

- **The next City Council Committee Meeting will be Tuesday, February 17th, 2026.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, February 10th, 2026**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Aaron Huntley

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

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

5. Approval of Minutes – **Tuesday, January 27th, 2026. Pgs. 47-53**
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) 9A; 12A (Motion must be approved by two-thirds (2/3) of the council members).*

7. Appointments and Reappointments

- A. **A Resolution** making a reappointment to the Public Facilities Board of the City of Springdale. **Pgs. 1-2**

B. A Resolution making an appointment to the Springdale Library Board. Pgs. 3-8

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

A. An Ordinance accepting the replat (RP25-12) of Sandy Heights Addition, Lots 14 & 15, to the City of Springdale, Arkansas, and declaring an emergency. Pgs. 9-13

9. Committee of the Whole

A. A Resolution overturning the Traffic Committee's decision regarding a median break on Har-Ber Ave. Pgs. 14-17

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

A. A Resolution authorizing the City Attorney to settle condemnation lawsuits wherein Brad Smith and Kristie Smith are Defendants (Project No. 23BPS2, Tracts 12 and 13). Presented by Ernest Cate, City Attorney. Pgs. 18-23

B. A Resolution authorizing the expenditure of funds to acquire property from the Roger and Anna Wade Trust for the Albright Road Extension Project (Butterfield Coach Road to Hylton Road), Project No. 23BPS12, Tract 2. Presented by Ernest Cate, City Attorney. Pgs. 24-32

C. A Resolution authorizing the creation of a new position and amending the 2026 Budget. Presented by Ernest Cate, City Attorney. Pg. 33

D. A Resolution appointing Garrett Harlan to the position of City Attorney for the City of Springdale, Arkansas, effective May 1, 2026. Presented by Ernest Cate, City Attorney. Pg. 34

E. A Resolution committing match funding for the City's fiscal year 2026 Better Utilizing Investments to Leverage Development (BUILD) Grant Program Application. Presented by Ben Peters, Engineering Director. Pgs. 35-37

F. A Resolution authorizing the purchase of lighting for J.B. Hunt Park Trail. Presented by Ben Peters, Engineering Director. Pgs. 38-41

11. Police and Fire Committee by Chairman Brian Powell – **All Item(s) forwarded with recommendation for approval**

A. **A Resolution** authorizing the purchase of a new ambulance for the Springdale Fire Department, and to waive competitive bidding. Presented by Blake Holte, Fire Chief. **Pgs. 42-45**

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

A. **An Ordinance** amending section 38-60 of the Code of Ordinances of the City of Springdale, Arkansas; and declaring an emergency. Presented Blake Holte, Fire Chief. **Pg. 46**

13. Comments from Council Members.

14. Comments from Department Heads.

15. Comments from City Attorney.

16. Comments from Mayor.

17. Adjournment.

RESOLUTION NO. _____

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

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

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

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

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

PASSED AND APPROVED this 10th day of February, 2026

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Springdale Public Facilities Board

P.O. Box 166
Springdale, AR 72765

January 26, 2026

Mayor Doug Sprouse
Springdale City Hall
201 Spring Street
Springdale, AR 72764

Mayor Sprouse,

Effective January 31, 2026, the term of Treasurer and Secretary Elmer Rodriguez on the Springdale Public Facilities Board will expire. State law requires that the Board submit names to recommend for your consideration. On behalf of the Public Facilities Board, I request that you consider reappointing Mr. Elmer Rodriguez to the Board. Mr. Rodriguez has indicated that he would continue to serve, if appointed.

We feel that Mr. Rodriguez is extremely capable of serving the interests of our community on this important Board.

Thank you for your consideration on this matter.

Sincerely,



Bill Rogers
President/CEO
Springdale Chamber of Commerce

RESOLUTION NO. _____

**A RESOLUTION MAKING AN APPOINTMENT TO
THE SPRINGDALE LIBRARY BOARD**

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

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

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

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

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

PASSED AND APPROVED this 10th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

BOARD QUALIFICATIONS SUMMARY

Local business owner and senior financial executive with more than 20 years of leadership experience in accounting, governance, and organizational strategy. Skilled in financial oversight, audit and compliance, policy development, and long-term planning. Deeply committed to strengthening access to education, literacy, and community resources. Brings a collaborative approach, strong ethical foundation, and a passion for serving diverse communities through equitable, people-centered solutions.

CORE QUALIFICATIONS

Accounting/Financial Management	Governance & Strategic Planning	Financial Reporting & Analysis
Cross-Functional Leadership	Staff Training & Development	Budget & Resource Allocation
Treasury & Financial Controls	Community & Civic Engagement	Change Management
Policy Development/Compliance	Organizational Development	Systems Implementation

COMMUNITY & CIVIC LEADERSHIP

Founder, Money Women Collective

Led educational initiatives promoting financial literacy and empowerment for women across NWA, including workshops, conferences, and community events designed to expand access to practical, confidence-building financial knowledge.

Founder, StillPoint Collective

Established StillPoint Collective, an educational arm of StillPoint Accounting, to expand community access to financial literacy through youth-focused financial workshops, a weekly financial podcast series, and a female small business owner mastermind group. Actively collaborating with Springdale small businesses, nonprofits, and civic leaders to create a more financially empowered community.

PROFESSIONAL EXPERIENCE

StillPoint Accounting, LLC, Springdale, AR 2020 – Present

Accounting firm providing bookkeeping, payroll and tax services to small businesses and individuals

President

Founder and managing partner of a Springdale-based accounting firm serving individuals, small businesses, and nonprofits across Northwest Arkansas. Provide strategic leadership, financial oversight, policy development, and community-focused education within a rapidly growing practice.

Key Achievements & Responsibilities:

- Guide all governance, operational strategy, long-term planning, and firm leadership functions.
- Lead all internal policy development, including HR, compliance, handbooks, procedures, and employee development structures.
- Oversee selection and implementation of financial, tax, and workflow systems to improve transparency, efficiency, and accessibility.
- Establish and maintain accounting, reporting, and internal control frameworks for the firm and client organizations.
- Manage all firm budgeting, financial analysis, resource allocation, and performance reporting.

Ropeswing Hospitality Group, Bentonville, AR

2017 – 2020

Regional hospitality group with rapidly expanding operations including food service, consulting and more

Director of Finance & Accounting | Operations Controller

Served as top financial leader and strategic leadership team member in a rapidly expanding hospitality group.

Key Achievements & Responsibilities:

- Directed all finance, accounting, payroll, and legal administrative functions.
- Established scalable internal controls, oversight frameworks, and risk management processes during major organizational growth.
- Led budgeting, forecasting, KPIs, investor reporting, and capital planning.
- Oversaw complex organizational restructuring, guiding legal, compliance, and HR transitions.
- Launched and chaired the 401(k)-governance committee, strengthening fiduciary oversight and compliance.

America's Car-Mart, Inc., Bentonville, AR

2015 – 2017

Publicly held auto retailer exclusively focused on the "Buy Here/Pay Here" segment of the used car market

Director of Financial Reporting

Managed public company reporting, internal controls, treasury management, and all aspects of audit and regulatory compliance.

Selected achievements:

- Directed SEC reporting, financial accounting policy, and compliance with emerging standards.
- Managed internal, external, regulatory, and 401(k) audits from planning through final reporting.
- Developed standardized processes for tax compliance and treasury operations.
- Led major change-management initiatives, including implementation of EMV technology and related back-office redesign.

HoganTaylor, LLP Fayetteville, AR

2007 – 2015

Business advisory and public accounting firm offering a wide range of comprehensive wealth management solutions

Assurance Manager

Led audit engagements for clients across industries; managed teams; strengthened internal controls and compliance environments.

Additional Roles:

- **University of Arkansas**, Adjunct Professor of Accounting (2015 – 2018)

EDUCATION

Bachelor of Business Administration, Accounting

University of Oklahoma, Norman, OK

CERTIFICATIONS

Certified Public Accountant
Oklahoma and Arkansas

Certified Internal Auditor

Certified Fraud Examiner



Mayor Doug Sprouse
Springdale City Hall
201 Spring Street
Springdale, Arkansas 72764

Dear Mayor Sprouse,

I am writing to express my interest in serving on the Springdale Public Library Board. As a Springdale resident, business owner, and community advocate, I care deeply about the role our library plays in advancing literacy, education, and access to essential resources for individuals and families across our city. I would be honored to support the library's mission and contribute my experience in governance, financial stewardship, and community engagement to its continued growth and success.

I bring more than twenty years of leadership experience in accounting, financial oversight, organizational management, and strategic planning, including my current work as President and founding partner of StillPoint Accounting located downtown. I have lead policy development, budgeting, resource allocation, and long-term planning both within our firm and for our clients.

In addition to my professional experience, I am deeply engaged in education and literacy efforts throughout Northwest Arkansas. Through StillPoint, I partner with local schools and other youth-focused organizations to teach financial education to children and teens. Through the Money Women Collective, I lead financial literacy programs that empower women to build confidence and capability in their financial lives. These experiences have strengthened my conviction that access to knowledge — whether through books, programming, or supportive spaces — is one of the most meaningful investments a community can make.

I am particularly excited about the opportunity to serve on the Library Board because libraries represent the heart of a thriving, inclusive community. They are spaces where people of all ages and backgrounds can learn, explore, connect, and imagine new possibilities. I would welcome the opportunity to support the library's continued innovation and service to the people of Springdale.

Thank you for your consideration of my application. Please feel free to reach out if any additional information would be helpful.

Sincerely,

Mandy K. French



City of Springdale Application Form for Appointment to City Boards, Commissions, and Authorities

Name Mandy French

Email mkfrench@stillpointllc.com

Employer Name/Occupation President, StillPoint Accounting

Address 6523 Bernice Avenue
SPRINGDALE, AR, 72762-5822

Phone Number (405) 795-7928

City of Springdale Length of Residency 6.5 years

Are you a registered voter in Arkansas?

If you are not registered in Arkansas, which state are you registered to vote in? N/A

Please check all boards/commissions/authorities you are interested in serving on:

REFERENCES

Please include two (2) references below:

REFERENCE 1

Name Leigh Waycaster

Address 4153 Georgia St
Springdale, AR, 72762

Phone Number (479) 283-5196

REFERENCE 2

Name Lauren Kimbrough

Address 507 Candlelight Circle
Springdale, AR, 72762

Phone Number (479) 254-7706

Please attach your most recent resume and cover letter with any information that you think would make you a good candidate for this position:

SPL Board Letter 2025_MKF_6747.pdf

SPL Board Resume 2025_MKF_8707.pdf

Signature

A handwritten signature in black ink, appearing to be 'MKF', with a stylized flourish at the end.



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE REPLAT (RP25-12) OF SANDY HEIGHTS ADDITION, LOT 14 & 15 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

THE NORTH HALF (N½) OF LOT FOURTEEN (14) AND ALL OF LOT FIFTEEN (15) IN BLOCK THREE (3) OF SANDY HEIGHTS ADDITION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

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 (RP25-12) of Sandy Heights Addition, Lot 14 & 15 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 (RP25-12) of Sandy Heights Addition, Lot 14 & 15, 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.

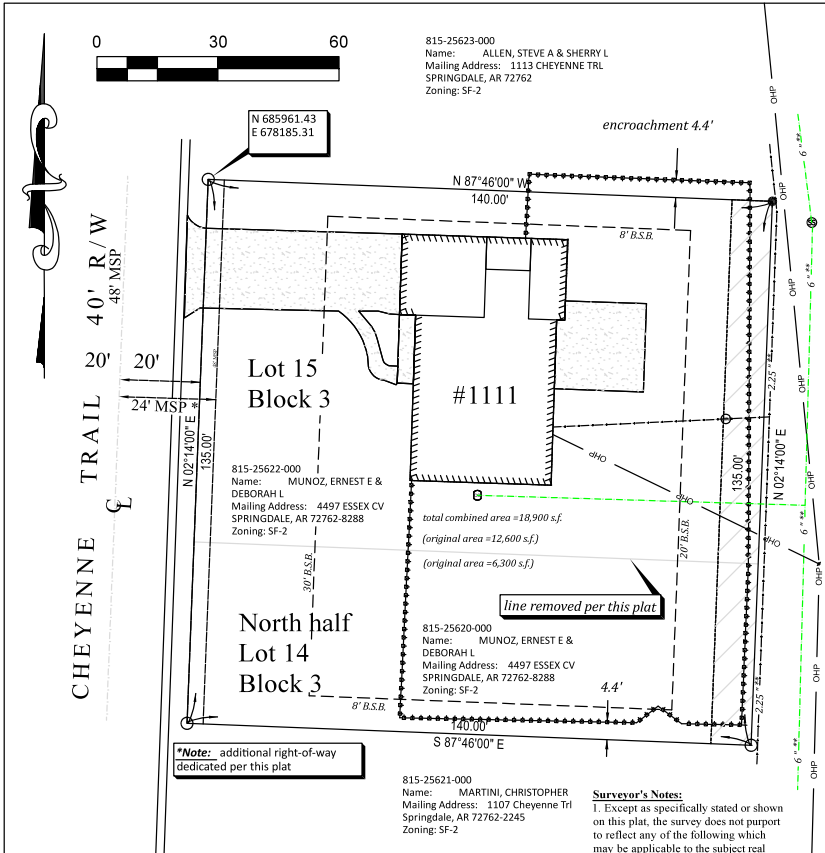
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



815-25623-000
 Name: ALLEN, STEVE A & SHERRY L
 Mailing Address: 1113 CHEYENNE TRL
 SPRINGDALE, AR 72762
 Zoning: SF-2

FLOOD PLAIN REFERENCE
 By graphic plotting only - No part of this property is affected by any Special Flood Hazard per FEMA FIRM map number 05143C0060G eff. date 01/25/2024

Note:
 No fences shall be constructed within any drainage easement.

815-25610-000
 Name: PEREZ, ANTONIO & ALICIA
 Mailing Address: 1110 BRONCO LN
 SPRINGDALE, AR 72762-2244
 Zoning: SF-2

Building setbacks:
 30' front
 8' side
 20' rear

815-25611-000
 Name: CLARK BROWN REVOCABLE TRUST BLAKE E CLARK & JANET M BROWN
 Mailing Address: 1108 BRONCO LN
 SPRINGDALE, AR 72762-2244
 Zoning: SF-2

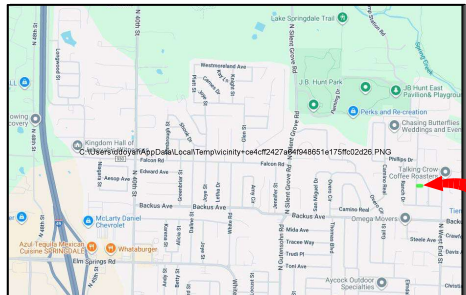
- LEGEND:**
 These standard symbols may be found in the drawing, unless otherwise noted.
- found iron pin
 - set rebar with cap "Doyal 1514"
 - fence
 - OHP- overhead power
 - ▭ concrete
 - 10' easement Sandy Heights Sub. By graphic plotting only from City of Springdale published G.I.S.
 - ⊙ water meter
 - water line 2"
 - sanitary sewer line
 - center line
 - easement line

Parcel Number 815-25622-000
Property description Bk. 1155 Pg. 558

The North Half (N ½) of Lot Fourteen (14) and all of Lot Fifteen (15) in Block Three (3) of Sandy Heights Addition to the City of Springdale, Washington County, Arkansas.

815-25621-000
 Name: MARTINI, CHRISTOPHER
 Mailing Address: 1107 Cheyenne Trl
 Springdale, AR 72762-2245
 Zoning: SF-2

- Surveyor's Notes:**
1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
 Easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
 2. Basis of Bearings: GPS observation- Arkansas North Zone
 3. This survey is valid only if the drawing includes the seal and signature of the surveyor.
 4. Subsurface and environmental conditions were not examined nor considered a part of this survey.



Vicinity Map N.T.S.

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
	_____	Mayor
Approval for Recording	_____	Director, Planning and Community Development Division
Commission	_____	Secretary, Planning Commission
	_____	Chairman, Planning Commission
Water and Sewer	_____	Engineer, Springdale Water Utilities
Streets and Drainage	_____	City Engineer

Certificate 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 spaces to public or private use as noted. The undersigned certify that 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 _____.

I, the undersigned, do hereby swear that I am the sole owner of the hereon platted property and do hereby dedicate all street and easements for use by the general public and for the installation of utilities.

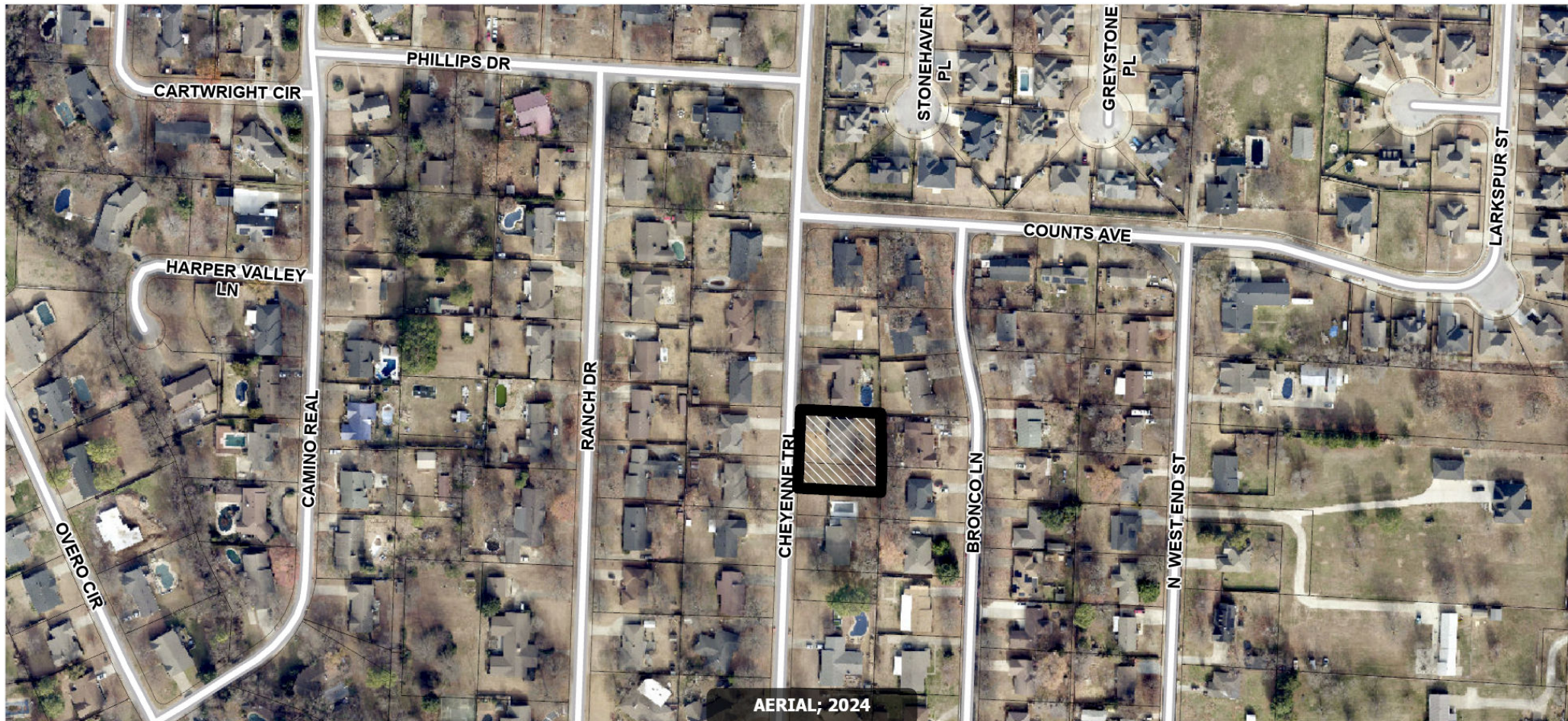
Property Owner's Signature: _____ Date: _____
 Property Owner's PRINTED Name: Deborah L. Munoz
 Property Owner's Signature: _____ Date: _____
 Property Owner's PRINTED Name: Ernest E. Munoz
 State of _____, County of _____
 Subscribed and sworn to before me this _____ day of _____, 20____
 Notary Public _____ Commission Expires: _____

Notary Stamp

City of Springdale, AR Project No. -RP25-12

Field Date(s)	Sub. date(s)	SHEET	dvdssurveying.com
Sept. 2025	Sept 2025	1 of 1	
REVISIONS	DATE	DESCRIPTION	
A	11/04/2025	various additions	Daryl V. Doyal P.S. #1514 14150 Highland Church Road Fayetteville, AR 72704 (479)267-0373
B	01/04/2026	planning comments	
C	01/07/2026	planning comments	
D	02/04/2026	planning comments	

State Plat Code: 500-18N-30W-0-26-310-72-1514



City Council Meeting
February 10, 2026

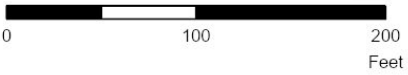


RP25-12 Sandy Heights Addition
1111 Cheyenne Trail
Replat of Lots 14 & 15, Sandy Heights Addition





City Council Meeting
February 10, 2026



RP25-12 Sandy Heights Addition
1111 Cheyenne Trail
Replat of Lots 14 & 15, Sandy Heights Addition



RESOLUTION NO. _____

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

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

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

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

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

Option 1. The decision of the Springdale Traffic Committee is upheld and the appeal is denied.

Option 2. The decision of the Springdale Traffic Committee is overturned on appeal and a median break at Sweet Magnolia Ln is approved. The applicant shall provide an engineered design of the break and fund the cost to construct the median break.

PASSED AND APPROVED this ____ day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Memo

Springdale City Council

February 5, 2026

Re: Har-Ber Ave. Median Break

On November 5th, 2025, the Springdale Traffic Committee, comprised of representatives from the engineering, public works, planning, police, and fire departments, discussed a median break request on Har-Ber Avenue at Sweet Magnolia Lane.

The sight distance west of Sweet Magnolia Lane is too short to safely turn left onto Har-Ber Avenue based on traffic engineering standards. There is currently about 400 feet of sight distance to the west, and AASHTO requires at least 530 feet of intersection sight distance on five lane streets with 45mph design speeds, which is what Har-Ber is built as now.

Medians also significantly lower the number of killed and serious injured crashes due to reduced conflict points. Because of this, the traffic committee voted unanimously to deny the request.

A fact sheet published by ARDOT is included to further illustrate the Traffic Committee's reasoning.

Sincerely,

Ben Peters
Director of Engineering

Enclosure

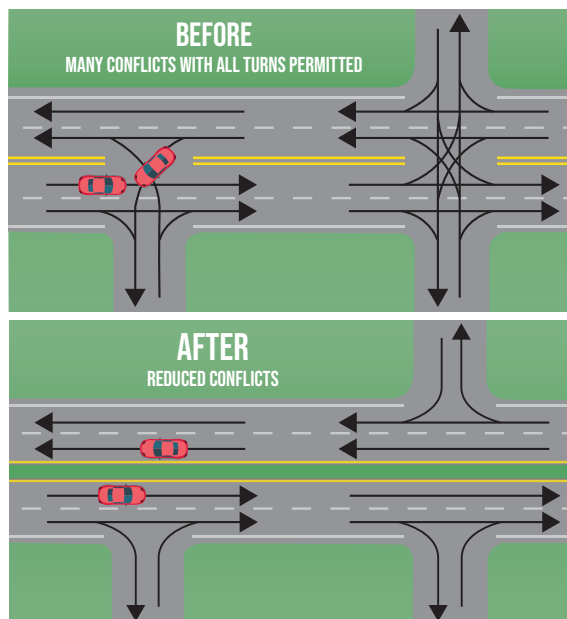
RAISED MEDIANS

WHAT IS A RAISED MEDIAN?

A raised median is a physical barrier that separates opposing directions of traffic, thus reducing the chance of a vehicle crossing into oncoming traffic. In urban areas, medians are often relatively narrow to limit property impacts.

IMPROVED SAFETY

By creating a barrier between opposing traffic, raised medians prevent most head-on collisions, which can often be severe or fatal. Additionally, raised medians allow left-turns to be consolidated into a handful of well-designed median break locations. These median breaks can also be designed to allow U-turns (see back). Raised medians allow traffic to flow in a more orderly manner, reduce the number of conflict points, and greatly reduce crash severity and frequency.



According to research from the Transportation Research Board, installing a raised median on an undivided highway resulted in a median accident rate reduction of nearly 35 percent. Raised medians are particularly beneficial when traffic volumes exceed 24,000 vehicles per day.

REDUCED DELAYS

By reducing conflict points and improving traffic flow, a roadway is able to carry more traffic. As a result, delays due to traffic congestion also decrease. Raised medians have been determined to reduce motorist delays up to 30 percent.

Diagram: From Gluck, J., H. S. Levinson, and V. Stover. NCHRP Report 420: Impacts if Access Management 501-569-2201 Techniques, TRB, National Research Council, Washington, D.C., 1999, Figure 30, p. 72. Copyright, National Academy of Sciences. Reproduced with permission of the Transportation Research Board.

ARKANSAS HAS
54
MILES OF
URBAN HIGHWAYS
WITH A
RAISED MEDIAN

INSTALLING A
RAISED MEDIAN
REDUCE CRASHES
BY UP TO
71%
ON AN UNDIVIDED ROADWAY SEGMENT

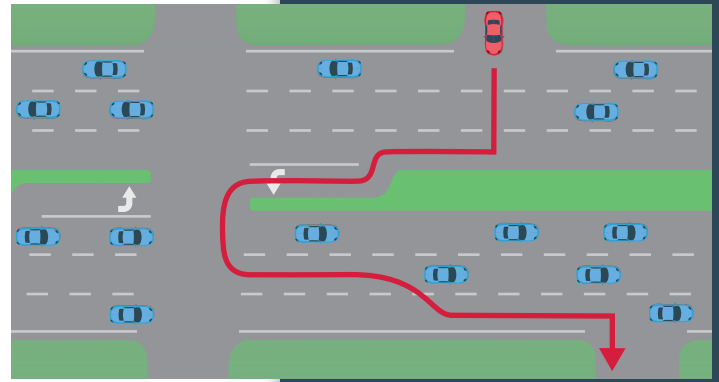


Planning Division
501-569-2201

U-TURNS TO REACH DESTINATION

Raised medians can be designed to allow U-turns to occur at periodic median breaks. U-turns reduce the number of conflict points along a corridor and have been proven to improve safety. Research has shown U-turns can reduce crash rates by 20 percent by removing direct left-turns from driveways. Often, a right turn from an unsignalized driveway followed by a U-turn is easier for drivers. This is because they only have to yield to one direction of traffic at a time rather than crossing two directions of traffic.

Case studies in Texas and Iowa suggest 95 percent of business owners reported no change or an increase in retail sales after the construction of a raised median. Property values studied along the corridor were also reported as either unchanged or increased.¹

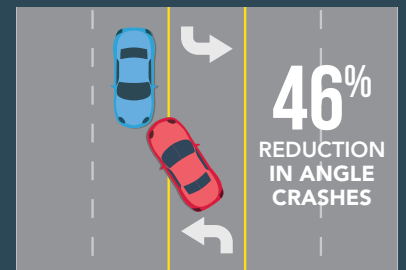


HIGHWAY 412 SILOAM SPRINGS CASE STUDY

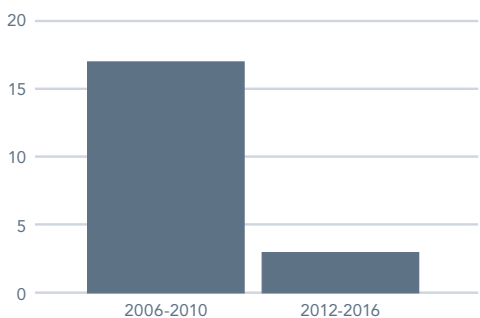
Prior to 2013, Highway 412 in west Siloam Springs was a four-lane highway with a center turn lane. The highway regularly experienced significant congestion and safety issues. Between 2006 and 2010, 415 crashes occurred on a 1.6-mile segment of Highway 412 in west Siloam Springs. Of those crashes, 17 were classified as a fatal or suspected serious injury, equating to a crash rate nearly three times higher than similar roadways across the state.

To improve the roadway's safety and reduce congestion, in 2012, ARDOT widened this segment of Highway 412 to six lanes and replaced the center turn lane with a raised median. As a result, over the next five years, the total number of crashes was reduced by 20 percent, and the number of fatal and serious injuries was reduced by more than 80 percent.

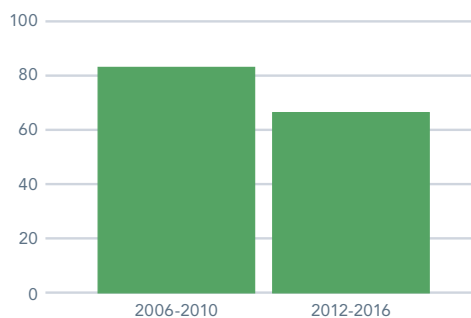
HIGHWAY 412 CASE STUDY



FATAL OR SUSPECTED SERIOUS INJURY CRASHES



TOTAL CRASHES PER YEAR



↓82%
REDUCTION IN ALL
FATAL AND SUSPECTED
SERIOUS INJURY CRASHES

Photo: Highway 60 in Conway, Arkansas, Google Maps

¹ Access Management Application Guidelines, Companion Volume to the Access Management Manual, Second Edition, Transportation Research Board, 2016

RESOLUTION NO. _____

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

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

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

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

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

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

PASSED AND APPROVED this 10th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE BRAD R. SMITH PROPERTY
(1.00± ACRE/43,625± SQUARE FEET);
LOCATED AT 5957 DEARING ROAD,
AT THE INTERSECTION OF DEARING ROAD & MAXEY LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY.

ARDOT JOB 040717 – F.A.P STPU-9399(23)
TRACT: 12

FOR

ARKANSAS DEPARTMENT OF TRANSPORTATION
PO BOX 2261, LITTLE ROCK, AR 72203

AND

CITY OF SPRINGDALE
SPRINGDALE, AR

BY

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

FILE NO. 6582-12

AS OF

FEBRUARY 9, 2024
(RETROSPECTIVE)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 5957 Dearing Road, Springdale, Arkansas 72762
Client: City of Springdale
Fee Owner: Brad R. Smith, a married person
Mailing Address: 5957 Dearing Road, Springdale, Arkansas 72762
 Area Of The Whole: 1.00± AC, or 43,625± SF Permanent Utility Easement .12± AC, or 5,415± SF
 Area Of .16± AC, or 7,190± SF
 Remainder: Area Of .84± AC or 36,435± SF Temporary Construction Easement: .07± AC or 3,177± SF less *2,970± SF 207± SF
 Acquisition: *Encompassed within PUE

HIGHEST AND BEST USE:

Whole Property- Continued Residential Use
 Remainder Property- Plottage or Assemblage with Adjacent Lands for Residential Development, as demand dictates

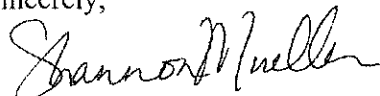
ACQUISITION COMPENSATION:

Before			
Land: 43,625± SF	\$	176,700	
Improvements: Dwelling & Site Improvements	\$	553,300	
Total:		\$	730,000
After			
Land: 7,190± SF	\$	700	
Improvements: Not Applicable	\$	0	
Total		\$	<u>700</u>
FAIR MARKET VALUE OF ACQUISITION		\$	729,300
Plus: TCE		\$	<u>50</u>
Total Compensation as of: February 9, 2024		\$	729,350

ALLOCATION OF COMPENSATION

Land: 36,435± SF @ \$4.05/SF (RND)	\$	147,600
Permanent Easement: 5,415± SF @ \$4.05 (RND)	\$	21,900
Temporary Construction Easement: 207± SF @ Rental Value (RND)	\$	50
Improvements: Dwelling, Site Improvements	\$	553,300
Damages: Remainder	\$	6,500
Cost to Cure Items: Not Applicable	\$	<u>0</u>
Total Compensation:	\$	729,350

Sincerely,



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



APPRAISAL REPORT

ON

THE BRAD R. SMITH PROPERTY
(1.09± ACRES/47,480± SQUARE FEET);
LOCATED AT 3624 MAXEY LANE,
AT THE INTERSECTION OF DEARING ROAD & MAXEY LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY.

ARDOT JOB 040717 – F.A.P STPU-9399(23)
TRACT: 13

FOR

ARKANSAS DEPARTMENT OF TRANSPORTATION
PO BOX 2261, LITTLE ROCK, AR 72203

AND

CITY OF SPRINGDALE
SPRINGDALE, AR

BY

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

FILE NO. 6582-13

AS OF

FEBRUARY 9, 2024
(RETROSPECTIVE)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: At The Intersection Of Dearing Road & Maxey Lane, Springdale, AR
Client: City of Springdale
Fee Owner: Brad R. Smith, a married person
Mailing Address: 3624 Maxey Lane, Springdale, Arkansas 72762
 Area Of The Whole: 1.09± ACS, or 47,480± SF Permanent Drainage Easement .29± AC, or 12,792± SF

Area Of 1.06± ACS, or 46,276± SF
 Remainder:
 Area Of .03± AC, or 1,204± SF Temporary Construction Easement: .03± AC or 1,454± SF less *1,454± SF
 Acquisition: 0± SF

*Totally Encompassed within PDE

HIGHEST AND BEST USE:

Whole Property- Continued Residential/Workshop Use
 Remainder Property- Continued Residential/Workshop Use

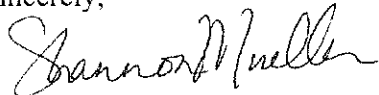
ACQUISITION COMPENSATION:

Before			
Land: 47,480± SF	\$	192,300	
Improvements: Not Applicable	\$	98,200	
Total:		\$	290,500
After			
Land: 46,276± SF	\$	104,300	
Improvements: Not Applicable	\$	98,200	
Total		\$	<u>202,500</u>
FAIR MARKET VALUE OF ACQUISITION		\$	88,000
Plus: TCE		\$	<u>0</u>
Total Compensation as of: February 9, 2024		\$	88,000

ALLOCATION OF COMPENSATION

Land: 1,204± SF @ \$4.05/SF (RND)	\$	4,900
Permanent Easement: 12,792± SF @ \$4.05 (RND)	\$	51,800
Temporary Construction Easement: Not Applicable	\$	0
Improvements: Not Applicable	\$	0
Damages: Not Applicable	\$	0
Cost to Cure Items: Sewer Connection, Paving Drive	\$	<u>31,300</u>
Total Compensation:	\$	88,000

Sincerely,



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



RESOLUTION NO. _____

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

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

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

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

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$13,574.40 to acquire the easements across the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the easements across the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the easements needed across the aforementioned parcel of land for the Albright Road Extension Project (Butterfield Coach Road to Hylton Road), Project No. 23BPS12 (Tract 2), said lands being owned by the Roger and Anna Wade Trust for the total sum of \$58,374.40 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 10th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE ROGER AND ANNA WADE TRUST PROPERTY
(16.19± ACRES/705,236± SQUARE FEET);
LOCATED ALONG THE NORTH SIDE OF HOWARD ANDERSON ROAD,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS
PROJECT #23BPS12

BY

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

FILE NO. 6870-2

AS OF

SEPTEMBER 2, 2025

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: North Side of Howard Anderson Road, Springdale, Arkansas
Client: City of Springdale
Fee Owner: Rogers K. Wade and Anna C. Wade, Co-Trustees of The Roger and Anna Wade Trust, u/t/d July 22, 2013
Mailing Address: 4740 Howard Anderson Road, Springdale, AR 72764

Area Of The Whole:	16.19± ACS, or 705,236± SF	Permanent Utility Easement: (net area 11,359± SF-overlap with PDE)	0.27± AC, 11,959± SF
		Permanent Drainage Easement	600± SF, or 0.01± AC
Area Of Remainder:	15.65± ACS, or 681,903± SF	Temporary Construction Easement	0.21± AC, 8,743± SF
Area Of Acquisition:	0.54± AC, or 23,333± SF		

HIGHEST AND BEST USE:

Whole Property Low/Medium Density Residential Development
 Remainder Property Low/Medium Density Residential Development

ACQUISITION COMPENSATION:

Before			
Land: 705,236± SF @ \$1.60/SF (Rounded)	\$	1,128,400	
Improvements: Agricultural Fencing	\$	500	
Total:		\$	1,128,900
After			
Land: 681,903± SF @ \$1.5919/SF (Rounded)	\$	1,085,500	
Improvements: Not Applicable	\$	0	
Total		\$	<u>1,085,500</u>
FAIR MARKET VALUE OF ACQUISITION		\$	43,400
Plus: TCE		\$	<u>1,400</u>
Total Compensation as of: September 2, 2025		\$	<u>44,800</u>

ALLOCATION OF COMPENSATION

Land: 23,333± SF @ \$1.60/SF (RND)	\$	37,300
Permanent Utility Easement: 11,359± SF @ \$1.60/SF (RND) x 25%	\$	4,600
Permanent Drainage Easement: 600± SF @ \$1.60/SF (RND)	\$	1,000
Improvements: 78.03 LF Agricultural Fencing	\$	500
Temporary Construction Easement: 8,743± SF	\$	1,400
Damages: Not Applicable	\$	0
Cost to Cure Items: Not Applicable	\$	0
Total Compensation:	\$	<u>44,800</u>

Shannon Mueller

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



NEIGHBORHOOD/PROJECT ANALYSIS

A neighborhood is defined as follows:

1. A group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.
2. A developed residential superpad within a master planned community usually having a distinguishing name and entrance.
3. A geographic area around a property that influences that property, i.e., its environment."²

Albright Road

(Butterfield Coach Road to Hylton Road)



Updates:

Status: Design Phase

Description: This project consists of constructing 0.5 miles of Albright Road between Hylton and Butterfield Coach. Improvements include a 3 lane roadway with a 8 foot sidepath on both sides and a roundabout at Butterfield Coach.

This project will extend Albright Road from its current termination point to Hylton Road as a three-lane roadway with an 8' sidepath on both sides. A roundabout will also be included at Butterfield Coach Road. Total approximate length: .5 mile.

Estimated Date of Completion: Design is expected to be finished in January 2025. Right of way acquisition is expected to begin once design is completed. Construction is due to start in Spring 2026 and will take approximately 1± year.

² Appraisal Institute, *The Dictionary of Real Estate Appraisal – Seventh Edition*, (Chicago: Appraisal Institute, 2022), P. 130.



Right of Way Acquisition
 423,333 SF
 40.54 Ac

POINT OF COMMENCEMENT
 NW Corner of the SW/4 SE/4
 Sec. 17, T17N, R29W
 N 664580.84
 E 693742.94

POINT OF BEGINNING
 N 664549.04
 E 694467.11

WADE, ROGER & ANNA TRUST
 815-30632-500

BRUNNER, SUE CAROL
 815-30632-300

QUEPHER, SARA
 NEVOCARIE TRUST
 815-30632-100

Right of Way
 Acquisition



NOT A SURVEY OR PLAT



HALF ASSOCIATES, INC.
 5704 EUPHERY BLVD, SUITE 100
 SPRINGDALE, AR 72803
 (479) 482-1033 • HALF.COM

EXHIBIT "A"

RIGHT OF WAY ACQUISITION

ALBRIGHT ROAD

WADE, ROGER & ANNA TRUST

PARCEL # 815-30632-500

Springdale, Arkansas
 Sheet 1 of 1

RENTLEY HOLDINGS LLC
 815-36308-100

CAMPUS MARIA GUADALUPE
 815-40475-000

ARRIVED GENESIS
 PROPERTIES LLC
 815-40476-000

S 02°36'29" W
 34.25'

S 86°56'03" E 598.09'

N 87°50'49" W 597.98'

N 02°26'33" E
 43.78'

S 87°29'10" E 724.87'

CULPEPPER, SAM REVOCABLE TRUST;
CULPEPPER, GLORIA JEAN REVOCABLE TRUST
815-30632-100

POINT OF COMMENCEMENT
NW Corner of the SW/4 SE/4
Sec. 17, T17N, R29W
N 664580.84
E 693742.94

POINT OF BEGINNING
N 664505.30
E 694465.24

**20' Utility & Temporary
Construction Easement**

WADE, ROGER & ANNA TRUST
815-30632-500

BRUNNER, SUE CAROL
815-30632-100

CAMPUS MARIA GUADALUPE
815-40475-000

ARRIVED GENESIS
PROPERTIES LLC
815-40476-000

BENTLEY HOLDINGS LLC
815-36208-100

IAN FT ASSOCIATES, INC.
5704 EUPHERIA, SUITE 100, FORT SMITH, AR 72903
479-451-1833 FAX 479-451-1831

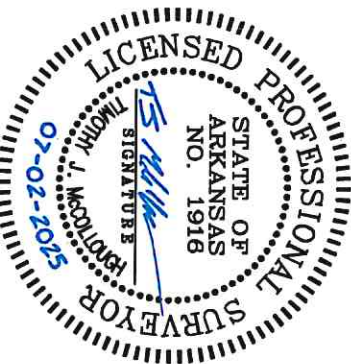


EXHIBIT "A"

**UTILITY & TEMPORARY
CONSTRUCTION EASEMENT**

**ALBRIGHT ROAD
WADE, ROGER &
ANNA TRUST
PARCEL # 815-30632-500**

Springdale, Arkansas
Sheet 1 of 1



NOT A SURVEY OR PLAT



**20' Utility & Temporary
Construction Easement** ±11,959 SF
±0.27 Ac

POINT OF COMMENCEMENT
 NW Corner of the SW/4 SE/4
 Sec. 17, T17N, R29W
 N 664580.84
 E 693742.94

CULPEPPER, SAM REVOCABLE TRUST,
 CULPEPPER, GLORIA JEAN REVOCABLE TRUST
 815-30632-100

POINT OF BEGINNING 1
 N 664485.32
 E 694464.39

POINT OF BEGINNING 2
 N 664480.86
 E 694583.13

15' Temporary Construction Easement

WADE, ROGER & ANNA TRUST
 815-30632-500

BRUNNER, SUE CANOCL
 815-30632-100

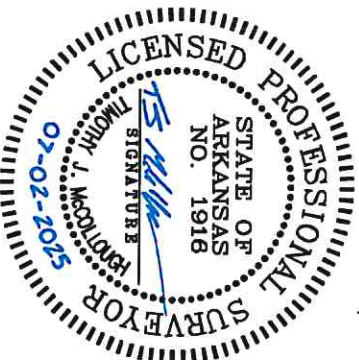
BENTLEY HOLDINGS LLC
 815-36208-100

CAMPUS, MARIA GUADALUPE
 815-40475-000

ARRIVED GENESIS PROPERTIES LLC
 815-40476-000



15' Temporary Construction Easement
 ±8,743 SF
 ±0.21 Ac



NOT A SURVEY OR PLAT



IAN.F. ASSOCIATES, INC.
 5704 EUPHERIA, STE. 400, FORT SMITH, AR 72803
 479-452-1033 - IAN.F. COM

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
 ALBRIGHT ROAD
 WADE, ROGER &
 ANNA TRUST
 PARCEL # 815-30632-500

Springdale, Arkansas
 Sheet 1 of 1

CULPEPPER, SAM REVOCABLE TRUST,
 CULPEPPER, GIORIA JEAN REVOCABLE TRUST
 815-30632-100

- POINT OF COMMENCEMENT
 NW Corner of the SW/4 SE/4
 Sec. 17, T17N, R29W
 - N 664580.84
 - E 693742.94

S 87°29'10" E 724.87'

S 02°26'33" W
 43.78'

POINT OF BEGINNING
 N 664501.41
 E 694568.89

S 87°50'49" E 103.72'

N 02°09'11" E 40.00'

N 87°50'49" W
 15.00'

15' Drainage
 Easement

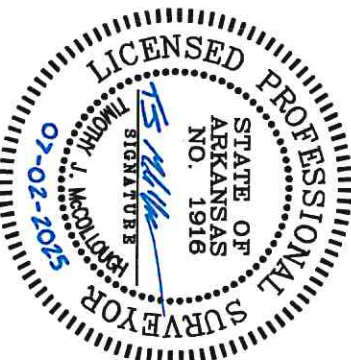
WADE, ROGER & ANNA TRUST
 815-30632-500

BRUNNER, SUE CAROL
 815-30632-300



GRAPHIC SCALE
 0' 25' 50'

15' Drainage Easement ±600 SF ±0.01 Ac



NOT A SURVEY OR PLAT



HALFT ASSOCIATES, INC.
 5704 CULPER LN, STE 200, FORT SMITH, AR 72803
 479.643.1833 FAX 479.643.1834

EXHIBIT "A"

DRAINAGE EASEMENT
 ALBRIGHT ROAD
 WADE, ROGER &
 ANNA TRUST

PARCEL # 815-30632-500
 Springdale, Arkansas
 Sheet 1 of 1

RESOLUTION NO. _____

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

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

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

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

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

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

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

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

PASSED AND APPROVED this 10th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

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

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

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

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

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

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

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

PASSED AND APPROVED, this 10th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

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

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

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

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

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

1. The City of Springdale hereby commits \$125,000 in match funding to the project proposed in the BUILD grant application, to be paid out of the Street Fund.
2. The Mayor is hereby authorized to execute a BUILD grant agreement in the event that the project is awarded.

PASSED AND APPROVED this ____ day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

A. BASIC INFORMATION

The Office of the Secretary (OST) announces the intention to hold one round of selections under the FY 2026 Better Utilizing Investments to Leverage Development (BUILD) Grant Notice of Funding Opportunity (NOFO).

Basic Information: Better Utilizing Investments to Leverage Development (BUILD)	
Announcement Type	Notice of Funding Opportunity
Funding Opportunity Title	FY 2026 National Infrastructure Investments
Funding Opportunity Number	DTOS59-26-RA-BUILD
Assistance Listing Number	20.933
Objective	The goal of the program is to fund projects that will have a significant local or regional impact and improve transportation infrastructure.
Program Overview	BUILD grants will be awarded on a competitive basis, per statute, for planning or constructing surface transportation infrastructure projects that will improve safety; environmental sustainability; quality of life; mobility and community connectivity; economic competitiveness and opportunity including tourism; state of good repair; partnership and collaboration; and innovation.
Funding	At least \$1.5 billion in FY 2026 IJA funds
Minimum Award Size	<ul style="list-style-type: none"> • \$1 million for rural capital projects • \$5 million for urban capital projects • Planning projects do not have a minimum award size
Maximum Award Size	\$25 million
Eligible Applicants	<ul style="list-style-type: none"> • States and the District of Columbia • Any territory or possession of the United States • A unit of local government • A public agency or publicly chartered authority established by one or more States • A special purpose district or public authority with a transportation function, including a port authority • A Federally recognized Indian Tribe or a consortium of such Indian Tribes • A transit agency • A multi-State or multijurisdictional group of entities that are separately eligible

<p>Eligible Project Types</p>	<ul style="list-style-type: none"> • highway or bridge projects eligible under title 23; • public transportation projects eligible under chapter 53 title 49; • passenger and freight rail transportation projects; • port infrastructure investments including inland port infrastructure and land ports of entry; • the surface transportation components of an airport project eligible for assistance under part B of subtitle VII; • project investing in surface transportation facilities located on Tribal land, the title or maintenance responsibility of which is vested in the Federal Government; • projects to replace or rehabilitate a culvert or prevent stormwater runoff for the purpose of improving habitat for aquatic species that will advance the goal of the program; • intermodal projects whose components are otherwise an eligible project type; • any other surface transportation infrastructure project that the Secretary considers to be necessary to advance the goals of the program
<p>Submission Requirements and Deadlines</p>	<p>Applications must be submitted online via Valid Eval no later than 5:00 pm eastern on February 24, 2026.</p> <ul style="list-style-type: none"> • Complete instructions on how to apply can be found at grants.gov and the BUILD program website • Customer support for Valid Eval can be reached at support@valideval.com <p>Selections are expected to be announced no later than June 28, 2026</p>
<p>Prior Awards</p>	<ul style="list-style-type: none"> • For FY 2025 BUILD Round 2, the Department received 815 eligible applications requesting over \$10 billion • 30 projects were awarded a total of \$488 million • Awards were made to projects in 27 states <p>Awards ranged from \$239,000 to \$25 million</p>
<p>Agency Contact Information</p>	<p>Email: BUILDgrants@dot.gov Website: https://www.transportation.gov/BUILDgrants</p> <p>Due to the competitive nature of the program, during the application submittal phase, the Department is unable to accommodate individual meeting requests to discuss the opportunity or specific project ideas, and unable to provide individualized guidance or render opinions about the merit of a specific project.</p>

1. FY 2026 BUILD ROUND

Funding for FY 2026 BUILD Applications

The Department intends to make one round of selections under this NOFO using the \$1.5 billion provided by the Infrastructure Investments and Jobs Act (IIJA) for FY 2026 and will include any additional funding appropriated for National Infrastructure Investments in an Appropriations Act.

RESOLUTION NO. _____

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

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

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

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

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

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

PASSED AND APPROVED this ____ day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Classic Square Series — IPL

The contemporary square shape of the IPL luminaire makes it an attractive choice for a variety of locations including commercial pathways, bike trails, public spaces, and more. With FLT's exclusive Adaptive Intelligence, the IPL provides dependable illumination throughout the night, regardless of weather conditions or geographic location. Robust construction and unmatched performance make it an excellent choice for high-quality illumination and minimal visual clutter. With no need to trench or pull electrical wiring, IPL is an elegant, extraordinarily cost-effective solution.

Features & Benefits:

- No wiring, trenching, or electrical service required
- Integrated design eliminates visually distracting external solar panels
- Cost-effective design ships fully assembled and installs in minutes
- No ongoing maintenance
- Provides programmed illumination all night, every night
- Wireless control & communication with your light

Key Applications:

- Area, Pathway, Mailbox, Parking Lot



Technical Specifications

Solar Module

- Industry's most efficient solar panel technology
- Integrated into the top of luminaire
- Active cell technology optimizes power generation even when partially blocked

Battery

- High performance Lithium Iron Phosphate (LiFePO4) technology
- Exceptional 10+ year life
- High and low temperature tolerance
- Integrated within luminaire housing

LED Light Engine

- Integrated optics maximize application efficiency and light distribution
- CCT Options: 2700K, 3000K, 4000K
- Wildlife friendly, narrow-band Amber LEDs (595nm)
- High-efficiency type 2, 3, 4, and 5 full cutoff optics
- Optional backlight shield

Optical Performance

- 100,000-hour LED L70 lifetime
- Typical output of 1360 lumens with default profile
- Dark Sky approved for 2700K, 3000K, and Amber
- B0 – U0 – G0 BUG Rating (T4)

FLT's Exclusive Controller with Adaptive Intelligence

- Ensures all-night every-night performance by intelligently managing lighting based on environmental conditions and lighting requirements
- High-efficiency, Maximum Power Point Tracking (MPPT) battery charger
- High-efficiency integrated LED driver
- On-board multi-year data logging

Construction & Materials

- Rugged cast aluminum
- Stainless steel fasteners
- Architectural grade, durable, TGIC powder coat
- Standard and custom colors available

Wireless Control

- Easy-to-use interface via iOS smartphone app
- Configure and control lighting profiles
- Adjust dusk and dawn thresholds
- Adjust motion sensor settings

Reliability & Warranty

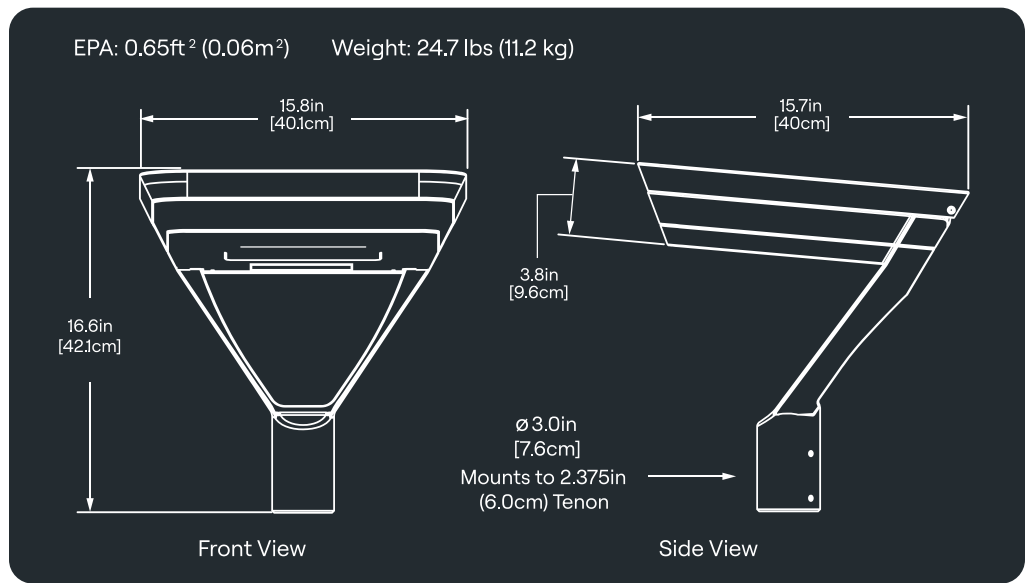
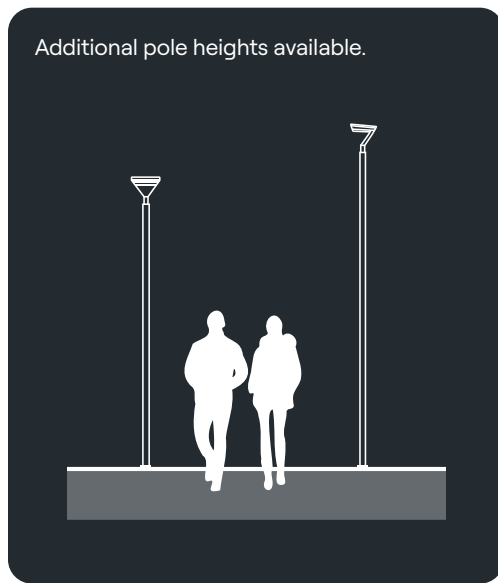
- Tested for high & low heat and humidity
- 5-year warranty
- 10+ year battery life
- Designed and manufactured in North America

Lighting Profiles

- 11 duration-based profiles
- Easily configurable, time-of-night profiles
- All profiles pre-programmed or field adjustable
- Motion sensing capabilities optimize performance based on usage

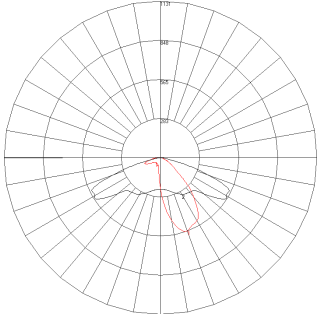
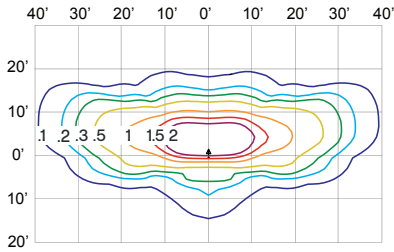
Order Matrix

Series	Mounting	Finish	Distribution	LED	Lighting Profiles	Options
IPL	PTM - Post Top Mount	BK - Black	T2 - Type 2	XW - 2700K	00 - On at dusk > Off at dawn	SEC - Security Fasteners
		BZ - Bronze	T3 - Type 3	WW - 3000K	01 - On at dusk > Off after 6 hours	MSO - Motion Sensor Off
		SV - Silver	T4 - Type 4	NW - 4000K	02 - On at dusk > Dim to 30% after 6 hours > Off at dawn	BLS - Backlight Shield
		WH - White	T4F - Type 4F	AMB - Amber	03 - On at dusk > Off after 5 hours > On 1 hour before dawn > Off at dawn	BLB - Blue Light Blocker
		CC - Custom	T5 - Type 5		04 - On at dusk > Dim to 30% after 5 hours > Brighten to 100% 1 hour before dawn > Off at dawn	
					05 - On at dusk > Off after 3 hours	
					06 - On at dusk > Off after 4 hours	
					07 - On at dusk > Off after 4 hours > On 1 hour before dawn > Off at dawn	
					08 - Off (typically used with motion sensing)	
					09 (Default) - On at dusk > Dim to 30% after 3 hours > Brighten to 100% 1 hour before dawn > Off at dawn	
					10 - On 30% at dusk > Off at dawn	
					TX0000 - On at dusk until time between 1800 & 0600. X = O (Off) or D (Dim). 0000 = time to dim or turn off.	

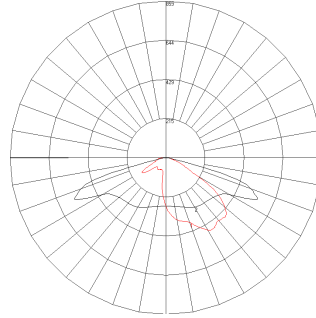
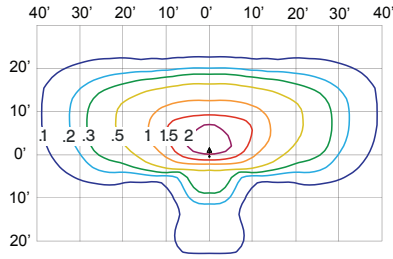


Photometrics

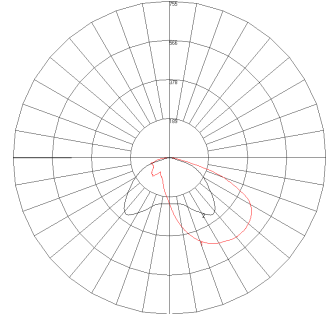
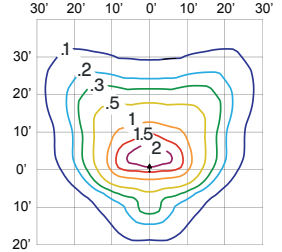
Type 2



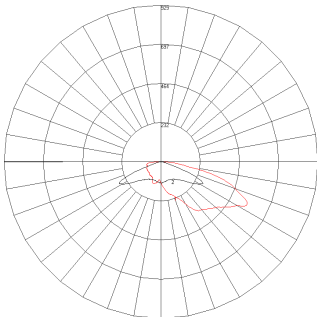
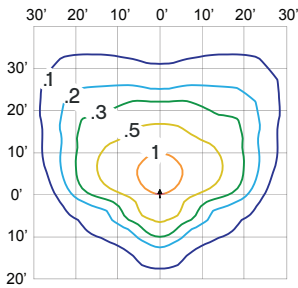
Type 3



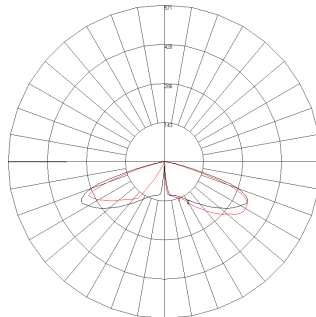
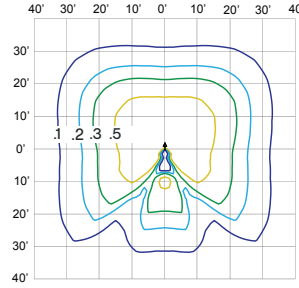
Type 4



Type 4F



Type 5



Notes:

1. Plots are calculated using 1360 lumens at 4000K color temperature.
2. Illuminance plots are in foot candles and based on 12 ft mounting height.
3. Polar candela plots are for the 0° and 90° Vertical Planes.
4. Specifications subject to change without notice.
5. IES files available at FLT.com

RESOLUTION NO. _____

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

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

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

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

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

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

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

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

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

PASSED AND APPROVED this 10th day of February, 2026

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

RESOLUTION NO. 21-22

**A RESOLUTION TO AUTHORIZE THE
ACQUISITION OF EMERGENCY MEDICAL
VEHICLES**

WHEREAS, the Springdale Fire Department has expressed the need for replacing some of the Emergency Medical vehicles, and

WHEREAS, the Fire Department has requested authorization to purchase a remount for and existing ambulance for a costs of \$222,113.00 , and to order a new ambulance with an expected delivery date in 2024 at a cost of \$294,112.00.

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

Section 1. The 2022 Fire Department budget is hereby amended to add \$222,113 of funds from the ambulance equipment replacement fund for the purchase of a remount.

Section 2. The Fire Chief is hereby authorized to order a new ambulance with an expected delivery in 2024 that will be paid for with funds to be included in the 2024 budget.

PASSED AND APPROVED this 8nd day of March, 2022.



Doug Sprouse, Mayor

ATTEST:



Denise Pearce, City Clerk

APPROVED AS TO FORM



Ernest B. Cate, City Attorney



Pinnacle
EMERGENCY VEHICLES

201 Commercial Street
Centerton, AR 72719

Invoice

Date	Invoice #
1/14/2026	26-0114-001

Bill To
Springdale Fire Department 417 Holcomb St. Springdale, AR 72764

Ship To
Springdale Fire Department Attn: Shaun Bennett 417 Holcomb St. Springdale, AR 72764

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on Delivery	JJ	1/20/2026	Customer Pick...	Centerton	

Item	Description	Quantity	Price Each	Extended
AMB-BRAUN	Braun Ambulance TR#9801, 2024 Ford F450 4X4 Gas/Braun Liberty Type 1 VIN:1FDUF4HN9RDA31689 Original Quoted Price: \$309,703.00 Braun Change Orders: (\$9,893.00) PEV Change Order: Add Havis Dashmount: \$551.00 Chassis Pricing Adjustment: \$6,215.00	1	306,576.00	306,576.00
	Sales Tax		9.50%	0.00

Total			\$306,576.00
Payments/Credits			\$0.00
Balance Due			\$306,576.00

We appreciate your business!
For questions regarding this Invoice, please call Lisa @ (417) 540-0600
or e-mail: lisa@pinnacle-ev.com.

That which is underlined is added and that which is stricken through is deleted.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 38-60 OF THE
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,
ARKANSAS; AND DECLARING AN EMERGENCY.**

WHEREAS, Section 38-60 of the Code of Ordinances of the City of Springdale, Arkansas, contains the regulations pertaining to the replacement fund for replacing ambulances and/or ambulance equipment;

WHEREAS, the rates for ambulance service charges set forth in Section 38-58 of the Code of Ordinances of the City of Springdale, Arkansas, were amended by way of Ordinance No. 6153 on October 28, 2025;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Section 38-60 of the Code of Ordinances of the City of Springdale, Arkansas, to increase the amount of funds that shall be applied to the ambulance replacement fund;

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

Section 1: Section 38-60 of the Code of Ordinances of the City of Springdale is hereby amended to read as follows:

Sec. 38-60. - Replacement fund established.

A replacement fund will be established, and ~~ten~~ fifteen percent of all monies collected from the charges set out in this article shall be put in this replacement fund, for the purpose of replacing ambulance and/or ambulance equipment.

Section 2: All other provisions of Chapter 38 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this ordinance shall remain in full force and effect.

Section 3: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval, and shall be retroactive to any service charges received on or after January 1, 2026.

PASSED AND APPROVED this 10th day of February, 2026.

Doug Spouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

The City Council of the City of Springdale met in regular session on Tuesday, January 27, 2026 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

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

Others present:

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

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Powell moved the minutes of the January 13, 2026 City Council meeting be approved as presented. Council Member Harriman made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

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

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

PLANNING COMMISSION REPORT

ORDINANCE NO. 6183; AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS, THE DOWNTOWN DISTRICT FORM-BASED CODE (FB26-01); REVISING SECTION 2.0 THE REGULATING PLAN, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6183.

ORDINANCE NO. 6184; AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-01) CERTAIN LANDS LOCATED AT 8718 CARRIE SMITH ROAD AND THE ADJACENT EASTERN PARCEL FROM AN AGRICULTURAL DISTRICT (A-1) TO AN INSTITUTIONAL DISTRICT (P-1); AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6184

ORDINANCE NO. 6185; AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-02) CERTAIN LANDS FROM AN AGRICULTURAL DISTRICT (A-1) TO A NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6185

ORDINANCE NO. 6186; AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-03) CERTAIN LANDS LOCATED SOUTH OF 3161 N. THOMPSON STREET ON AN UNADDRESSED SITE THAT LIES APPROXIMATELY 350’ NORTH OF COUNTY LINE ROAD, FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A LARGE PRODUCT RETAIL SALES DISTRICT (C-6); AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6186

RESOLUTION NO. 10 – 26; APPROVING A WAIVER (W26-01) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO DON TYSON GATEWAY IN CONNECTION WITH PP26-01, A PRELIMINARY PLAT.

Planning Director Sharon Tromburg read & presented the Resolution.

RESOLUTION NO. 10-26

A RESOLUTION APPROVING A WAIVER (W26-01) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO DON TYSON GATEWAY IN CONNECTION WITH PP26-01, A PRELIMINARY PLAT.

WHEREAS, Ordinance #3047 provides for the waiver (W26-01) 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 (W26-01) of street improvements to Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP26-01, a Preliminary Plat for Don Tyson Gateway, 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, sidewalk to Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with PP26-01, a Preliminary Plat for Don Tyson Gateway.

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

After the vote was taken, motion carried 6-0, with Option 1.

The Resolution was numbered 10-26.

RESOLUTION NO. 11 – 26; APPROVING A WAIVER (W26-02) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO PARAMOUNT METALS IN CONNECTION WITH L25-26, A LARGE-SCALE DEVELOPMENT.

Planning Director Sharon Tromburg read & presented the Resolution.

RESOLUTION NO. 11-26
A RESOLUTION APPROVING A WAIVER (W26-02) OF
STREET IMPROVEMENTS, DRAINAGE, CURBS,
GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET
FORTH IN ORDINANCE NO. 3725 TO PARAMOUNT
METALS IN CONNECTION WITH L25-26, A LARGE-
SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W26-02) 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 (W26-02) of street improvements to AR Highway 265, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-26, a Large-Scale Development for Paramount Metals, 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 Highway 265, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-26, a Large-Scale Development for Paramount Metals.

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

After the vote was taken, motion carried 6-0, with Option 1.

The Resolution was numbered 11-26.

FINANCE COMMITTEE

RESOLUTION NO. 12 – 26; AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION PHASE SERVICES FOR SUNSET AVENUE IMPROVEMENTS
PROJECT NO. 23BPS6

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

RESOLUTION NO. 12-26

A RESOLUTION AUTHORIZING THE EXECUTION OF A
PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION
PHASE SERVICES FOR SUNSET AVENUE IMPROVEMENTS
PROJECT NO. 23BPS6

WHEREAS, The City of Springdale contracted with Garver for the design of the Sunset Avenue Extension and Powell Street Improvements from Shipley Street to Aspenridge Drive; and

WHEREAS, Construction Phase Services are needed for construction, and Garver was selected as the most qualified firm; and,

WHEREAS, Garver has submitted an agreement for these services at an hourly not to

exceed cost of \$904,800.

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

Section 1. The Mayor and City Clerk are authorized to execute a professional services agreement with Garver in the amount of \$904,800.00 for Sunset Avenue Extension and Powell Street Improvements to be paid from the 2023 Street Bond Fund.

Section 2. The Mayor is authorized to approve change orders up to 10% of the original agreement price.

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

After the vote was taken, motion carried 5-0. **Council Member Powell Abstained.**

The Resolution was numbered 12-26

RESOLUTION NO. 13 – 26; AUTHORIZING THE EXECUTION OF A GUARANTEED MAXIMUM PRICE FOR CONSTRUCTION ON SUNSET AVENUE EXTENSION PROJECT NO 23BPS6

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

RESOLUTION NO. 13-26

A RESOLUTION AUTHORIZING THE EXECUTION OF A GUARANTEED MAXIMUM PRICE FOR CONSTRUCTION ON SUNSET AVENUE EXTENSION PROJECT NO 23BPS6

WHEREAS, The City of Springdale has entered into a CMAR contract with Nabholz Excavation for the preconstruction services on the Sunset Avenue Extension and Powell Street Improvements, and

WHEREAS, the guaranteed maximum price for construction of the Sunset and Powell improvements shall be \$22,419,974.80,

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a Guaranteed Maximum Price for Construction agreement with Nabholz Excavation for the construction of the Sunset Avenue Extension and Powell Street Improvements for \$22,419,974.80 to be paid from the 2023 Street Bond Fund.

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

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

After the vote was taken, motion carried 5-0. **Council Member Powell abstained**

The Resolution was numbered 13-26.

RESOLUTION NO. 14 – 26; AUTHORIZING AN AMENDMENT TO THE ENGINEERING SERVICES CONTRACT FOR SMART SCHOOL CONNECTIONS. PROJECT NO. 23BPS16

Chairman Jeff Watson read the Resolution and Engineering Director Ben Peters presented the Resolution

RESOLUTION NO. 14-26

A RESOLUTION AUTHORIZING AN AMENDMENT
TO THE ENGINEERING SERVICES CONTRACT FOR
SMART SCHOOL CONNECTIONS
PROJECT NO. 23BPS16

WHEREAS, The City of Springdale contracted with CEI Engineering Associates, Inc. for engineering services related to the Smart School Connections project on September 18, 2023; and

WHEREAS, the project was selected for \$444,800 in additional construction funding through the Transportation Alternatives Program, requiring further professional services including civil project design, construction specifications and bidding, and environmental clearance in order to maintain compliance with state and federal funding requirements; and

WHEREAS, these additional services are outside the scope of the original engineering services contract

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a contract amendment with CEI Engineering Associates, Inc. for the amount of \$115,000, to be paid out of the 2023 Street Bond Fund.

Section 2. The Mayor is authorized to approve change orders up to 10% of the revised agreement price.

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

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

The Resolution was numbered 14-26.

ORDINANCE NO. 6187; AUTHORIZING THE CITY CLERK TO FILE A CLEAN-UP LIEN FOR THE REMOVAL OF OVERGROWN BRUSH AND DEBRIS ON PROPERTY LOCATED WITHIN THE CITY OF SPRINGDALE, ARKANSAS AND DECLARING AN EMERGENCY.

City Attorney Ernest Cate read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6187

COMMENTS FROM COUNCIL MEMBERS

None

COMMENTS FROM DEPARTMENT HEADS

None

COMMENTS FROM CITY ATTORNEY

City Attorney Ernest Cate announced his retirement, effective April 30, 2026, after serving the City of Springdale for 28 years, 14th year as City Attorney.

ADJOURNMENT

The Mayor made a motion to adjourn and Council Member Powell made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 6:30 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer