26-11, a Non-Large-Scale Development. Pgs. 7-11
- C. **A Resolution** approving a waiver (W26-19) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Caudle Avenue in connection with 323 Caudle Avenue, a Single-Family Dwelling. Pgs. 12-15
- D. **A Resolution** approving a waiver (W26-20) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Samuel Mason & Anna Wilmoth in connection with 3440 AR 112 Highway, a Single-Family Dwelling. Pgs. 16-18
8. 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 Gerardo and Irma Garcia, for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Garrett Harlan, City Attorney. Pgs. 19-27

**B. A Resolution** authorizing the expenditure of funds to acquire property from Morella’s Investments, LLC, for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Garrett Harlan, City Attorney. **Pgs. 28-36**

**C. A Resolution** authorizing the creation of a new position and amending the 2026 Budget. Presented by Colby Fulfer, Chief of Staff. **Pg. 37**

9. Comments from Council Members.
10. Comments from Department Heads.
11. Comments from City Attorney.
12. Comments from Mayor.
13. Adjournment.



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

**AN ORDINANCE ACCEPTING THE REPLAT (RP26-05)  
OF HAMMITT-EOFF BUSINESS CENTER, LOTS 1 & 2, TO  
THE CITY OF SPRINGDALE, ARKANSAS, AND  
DECLARING AN EMERGENCY.**

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

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

Legal Description

LOTS 1 AND 2, HAMMITT-EOFF BUSINESS CENTER, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, SHOWN ON PLAT RECORD 233-354.

**AND WHEREAS**, said Planning Commission after conducting a public hearing, has approved the re-plat as presented by petitioner and has approved the dedication of streets, rights-of-way, and utility easements as shown upon said re-plat and join with the said petitioner in petitioning the City Council to accept the said replat (RP26-05) of Hammitt-Eoff Business Center, Lots 1 & 2 to the City of Springdale, Arkansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS**, that the replat of (RP26-05) of Hammitt-Eoff Business Center, Lots 1 & 2 to the City of Springdale, Arkansas, as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

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

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

**ATTEST:**

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

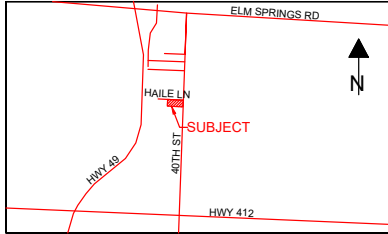
**APPROVED AS TO FORM:**

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

# RP26-05

# HAMMITT EOFF BUSINESS CENTER LOTS 1 & 2 REPLAT

4079 Haile Ln  
Springdale, Arkansas



## CONTACTS

**OWNER**  
JUSTIN SHOCKLEY  
4079 HAILE LN  
SPRINGDALE, AR 72762  
(479) 391-9225  
JSHOCKLEY@BUILDERS-STONE.COM  
JUSTIN SHOCKLEY

**SURVEYOR**  
NATURAL STATE ENGINEERING  
118 W. NORTH DR  
ROGERS, AR 72756  
(479) 391-9225  
(EMAIL)  
MAC MCALESTER

**CIVIL ENGINEER**  
NATURAL STATE ENGINEERING  
118 W. NORTH DR  
ROGERS, AR 72756  
(479) 391-9225  
TAYLOR@NATURALSTATEENGINEERING.NET  
TAYLOR MCBRIDE, P.E.

**SITE PLAN & BUILDING PERMIT REVIEW**  
CITY OF SPRINGDALE PLANNING &  
COMMUNITY DEVELOPMENT  
201 SPRING STREET  
SPRINGDALE, AR 72764  
(479) 750-8550

**FIRE**  
CITY OF SPRINGDALE FIRE DEPARTMENT  
417 HOLCOMB ST  
SPRINGDALE, AR 72764  
(479) 751-4510

**DEPARTMENT OF HEALTH**  
ARKANSAS DEPT OF HEALTH  
4815 W MARKHAM  
LITTLE ROCK, AR 72205-3867  
(501) 661-2623  
(NAME)

**ELECTRICAL PROVIDER**  
OZARKS ELECTRIC  
406 W EMMA AVE  
SPRINGDALE, AR 72764  
(479) 263-2167  
WMAHAFFEY@OZARKSECC.COM  
WES MAHAFFEY

## CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE

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

## CERTIFICATES OF ACCEPTANCE

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

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	CITY CLERK
APPROVAL FOR RECORDING	_____	MAYOR
COMMISSION	_____	DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	_____	SECRETARY, PLANNING COMMISSION
COMMISSION	_____	CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	_____	ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	CITY ENGINEER

## RESOLUTION

BE IT RESOLVED THAT JUSTIN SHOCKLEY HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

## SETBACK INFORMATION FOR C-5

FROM FRONT PROPERTY LINE - 30 FEET  
FROM STREET ROW IF PARKING IS ALLOWED BETWEEN THE ROW AND THE BUILDING - 50 FEET  
FROM SIDE PROPERTY LINE (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES) - 0 FEET  
FROM SIDE PROPERTY LINE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT - 20 FEET  
FROM REAR PROPERTY LINE - 20 FEET

## LEGAL DESCRIPTION

PARCELS 815-38988-000, 815-38989-000  
LOTS 1 AND 2, HAMMITT-EOFF BUSINESS CENTER, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, SHOWN ON PLAT RECORD 233-354.

## ACKNOWLEDGEMENT

STATE OF ARKANSAS

COUNTY OF \_\_\_\_\_

SWORN AND SUBSCRIBED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATION OF OWNERSHIP & DEDICATION

I HEREOF CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I DO HEREBY DEDICATE ALL STREET, ACCESS, UTILITY, & DRAINAGE EASEMENTS TO PUBLIC OR PRIVATE USE AS INDICATED.

JUSTIN SHOCKLEY, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

## NOTES

- CLIENT - JUSTIN SHOCKLEY
- BASIS OF BEARING: GPS OBSERVATIONS-NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
- CALCULATED POINTS BASED ON A COMBINATION OF FIELD LOCATES AND MODELING TOGETHER AVAILABLE PLATS FROM THIS SAME SECTION.
- THESE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE X (OUTSIDE ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN), BASED ON FIRM PANEL NUMBER(S) 05143C0095G. EFFECTIVE DATE: JANUARY 25, 2024.
- THERE WAS NO SUBSURFACE UTILITY INVESTIGATION MADE.
- NO SEPTIC PERMIT AVAILABLE
- REVIEW OF THESE PLATS IS LIMITED TO GENERAL COMPLIANCE WITH WASHINGTON COUNTY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERROR, OMISSIONS OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAT APPROVAL. THE COUNTY'S REQUIREMENT SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD THAT REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION TO BE PAID FOR BY THE DEVELOPER.
- ANY FURTHER SPLITTING, USE OR LAND DEVELOPMENT NOT CONSIDERED WITH THIS APPROVAL MUST COME BEFORE THE PLANNING BOARD FOR A SEPARATE APPROVAL.
- REQUIRED COVER FOR EXISTING WATER LINE SHALL BE MAINTAINED THROUGHOUT ANY CONSTRUCTION.
- PER FILE NO. 0023-00000354 NOTES FOUND IN FP08-03: A. LOT ONE (1) SHALL NOT HAVE ACCESS TO NORTH 40TH STREET. B. SIDEWALK SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY CITY ORDINANCE...(SIDEWALKS ARE TO BE 5'0" WIDE AND LOCATED 4'0" BEHIND BACK OF CURB.)
- B07-27 - VARIANCE FOR LOT 1 ALONG HAILE LANE, GRANTING A FRONT SETBACK REDUCTION FROM 30' TO 12.85'.
- HAILE LANE = PRIVATE DRIVE PER FILE NO. 0023-00000354 FOUND IN FP08-03.
- NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.
- ANY DAMAGE OR RELOCATION OF EXISTING FACILITIES WILL BE AT OWNER'S EXPENSE.
- ANY POWER LINE EXTENSION THAT HAS TO BE BUILT TO THIS PROPERTY WILL BE AT THE OWNER'S EXPENSE. THE COST WILL BE DETERMINED AFTER THE OWNER MAKES APPLICATION FOR ELECTRIC SERVICE AND THE LINE HAS BEEN DESIGNED.
- ALL OFF SITE EASEMENTS THAT ARE NEEDED FOR OZARKS TO EXTEND ELECTRICAL SERVICE TO THE PROPERTY MUST BE OBTAINED BY DEVELOPER AND EASEMENT DOCUMENTATION PROVIDED TO OZARKS BEFORE WORK BEGINS. ON SITE EASEMENTS MUST BE SHOWN ON PLAT AND RECORDED WITH THE COUNTY.
- 15' SEWER ON EAST SIDE OF PROPERTY DEDICATED BY INSTRUMENT NUMBER 95-36700. EASEMENT CONTINUES TO FOLLOW SANITARY SEWER LINE TO THE NORTH OF PROPERTY AS SHOWN IN BOOK 1268 AT PAGE 496.

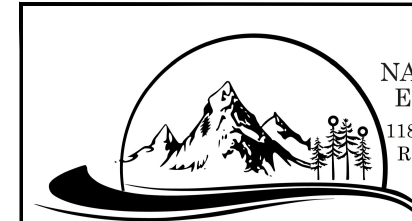


Know what's below.  
Call before you dig.

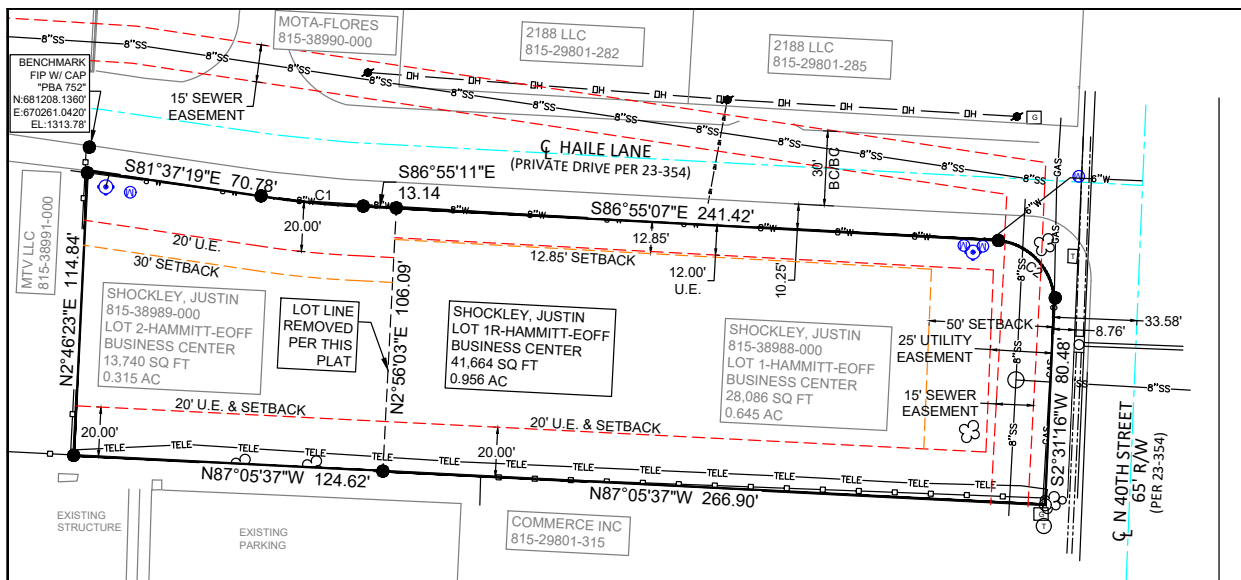
## ADJACENT OWNERS

PARCEL	ZONE	NAME	STREET ADDRESS	MAILING ADDRESS
815-38992-000	C-5	QUINN FAMILY LTD.	4268 HAILE LN	13727 NOEL RD STE 900 DALLAS TX 75240
815-38991-000	C-5	MTV LLC	4269 HAILE LN	4269 HAILE LN SPRINGDALE AR 72762
815-38990-000	C-5	MOTA-FLORES	4108 HAILE LN	2379 ELEANOR ST SPRINGDALE AR 72764
815-29801-282	A-1	2188 LLC	N/A	5502 BRYANT PL SPRINGDALE AR 72764-2592
815-29801-285	A-1	2188 LLC	130 S 40TH ST	5502 BRYANT PL SPRINGDALE AR 72764-2592
815-29801-315	C-2	COMMERCE INC	192 S 40TH ST	6265 TALL OAKS LOOP S SPRINGDALE AR 72762-6087
815-29876-210	C-2	FBI LLC	149 S 40TH ST	PO BOX 8669 FAYETTEVILLE AR 72703
815-29876-201	C-2	BLUE STAR PROP	181 S 40TH ST	181 S 40TH ST SUITE A SPRINGDALE AR 72762

REVISION BLOCK	TITLE	DATE	NOTES



NATURAL STATE  
ENGINEERING  
118 W NORTH DRIVE  
ROGERS, AR 72756  
(479) 391-9225



**NOTES**

- CLIENT - JUSTIN SHOCKLEY
- BASIS OF BEARING: GPS OBSERVATIONS-NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
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- REQUIRED COVER FOR EXISTING WATER LINE SHALL BE MAINTAINED THROUGHOUT ANY CONSTRUCTION.

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	39.02'	25,000'	S42°11'51"E	35.18'
C2	41.38'	350,590'	S84°18'33"E	41.36'

**REFERENCES**

- FINAL PLAT FOR HAMMITT-EOFF BUSINESS CENTER FOR HAMMITT-EOFF PROPERTIES, L.L.C. BY PRESLEY, BRANNAN, & ASSOCIATES, INC. CONSULTING ENGINEERS, AND CHARLES L. PRESLEY, AR PS #752, DATED SEPTEMBER 25, 2008 (RECORD DATE OCTOBER 27, 2008) RECORDED AS FILE NUMBER 0023-0000354 IN THE OFFICE OF THE CIRCUIT CLERK FOR WASHINGTON COUNTY, ARKANSAS.

**SURVEYOR CERTIFICATION**

CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AS REQUIRED BY "REGULATIONS, STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY".

CLARENCE W. "MAC" McALISTER, PS1303

**UTILITY INFORMATION**

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES.

**FLOOD INFORMATION**

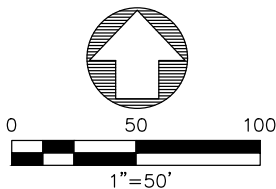
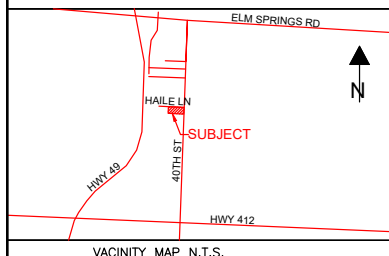
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0095G, WHICH BEARS AN EFFECTIVE DATE OF 01/25/2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIRM DATE: 01/25/2024

**DESCRIPTION OF PROPERTY (LOT 1-R):**

LOTS 1 AND 2, HAMMITT-EOFF BUSINESS CENTER, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, SHOWN ON PLAT RECORD 233-354.

**LEGEND**

- — SET IRON PIN
- — FOUND IRON PIN
- ▲ — CALCULATED POINT
- ⊕ — HYDRANT
- ⊕ — WATER APPURTENANCE
- ⊕ — TELECOM
- — CENTERLINE OF DRIVE
- — PROPERTY BOUNDARY LINE
- — OVERHEAD ELECTRIC
- — UTILITY EASEMENT
- — BUILDING SETBACK
- — FENCELINE
- — UG WATER LINE
- — UG SANITARY SEWER
- — UG TELECOM
- — UG STORMWATER



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**REPLAT (RP26-05)**

HAMMITT EOFF BUSINESS CENTER, LOTS 1 & 2  
4079 HAILE LN  
SPRINGDALE, ARKANSAS



118 W NORTH DRIVE  
ROGERS, AR 72756  
(479) 391-9225

DRAWN BY: TM	CHECKED BY: CM
SCALE: 1" = 50'	FILE: SHOCKLEY SURVEY
DATE: 11MARCH26	DWG REF: SHOCKLEY.DWG
CLIENT NAME: JUSTIN SHOCKLEY	
JOB NO. 26003	SHEET 1 / 1

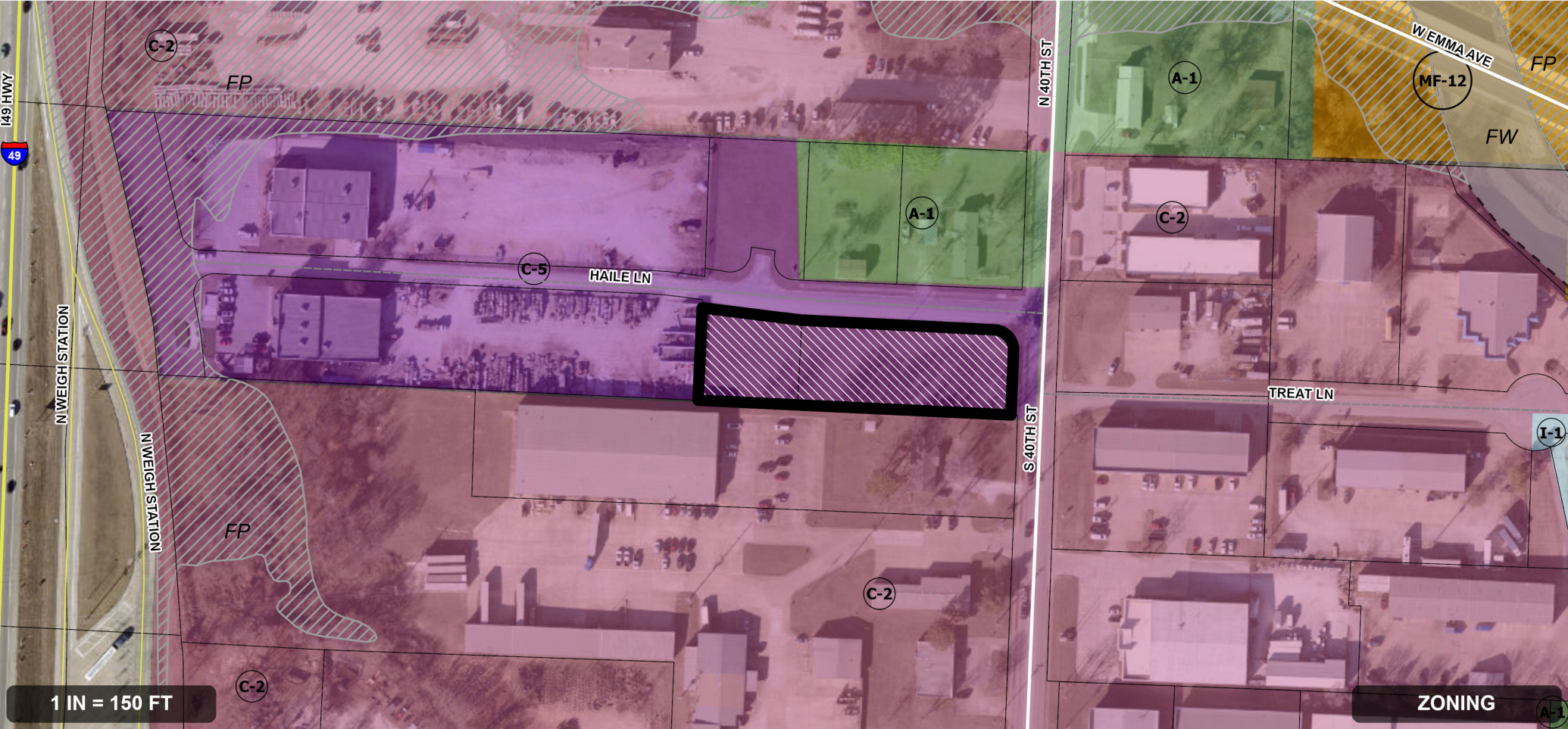
500-18N-33W-0-33-22-49634



**RP26-05: Hammit-Eoff Business Center, Lots 1 & 2**  
4079 Haile Lane  
Replat

 PROJECT AREA





**RP26-05: Hammit-Eoff Business Center, Lots 1 & 2**  
 4079 Haile Lane  
 Replat

 PROJECT AREA



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

**A RESOLUTION APPROVING A WAIVER (W26-10) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO SCHMIEDING AVENUE IN CONNECTION WITH N26-11, A NON-LARGE-SCALE DEVELOPMENT.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-10) 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 (W26-10) of street improvements to 1010 Schmieding Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-11, a Non-Large-Scale Development for Trent Curry, 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 Ingram Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-11, a Non-Large-Scale Development for Trent Curry.

**Option 2: Denies** a waiver of street improvements to Ingram Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-11, a Non-Large-Scale Development for Trent Curry.

**Option 3: Approves** payment in lieu of improvements to Ingram Street in connection with N26-11, a Non-Large-Scale Development for Trent Curry, 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 Ingram Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with N26-11, a Non-Large-Scale Development for Trent Curry.

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

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

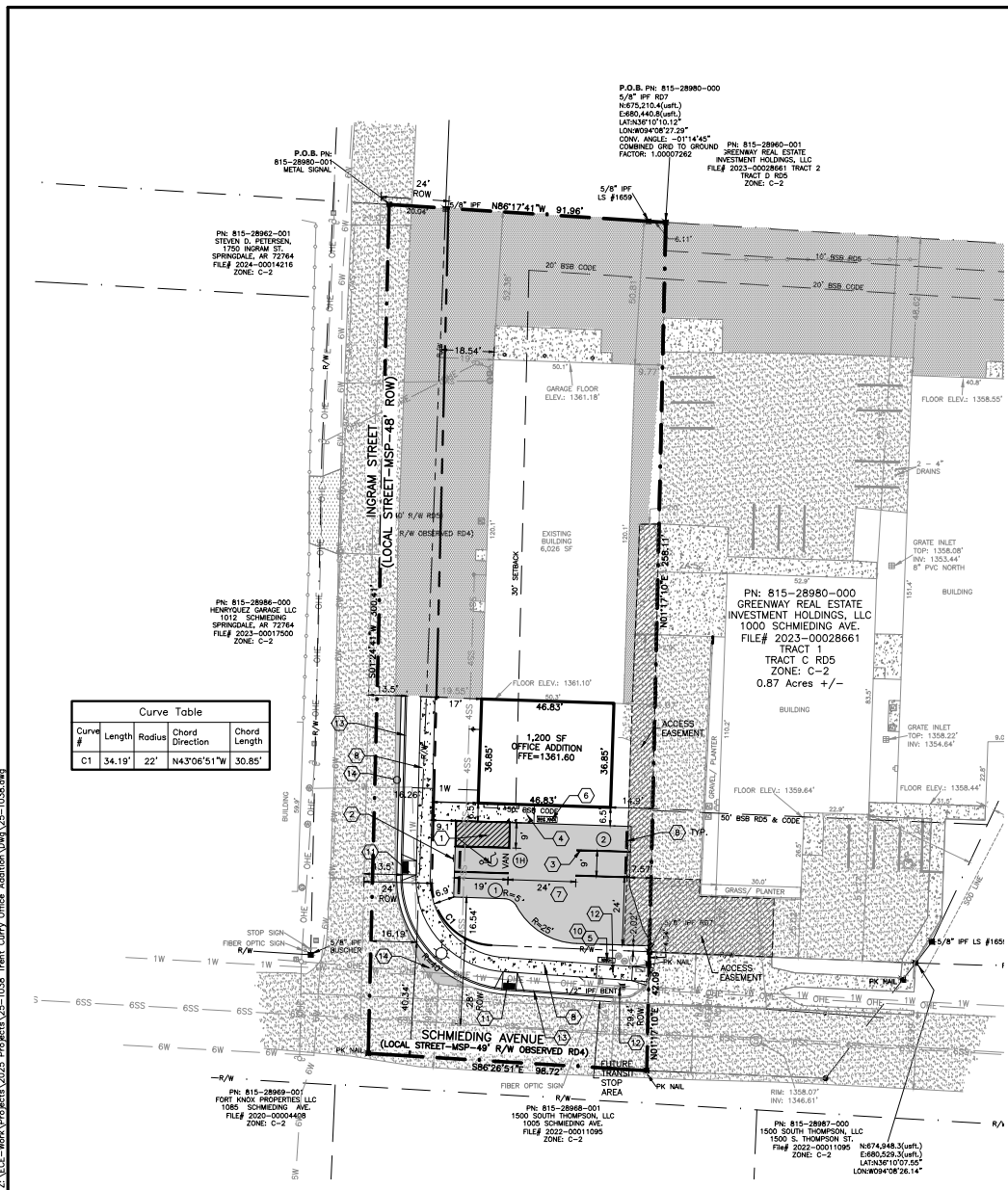
**ATTEST:**

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

**APPROVED AS TO FORM:**

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

Z:\VEE - Work\Projects\2025\Projects\25-1038 Trent, Curry, Office Addition\Draw\25-1038.dwg



Curve #	Length	Radius	Chord Direction	Chord Length
C1	34.18'	22'	N43°06'51\"/>	

P.O.B. PN: 815-28980-000  
5/8\"/>

PN: 815-28982-001  
STEVEN D. PEPPERSON,  
1750 INGRAM ST  
SPRINGDALE, AR 72764  
FILE# 2022-0014216  
ZONE: C-2

PN: 815-28986-000  
HENRYDALE GARAGE, LLC  
101 SCHMEDING AVE  
SPRINGDALE, AR 72764  
FILE# 2022-0017500  
ZONE: C-2

PN: 815-28980-000  
GREENWAY REAL ESTATE  
INVESTMENT HOLDINGS, LLC  
1000 SCHMEDING AVE.  
FILE# 2023-00028661  
TRACT 1  
TRACT C RD5  
ZONE: C-2  
0.87 Acres +/-

PN: 815-28989-001  
FORT KNOX PROPERTIES, LLC  
1088 SCHMEDING AVE.  
FILE# 2020-0004408  
ZONE: C-2

PN: 815-28988-001  
1500 SOUTH THOMPSON, LLC  
1500 S THOMPSON ST  
FILE# 2022-00011093  
ZONE: C-2

PN: 815-28987-000  
1500 S THOMPSON ST  
FILE# 2022-00011095  
N874°48'3\"/>



NORTH

SCALE 1"=20'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CHAINLINK FENCE
- EXISTING EASEMENT
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING CONCRETE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING 6" WATER LINE
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS METER
- EXISTING MANHOLE
- EXISTING 6" SANITARY SEWER
- PROPOSED STANDARD ASPHALT
- PROPOSED HANDICAP SIGN
- PROPOSED SETBACK
- TRUNCATED DOME
- PROPOSED CONCRETE
- PROPOSED EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED PRIVATE LIGHT
- PROPOSED PUBLIC LIGHT
- PROPOSED FIRE LINE STRIPING

**ENGINEER:**  
EXPEDIENT CIVIL ENGINEERING, PLLC  
9200 SUITS US DR, STE. B  
BELLA VISTA, AR 72714  
(479) 364-0028

**DEVELOPER:**  
GREENWAY REAL ESTATE INVESTMENT HOLDINGS, LLC  
5391 NORMANDY RD  
MEMPHIS, TN 38120  
(479) 721-4700

**SURVEYOR:**  
MIKE MILLION  
12 NEEFWOOD LANE  
BELLA VISTA, AR 72715  
(479) 366-0640

**PLANNED USE:**  
TRADES AND SERVICES OFFICE

**SETBACKS:**  
FRONT: 50' (PARKING BETWEEN BUILDING AND ROW)  
FRONT: 30'  
SIDE: 0'  
REAR: 20'

**FLOOD STATEMENT:**  
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05143C0070G WITH AN EFFECTIVE DATE OF JANUARY 25, 2024. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAN.



**GENERAL NOTES:**

1. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FROM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
2. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED 6 MONTHS.
3. PRIOR TO 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 THE PLANNING COMMISSION, AND
  - B. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
  - C. NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
  - D. NOTICE OF ALL 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.
4. ACCESSIBILITY FOR PERSONS WITH DISABILITIES IN PARKING LOTS AND BUILDING APPROACHES SHALL BE AS REQUIRED BY THE CURRENT ADA AND AS MAY FORM TIME TO TIME BE AMENDED.
5. PROPOSED PUBLIC LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER OF THE PROPERTY. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE CITY.
6. PROPOSED PRIVATE LIGHTS TO BE WALL PACKS MOUNTED ON OUTSIDE OF BUILDINGS.
7. PROPOSED PRIVATE LIGHTS ARE TO BE PAID FOR BY THE DEVELOPER. ONGOING MAINTENANCE AND ELECTRICITY USAGE TO BE PAID BY THE DEVELOPER.
8. ALL AREAS OUTSIDE OF THE GRADING AREA ARE TO REMAIN UNDISTURBED.
9. ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.

**PARKING REQUIREMENTS:**  
OFFICE: 1 SPACE PER 300 SF OF NET FLOOR AREA  
NET FLOOR AREA: 1,200 SF  
SPACES NEEDED: 4 SPACES  
TOTAL REQUIRED: 4 SPACES (INCLUDING 1 ADA SPACE)  
TOTAL PROVIDED: 3 STANDARD SPACES  
1 ADA SPACE

**LANDSCAPE BUFFER WIDTH:**  
FRONT: 10'  
SIDE (ADJACENT TO RESIDENTIAL): 5'

**TOTAL AREAS OF DEVELOPMENT:**  
GROSS AREA: 29,524 SF  
DEVELOPMENT AREA: 6,660 SF  
DEVELOPMENT AREA % OF TOTAL SITE: 22.6%  
OVERALL IMPERVIOUS AREA: 9,768 SF  
OVERALL PERVIOUS AREA (EXCLUDING ROW): 10,998 SF  
% PERVIOUS: 47.0%

- KEYNOTES:**
- 1 ACCESSIBLE PARKING STRIPING PER DETAIL 5/C7.0.
  - 2 ACCESSIBLE PARKING SIGN PER DETAIL 4/C7.0.
  - 3 4" WHITE PARKING STRIPING
  - 4 STANDARD CONCRETE SIDEWALK PER DETAIL 6/C7.0.
  - 5 PARK BENCH PER CITY OF SPRINGDALE REQUIREMENTS
  - 6 BIKE RACK PER CITY OF SPRINGDALE REQUIREMENTS
  - 7 STANDARD ASPHALT SECTION PER DETAIL 7/C7.0.
  - 8 CONCRETE WHEEL STOP PER DETAIL 8/C7.0.
  - 9 SIDEWALK PER CITY OF SPRINGDALE STANDARD DETAIL SD-B-1/C8.0.
  - 10 LOCATION OF POSSIBLE BUS STOP
  - 11 ADA RAMP PER DETAIL 9/C7.0.
  - 12 EXISTING UTILITY POLE WITH MOUNTED STREETLIGHT
  - 13 CURB AND GUTTER PER CITY OF SPRINGDALE STANDARD DETAIL SD-A-12/C8.0.
  - 14 STREET WIDENING SECTION PER DETAIL 10/C7.0.



DATE: 4/8/2024

REV: 1 PER CITY COMMENTS

DATE: 4/8/2024

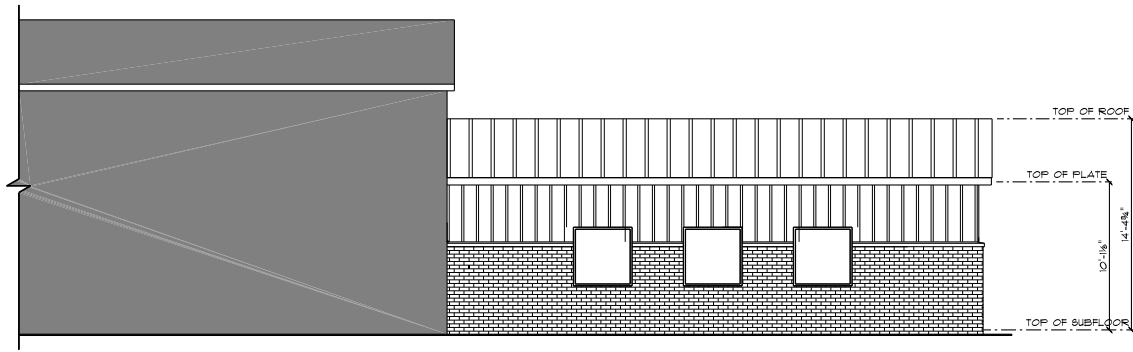
REV: 1 PER CITY COMMENTS

TRENT CURRY OFFICE ADDITION  
1010 SCHMEDING AVE.  
SPRINGDALE, AR  
GREENWAY RE INVESTMENT HDLGS, LLC  
1000B SCHMEDING AVE., SPRINGDALE, AR 72764

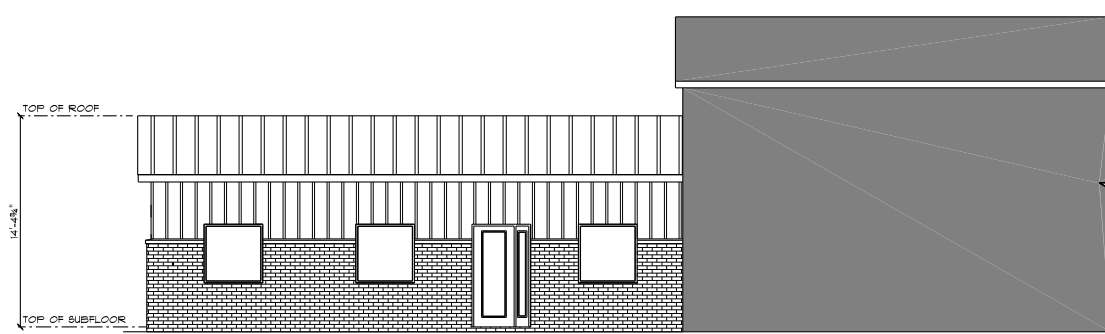
DATE: 4/8/2024  
DRAWN BY: JEI  
CHECKED BY: JEI  
DATE: 2/11/2026  
JOB NUMBER: 25-1038  
SHEET NAME: SITE PLAN  
FILE NO.: 25-1038.dwg  
C4.0



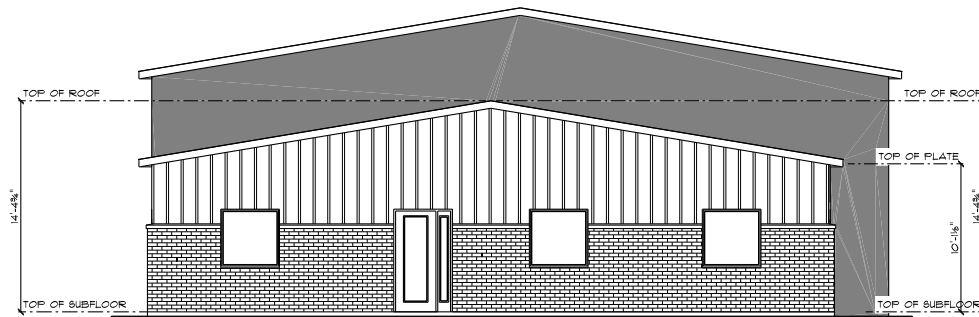
DRAWN BY: JEI  
CHECKED BY: JEI  
DATE: 2/11/2026  
JOB NUMBER: 25-1038  
SHEET NAME: SITE PLAN  
FILE NO.: 25-1038.dwg  
C4.0



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



CONTRACTOR:  
DIAMOND BROTHERS CONTRACTING

OWNER:  
TRENT CURRY

TENANT INFILL:  
SCHMIEDING AVENUE, SPRINGDALE, AR

AREAS:

NOTES:

WORK: 25/13-2025  
SCALE: 1/4" = 1' 0"

PAGE #

3 OF 4



479.833.3877

© OZARK HOME DESIGN, INC.

PRELIMINARY FOR REVIEW  
NOT FOR CONSTRUCTION

**NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET**





**W26-10: Trent Curry Building**

**1010 Schmieding Avenue**

Waiver of Street Improvements on Ingram Street

 PROJECT AREA



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

**A RESOLUTION APPROVING A WAIVER (W26-19) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO CAUDLE AVENUE IN CONNECTION WITH A SINGLE-FAMILY DWELLING.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-19) 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 (W26-19) of street improvements to 323 Caudle Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 323 Caudle Avenue, a Single-Family Dwelling, 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 Caudle Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 323 Caudle Avenue, a Single-Family Dwelling.

**Option 2: Denies** a waiver of street improvements to Caudle Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 323 Caudle Avenue, a Single-Family Dwelling.

**Option 3: Approves** payment in lieu of improvements to Caudle Avenue in connection with 323 Caudle Avenue, a Single-Family Dwelling, 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 Caudle Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with 323 Caudle Avenue, a Single-Family Dwelling.

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

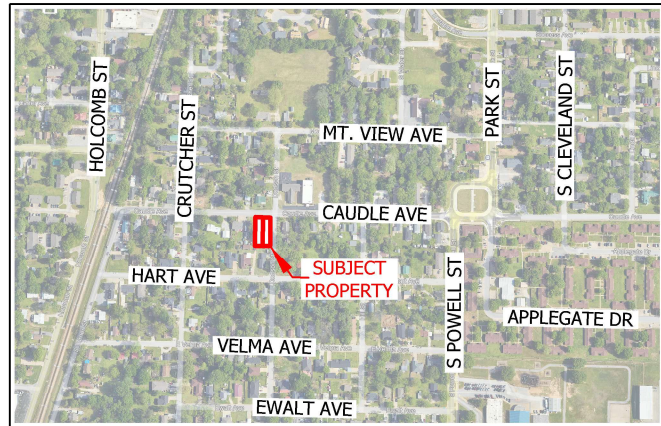
\_\_\_\_\_  
Garrett Harlan, City Attorney

# R.L. HAYS ADDITION, LOTS 1A, & 2A, BLOCK 2

(PARCEL NO. 815-22373-000 - BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK 2, R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS)

**BASIS OF BEARING:**  
STATE PLANE GRID NORTH

**VICINITY MAP:**

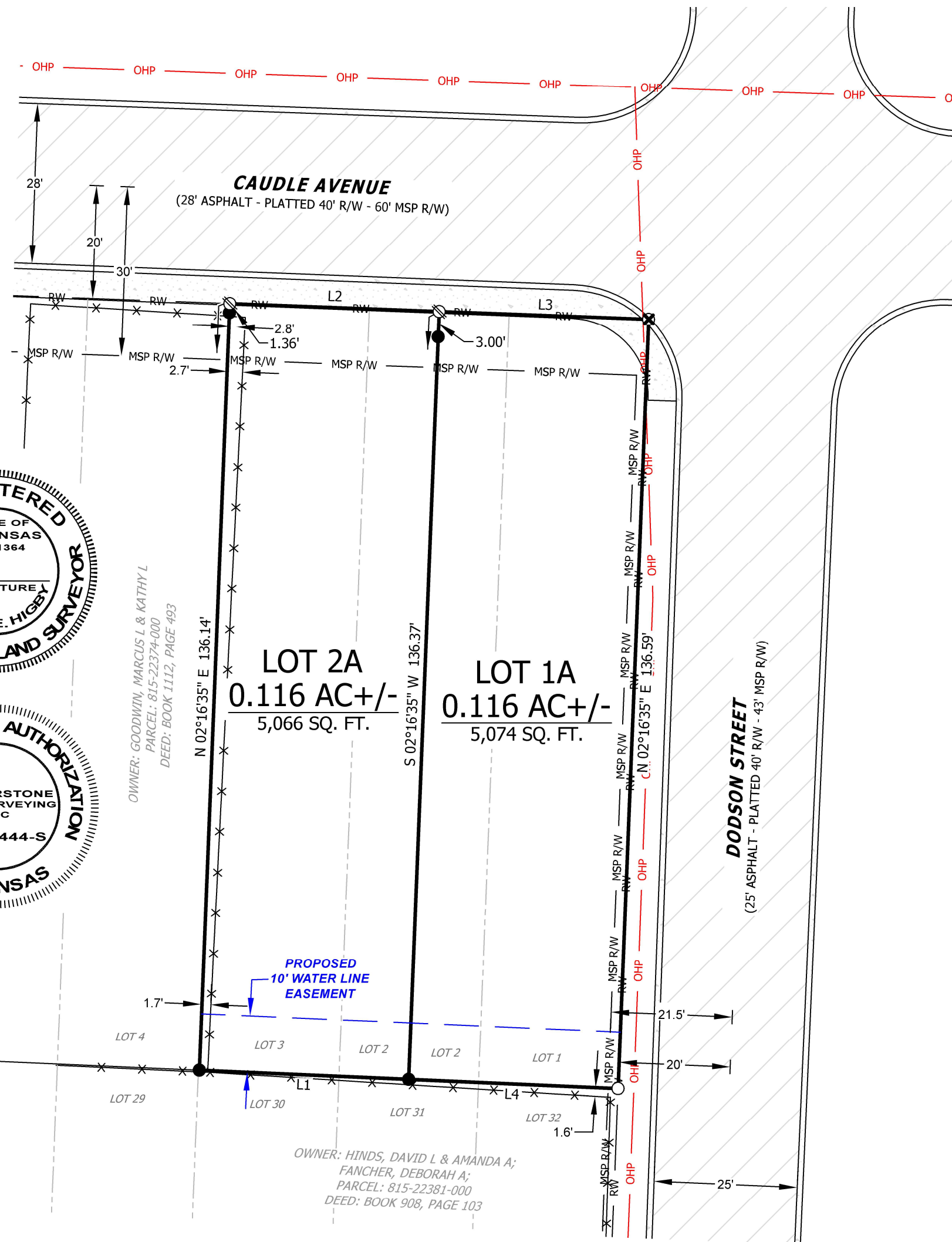
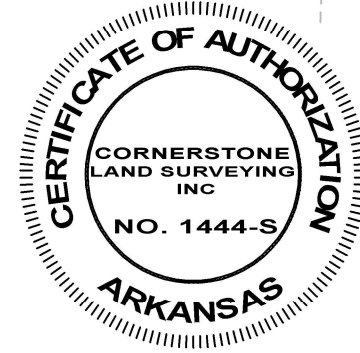


**LOT 2A SURVEY DESCRIPTION:** ALL OF LOT 3, AND THE WEST HALF OF LOT 2, BLOCK 2, R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR CAMPUS EDGE, LLC, ON 01-30-2026, JOB# 26-198), CONTAINING 0.116 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. ALSO SUBJECT TO A 10.00 FEET WIDE WATER LINE EASEMENT ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED LOT.

**LOT 1A SURVEY DESCRIPTION:** ALL OF LOT 1, AND THE EAST HALF OF LOT 2, BLOCK 2, R.L. HAYS ADDITION, AN ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR CAMPUS EDGE, LLC, ON 01-30-2026, JOB# 26-198), CONTAINING 0.116 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. ALSO SUBJECT TO A 10.00 FEET WIDE WATER LINE EASEMENT ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED LOT.

**BASIS OF SURVEY:** THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DEED BOOK 2025, PAGE 36413, OF THE WASHINGTON COUNTY RECORDS. SEE ALSO A PRIOR SURVEY BY BATES ENGINEERS & SURVEYORS, FOR ISRAEL CAMPBELL, ON 09-06-2023, JOB# 23-205, THE PRIOR PLAT OF R.L. HAYS ADDITION, FILED FOR RECORD ON 02-09-1921, AND A PRIOR SURVEY BY CORNERSTONE SURVEYING, FOR CAMPUS EDGE, LLC, ON 01-30-2026, JOB# 26-198.

**FLOOD STATEMENT:** THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #05143C0070G, EFFECTIVE ON 01-25-2024, AS PER FEMA.



LINE	BEARING	DISTANCE
L1	N 87°30'37" W	37.18'
L2	S 87°51'15" E	37.18'
L3	N 87°51'15" W	37.18'
L4	S 87°30'37" E	37.18'



**SURVEY CERTIFICATION:** THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE:

JAMES E. HIGBY, PS 1364 DATE 03-17-2026

**TITLE RESEARCH NOTE:** IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

**EASEMENTS:** EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

**CERTIFICATE OF ACCEPTANCE:**

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

**CITY OF SPRINGDALE APPROVAL FOR RECORDING:**

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION DATE

**ACCEPTANCE OF DEDICATIONS:**

CITY CLERK DATE

MAYOR DATE

**ALLOTTERS:**

PRINT NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**STATE OF ARKANSAS COUNTY OF WASHINGTON**

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, \_\_\_\_\_, the undersigned notary, personally appeared \_\_\_\_\_ of signer(s) known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

SIGNED

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, \_\_\_\_\_, the undersigned notary, personally appeared \_\_\_\_\_ of signer(s) known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

SIGNED

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

**CORNERSTONE SURVEYING**

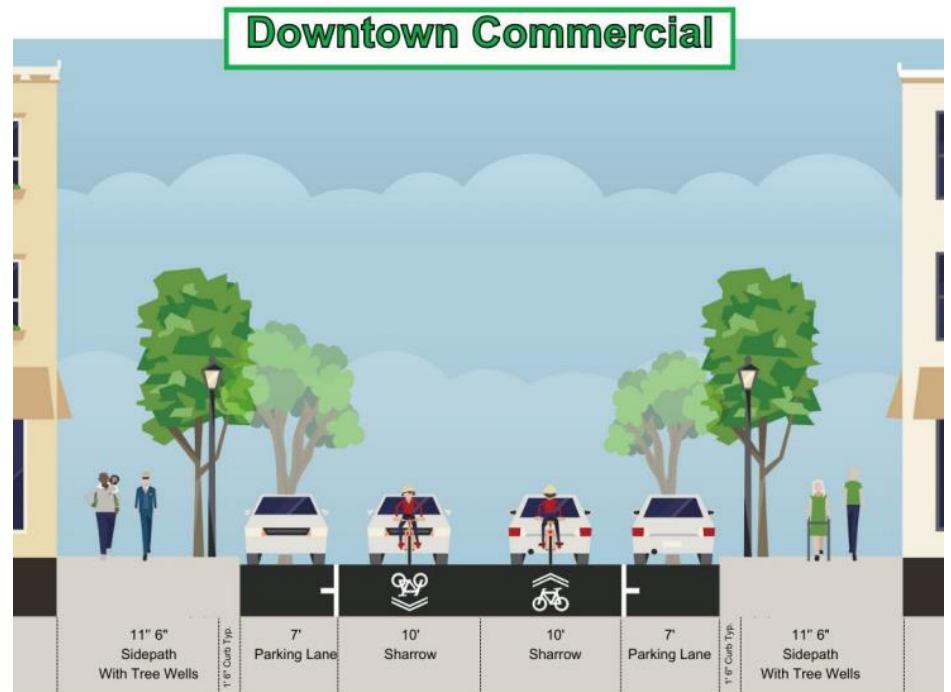
3501 S. Gary Street, Fort Smith, Arkansas 72903 479.763.1414 www.cornerstone-surveying.com

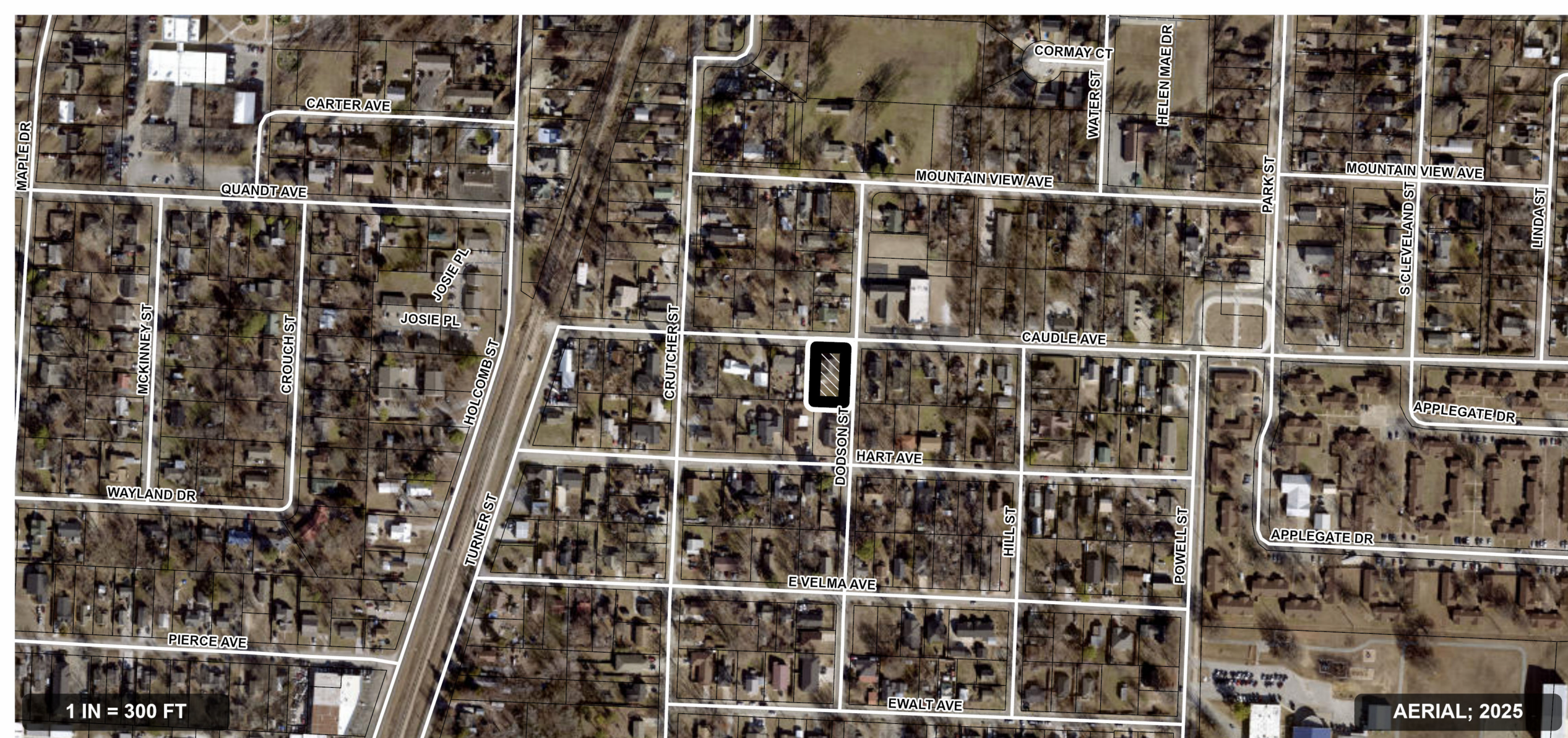
DATE	03-17-2026	DRAWN BY	B.HIGBY
SCALE	1" = 20'	JOB#	26-198B
STATE CODE	500-17N-30W-0-01-130-72-1364		
CLIENT	CAMPUS EDGE, LLC		

LEGEND	
○ FOUND IRON PIN	⊗ FOR. SERV. MONUMENT
⊙ FOUND IRON PIPE	⊗ CORP MARKER
△ FOUND IRON SPIKE	⊗ SET CHISELED "X"
□ FOUND SET STONE	■ FENCE CORNER POST
⊗ R/W MARKER	● SET 1/2" REBAR
▽ FOUND "T" POST	⊙ SET 2" CAP-1/2" REBAR
◇ FOUND R.R. SPIKE	◆ SET R.R. SPIKE
⊙ COMPUTED POINT	MSP R/W MASTER STREET PLAN R/W
⊙ SET POST ON LINE	R/W PLATTED RIGHT OF WAY
⊙ POINT OF BEGINNING	—G— UNDERGROUND GAS LINE
⊙ BROKEN SCALE	FO FIBER OPTIC LINE
⊙ FENCE LINE	UGE UNDERGROUND ELEC.
(xxx.xx) RECORD DISTANCE	—SS— SANITARY SEWER
—OHP— OVERHEAD POWER	⊙ MANHOLE
	⊙ WATER METER
	⊙ WATER VALVE
	⊙ WATER LINE
	⊙ GAS METER
	⊙ FIRE HYDRANT
	⊙ UTILITIES ESMT.
	— — SET BACK LINE



**NOTE: APPLICANT IS ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET**





 PROJECT AREA

**W26-19: Campus Edge, LLC**

**323 Caudle Avenue**

Waiver of Street Improvements on Caudle Avenue & Dodson Street

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

**A RESOLUTION APPROVING A WAIVER (W26-20) OF SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO SAMUEL MASON & ANNA WILMOTH IN CONNECTION WITH 3440 AR 112 HIGHWAY, A SINGLE-FAMILY DWELLING.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-20) of sidewalks, to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

**WHEREAS**, the Planning Commission reviewed a request for waiver (W26-20) of street improvements to AR 112 Highway, including sidewalks in connection with 3440 AR 112 Highway, a Single-Family Dwelling, 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 AR 112 Highway, including sidewalks in connection with 3440 AR 112 Highway, a Single-Family Dwelling.

**Option 2: Denies** a waiver of street improvements to AR 112 Highway, including sidewalks in connection with 3440 AR 112 Highway, a Single-Family Dwelling.

**Option 3: Approves** payment in lieu of improvements to AR 112 Highway, including sidewalks in connection with 3440 AR 112 Highway, a Single-Family Dwelling, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

**Option 4: Denies** a waiver and allows a Bill of Assurance for a period not to exceed \_\_\_\_\_ years for street improvements to AR 112 Highway including sidewalks, to be built in connection with 3440 AR 112 Highway, a Single-Family Dwelling.

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

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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





1 IN = 300 FT

AERIAL; 2025

PROJECT AREA

**W26-20: Samuel Mason & Anna Wilmoth**

**3440 AR Highway 112**

Waiver of Street Improvements on AR Highway 112.



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

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM GERARDO & IRMA GARCIA, 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 9), said lands being owned by Gerardo & Irma Garcia, also known as Washington County Tax Parcel No. 815-27728-000, located at 304 W. Sunset Ave., Springdale, Washington County, Arkansas (“the Property”);

**WHEREAS**, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$218,100.00;

**WHEREAS**, the property owner has extended a counter-offer that the City pay the total sum of \$235,835.00 to acquire the Property, said amount being based on the unique aspects of the Project and the Property; and,

**WHEREAS**, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$17,735.00 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 304 W. Sunset Ave. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Gerardo & Irma Garcia, for the total sum of \$235,835.00 to be paid from the 2023 Street Bond.

**PASSED AND APPROVED** this 12<sup>th</sup> day of May, 2026.

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

ATTEST:

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

APPROVED AS TO FORM:

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

**APPRAISAL REPORT**

ON

THE GERARDO & IRMA GARCIA PROPERTY  
(.485± ACRE/21,142± SQUARE FEET);  
LOCATED AT 304 W. SUNSET AVENUE,  
SPRINGDALE, ARKANSAS;  
WASHINGTON COUNTY

**FOR**

CITY OF SPRINGDALE  
SPRINGDALE, ARKANSAS

**BY**

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

FILE NO. 6891-9

**AS OF**

NOVEMBER 18, 2025  
(REVISED)

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Location:** 304 W. Sunset Avenue, Springdale, Arkansas  
**Client:** City of Springdale  
**Fee Owner:** Gerardo & Irma Garcia  
**Mailing Address:** 304 W. Sunset Avenue, Springdale, AR 72764

Area Of The Whole:	.485± AC, or 21,142± SF	Permanent Utility Easement:	.049± AC, 2,146± SF
Area Of Remainder:	.431± AC, or 18,778± SF	Temporary Construction Easement:	.042± AC, 1,832± SF
Area Of Acquisition:	.054± AC, or 2,364± SF		

**HIGHEST AND BEST USE:**

Whole Property	As Vacant – Commercial Development As Improved-Continued Commercial / Restaurant Use
Remainder Property	As Vacant – Commercial Development As Improved-Continued Commercial / Restaurant Use

**ACQUISITION COMPENSATION:**

<b>Before</b>			
Land: 21,142± SF @ \$9.95/SF (Rounded)	\$	210,400	
Improvements: Buildings & Site Improvements	\$	756,400	
Total:		\$	966,800
<b>After</b>			
Land: 18,778± SF @ \$8.813/SF (Rounded)	\$	165,500	
Improvements: Buildings & Site Improvements	\$	586,400	
Total		\$	<u>751,900</u>
FAIR MARKET VALUE OF ACQUISITION		\$	214,900
Temporary Construction Easement			<u>3,200</u>
<b>Total Compensation as of: November 18, 2025</b>		\$	<u>218,100</u>

**ALLOCATION OF COMPENSATION**

Land: 2,364± SF @ \$9.95/SF (RND)	\$	23,500
Permanent Utility Easement: 2,146± SF @ \$9.95	\$	21,400
Temporary Construction Easement:	\$	3,200
Improvements: Asphalt Paving, Striped Parking, Parking Bumpers	\$	13,500
Damages: Front Restaurant Building	\$	156,500
Cost to Cure Items: Not Applicable	\$	0
<b>Total Compensation:</b>	\$	<u>218,100</u>

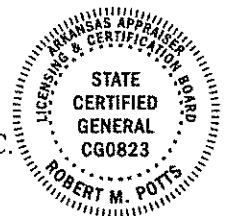
*Shannon Reed Mueller*

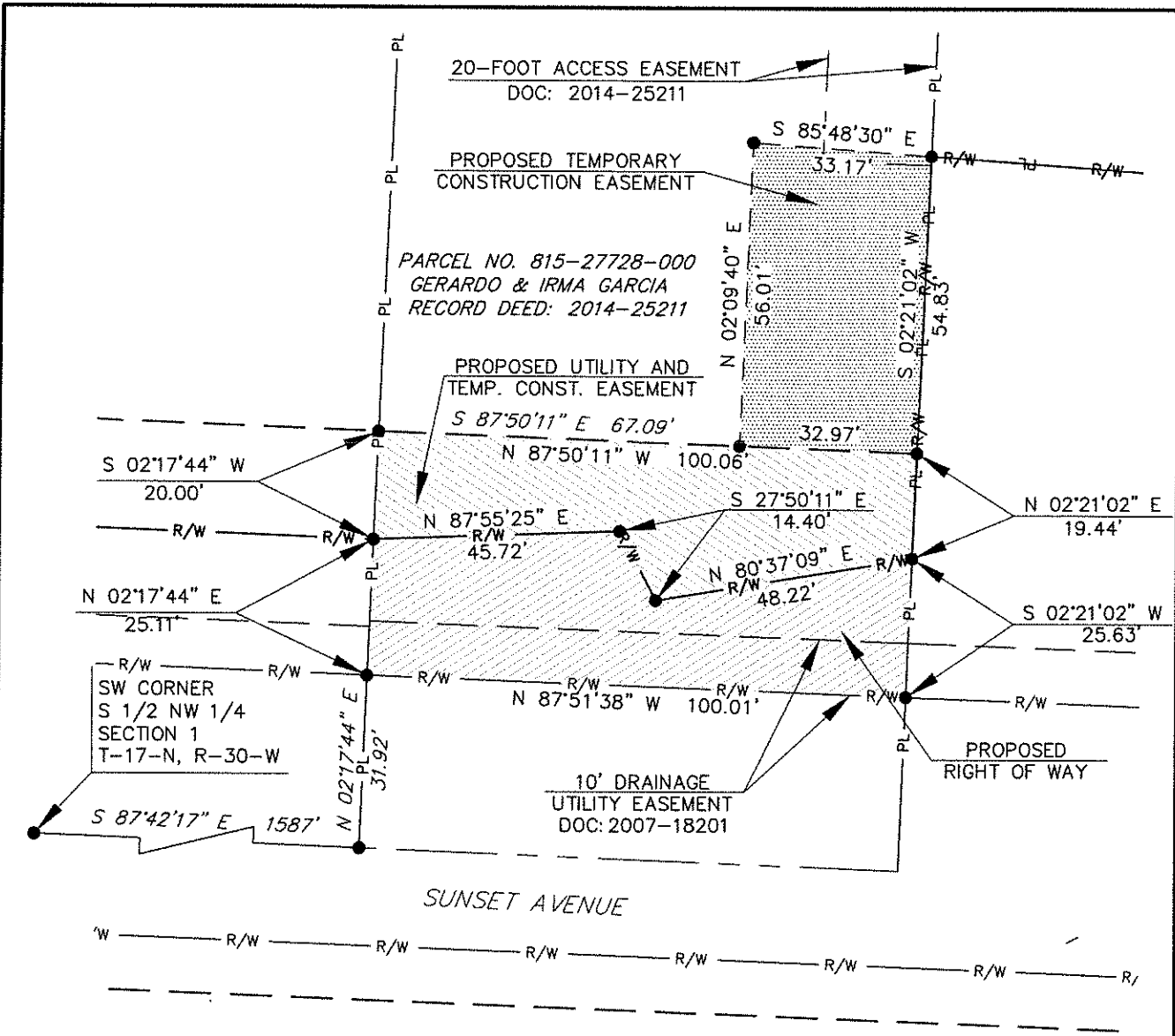
Shannon Reed Mueller, MAI, R/W-AC, CG2302  
 REED & ASSOCIATES, INC.



*Robert M. Potts*

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

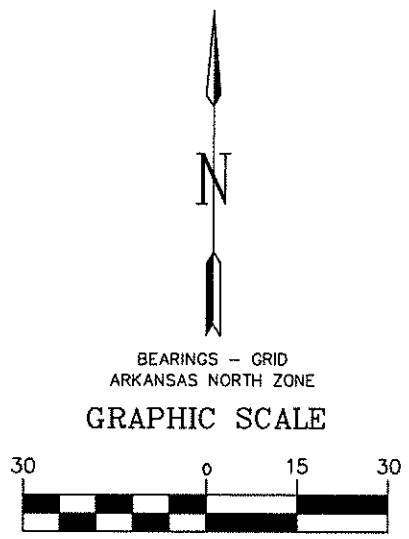




AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED RIGHT OF WAY	2,364	0.05
PROPOSED T.C.E. AND UTILITY EASEMENT	2,146	0.05
PROPOSED TEMP. CONST. EASEMENT	1,832	0.04

**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
- — PROPOSED TEMP. CONST. EASEMENT LINE



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.

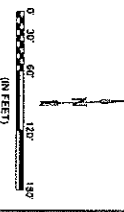
 4300 SOUTH J.B. HUNT DRIVE SUITE 240 ROGERS, ARKANSAS 72758 479 257-9188	CITY OF SPRINGDALE SPRINGDALE, ARKANSAS SUNSET AVENUE IMPROVEMENTS	JOB NO. 23T21010	DATE JAN. 5, 2025
		"EXHIBIT A"	TRACT 9



POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	67652.0990	681608.9070	1354.873	1/2"IN REBAR WITH GC CAP
3	67708.5320	681575.8510	1355.044	1/2"IN REBAR WITH GC CAP
6	675833.3010	680973.8270	1352.234	1/2"IN REBAR WITH GC CAP
7	675019.4400	680941.8640	1344.435	1/2"IN REBAR WITH GC CAP
8	67298.0000	684850.7840	1343.676	1/2"IN REBAR WITH GC CAP
9	67298.4180	684867.5510	1343.491	1/2"IN REBAR WITH GC CAP

SURVEY CONTROL POINTS

STA. 10+00.00  
 BEGIN JOB



STATE OF ARKANSAS  
 CITY OF SPRINGDALE  
 PROJECT NO. 23121015  
 DATE: JUNE 2025  
 DRAWN BY: RMR  
 CHECKED BY: JRM  
 PROJECT: SUNSET AVENUE EXTENSION  
 DRAWING: G-004

CITY OF SPRINGDALE  
 SPRINGDALE, ARKANSAS

SPRINGDALE

SUNSET AVENUE AND POWELL STREET IMPROVEMENTS

REV.	DATE	DESCRIPTION	BY

REVISED PRELIMINARY  
 PLANS  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

Garver logo and company information.

# Stringfellow & Associates

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

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

## Appraisers:

Steven A. White, CG Sr. Associate  
James R. Williams, CG Associate

April 03, 2026

Victor Rojas  
Rojas Smith Attorneys P.A.  
3291 S Thompson St. Suite D104  
Springdale, AR 72764

RE: Parking Study for Tract 9 (Sunset Expansion), 304 Sunset Ave, Springdale, AR

Mr. Rojas;

Per your request we have completed a review of the parking situation associated with Tract 9 (304 Sunset Ave.) which is part of the Sunset expansion by the City of Springdale. The purpose of this study is to aid the client in determining if a full appraisal is warranted. We have had conversations with engineers from the City of Springdale and representatives from Contract Land Staff concerning the design and layout of the project and more specifically how it relates to Tract 9. We have visited the site, also reviewed the project plans, aerial maps, and surveys, along with data from the Washington County Assessor. We have also gleaned data and information from the appraisal supplied by the City of Springdale. This study is not and should not be taken as a review of that appraisal. Its use was to uncover and disseminate the pertinent facts of the parking situation for Tact 9. We hope that you find the following document helpful in understanding the project's relationship to Tract 9 and determining your path forward. If you have any questions please do not hesitate to contact me and I will answer to the best of my ability.

Respectfully submitted,



A handwritten signature in cursive script that reads "James R. Williams".

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

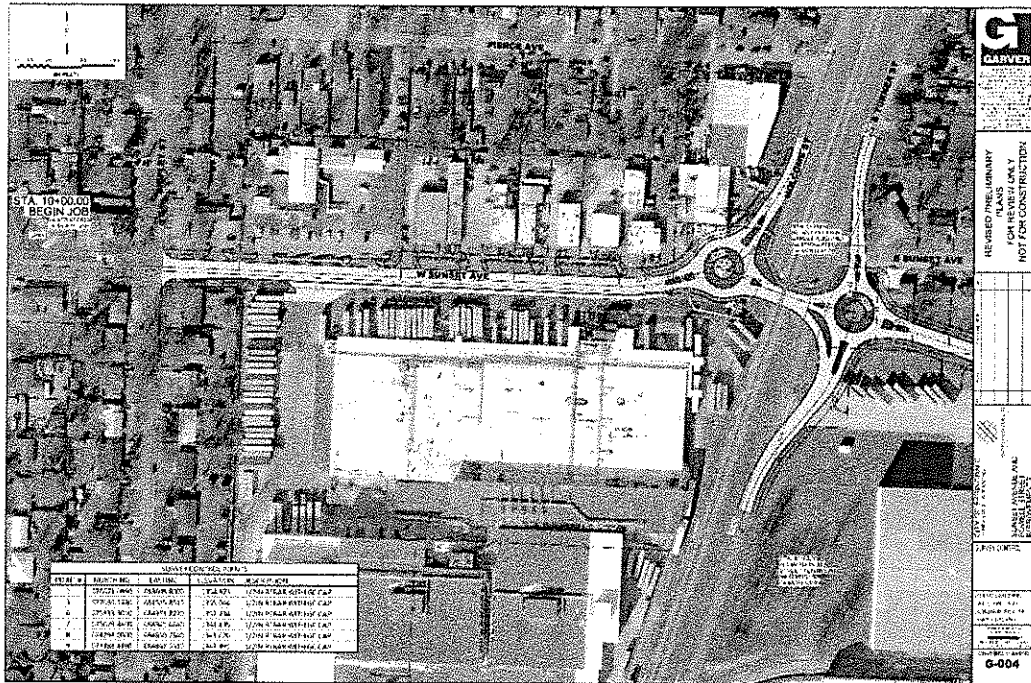
April 03, 2026

Date Signed

## Parking Study for Tract 9 as of the time of "The Taking"

### The Project

This project consists of extending Sunset Avenue 0.4 miles from Holcomb Street to Powell Street. The extension would also include 0.6 miles of improvements on Powell Street from Sunset Avenue to Aspenridge Drive. Improvements include a three lane roadway with 12 foot side path and a five foot sidewalk.<sup>1</sup>



### Subject Property

The subject is located at 304 Sunset Avenue in Springdale, AR. It has according to the Washington County Assessor 0.51± acres. There are two concrete block buildings, the larger (2,800 sf) is located on the north end of the property and the smaller building (2,160 sf) is located on the south end of the property closest to Sunset Ave. The smaller building is used as a restaurant and the larger building is used as a commercial kitchen operation. They both appear to be in fair to average condition. The parking area is mostly asphalt with some concrete areas.

### The Taking

The City of Springdale as part of the Sunset Avenue extension project is taking 0.05 acres or 2,364 sf of Right of Way area and 0.05 acres or 2,146 sf of permeant utility easement. These takings are between the current Sunset Avenue and the front of the restaurant building. These takings encompass the parking along the front of the building and a portion of the parking on the east side.

<sup>1</sup> City of Springdale Planning Department website.

**Parking Before the Taking**

The parking for this property is unique as it serves two separate businesses, the overall number of spaces for the entire property is by my count is 27 striped spaces, with 14 being considered customer parking for the restaurant and the other 13 being for the employees of both businesses. The restaurant parking is on the south and east side of the building and included in the 14 spaces is one handicapped parking space. The south side of the building faces Sunset Avenue and is where the entrance is located.

**Parking After the Taking**

The Taking will not affect the parking on the north portion of the property or what was considered employee parking. The Taking will affect the parking for the restaurant. The restaurant will lose all the parking spaces between Sunset Avenue and the building and two additional spaces along the east side. This is a loss of eight spaces directly related to the restaurant. It should be noted there is room to add an additional two spaces on the north side of the building. The City of Springdale in the redesign of Sunset Avenue will add public parking along the new Sunset Avenue. The redesign will include approximately 4 public parking space along Sunset Avenue in front of the restaurant, an 8' sidewalk, sidewalk connection to the building, and concrete curb and gutter. There will also be a new driveway shared with the City of Springdale to an additional public parking area. This public parking area will be due east of the subject property where the City of Springdale has acquired property for the Sunset expansion and is using the remainder of that property for public parking. This area will have 4 spaces.

**Review of the Restaurant Market**

We have reviewed the market for restaurant properties in Northwest Arkansas by using the local MLS and Costar to research restaurant sales and their parking situations. The following is a grid of seven sales that occurred within the last two years showing each sales building square footage, number of parking spaces, spaces per 1,000 sf of building, and the number of curb cuts.

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This grid shows a variety of restaurant properties located in Northwest Arkansas, that are not located in entertainment districts such as Dickson Street<sup>2</sup> in Fayetteville. The average square footage is 2,380 sf, the average number of parking spaces is 26, which is 10.92 spaces per 1,000 square feet of building.

**Application to the Subject**

The main sticking point of this taking is the result it has on the restaurant's ability to serve its customers after the expansion is completed. The subject property has 2,160

<sup>2</sup> This sale is located on Dickson Street but has its own parking lot and is positioned on the east end of Dickson away from the majority of public parking.

square feet of restaurant building with 14 spaces dedicated to the restaurant before the taking and 6 dedicated spaces after. This is a spaces per 1,000 square feet of building ratio of 6.48 before the taking and 2.78 after the taking. If all the public parking spaces are considered it will add 8 spaces back and the ratio will again be 6.48. The owner does not have control over who uses these public spaces, they will benefit the restaurant to some degree but cannot be considered a complete replacement for the ownership of the spaces lost in the taking. The ratio for the subject before the taking is below what the market is showing in the sales research and will be further below after the taking. However the public parking will offset the difference somewhat.

The City of Springdale has offered a total of \$218,100 compensation for the taking, in the City's appraisal it is broken down as \$23,500 for the right of way, \$21,400 for the utility easement, and \$3,200 for the temporary construction easement. This leaves \$170,000 for damages connected to the loss of parking. This equates to \$21,250 per parking space lost. For comparison we have presented the same sales as earlier but with their value per parking space. This was determined by dividing the number of parking spaces into the sale price.

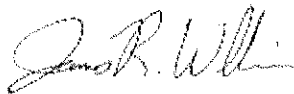
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The price per space listed above is an unadjusted look at the market, it ranges from \$19,318 to \$63,996 per space. The offer by the City of Springdale falls into the lower end of this range.

### Summary

Before the taking by the City of Springdale the parking ratio of the subject was 6.48 and after the taking falls to 2.78, however this will be offset to some degree by the public parking that is to be added. The average for the sales we researched was 10.92. The taking results in a net loss of 8 owned parking spaces, the City has offered what equates to \$21,250 per space and this falls into the lower end of the range of the same sales we used to determine parking ratio.

I hope this study aids you in determining your next course of action, if you have any questions please feel free to reach out and I will do my best to answer them for you.



James R. Williams, Associate  
Stringfellow & Associates

April 03, 2026  
Date Signed

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

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM MORELIA'S INVESTMENTS, 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 8), said lands being owned by Morelia's Investments, LLC, also known as Washington County Tax Parcel No. 815-27726-000, located at 318 W. Sunset Ave., Springdale, Washington County, Arkansas ("the Property");

**WHEREAS**, the City's estimate of compensation for the Property, as determined by an appraisal, is \$168,600.00;

**WHEREAS**, the property owner has extended a counter-offer that the City pay the total sum of \$177,279.00 to acquire the Property, said amount being based on the unique aspects of the Project and the Property; and,

**WHEREAS**, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$8,679.00 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 318 W. Sunset Ave. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Morelia's Investments, LLC, for the total sum of \$177,279.00 to be paid from the 2023 Street Bond.

**PASSED AND APPROVED** this 12<sup>th</sup> day of May, 2026.

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

ATTEST:

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

APPROVED AS TO FORM:

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

**APPRAISAL REPORT**

ON

THE MORELIA'S INVESTMENTS PROPERTY  
(.37± ACRE/15,989± SQUARE FEET);  
LOCATED AT 318 W. SUNSET AVENUE,  
SPRINGDALE, ARKANSAS;  
WASHINGTON COUNTY

**FOR**

CITY OF SPRINGDALE  
SPRINGDALE, ARKANSAS

**BY**

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

FILE NO. 6891-8

**AS OF**

NOVEMBER 18, 2025

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Location:** 318 W. Sunset Avenue, Springdale, Arkansas  
**Client:** City of Springdale  
**Fee Owner:** Morelia's Investments, LLC  
**Mailing Address:** 517 W. Oaklawn Drive, Springdale, AR 72764

Area Of The Whole:	.367± AC, or 15,989± SF	Permanent Utility Easement:	.034± AC, 1,500± SF
Area Of Remainder:	.323± AC, or 14,057± SF		
Area Of Acquisition:	.044± AC, or 1,932± SF		

**HIGHEST AND BEST USE:**

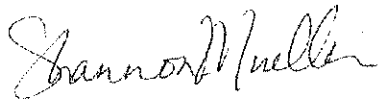
Whole Property	As Vacant – Commercial Development As Improved-Continued Commercial Retail Use
Remainder Property	As Vacant – Commercial Development As Improved-Continued Commercial Retail Use

**ACQUISITION COMPENSATION:**

<b>Before</b>			
Land: 15,989± SF @ \$10.35/SF (Rounded)	\$	165,500	
Improvements: Building & Site Improvements	\$	555,700	
Total:		\$	721,200
<b>After</b>			
Land: 14,057± SF @ \$9.25/SF (Rounded)	\$	130,000	
Improvements: Building & Site Improvements	\$	422,600	
Total		\$	<u>552,600</u>
FAIR MARKET VALUE OF ACQUISITION		\$	168,600
Temporary Construction Easement			N/A
<b>Total Compensation as of: November 18, 2025</b>		\$	<u>168,600</u>

**ALLOCATION OF COMPENSATION**

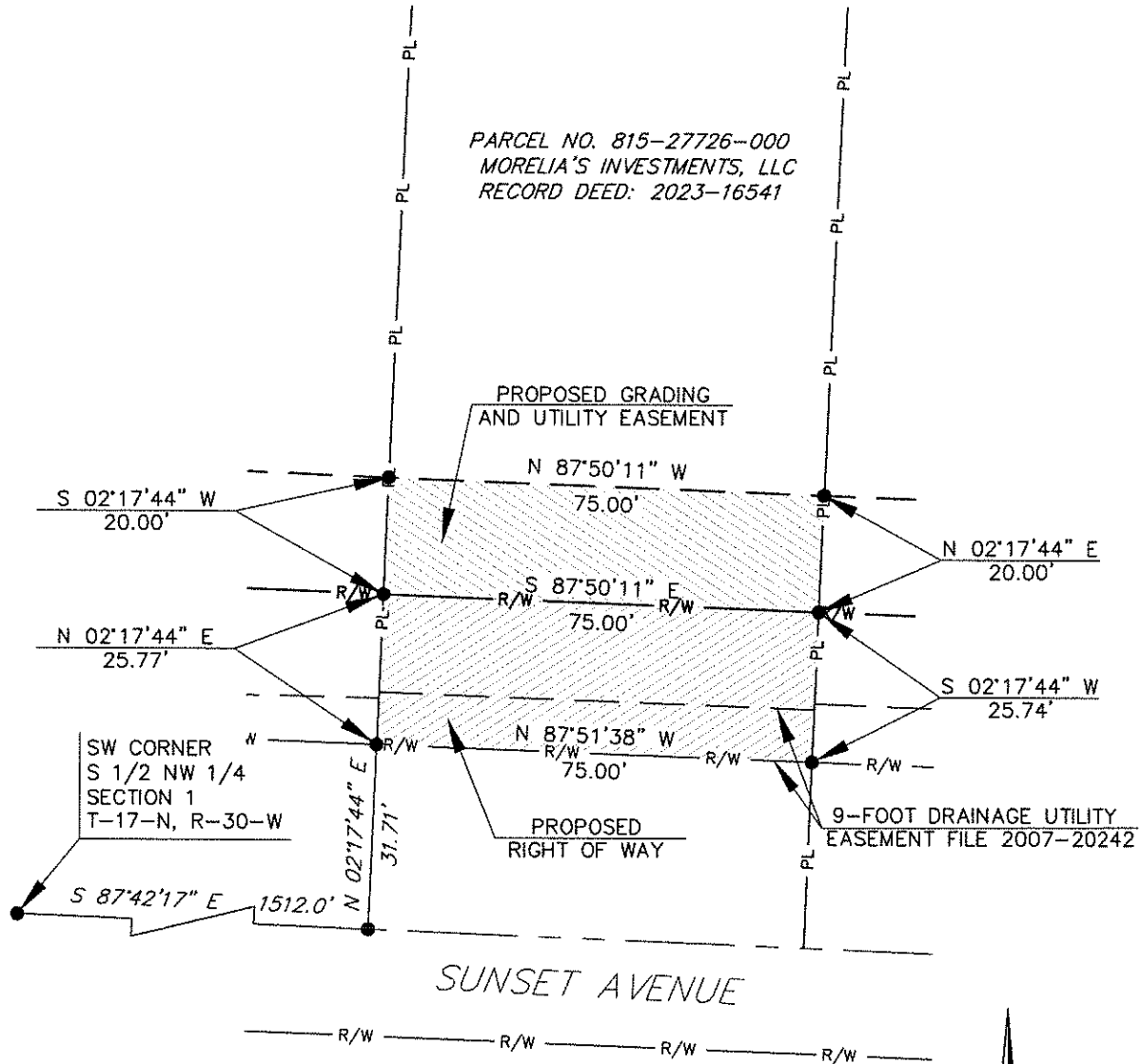
Land: 1,932± SF @ \$10.35/SF (RND)	\$	20,000
Permanent Utility Easement: 1,500± SF @ \$10.35	\$	15,500
Temporary Construction Easement: Not Applicable	\$	0
Improvements: Concrete & Asphalt Paving, 6 Striped Parking Spaces & Bumpers	\$	22,500
Damages: Building	\$	110,600
Cost to Cure Items: Not Applicable	\$	0
<b>Total Compensation:</b>	\$	<u>168,600</u>



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



PARCEL NO. 815-27726-000  
 MORELIA'S INVESTMENTS, LLC  
 RECORD DEED: 2023-16541



AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED RIGHT OF WAY	1,932	0.04
PROPOSED GRADING AND UTILITY EASEMENT	1,500	0.03

**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 IMPROVMENTS	JOB NO. 23T21010	DATE AUG. 5, 2025
		"EXHIBIT A"	TRACT 8



POINT #	NOBTHING	EASTING	ELEVATION	DESCRIPTION
1	676601.0990	683608.8070	1355.873	1/2"IN REBAR WITH GC CAP
3	677096.5320	681575.8510	1355.044	1/2"IN REBAR WITH GC CAP
6	675833.3010	680973.8210	1352.244	1/2"IN REBAR WITH GC CAP
7	675079.4400	680941.6640	1344.435	1/2"IN REBAR WITH GC CAP
8	674281.0000	680830.7840	1343.626	1/2"IN REBAR WITH GC CAP
9	673188.4190	680807.7510	1344.491	1/2"IN REBAR WITH GC CAP

STA 10+00.00  
 BEGIN JOB  
 STA 1+00.00  
 BEGIN HOLCOMB  
 STREET ALIGNMENT  
 STA 1+00.00  
 BEGIN TURNER ST  
 ALIGNMENT

REV.	DATE	DESCRIPTION	BY

**REVISED PRELIMINARY  
 PLANS  
 FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION**

**CITY OF SPRINGDALE**  
 SPRINGDALE, ARKANSAS

**SPRINGDALE**

**CARVER**

THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. ANY CHANGES TO THESE PLANS SHALL BE MADE BY A REVISION TO THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGDALE AND THE STATE OF ARKANSAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED DURING CONSTRUCTION TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS MATERIAL AND DEBRIS FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF SPRINGDALE OF ANY ACCIDENTS OR INJURIES THAT OCCUR ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES AND CERTIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGDALE AND THE STATE OF ARKANSAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGDALE AND THE STATE OF ARKANSAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SPRINGDALE AND THE STATE OF ARKANSAS.

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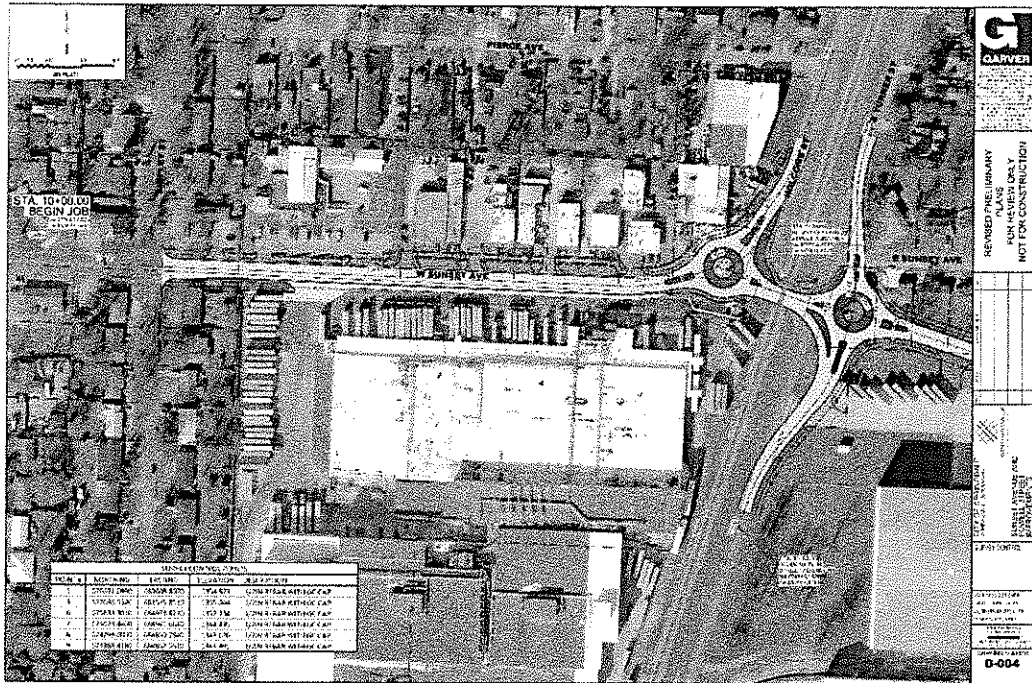
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James R. Williams, Associate  
Stringfellow & Associates

April 03, 2026  
Date Signed

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

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

**WHEREAS**, the Springdale Animal Services Director has announced she will be relocating and resigning her position as of June 1, 2026;

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

**WHEREAS**, it is in the city's best interest to create a Deputy Director of Animal Services position on May 18, 2026 in order to allow the current Director of Animal Services and the Deputy Director of Animal Services to have a transition period for training purposes;

**WHEREAS**, the new position of Deputy Director of Animal Services is rated as a grade 23 with a midpoint starting pay of \$71,677.00;

**WHEREAS**, the new position of Deputy Director of Animal Services would be a temporary position, ending on June 1, 2026 which has a budget impact not to exceed \$3,908.00.

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

1. The 2026 City of Springdale budget be amended and an additional position of Deputy Director of Animal Services is hereby created on May 18, 2026 and ceases to exist on June 1, 2026.
2. The total 2026 budget impact shall not exceed \$3,908.00

**PASSED AND APPROVED** this 12<sup>th</sup> day of May, 2026.

---

Doug Sprouse, MAYOR

**ATTEST:**

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Sabra Jeffus, CITY CLERK

**APPROVED AS TO FORM:**

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Garrett Harlan, CITY ATTORNEY

SPRINGDALE CITY COUNCIL  
April 28 & May 4, 2026

The City Council of the City of Springdale met in regular session on Tuesday, April 28, 2026 in the Council Chambers, City Administration Building. City Attorney Ernest Cate called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor (absent)
Brian Powell	Ward 3, Position 1
Amelia Taldo	Ward 4, Position 1 (absent)
Jeff Watson	Ward 3, Position 2
Mike Overton	Ward 2, Position 1
Mike Lawson	Ward 1, Position 1
Aaron Huntley	Ward 2, Position 2 (absent)
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	Planning Director
Mike Chamlee	Buildings Director
James Smith	Director, Airport & Public Works
Derek Wright	Police Chief
Blake Holte	Fire Chief
Colby Fulfer	Chief of Staff
John Oliver	Senior Code Enforcement Officer
Ron Findley	Director, Neighborhood Services
Courtney Kremer	Director, Springdale Animal Shelter
Angie Albright	Director, Shiloh Museum
Garrett Harlan	Deputy City Attorney

Ernest Cate acknowledged a Quorum and acknowledged the absence of Mayor Sprouse and stated he would entertain a motion to elect the President Pro Tempore to conduct the meeting. Council Member Mike Lawson made a motion to elect council member Mike Overton as President Pro Tempore. Council Member Harriman seconded the motion. There was a voice vote of all ayes and no nays.

### **CITIZEN COMMENTS**

Richard Coger, residing at 4310 S. Thompson, Springdale, handed out a packet and spoke for a few minutes.

### **APPROVAL OF MINUTES**

Council Member Watson moved the minutes of the April 14, 2026 City Council meeting be approved as presented. Council Member Lawson made the second.

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

### **MOTION TO RECESS**

President Pro Tempore Overton stated that it takes 2/3 Council vote to pass Procedural motions, listed as agenda Items 6A & 6B. 2/3 of the Council are not present. Council Member Randall Harriman made a motion to recess until May 4 at 5:30 p.m. Council Member Powell seconded the motion. City Council will reconvene on Monday, May 4 at 5:30 p.m.

After a vote was taken, motion carried 5-0.

A Planning work session will be held Monday, May 4 at 5:00 pm, followed by a City Council meeting at 5:30, followed by a Council Committee Meeting.

The City Council Meeting resumed at 5:30 pm on Monday, May 4, 2026

The City Council of the City of Springdale met in regular session on Monday, May 4, 2026 in the Council Chambers, City Administration Building. President Pro Tempore Mike Overton called the meeting to order at 5:30 p.m.

Roll call was answered by:

Doug Sprouse	Mayor (absent)
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
Garrett Harlan	City Attorney
Sabra Jeffus	City Clerk/Treasurer

Others present:

Sharon Tromburg	Planning Director
Ben Peters	Director, Engineering
Mike Chamlee	Buildings Director
James Smith	Director, Airport & Public Works
Derek Wright	Police Chief
Blake Holte	Fire Chief
Colby Fulfer	Chief of Staff
Anna McKinney	Deputy Chief of Staff
John Oliver	Senior Code Enforcement Officer
Courtney Kremer	Director, Springdale Animal Shelter
Angie Albright	Director, Shiloh Museum

### **CITIZEN COMMENTS**

None

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

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

After the vote was taken, the motion carried 8-0.

### **PLANNING COMMISSION REPORT**

ORDINANCE NO. 6207; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-13) CERTAIN LANDS LOCATED AT 4346 N. OAK STREET FROM AN AGRICULTURAL DISTRICT (A-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6207.

ORDINANCE NO. 6208; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-15) CERTAIN LANDS LOCATED AT THE NORTHWEST SIDE OF 4300 S. 48TH STREET FROM AN AGRICULTURAL DISTRICT (A-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6208.

ORDINANCE NO. 6209; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-16) CERTAIN LANDS LOCATED AT 3112 & 3130 N. THOMPSON STREET FROM A LARGE PRODUCT RETAIL SALES DISTRICT (C-6) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6209.

ORDINANCE NO. 6210; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-17) CERTAIN LANDS LOCATED AT WEST OF 552 SOUTH 48TH STREET AND 552 SOUTH 48TH STREET FROM A THOROUGHFARE COMMERCIAL DISTRICT (C-5) TO A HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-24) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6210.

ORDINANCE NO. 6211; AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-18) CERTAIN LANDS LOCATED AT 556 B & C SOUTH 48TH STREET FROM AN AGRICULTURAL DISTRICT (A-1) TO A HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-24) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6211.

ORDINANCE NO. 6212; AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (FB26-06) CERTAIN LANDS LOCATED AT 521 CAUDLE AVENUE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A SPRINGDALE ELECTIVE ENHANCEMENT DISTRICT (SEED) – NEIGHBORHOOD CENTER TYPE 2 (NC2), AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6212.

ORDINANCE NO. 6213; AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (FB26-07) CERTAIN LANDS LOCATED AT 323 CAUDLE AVENUE FROM MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO A SPRINGDALE ELECTIVE ENHANCEMENT DISTRICT (SEED) – NEIGHBORHOOD RESIDENTIAL TYPE 2 (NR2), AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6213.

RESOLUTION NO. 63 – 26; APPROVING A CONDITIONAL USE FOR COLBY DEAN DRAKE AT 8788 W. GIBBS ROAD AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Sharon Tromburg read and presented the Resolution.

**RESOLUTION NO. 63-26**

**A RESOLUTION APPROVING A CONDITIONAL USE  
FOR COLBY DEAN DRAKE AT 8788 W. GIBBS ROAD AS  
SET FORTH IN ORDINANCE NO. 4030**

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

**WHEREAS**, the Planning Commission held a public hearing on April 7, 2026, on a request by Colby Dean Drake for a Use Unit 14 (Residential Manufactured Housing) in an Agricultural District (A-1).

**WHEREAS**, following the public hearing, the Planning Commission, by a vote of nine (9) yes and zero (0) nays, recommends that a Conditional Use be granted to Colby Dean Drake with the following conditions:

1. Have more than five hundred seventy-six (576) square feet of occupied space;
2. Have a minimum width and length of at least twenty-four (24) feet.
3. Be placed onto a permanent foundation system (piers, bearing walls, etc.) in accordance with adopted building codes, which will transfer loads from the structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil, in accordance with adopted Building Code.
4. Be anchored to the permanent foundation system in accordance with the adopted building code and to the manufacturer's specifications.
5. Set onto an excavated area with permanent perimeter walls constructed of block, brick, or stone with foundations, footings, or crawl space or basement walls constructed in accordance with the adopted building code. The space between the floor joists of the home and the excavated under-floor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings).
6. Have wheels, axles, and hitch mechanisms removed.
7. Have utilities connected in accordance with applicable city codes or manufacturer's specifications, whichever is more restrictive.
8. Have siding material of a type customarily used on site-constructed residences, excluding smooth, ribbed, or corrugated metal or plastic panels.
9. Have pitched roofs and roofing material of a type customarily used on site-constructed residences.
10. Have off-street parking for two (2) automobiles.

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

1. Have more than five hundred seventy-six (576) square feet of occupied space;
2. Have a minimum width and length of at least twenty-four (24) feet.
3. Be placed onto a permanent foundation system (piers, bearing walls, etc.) in accordance with adopted building codes, which will transfer loads from the structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil, in accordance with adopted Building Code.
4. Be anchored to the permanent foundation system in accordance with the adopted building code and to the manufacturer's specifications.
5. Set onto an excavated area with permanent perimeter walls constructed of block, brick, or stone with foundations, footings, or crawl space or basement walls constructed in accordance with the adopted building code. The space between the floor joists of the home and the excavated under-floor grade shall be completely enclosed with the permanent perimeter enclosure (except for required openings).
6. Have wheels, axles, and hitch mechanisms removed.
7. Have utilities connected in accordance with applicable city codes or manufacturer's specifications, whichever is more restrictive.
8. Have siding material of a type customarily used on site-constructed residences, excluding smooth, ribbed, or corrugated metal or plastic panels.
9. Have pitched roofs and roofing material of a type customarily used on site-constructed residences.
10. Have off-street parking for two (2) automobiles.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 63-26.

**RESOLUTION NO. 64 – 26; APPROVING A CONDITIONAL USE FOR GRINGOS BURRITOS, LLC AT 3503 ELM SPRINGS ROAD AS SET FORTH IN ORDINANCE NO. 4030**

Planning Director Sharon Tromburg read and presented the Resolution.

**RESOLUTION NO. 64-26**

**A RESOLUTION APPROVING A CONDITIONAL USE FOR GRINGOS BURRITOS, LLC AT 3503 ELM SPRINGS ROAD AS SET FORTH IN ORDINANCE NO. 4030**

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

**WHEREAS**, the Planning Commission held a public hearing on April 7, 2026, on a request by Gringos Burritos, LLC for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2).

**WHEREAS**, following the public hearing, the Planning Commission, by a vote of nine (9) yes and zero (0) nays, recommends that a Conditional Use be granted to Gringos Burritos, LLC with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site.
3. Maintain on the site a minimum of three parking spaces designated for their use.

4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
9. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand shall be collected and deposited into a trash container.
10. Temporary signs only, with no flashing lights allowed.

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

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site.
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
9. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand shall be collected and deposited into a trash container.
10. Temporary signs only, with no flashing lights allowed.

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

After the vote was taken, motion carried 7-1. Council Member Taldo abstained.

The Resolution was numbered 64-26.

**RESOLUTION NO. 65 – 26; APPROVING A CONDITIONAL USE FOR MILE FIFTY-NINE COFFEE AT 1102 BRONCO LANE AS SET FORTH IN ORDINANCE NO. 4030**

Planning Director Sharon Tromburg read and presented the Resolution.

**RESOLUTION NO. 65-26**

**A RESOLUTION APPROVING A CONDITIONAL USE FOR MILE FIFTY-NINE COFFEE AT 1102 BRONCO LANE 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 April 7, 2026, on a request by Mile Fifty-Nine Coffee 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 nine (9) yes and zero (0) nays, recommends that a Conditional Use be granted to Mile Fifty-Nine Coffee 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 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.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 65-26.

RESOLUTION NO. 66 – 26; APPROVING A CONDITIONAL USE FOR SPIRIT OF TRUTH CHURCH AT 1853 FED EX DRIVE AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Sharon Tromburg read and presented the Resolution.

**RESOLUTION NO. 66-26**

**A RESOLUTION APPROVING A CONDITIONAL USE  
FOR SPIRIT OF TRUTH CHURCH AT 1853 FED EX  
DRIVE 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 April 7, 2026, on a request by Spirit of Truth Church for a for Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2).

**WHEREAS**, following the public hearing, the Planning Commission, by a vote of nine (9) yes and zero (0) nays, recommends that a Conditional Use be granted to Spirit of Truth Church with the following conditions:

1. Occupancy load as determined by the Assistant Fire Marshal to be 92 persons for the entire suite.
2. Hours of operation are limited to Wednesday, 6 p.m. to 7:30 p.m., Friday, 8 a.m. to 2 p.m., Saturday, 9 a.m. to 11 a.m. Sunday, 8:30 a.m. to 2 p.m. and 3:30 p.m. to 5 p.m.
3. Must observe the provisions of the City's adopted noise standards.
4. Meet all building and fire code provisions.
5. No sign shall be erected, maintained, or utilized within the city except by a permit issued by the chief city inspector.

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

1. Occupancy load as determined by the Assistant Fire Marshal to be 92 persons for the entire suite.
2. Hours of operation are limited to Wednesday, 6 p.m. to 7:30 p.m., Friday, 8 a.m. to 2 p.m., Saturday, 9 a.m. to 11 a.m. Sunday, 8:30 a.m. to 2 p.m. and 3:30 p.m. to 5 p.m.
3. Must observe the provisions of the City's adopted noise standards.
4. Meet all building and fire code provisions.
5. No sign shall be erected, maintained, or utilized within the city except by a permit issued by the chief city inspector.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 66-26.

RESOLUTION NO. 67 – 26; APPROVING A CONDITIONAL USE FOR ALICE'S GARDEN AT 3534 LAURAL RIDGE AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Sharon Tromburg read and presented the Resolution.

**RESOLUTION NO. 67-26**

**A RESOLUTION APPROVING A CONDITIONAL USE  
FOR ALICE'S GARDEN AT 3534 LAURAL RIDGE 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 April 7, 2026, on a request by Alice's Garden 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 nine (9) yes and zero (0) nays, recommends that a Conditional Use be granted to Alice's Garden with the following conditions:

12. 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.
13. No outside storage of materials required for the operation of the business.
14. 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.
15. Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.
16. Generates no traffic, parking, sewage, or water use in excess of what is normal in the residential neighborhood.
17. Will not produce any fumes, odors, noise, or any other offensive effects that are not normal to residential activity.
18. Will not involve accessory buildings.
19. Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.
20. Will not require the construction of a duplicate kitchen or the addition to the existing kitchen.
21. Will not require or cause the consumption on the premises of any food product produced thereon.
22. 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 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.

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

After the vote was taken, motion carried 7-1. Council Member Aaron Huntley abstained.

The Resolution was numbered 67-26.

RESOLUTION NO. 68 – 26; APPROVING A WAIVER (W26-13) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO JAKE’S FIREWORKS IN CONNECTION WITH N26-13, A NON-LARGE-SCALE DEVELOPMENT.

Planning Director Sharon Tromburg read and presented the Resolution.

**RESOLUTION NO. 68-26**

**A RESOLUTION APPROVING A WAIVER (W26-13) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO JAKE’S FIREWORKS IN CONNECTION WITH N26-13, A NON-LARGE-SCALE DEVELOPMENT.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-13) 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 (W26-13) of street improvements to 3400 South 48th Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-13, a Non-Large-Scale Development, 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 South 48th Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-13, a Non-Large-Scale Development.

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

After the vote was taken, motion carried 8-0, with Option 1.

The Resolution was numbered 68-26.

RESOLUTION NO. 69 – 26; APPROVING A WAIVER (W26-16) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MARTIN FLORES RODRIGUEZ & DAVID FLORES GONZALEZ IN CONNECTION WITH N26-07, A NON-LARGE-SCALE DEVELOPMENT.

Planning Director Sharon Tromburg read and presented the Resolution.

**RESOLUTION NO. 69-26**

**A RESOLUTION APPROVING A WAIVER (W26-16) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MARTIN FLORES RODRIGUEZ & DAVID FLORES GONZALEZ IN CONNECTION WITH N26-07, A NON-LARGE-SCALE DEVELOPMENT.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-16) 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 (W26-16) of street improvements to 805 South West End Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-07, a Non-Large-Scale Development for Martin Flores Rodriguez & David Flores Gonzalez, 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 South West End Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N26-07, a Non-Large-Scale Development for Martin Flores Rodriguez & David Flores Gonzalez.

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

After the vote was taken, motion carried 8-0, with Option 1.

The Resolution was numbered 69-26.

RESOLUTION NO. 70 – 26; APPROVING A WAIVER (W26-18) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO JUSTINA MEJIA IN CONNECTION WITH 1414 CHRISTIAN AVENUE A MULTI-FAMILY DWELLING.

Planning Director Sharon Tromburg read and presented the Resolution.

**RESOLUTION NO. 70-26**

**A RESOLUTION APPROVING A WAIVER (W26-18) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO JUSTINA MEJIA IN CONNECTION WITH 1414 CHRISTIAN AVENUE A MULTI-FAMILY DWELLING.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W26-18) 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 (W26-18) of street improvements to Christian Avenue and North West End Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1414

Christian Avenue, a Multi-Family Dwelling, and the Planning Commission recommends denial of the waiver request.

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

**Option 2:** Denies a waiver of street improvements to Christian Avenue and North West End Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1414 Christian Avenue, a Multi-Family Dwelling.

Council Member Harriman moved the Resolution be adopted, Option 2. Council Member Taldo made the second.

After a vote was taken, motion carried 8-0, with Option 2.

The Resolution was numbered 70-26.

**Note:** Council Member Taldo left the meeting

### **COMMITTEE OF THE WHOLE**

ORDINANCE NO. 6214; AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS, KNOWN AS THE DOWNTOWN FORM-BASED CODE; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

Council Member Harriman read the Ordinance and Planning Director Sharon Tromburg presented.

After reading the title of the Ordinance, Council Member Powell moved the Ordinance “Do Pass”. Council Member Huntley 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 6214.

### **FINANCE COMMITTEE**

RESOLUTION NO. 71 – 26; AUTHORIZING THE CREATION OF NEW POSITIONS, ELIMINATING CERTAIN POSITIONS, AND AMENDING THE 2026 BUDGET.

Committee Chair Jeff Watson read the Resolution and City Attorney Garrett Harlan presented

### **RESOLUTION NO. 71-26**

**A RESOLUTION AUTHORIZING THE CREATION OF NEW POSITIONS, ELIMINATING CERTAIN POSITIONS, AND AMENDING THE 2026 BUDGET.**

**WHEREAS,** the City Attorney’s Office desires to make changes to its personnel structure for the purpose of increasing modernization and efficiency; and

**WHEREAS**, the City Attorney's Office desires to eliminate the following positions: Victim Advocate (Grade 18), File/Discovery Clerk (Grade 13), Hot Check Administrator (Grade 15) and Secretary (Grade 13); and

**WHEREAS**, the City Attorney's Office desires to create the following positions: three (3) Legal Assistants (Grade 15) and one (1) Chief Legal Assistant (Grade 16); and

**WHEREAS**, it is beneficial to make these changes during the current transition of the City Attorney and other staff retirements; and

**WHEREAS**, the total budget impact of this restructuring is \$17,990.65; and

**WHEREAS**, the Prosecutor Fee Fund has sufficient funds to cover the expense of the changes.

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

**Section 1.** The Victim Advocate, File/Discovery Clerk, Hot Check Administrator, and Secretary positions within the City Attorney's Office shall be eliminated in the 2026 City Budget.

**Section 2.** Three (3) Legal Assistant positions and one (1) Chief Legal Assistant position shall be created in the 2026 City Budget.

**Section 3.** The Springdale City Attorney Personnel Budget in the 2026 City Budget shall be amended in an amount not to exceed \$17,990.65.

**Section 4.** That the sum of \$17,990.65 shall be transferred from the City Prosecutor Fee Fund (404-0000-419.80-30) to the General Fund to offset the budgetary impact of these changes.

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

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

The Resolution was numbered 71-26.

RESOLUTION NO. 72 – 26; AUTHORIZING THE CREATION OF NEW POSITIONS, ELIMINATING CERTAIN POSITIONS, AND AMENDING THE 2026 BUDGET.

Committee Chair Jeff Watson read the Resolution and City Attorney Garrett Harlan presented

**RESOLUTION NO. 72-26**

**A RESOLUTION AMENDING THE CITY ATTORNEY  
BUDGET IN THE 2026 GENERAL BUDGET.**

**WHEREAS**, the City Attorney’s Office has two employees who have announced their respective retirements effective April 30, 2026 and December 31, 2026; and

**WHEREAS**, the City Attorney’s portion of the City of Springdale 2026 budget should be amended to reflect the necessary amounts to be paid out to each employee upon their retirement;

**WHEREAS**, the retirements will have a budget impact of an amount not to exceed \$53,678.61.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Springdale City Attorney Personnel Budget in the 2026 City Budget shall be amended in an amount not to exceed \$53,678.61.

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

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

The Resolution was numbered 72-26.

**RESOLUTION NO. 73 – 26; ACCEPTING A GRANT FROM THE SMITHSONIAN INSTITUTION AND AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE**

Committee Chair Jeff Watson read the Resolution and Shiloh Museum Director Angie Albright presented

**RESOLUTION NO. 73-26**

**A RESOLUTION ACCEPTING A GRANT FROM THE SMITHSONIAN INSTITUTION AND AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE**

**WHEREAS**, the Shiloh Museum applied for a grant to support the production of a series of video histories and interviews, and

**WHEREAS**, the Shiloh Museum was awarded a grant in the amount of \$9,500.00, from The Smithsonian Institution.

**WHEREAS**, the funds will be used to produce a series of video histories highlighting entrepreneurs from the region and the economic development of their communities, to be shared through digital platforms and public presentations,

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

**Section 1.** The Mayor is hereby authorized to accept and sign the grant agreement for a grant in the amount of \$9,500.00 from the Smithsonian Institution for the production of a video history series.

**Section 2.** The 2026 Budget of the City of Springdale Shiloh Museum of Ozark History is hereby amended as follows:

<u>Department</u>	<u>Description</u>	<u>Present</u>		<u>Proposed</u>
		<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Shiloh Museum	Misc. Grants	\$10,000.00	\$9,500.00	\$19,500.00

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

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

The Resolution was numbered 73-26.

RESOLUTION NO. 74 – 26; AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE MUNICIPAL AIRPORT

Committee Chair Jeff Watson read the Resolution and Airport Director James Smith presented

**RESOLUTION NO. 74-26**

**A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE MUNICIPAL AIRPORT**

**WHEREAS**, the City of Springdale Municipal Airport recently experienced damage due to a hail storm that occurred;

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

**WHEREAS**, the Springdale Municipal Airport has requested that these funds be appropriated to their *Buildings & Grounds* account.

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

<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Present</u>		<u>Amended</u>
			<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Airport	401-0110-401.51-01	Buildings & Grounds	\$80,000	\$1,676,793.45	\$1,756,793.45

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

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

The Resolution was numbered 74-26.

RESOLUTION NO. 75 – 26; AUTHORIZING THE PURCHASE OF A VEHICLE FOR THE CITY OF SPRINGDALE, ARKANSAS.

Committee Chair Jeff Watson read the Resolution and Police Chief Derek Wright presented

**RESOLUTION NO. 75-26**

**A RESOLUTION AUTHORIZING THE PURCHASE OF A VEHICLE FOR THE CITY OF SPRINGDALE, ARKANSAS.**

**WHEREAS**, the City of Springdale has a need to purchase a vehicle for use by Animal Control; and

**WHEREAS**, the City has received a quote from Superior Automotive Group for the purchase of a 2026 Chevrolet Silverado 1500 4x4 Crew Cab in the amount of \$45,617.00; and

**WHEREAS**, the vehicle is available for purchase at or below state contract pricing; and

**WHEREAS**, pursuant to Arkansas Code Annotated section 14-58-104(17), municipalities may purchase new motor vehicles without competitive bidding when the purchase price does not exceed the fleet price awarded by the Office of State Procurement.

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

**Section 1.** The purchase of a 2026 Chevrolet Silverado 1500 4x4 Crew Cab from Superior Automotive Group in the amount of \$45,617.00 is hereby approved and to be paid from the unrestricted general fund or the Pauline Smith Bequest Reserved Funds.

**Section 2.** The Mayor and City Clerk are hereby authorized to execute all documents necessary to complete the purchase.

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

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

The Resolution was numbered 75-26.

RESOLUTION NO. 76 – 26; AUTHORIZING THE PURCHASE AND INSTALLATION OF EQUIPMENT FOR AN ANIMAL CONTROL VEHICLE FOR THE CITY OF SPRINGDALE, ARKANSAS.

Committee Chair Jeff Watson read the Resolution and Chief of Staff Colby Fulfer presented

**RESOLUTION NO. 76-26**

**A RESOLUTION AUTHORIZING THE PURCHASE AND INSTALLATION OF EQUIPMENT FOR AN ANIMAL CONTROL VEHICLE FOR THE CITY OF SPRINGDALE, ARKANSAS.**

**WHEREAS**, the City of Springdale requires specialized equipment for an Animal Control vehicle, including a containment box and upfit, computer equipment, and vehicle wrap; and

**WHEREAS**, the City has obtained quotes for such equipment in the following amounts: box and upfit, \$22,581.99; Getac computer and keyboard, \$4,128.46; and vehicle wrap, \$1,000.00; and

**WHEREAS**, the total amount for the equipment and installation is \$27,710.45; and

**WHEREAS**, the total cost of the equipment is below the threshold requiring competitive bidding and complies with applicable purchasing requirements.

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

**Section 1.** The purchase and installation of the equipment described herein, including the box and upfit, Getac computer and keyboard, and vehicle wrap, in the total amount of \$27,710.45 is hereby approved to be paid from the unrestricted general fund or the Pauline Smith Bequest Reserved Funds.

**Section 2.** The Mayor and City Clerk are hereby authorized to execute all documents necessary to complete these purchases.

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

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

The Resolution was numbered 76-26.

**COMMENTS FROM COUNCIL MEMBERS**

None

**COMMENTS FROM DEPARTMENT HEADS**

None

**COMMENTS FROM CITY ATTORNEY**

None

**COMMENTS FROM MAYOR**

None

**ADJOURNMENT**

Mike Overton made a motion to adjourn and Council Member Lawson made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 8:01 p.m.

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President Pro Tempore, Mike Overton

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Sabra Jeffus, City Clerk/Treasurer