

- **The next City Council Committee Meeting will be held on Monday, November 3rd, 2025.**
- **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, October 28th, 2025**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilwoman Amelia Taldo

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, October 14, 2025. Pgs. 132-147**

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) 7C-7D, 7F-7K, 9A, and 10C (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. A Presentation on the Downtown Master Plan Addendum, for the City of Springdale. Presented by H3 Studios.

- B. A Resolution** adopting a revised Downtown Master Plan, for the City of Springdale. Pgs. 1-47
- C. An Ordinance** adopting a revised Master Street Plan for the City of Springdale, Arkansas. Pgs. 48-49
- D. An Ordinance** amending Ordinance No. 6104, which accepted the replat (RP25-04) of Lot 1, Block 1, Rugel Addition & Tract 4 of the Informal Plat of Bluff Cemetery, creating Lot 1 of Mill Street Village & Tract 5 of Bluff Cemetery to the City of Springdale, Arkansas, and declaring an emergency. Pgs. 50-54
- E. An Appeal** of the Planning Commission's denial of a rezoning petition (R25-60) for Donald & Stephen Doyle from an Agricultural District (A-1) to a Medium/High Density Multi-Family Residential District (MF-16) at a property located at 2083 S. 48th Street. Pgs. 55-62
- F. An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-60) certain lands located at 2083 S. 48th Street from an Agricultural District (A-1) to a Neighborhood Office District (O-1), and declaring an emergency. Pgs. 63-67
- G. An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-55) certain lands located at 3681 W. Sunset Avenue from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) within Springdale, Arkansas, and declaring an emergency. Pgs. 68-72
- H. An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-56) certain lands located at 2232 Butterfield Coach Road from an Agricultural District (A-1) and a Neighborhood Office District (O-1) to a General Commercial District (C-2), and declaring an emergency. Pgs. 73-77
- I. An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-57) certain lands located just north of 500 West End Street, near the northwest corner of the intersection of Christian Avenue and West End Street, from a

Low/Medium Density Single-Family Residential District (SF-2) to a Low/Medium Density Multi-Family Residential District (MF-4), and declaring an emergency. Pgs. 78-85

J. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-58) certain lands located at 2009 N. Thompson Street from a Large Product Retail Sales District (C-6) to a Thoroughfare Commercial District (C-5), and declaring an emergency. Pgs. 86-87

K. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-61) certain lands located at 5993 N. Thompson Avenue from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5), and declaring an emergency. Pgs. 88-91

L. **A Resolution** approving a waiver (W25-38) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Westwood Elementary School in connection with L25-30, a large-scale development. Pgs. 92-94

M. **A Resolution** approving a waiver (W25-39) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Firebox, LLC in connection with N25-35, a non-large-scale development. Pgs. 95-100

N. **A Resolution** approving a waiver (W25-40) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Randy & Linda Southwood and Stair Steppers, LLC in connection with LS25-28, an informal plat. Pgs. 101-103

8. Finance Committee by Chairman Jeff Watson – Item (s) 8A forwarded with recommendation for approval

A. **A Resolution** approving the purchase of a new work vehicle for the Springdale Public Library. Presented by Anne Gresham, Library Director. Pg. 104

B. **A Resolution** authorizing payment of an invoice (Project No. BPSC1). Presented by Anna McKinney, Deputy Chief of Staff. *Tabled from 10/14 CCM. Pg. 105

C. **A Resolution** amending the 2025 Budget of the City of Springdale, and appropriating funds for the installation of a new roof on Property owned by the City of Springdale, Arkansas. Presented by Colby Fulfer, Chief of Staff, and Anna McKinney, Deputy Chief of Staff. Pgs. 106-111

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

A. **An Ordinance** amending Section 38-58 of the Code of Ordinances of the City of Springdale, Arkansas. Presented by Blake Holte, Fire Chief. Pgs. 112-113

10. Police & Fire Committee by Chairman Brian Powell – All Item(s) forwarded from Committee with recommendation for approval.

A. **A Resolution** authorizing the purchase of new Locution Fire Station Alerting Systems for the Springdale Fire Stations 1 and 6, and to waive competitive bidding. Presented by Blake Holte, Fire Chief. Pgs. 114-124

B. **A Resolution** certifying an understanding of the risks involved in using a Cash Flow model for a small group, in order to increase the benefits for recipients of the Firemen's Pension and Relief Fund, pursuant to Ark. Code Ann. §24-11-102 and Rule 4 of the Arkansas Fire and Police Pension Review Board. Presented by Ernest Cate, City Attorney. Pgs. 125-126

C. **An Ordinance** authorizing a Cost-of-Living Adjustment for the participants of the local Police Pension and Relief Fund utilizing millage funds collected pursuant to Ark. Code Ann. §24-11-404 and as provided in Section 86-46 of the Code of Ordinances of the City of Springdale, Arkansas; and declaring an emergency. Presented by Ernest Cate, City Attorney. Pg. 127

11. Committee of the Whole – All Item (s) forwarded with no recommendation for approval

A. **A Resolution** recognizing the Springdale Public Facilities Board's successful development of land along Kendrick Avenue resulting in the attraction of industries and job growth and approving the Springdale Public Facilities Board retaining and repurposing funds previously spent by the City of Springdale to improve Kendrick Avenue.

Presented by Jim Crouch, Chairman of the Public Facilities Board.

Pg. 128

12. **A Resolution** setting a hearing date on a petition to abandon two utility easements over and across property located in the City of Springdale, Washington County, Arkansas. Presented by Ernest Cate, City Attorney.

Pgs. 129-131

13. Comments from Council Members.
14. Comments from Department Heads.
15. Comments from City Attorney.
16. Comments from Mayor.
17. Adjournment.

Memo

Downtown Masterplan Addendum



To: CITY COUNCIL
From: Sharon Tromburg, Planning Director
Date: October 28, 2025
Re: *Downtown Masterplan Addendum*

The City of Springdale first adopted a Downtown Master Plan in 2015 to guide the long-term growth and redevelopment of the downtown district. That plan was updated in 2022 to build on early successes, encourage additional investment, and continue revitalization efforts.

Since its adoption, the plan has been a key driver in downtown's transformation, helping attract new housing, encourage building renovations, and expand civic, cultural, and commercial opportunities.

To guide the next phase of growth, H3 Studio, Inc, the authors of both the 2015 and 2022 plan, prepared a focused study addressing housing in southeast downtown and parking across the district. That study forms the foundation of the 2025 Downtown Master Plan Addendum.

This update reflects input from public meetings, stakeholder sessions, and Planning Commission review, culminating in a final public hearings on October 7, 2025, and October 28, 2025. The updated plan provides a framework to manage growth, balance parking and housing needs, and continue Springdale's investment in a thriving, walkable downtown.

H3 is scheduled to present the Downtown Master Plan Addendum at the second October City Council meeting, highlighting the study's findings, current progress, and the overall positive outlook for downtown.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING AN ADDENDUM TO THE DOWNTOWN
MASTER PLAN FOR THE CITY OF SPRINGDALE**

WHEREAS, in December 2015, the City of Springdale adopted the Downtown Master Plan as the official guide for shaping the future development of the downtown area, and in 2022, an updated Downtown Master Plan was adopted to build on that foundation and continue the district's growth; and

WHEREAS, drawing on their long-standing knowledge of downtown Springdale, H3 Studio, Inc., authors of the 2015 and 2022 Downtown Master Plans, prepared a study addressing housing in southeast downtown, and parking downtown-wide to guide future growth, which now serves as the foundation for the October 7, 2025, Downtown Master Plan Addendum; and

WHEREAS, the City of Springdale has prepared an addendum to its Downtown planning efforts, consisting of two components: (1) a Housing Development Master Plan for the southeast quadrant of Downtown, and (2) a Parking Study and strategy for the entirety of Downtown; and

WHEREAS, the southeast quadrant of Downtown has experienced increased development interest and pressure, the Downtown Parking Study sets forth recommendations for new shared-use parking structures, new on-street parking spaces through restriping, shared-use agreements with existing parking facility owners, and specific implementation strategies.

WHEREAS, following a public hearing on October 7, 2025, the Planning Commission recommends that the Downtown Springdale Master Plan Addendum dated October 7, 2025, a copy of which is attached and made a part of this resolution, should be adopted and forwards it to the Council with a recommendation for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the above-mentioned Downtown Springdale Master Plan Addendum dated October 7, 2025, is hereby adopted to be used as the City's official guide for future development of the downtown area.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



ADDENDUM

SOUTHEAST QUADRANT HOUSING MASTER PLAN & DOWNTOWN PARKING STUDY

Addendum Objective

This addendum consists of two (2) components: 1) a housing development master plan for the southeast quadrant of Downtown Springdale; and 2) a parking study and strategy for the entirety of Downtown.

Since early 2024, there has been an increase in development interest and development pressure in Downtown's southeast quadrant. Development interest in this particular part of Downtown has been driven by several catalytic projects: 1) completion of improvements to the Razorback Greenway along Spring Creek, which bisects the study area; 2) completion of the new Luther George Park; and 3) development of the Market Center of the Ozarks. The extent of development interest is exemplified by three (3) ongoing projects totaling 215 new residential units: Via Emma (131 residential units); Big Emma (77 units); and the Townhomes on Park (7 units).

The Southeast Downtown Housing Development Master Plan consists of a detailed projected housing development program (including total unit counts by housing occupancy tenure, housing unit sizes, and workforce attainability thresholds and unit counts); illustrative plans and building typologies; public realm and infrastructure improvements; and recommended regulatory amendments for implementation. The Downtown Parking Study consists of recommendations for new shared-use parking structures; new on-street parking spaces from both re-striping only and street reconstruction; potential parking spaces from shared-use agreements with owners of existing parking facilities; and recommendations for implementation.

Study Area Profile

The Southeast Downtown Housing Development Master Plan Study Area is located south of Emma Avenue and east of the railroad, with the following boundaries:

- E. Emma Avenue to the north;
- Arkansas and Missouri (A&M) Railroad tracks to the west;
- One-half block south of Velma Avenue / Jones Elementary School to the south; and
- Springdale Municipal Airport to the east.

The Study Area is comprised of 225 acres and 497 existing buildings. The Study Area is largely built-out, with 14 acres of land (6% of total land area) currently vacant. Of the 497 buildings, 472 buildings are residential, 17 are commercial, and eight (8) are for civic uses. The study area's residential buildings provide a total of 811 existing dwelling units. Furthermore, 192 of these dwelling units are public housing units, owned and operated by the Springdale Housing Authority. 28 public housing units, located along Maple Avenue and Success Avenue, are expected to be redeveloped.

Approximately 28% of the existing buildings in the Study Area are in either fair or poor condition, as determined by an on-site visual survey. Major building condition issues are primarily deferred maintenance, as exhibited by loose or missing gutters and downspouts; aged or damaged roofing; damaged or missing siding; deteriorating paint; and poor site maintenance. Fair and poor condition buildings are found throughout the Study Area, but the main concentration is south of E. Emma Avenue, between Luther George Park and the Market Center of the Ozarks.

The development outlook for the Study Area—and for Downtown Springdale as a whole—is reasonably strong. There are current, ongoing developments on 5.5 acres of vacant land. These include the Via Emma project (131 residential units and 12,500 square feet of commercial space); Big Emma (77 residential units with 30 workforce-affordable units); and the new Springdale Senior Center development. These projects will add a total of 208 new residential units to the Study Area.



BUILDING TYPOLOGIES

Single-Family Detached – 66%	(329 buildings / 329 units)
Duplex – 18%	(91 buildings / 182 units)
Triplex – 1%	(4 buildings / 12 units)
Fourplex – 6%	(29 buildings / 116 units)
Apartment Complex – 3%	(17 buildings / 164 units)
Townhome – 0.5%	(1 building / 7 units)
Mobile Home – 0.5%	(1 building / 1 unit)
Civic – 2%	(8 buildings / 0 units)
Commercial – 3%	(17 buildings / 0 units)



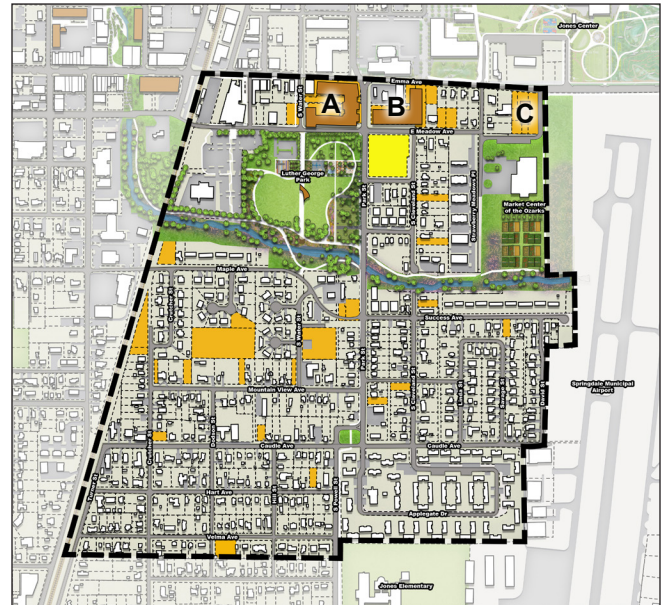
BUILDING HEIGHT

One (1) Story – 87%	(433 buildings)
One-and-a-half (1-1/2) Stories – 5%	(25 buildings)
Two (2) Stories – 8%	(39 buildings)



BUILDING CONDITION

Good Condition – 72%	(358 buildings)
Fair Condition – 23%	(114 buildings)
Poor Condition – 5%	(25 buildings)



DEVELOPMENT OPPORTUNITIES

Vacant Parcels
Former Springdale Senior Center Site

ONGOING DEVELOPMENT PROJECTS

- A. Via Emma (131 residential units)
- B. Big Emma (77 residential units)
- C. New Springdale Senior Center

Existing Conditions Summary

Key Facts

The housing development program for the Southeast Quadrant Housing Master Plan is based upon the following key facts regarding market demand and workforce attainability of housing within the Study Area. Key facts were obtained by primary research and analysis U.S. Census American Community Survey data (2022), and HUD income characteristics (2015) for Census Tracts 112, 103.07, and 103.04.

Market Demand

- » Over the past five (5) years, the development market has delivered **approximately 60 new housing units per year in the Study Area**; none of these housing units meet HUD affordability threshold requirements for low- to low-mod households (50% to 80% AMI)¹.
- » There is **virtually unlimited demand for new housing units**³, which has not yet been met.
 - *Rental vacancy is approximately 2%, the lowest since 2016⁴.*
 - *Rental unit growth has been in single-family homes and 5+ unit multi-family, while 2-4 unit multi-family has decreased as a percentage⁴.*
- » There is a strong demand for “workforce housing”³ **at \$1.55 per square foot rent**, which is barely affordable for 120% AMI¹ (the HUD upper threshold for workforce housing).
 - *Rental rates have increased 13.5% per year since 2021⁴.*
- » There are **portions of the Study Area that naturally lend themselves for redevelopment**, and other portions of the Study Area that do not.

Workforce Attainability

- » Approximately **30% to 50% of households within the Study Area are estimated to low- to moderate-income**, according to HUD classification (50% to 120% AMI)².
- » Current construction costs in Springdale **demand a minimum rental rate of approximately \$2.00 per square foot** (p.s.f.)³.
- » Current “workforce housing” rental rates are approximately \$1.55 p.s.f.³; **this rate is unaffordable for households at 80% AMI** (the HUD lower threshold for workforce housing)¹.
- » Affordability for households at 80% AMI requires rental rates of **approximately \$0.70 p.s.f.¹**.
- » An average of **65% of housing units in the Study Area are renter-occupied.¹**

1. American Community Survey (ACS), 2022

2. HUD income characteristics, 2015

3. Springdale Developers Focus Group input, 2024

4. HUD Comprehensive Housing Market Analysis Fayetteville-Springdale-Rogers

Housing Development Program

The housing development program utilizes regional and City-wide housing growth projections to 2040 and applies them to the geography of the Study Area, using assumptions for the total number of housing units, unit sizes, unit type mix, and occupancy tenure mix derived from the analysis of existing conditions..

Program Assumptions

- » The Study Area could potentially absorb 12% of total projected household growth for the entire City of Springdale by 2040 (**approximately 3,000 to 3,200 net new housing units**).
- » Springdale could potentially absorb 25% of the regional gap for affordable rental units by 2040. The Study Area could potentially absorb 12% of Springdale's affordable rental units by 2040 (**approximately 500 to 600 net new rental units**).
- » The proposed tenure mix is **40% owner-occupied and 60% rental**.
- » The proposed average unit-per-acre density is **18.40 units per acre**.
- » The current unit-per-acre density of the study area, inclusive of the upcoming Via Emma and Big Emma projects, is approximately **4.53 units per acre**:
 - *Minimum existing localized density: 2.69 units per acre (400-block of Mountain View Avenue);*
 - *Maximum existing localized density: 50.00 units per acre (Via Emma).*
- » Approximately **75% of existing housing units in the study area is assumed to be affordable to the existing population**, based on existing costs and market position.
- » Approximately **180 existing single-family housing units are expected to remain** in the total development program through rehabs or renovations.
- » At the mix of market-rate rental units to workforce rental units proposed in this program, **market rates would have to increase approximately \$2.41 p.s.f.** to subsidize workforce units at a reduced rent of \$1.55 p.s.f. (i.e. break-even cost).

Development Program Summary

TOTAL NET NEW +
REPLACEMENT HOUSING UNITS:
2,934 to 3,276 units

OWNER-OCCUPIED UNITS:
223 to 298 units

RENTAL UNITS,
MARKET RATE:
1,698 to 1,989 units

RENTAL UNITS,
WORKFORCE-ATTAINABLE:
955 to 1,065 units

TOTAL RESIDENTIAL
PARKING SPACES:
1,826 to 1,951 spaces

Total On-site Residential Parking Spaces:
1,372 to 1,496 spaces

Total Shared Residential Parking Spaces:
447 to 455 spaces

TOTAL SHARED PARKING SPACES:
850 spaces

*(395 to 403 spaces not used to meet
residential parking requirements)*

PARKING RATIO:
0.73 to 0.86 spaces per unit

Within the study area, two (2) likely development sites are identified as sub-areas, each with several density and building type options.

SUB-AREA 1: Success Avenue

Sub-Area 1 is located on both sides of Success Avenue, east of Strawberry Meadows Place and south of Spring Creek. Two (2) density and building type options are presented for this sub-area: option one (1) with a mix of multi-family apartments and townhomes; and option two (2) with townhomes only.

SUB-AREA 2: Mountain View Avenue

Sub-Area 2 is located on north side of Mountain View Avenue adjacent to the intersection of Dodson Street and Mountain View Avenue. Three (3) density and building type options are presented for this sub-area: option one (1) with a mix of multi-family apartments and townhomes; option two (2) with townhomes; and option three (3) with duplexes in a cottage court arrangement.



Springdale Municipal Airport

HOUSING DEVELOPMENT PLAN

STUDY AREA KEY

- Southeast Quadrant Housing Master Plan Area Boundary
- Sub-Area Boundary

Housing Development Plan

EXISTING SINGLE-FAMILY HOME UNITS:

180 units *(to remain, not included in total count)*

DUPLEX UNITS:

160 units *(replacement/infill)*

TRIPLEX / FOURPLEX UNITS:

112 units *(replacement/infill)*

TOWNHOME UNITS:

157 units *(new)*

ACCESSORY DWELLING UNITS (ADUs):

100 units *(infill)*

87 units *(new)*

MULTI-FAMILY APARTMENT UNITS:

2,660 units *(new; 4-story maximum building height with proposed workforce housing density bonus)*

SUB-AREA 1: Success Avenue High-Density Option

- 40 Townhome Units
- 40 Accessory Dwelling Units (ADUs)
- 228 Multi-Family Apartment Units

SUB-AREA 2: Mountain View Avenue High-Density Option

- 16 Townhome Units
- 16 Accessory Dwelling Units (ADUs)
- 304 Multi-Family Apartment Units

**TOTAL NET NEW +
REPLACEMENT UNITS:
3,276 units**



HOUSING DEVELOPMENT PLAN

Baseline Option

HOUSING UNIT TYPE KEY

- Southeast Quadrant Housing Master Plan Area Boundary
- Sub-Area Boundary
- Existing Single-Family Home Units (to remain)
- Duplex / Triplex / Fourplex Units
- Townhome Units
- Accessory Dwelling Units (ADUs)
- Multi-Family Apartment Units

Housing Development Plan

Reduced-Density Option #1 (Townhomes)

EXISTING SINGLE-FAMILY HOME UNITS:

180 units *(to remain, not included in total count)*

DUPLEX UNITS:

164 units *(replacement/infill)*

TRIPLEX / FOURPLEX UNITS:

112 units *(replacement/infill)*

TOWNHOME UNITS:

267 units *(new)*

ACCESSORY DWELLING UNITS (ADUs):

100 units *(infill)*

181 units *(new)*

MULTI-FAMILY APARTMENT UNITS:

2,128 units *(new; 4-story maximum building height with proposed workforce housing density bonus)*

SUB-AREA 1:

Success Avenue Medium-Density Option

- 80 Townhome Units
- 80 Accessory Dwelling Units (ADUs)

SUB-AREA 2:

Mountain View Avenue Medium-Density Option

- 86 Townhome Units
- 70 Accessory Dwelling Units (ADUs)

**TOTAL NET NEW +
REPLACEMENT UNITS:
2,952 units**



HOUSING DEVELOPMENT PLAN

Reduced Density Option #1

HOUSING UNIT TYPE KEY

- Southeast Quadrant Housing Master Plan Area Boundary
- Sub-Area Boundary
- Existing Single-Family Home Units (to remain)
- Duplex / Triplex / Fourplex Units
- Townhome Units
- Accessory Dwelling Units (ADUs)
- Multi-Family Apartment Units

Housing Development Plan

Reduced-Density Option #2 (Townhomes + Duplexes)

EXISTING SINGLE-FAMILY HOME UNITS:

180 units *(to remain, not included in total count)*

DUPLEX UNITS:

234 units *(replacement/infill)*

TRIPLEX / FOURPLEX UNITS:

112 units *(replacement/infill)*

TOWNHOME UNITS:

181 units *(new)*

ACCESSORY DWELLING UNITS (ADUs):

100 units *(infill)*

179 units *(new)*

MULTI-FAMILY APARTMENT UNITS:

2,128 units *(new; 4-story maximum building height with proposed workforce housing density bonus)*

SUB-AREA 1:

Success Avenue Low-Density Option

- 80 Townhome Units
- 80 Accessory Dwelling Units (ADUs)

SUB-AREA 2:

Mountain View Avenue Low-Density Option

- 74 Duplex Units
- 68 Accessory Dwelling Units (ADUs)

**TOTAL NET NEW +
REPLACEMENT UNITS:
2,934 units**



Springdale Municipal Airport

HOUSING DEVELOPMENT PLAN

Reduced Density Option #2

HOUSING UNIT TYPE KEY

- Southeast Quadrant Housing Master Plan Area Boundary
- Sub-Area Boundary
- Existing Single-Family Home Units (to remain)
- Duplex / Triplex / Fourplex Units
- Townhome Units
- Accessory Dwelling Units (ADUs)
- Multi-Family Apartment Units

Study Area Infrastructure Improvements

PUBLIC / PRIVATE SHARED-USE PARKING GARAGES:

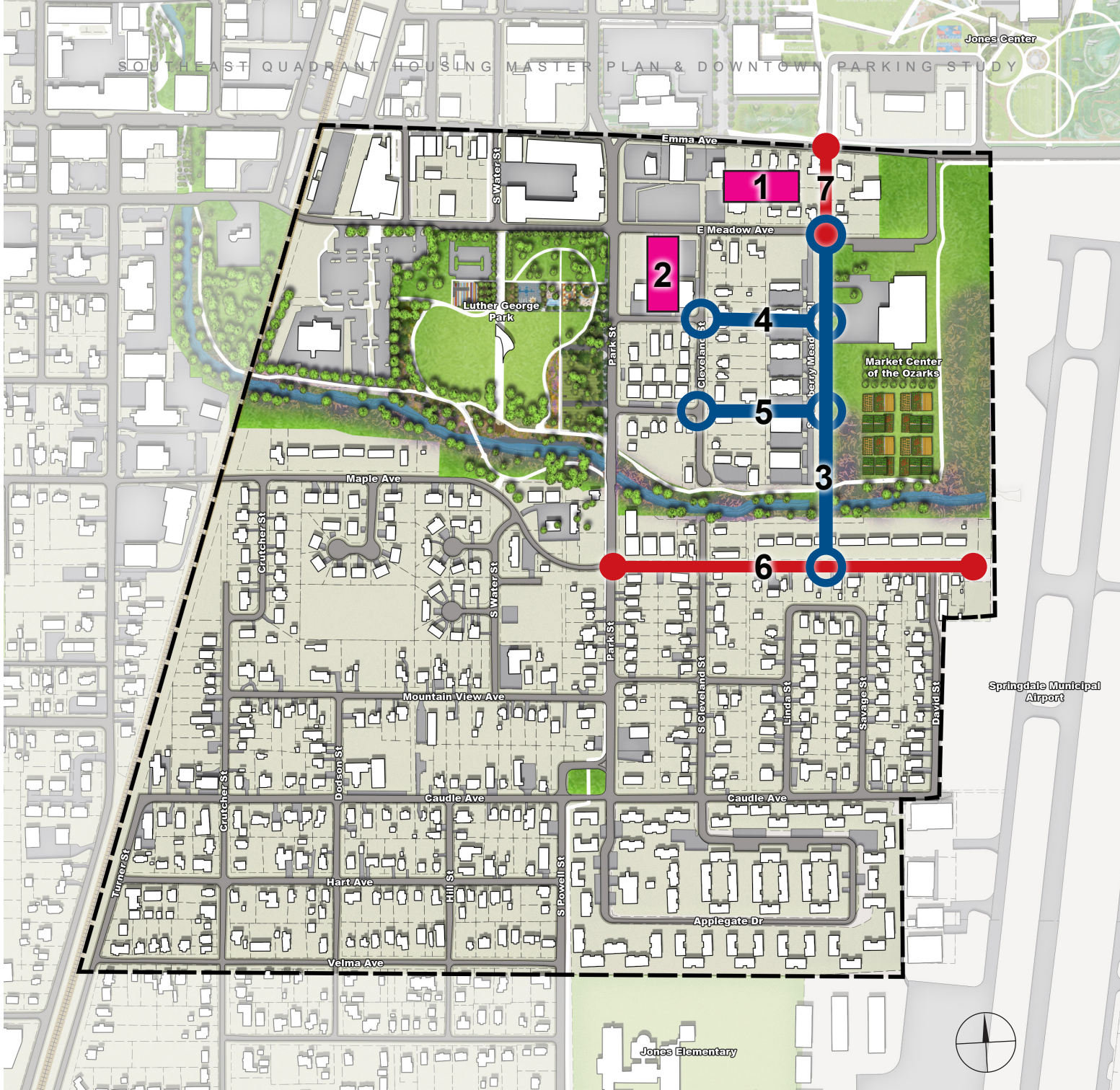
- 1. 328- to 425-space parking garage, 600-block of E. Emma Avenue.**
- 2. 348- to 425-space parking garage, 200-block of Park Street.**

NEW STREETS:

- 3. Extend Strawberry Meadows Place south to Success Avenue; streetscape to include parallel parking, sidewalks, street trees, and crosswalks.**
- 4. Extend E. Grove Avenue east to Strawberry Meadows Place; streetscape to include parallel parking, sidewalks, street trees, and crosswalks.**
- 5. Extend Allen Avenue east to Strawberry Meadows Place; streetscape to include parallel parking, sidewalks, street trees, and crosswalks.**

STREET IMPROVEMENTS:

- 6. Complete sidewalk and streetscape improvements to Success Avenue east of Park Street to match improvements to E. Maple Avenue.**
- 7. Complete sidewalk and streetscape improvements to Baggett Street, north of E. Meadow Avenue; streetscape to include parallel parking, sidewalks, and street trees.**



INFRASTRUCTURE IMPROVEMENT PLAN

INFRASTRUCTURE KEY

-  Southeast Quadrant Housing Master Plan Area Boundary
-  Parking Garage
-  New Streets
-  Street Improvements

Downtown Parking Study

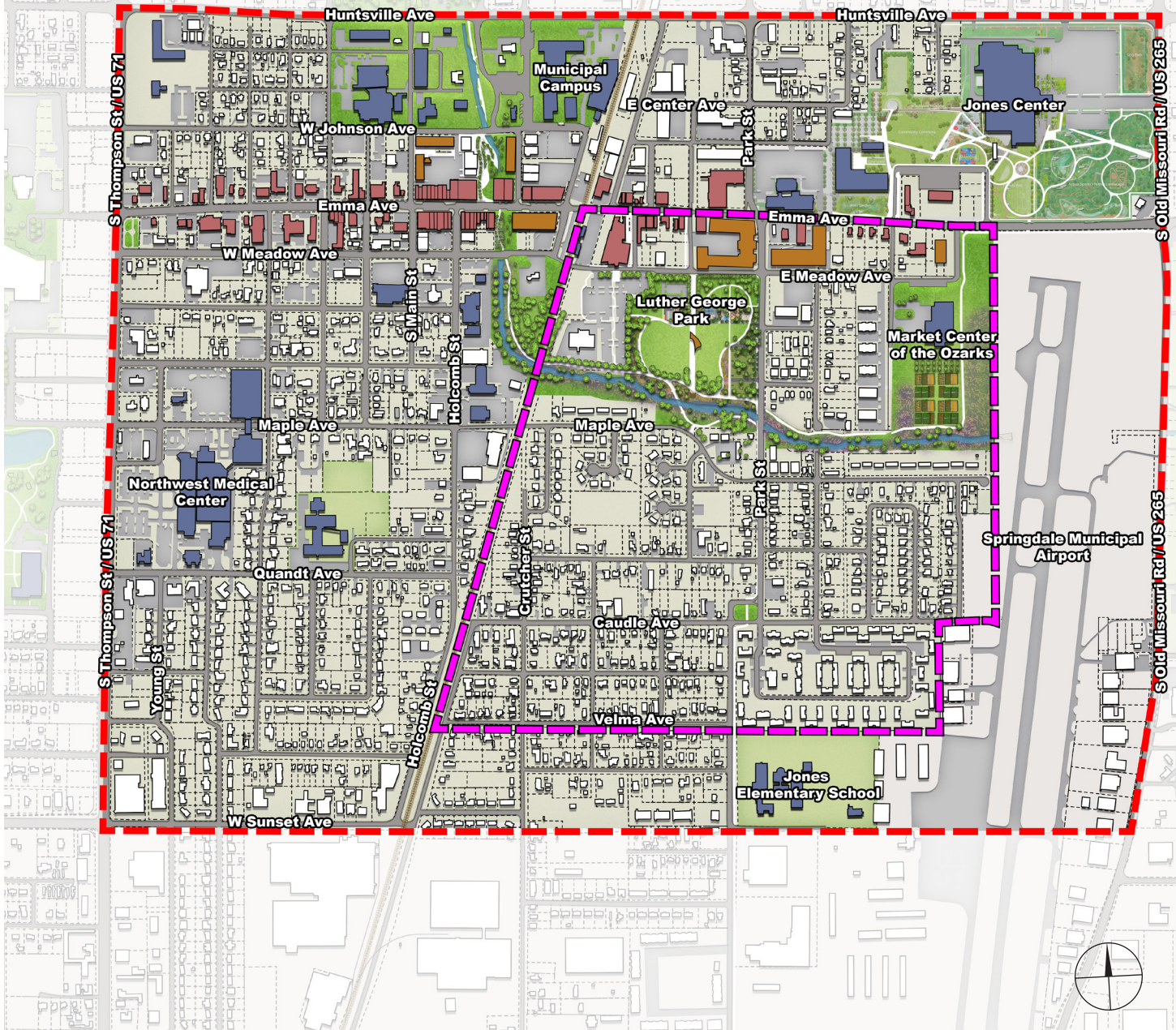
The parking study for Downtown Springdale provides recommendations for new parking facilities, parking improvements, and parking operations and management, based upon projections for future development, residential population growth, and Downtown visitorship. The Downtown parking recommendations are based upon the following assumptions, definitions, and strategies.

Parking Assumptions & Definitions

- » **SHARED PARKING:** Public parking provided by the City of Springdale on City-owned property or public right-of-way, which can be used to satisfy on-site parking requirements for residential or other developments.
- » **VISITOR PARKING:** Shared parking that is reserved exclusively for use by visitors to Downtown.
- » **RESIDENTIAL OR RESIDENTIAL-ALLOCATED PARKING:** Shared parking that is allocated to on-site parking requirements from residential developments, subject to the provision of the Form-Based Code.
- » **NET NEW PARKING:** New parking spaces that do not currently exist in Downtown Springdale. *Parking numbers in this section are for net new parking spaces only, and do not include existing public parking spaces in Downtown.*
- » **SHARED-USE PARKING AGREEMENTS:** Formal agreements between the City of Springdale and private property owners in Downtown that provide for public use of existing private parking facilities, subject to certain times and other conditions.

General Parking Strategies

- » Duplex units, Triplex/Fourplex units, Townhome units, and Accessory Dwelling Units (ADUs) are **“self-parked”**, with parking provided at the dwelling unit.
- » Multi-family apartment buildings use a **combination of “self-parking” (on-site parking) and shared parking**—at a ratio of 0.5 parking spaces per dwelling unit—as established in the Form-Based Code.
- » **Approximately 23% of required minimum parking spaces are provided as shared-use spaces**, according to the requirements of the Form-Based Code:
 - *Approximately 17% in shared-use parking structures; and*
 - *Approximately 6% in on-street parking.*
- » **Approximately 22% of shared-use parking structure spaces** will be dedicated to required residential parking.
- » **Approximately 6% of street parking spaces** will be dedicated to required residential parking.



DOWNTOWN PARKING STUDY AREA

PARKING STUDY AREA KEY

- Downtown Parking Study Area Boundary
- Southeast Quadrant Housing Master Plan Area Boundary

Parking Recommendations

Summary

SHARED-USE PARKING STRUCTURES

Total Visitor Spaces:

3,787 spaces

Total Spaces for Residential Use:

1,013 spaces

Total Spaces:

4,800 spaces

ON-STREET PARKING

Total Visitor Spaces:

772 spaces

Total Spaces for Residential Use:

49 spaces

Total Spaces:

821 spaces

OTHER PARKING FOR SHARED-USE AGREEMENTS

Total Visitor Spaces, Weekday Use:

612 spaces

Total Visitor Spaces, Saturday Use:

1,096 spaces

Total Visitor Spaces, Sunday Use:

974 spaces

Total Spaces for Residential Use:

0 spaces

Total Spaces:

1,776 spaces

TOTAL VISITOR SPACES:

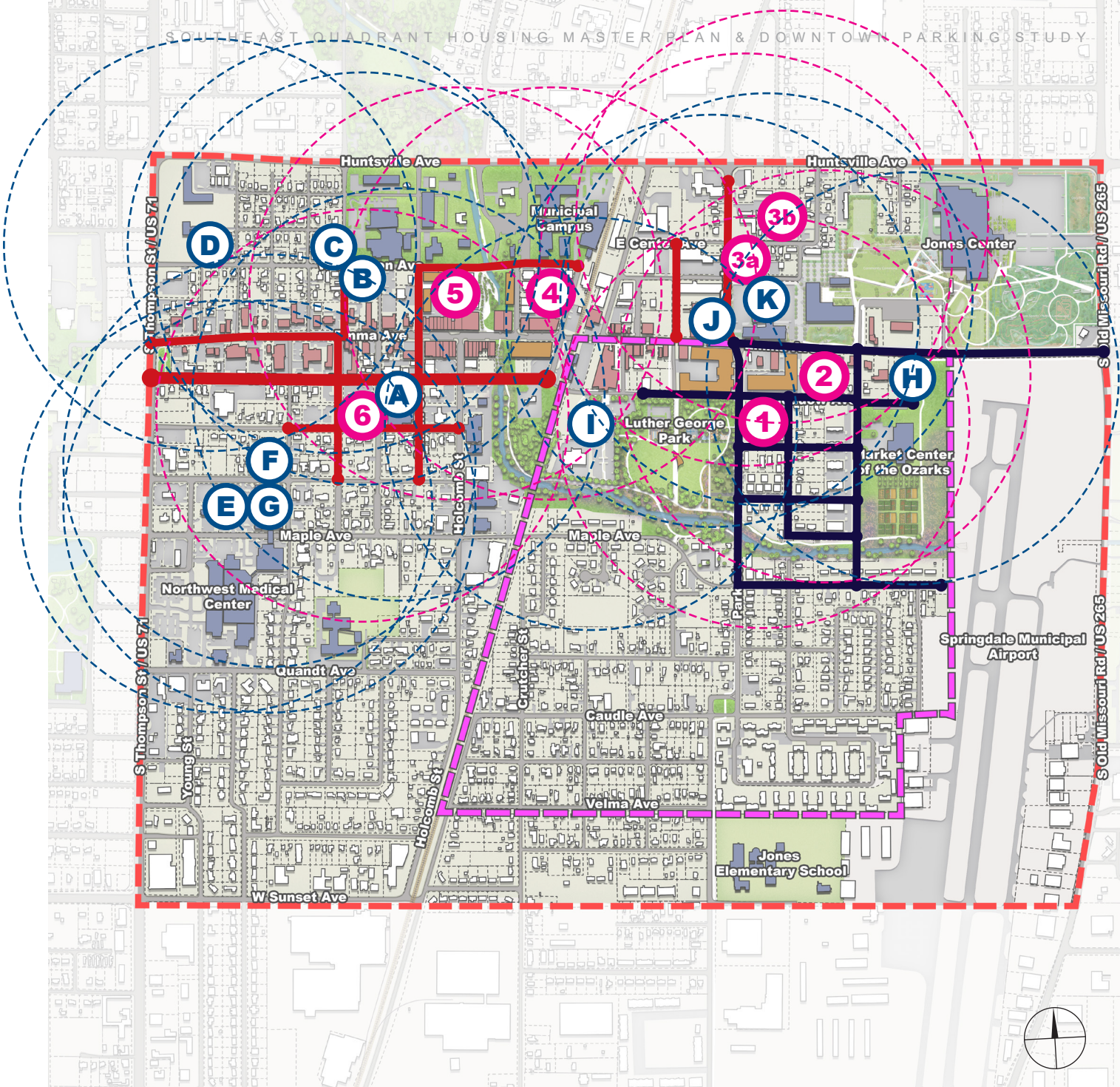
(net new)

5,112 to 5,655 spaces

TOTAL RESIDENTIAL SPACES:

(net new)

1,062 spaces



PARKING RECOMMENDATIONS, ALL FACILITIES SUMMARY

PARKING FACILITIES KEY

- [---] Downtown Parking Study Area Boundary
- [---] Southeast Quadrant Housing Master Plan Area Boundary
- Shared-Use Parking Garages
- Parking Lots for Shared-Parking Agreements
- New Street Parking w/ Improvements
- New Street Parking w/ Striping Only

Parking Recommendations

Housing Master Plan Study Area Facilities

TOTAL RESIDENTIAL PARKING SPACES, STUDY AREA ONLY

1,826 to 1,951 spaces

Total On-site Residential Parking Spaces:
1,372 to 1,496 spaces

Total Shared Residential Parking Spaces:
447 to 455 spaces

TOTAL SHARED PARKING SPACES:

850 spaces

395 to 403 spaces reserved for visitor use

PARKING RATIO:

**0.73 to 0.86 spaces
per unit**

Within the Housing Master Plan Study Area, a total of 1,826 to 1,951 parking spaces are required to meet the off-street parking requirements of the housing development program. Parking facilities are based upon the specific building typology and the respective Building Envelope Standard of the Form-Based Code in which the given building is located. For existing single-family residences, duplexes, triplex/fourplexes, townhomes, and accessory dwelling units (ADUs), required parking spaces are provided on-site, at a ratio of one (1) parking space per studio and/or one (1) bedroom dwelling units, and two (2) parking spaces per two (2) bedroom and larger dwelling units (as specified in the Neighborhood Residential Type 3 Building Envelope Standard).

For multi-family apartment and condominium buildings, required parking spaces are provided with a mix of on-site parking spaces and parking spaces in two (2) shared-use parking garages, each with a total of 425 parking spaces. One of these garages is proposed to be located on the former site of the Springdale Senior Center on the 200-block of Park Street, and the other garage is proposed to be located on the 700-block of E. Emma Avenue as part of a proposed new mixed-use development. The use of shared-use parking garages for required residential off-street parking is provided for in the Neighborhood Center Type 2 Building Envelope Standard in the Form-Based Code, so long as the shared-use parking facility is within 1,200 feet of the lot boundary of the building for which the parking is being provided. Parking is provided at a minimum ration of 0.5 spaces per dwelling unit.

The two (2) shared-use parking garages provide approximately 400 parking spaces reserved for Downtown visitor use, within one-quarter mile of Luther George Park. Additional parking is also provided on the street, as part of new street reconstruction, as described in detail later in this section.



PARKING RECOMMENDATIONS, STUDY AREA FACILITIES

PARKING FACILITIES KEY

 Southeast Quadrant Housing Master Plan
Area Boundary

 Shared-Use Parking Garages

Parking Recommendations

Downtown Shared-Use Parking Garages

SHARED-USE PARKING STRUCTURES:

1. **425-space** parking garage
(included in development program)
2. **425-space** parking garage
(included in development program)
- 3a-b. **925-space** parking garage
(Berry Street Area)
4. **925-space** parking garage
(Commercial Street)
5. **1,050-space** parking garage
(N. Blair Street)
6. **1,050-space** parking garage
(The Medium)

TOTAL SPACES:

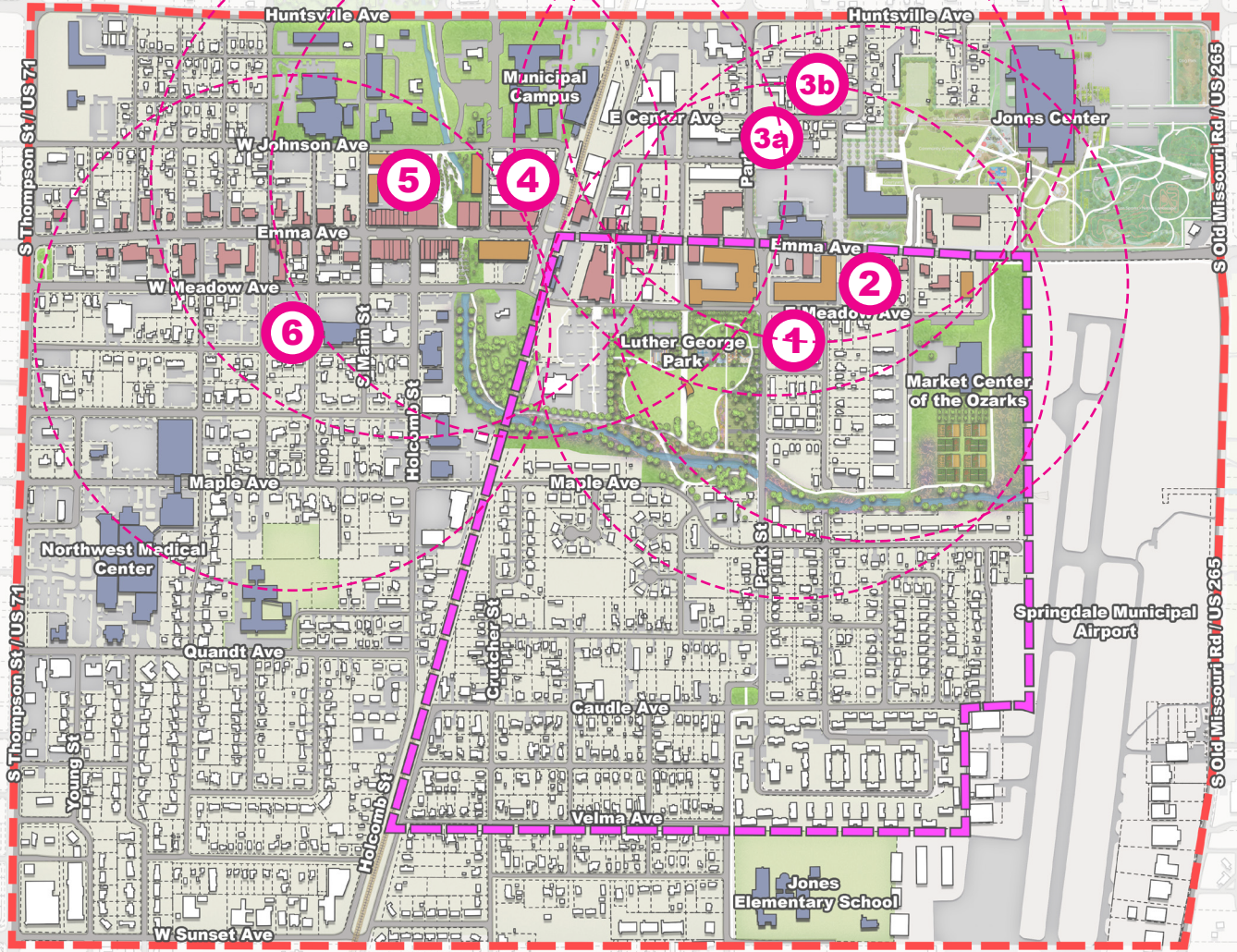
(net new)

4,800 spaces

TOTAL VISITOR SPACES:

(net new)

3,787 spaces



PARKING RECOMMENDATIONS, SHARED-USE GARAGES

PARKING FACILITIES KEY

- [---] Downtown Parking Study Area Boundary
- [---] Southeast Quadrant Housing Master Plan Area Boundary
- Shared-Use Parking Garages

Parking Recommendations

On-Street Parking, East of A&M Railroad

NEW SPACES FROM RESTRIPIING ONLY:

1. N. Water Street	50 spaces
2. Berry Street	19 spaces
Subtotal:	69 spaces

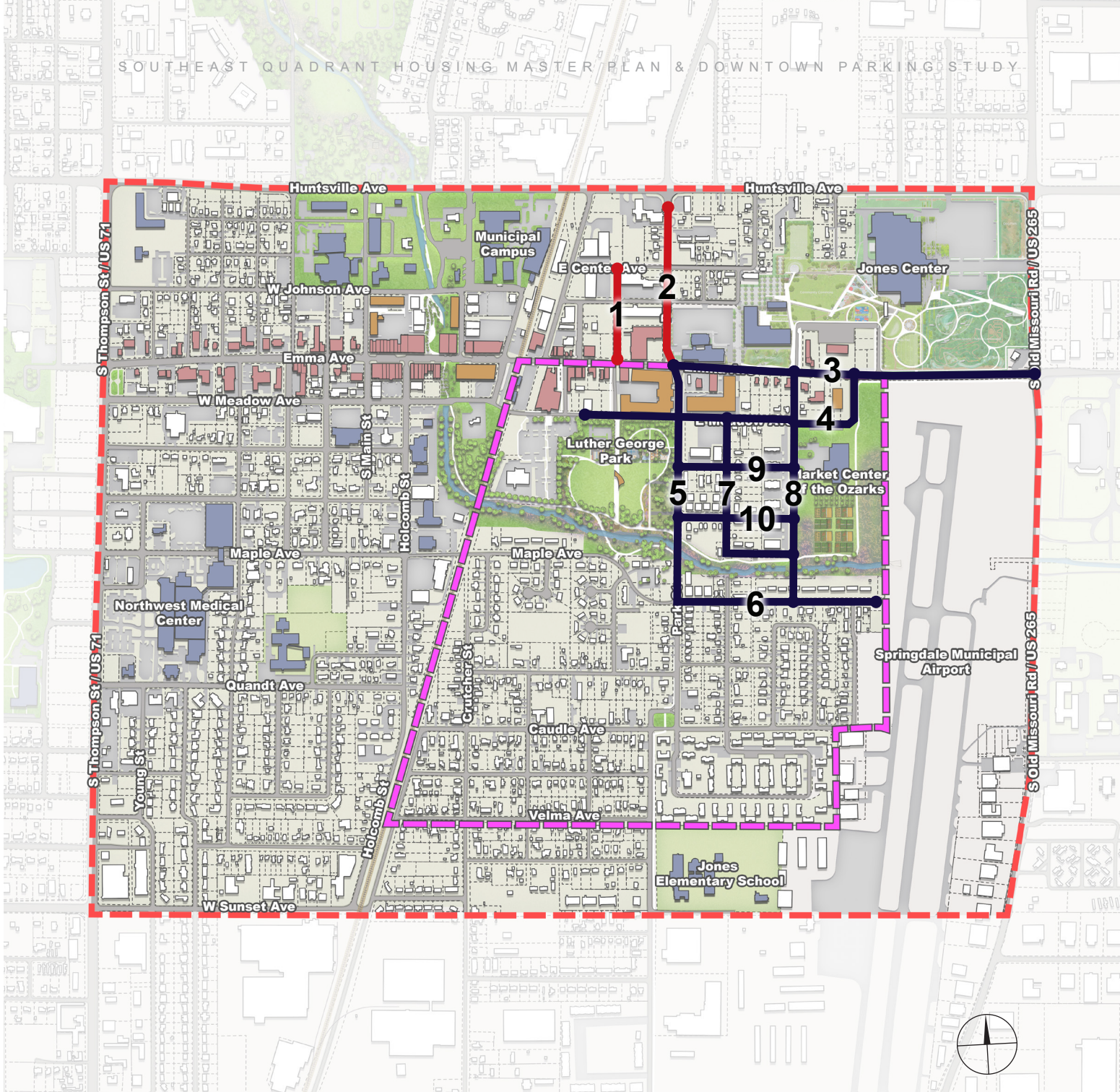
NEW SPACES FROM STREET RECONSTRUCTION:

3. E. Emma Avenue ⁵	93 spaces
4. E. Meadow Avenue / Baggett Street	36 spaces
5. Park Street	48 spaces
6. Success Avenue	55 spaces
7. S. Cleveland Street	70 spaces
8. Strawberry Meadows Place	100 spaces
9. E. Grove Avenue	54 spaces
10. Allen Avenue	54 spaces
Subtotal:	535 spaces

TOTAL SPACES:
(net new)
604 spaces

TOTAL VISITOR SPACES:
(net new)
568 spaces

5. Indicates a currently-planned and designed improvement that has not yet been constructed.



PARKING RECOMMENDATIONS, STREET PARKING, EAST

PARKING FACILITIES KEY

- [---] Downtown Parking Study Area Boundary
- [---] Southeast Quadrant Housing Master Plan Area Boundary
- New Street Parking w/ Improvements
- New Street Parking w/ Striping Only

Parking Recommendations

On-Street Parking, West of A&M Railroad

NEW SPACES FROM RESTRIPING ONLY:

1. W. Emma Avenue	49 spaces
2. W. Meadow Avenue ⁵	51 spaces
3. Grove / W. Grove Avenue	40 spaces
4. Maple Avenue	29 spaces
5. Johnson Avenue	22 spaces
6. Shiloh Street ⁵	26 spaces
Subtotal:	217 spaces

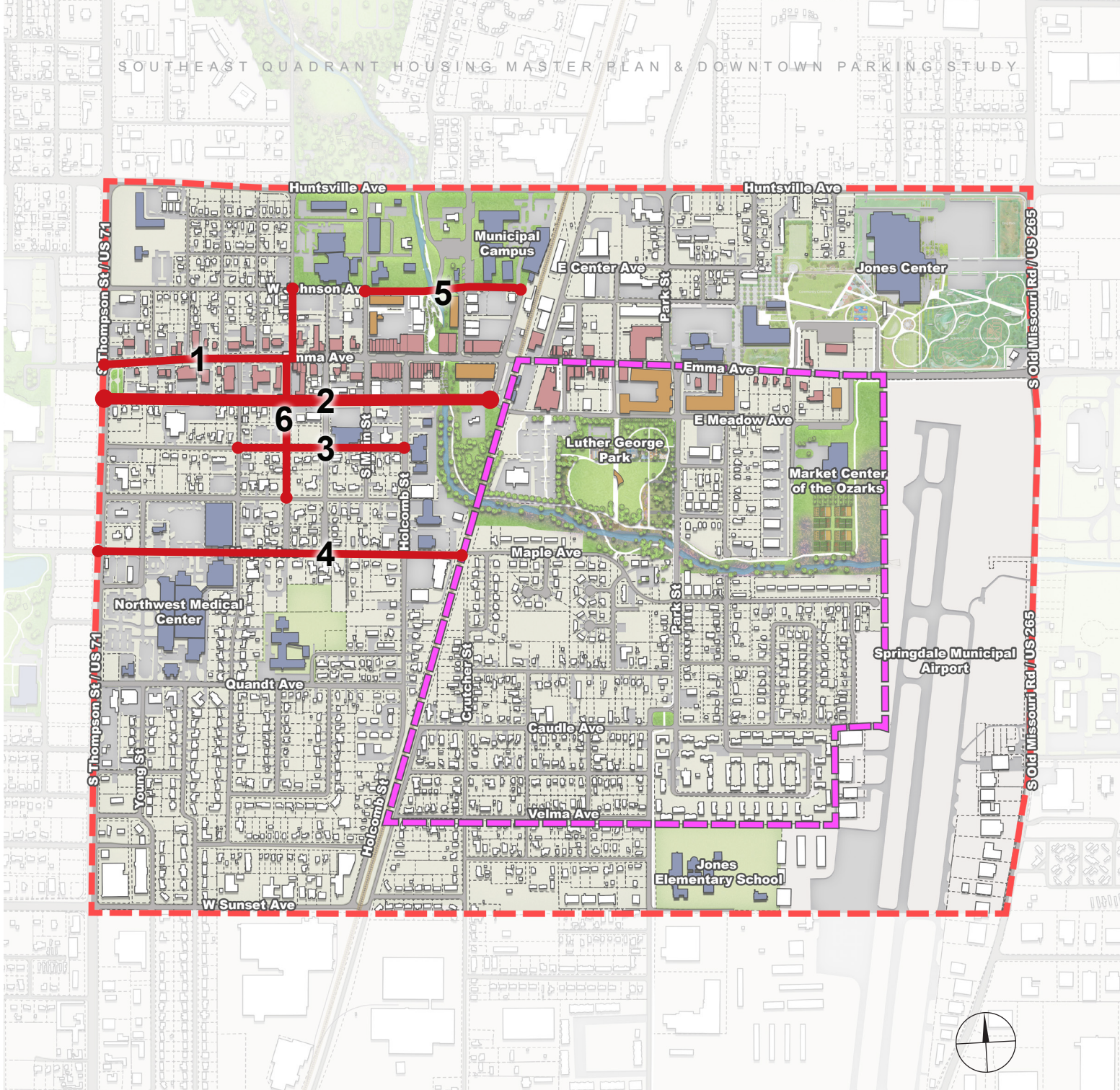
NEW SPACES FROM STREET RECONSTRUCTION:

None	0 spaces
Subtotal:	0 spaces

TOTAL SPACES:
(net new)
217 spaces

TOTAL VISITOR SPACES:
(net new)
204 spaces

5. Indicates a currently-planned and designed improvement that has not yet been constructed.



PARKING RECOMMENDATIONS, STREET PARKING, WEST

PARKING FACILITIES KEY

- [---] Downtown Parking Study Area Boundary
- [---] Southeast Quadrant Housing Master Plan Area Boundary
- New Street Parking w/ Striping Only

Parking Recommendations

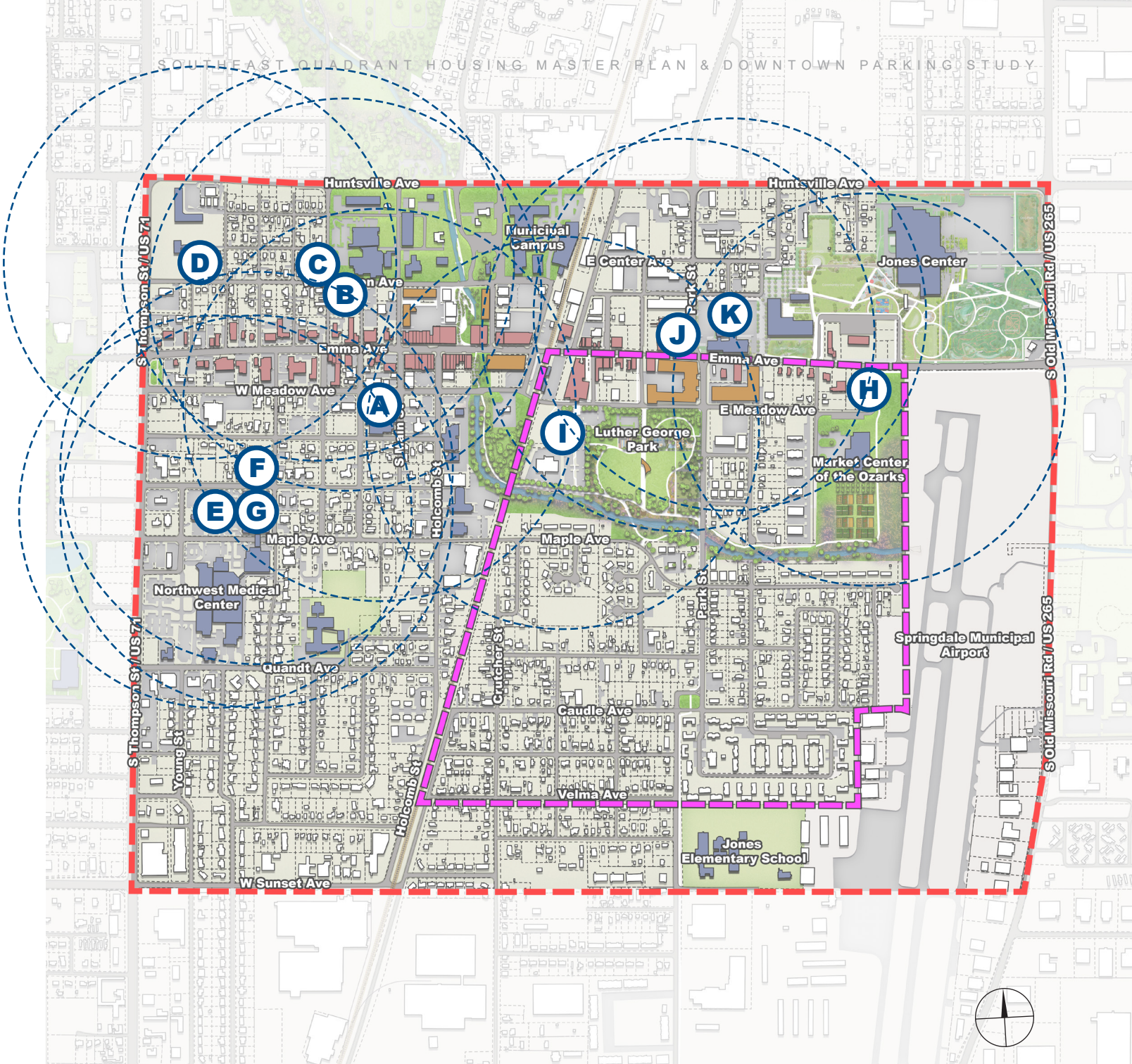
Potential Shared-Use Parking Agreements

PRIVATE PARKING FACILITIES FOR POTENTIAL
SHARED-USE PARKING AGREEMENTS, TOTAL EXISTING SPACES:

A. The Medium ⁶	59 spaces
B. First United Methodist Church, Lot 1 (south of Johnson Avenue)	82 spaces
C. First United Methodist Church, Lot 2 (west of Shiloh Street)	40 spaces
D. Springdale Public Schools Administration	70 spaces
E. Northwest Medical Center Surface Lot 1 (south of Allen Avenue)	352 spaces
F. Northwest Medical Center Surface Lot 2 (north of Allen Avenue)	61 spaces
G. Northwest Medical Center Garage	476 spaces
H. Springdale Senior Center	56 spaces
I. Tyson Foods, Lot 1 (south of E. Meadow Avenue)	304 spaces
J. Tyson Foods, Lot 2 (north of E. Emma Avenue)	52 spaces
K. JTL Shop Building	224 spaces

TOTAL EXISTING SPACES:
1,776 spaces

6. Existing parking spaces at The Medium will be lost and replaced with a parking structure if the The Medium is part of a comprehensive redevelopment.



PARKING RECOMMENDATIONS, OTHER PARKING FOR POSSIBLE SHARED-USE AGREEMENTS

PARKING FACILITIES KEY

- [- - -] Downtown Parking Study Area Boundary
- [- - -] Southeast Quadrant Housing Master Plan Area Boundary
- Parking Lots for Shared-Parking Agreements

Parking Recommendations

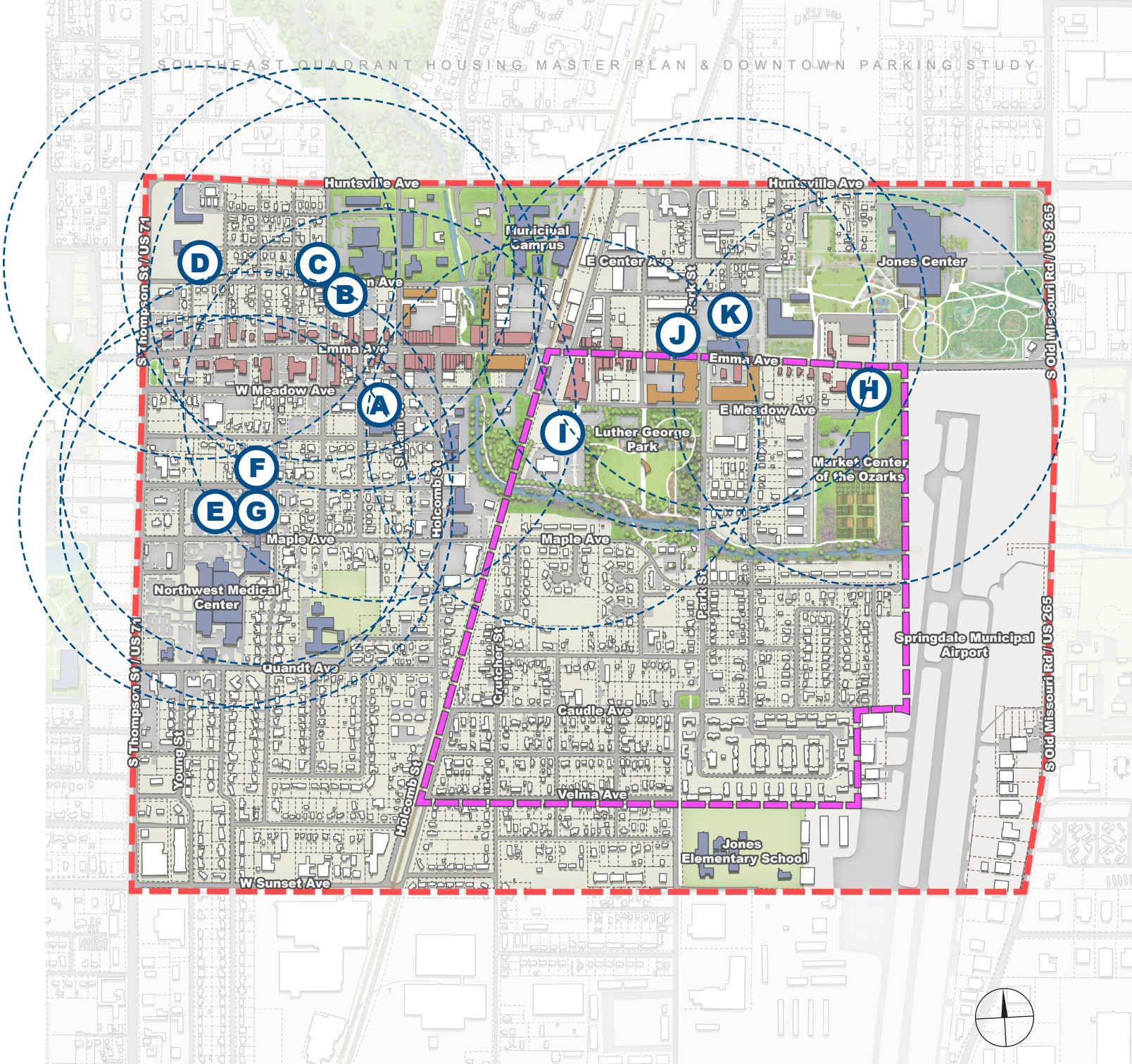
Potential Shared-Use Parking Agreements

PROPOSED PARKING SHARE AGREEMENT – WEEKDAY USE:

A. The Medium ⁶	100% spaces	59 spaces
B. First UMC 1	50% spaces	41 spaces
C. First UMC 2	50% spaces	20 spaces
D. SPS	20% spaces	14 spaces
E. NWMC 1	30% spaces	106 spaces
F. NWMC 2	30% spaces	18 spaces
G. NWMC Garage	30% spaces	143 spaces
H. Senior Center	50% spaces	28 spaces
I. Tyson 1	20% spaces	61 spaces
J. Tyson 2	20% spaces	10 spaces
K. JTL Shop	50% spaces	112 spaces

**TOTAL VISITOR SPACES,
WEEKDAY USE:
(net new)
612 spaces**

6. Existing parking spaces at The Medium will be lost and replaced with a parking structure if the The Medium is part of a comprehensive redevelopment.



PARKING RECOMMENDATIONS, OTHER PARKING FOR POSSIBLE SHARED-USE AGREEMENTS

PARKING FACILITIES KEY

- [- - -] Downtown Parking Study Area Boundary
- [- - -] Southeast Quadrant Housing Master Plan Area Boundary
- Parking Lots for Shared-Parking Agreements

Parking Recommendations

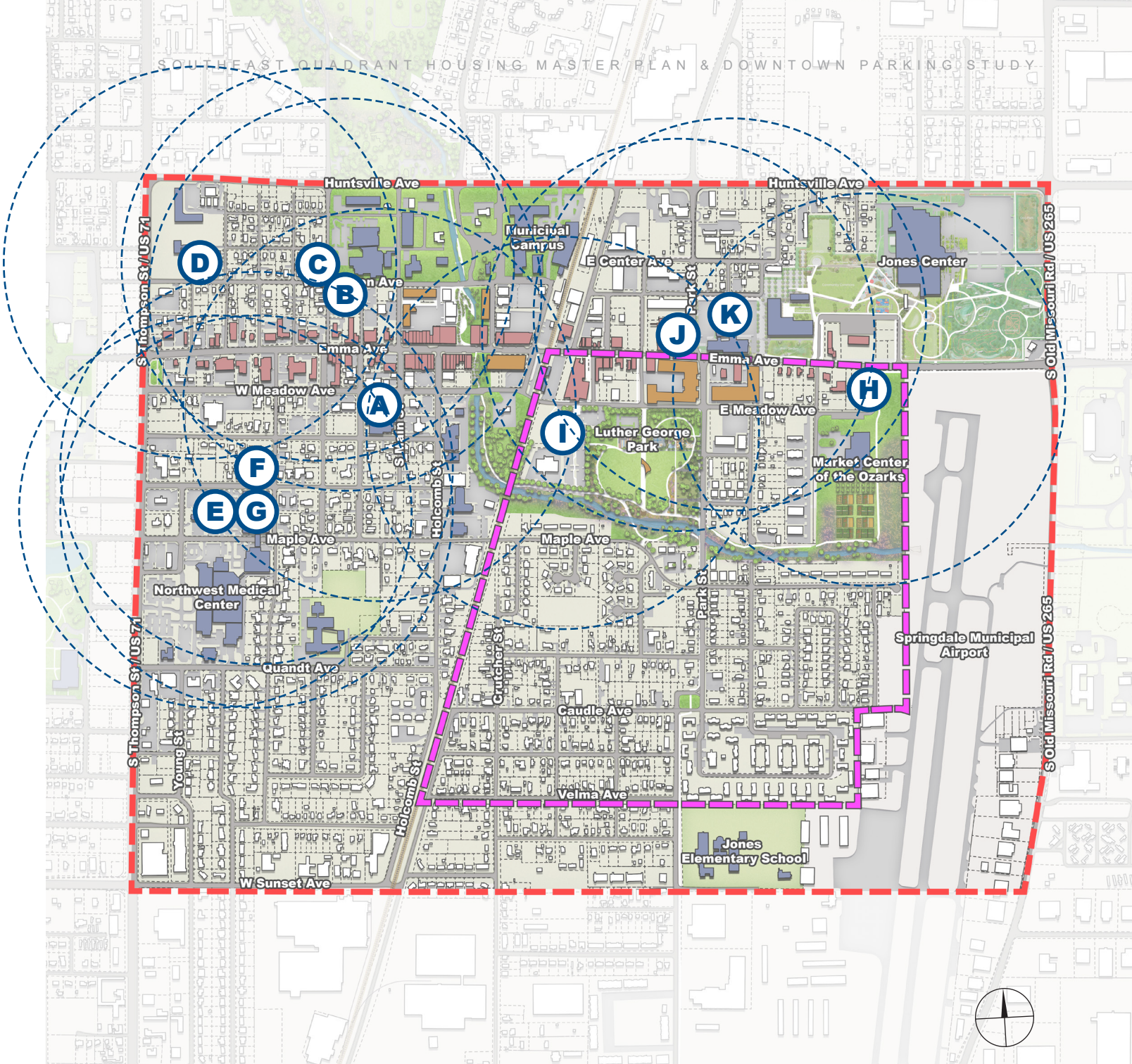
Potential Shared-Use Parking Agreements

PROPOSED PARKING SHARE AGREEMENT – SATURDAY USE:

A. The Medium ⁶	100% spaces	59 spaces
B. First UMC 1	100% spaces	82 spaces
C. First UMC 2	100% spaces	40 spaces
D. SPS	100% spaces	70 spaces
E. NWMC 1	30% spaces	106 spaces
F. NWMC 2	30% spaces	18 spaces
G. NWMC Garage	30% spaces	143 spaces
H. Senior Center	100% spaces	56 spaces
I. Tyson 1	90% spaces	274 spaces
J. Tyson 2	90% spaces	47 spaces
K. JTL Shop	90% spaces	202 spaces

**TOTAL VISITOR SPACES,
SATURDAY USE:
(net new)
1,096 spaces**

6. Existing parking spaces at The Medium will be lost and replaced with a parking structure if the The Medium is part of a comprehensive redevelopment.



PARKING RECOMMENDATIONS, OTHER PARKING FOR POSSIBLE SHARED-USE AGREEMENTS

PARKING FACILITIES KEY

- [- - -] Downtown Parking Study Area Boundary
- [- - -] Southeast Quadrant Housing Master Plan Area Boundary
- Parking Lots for Shared-Parking Agreements

Parking Recommendations

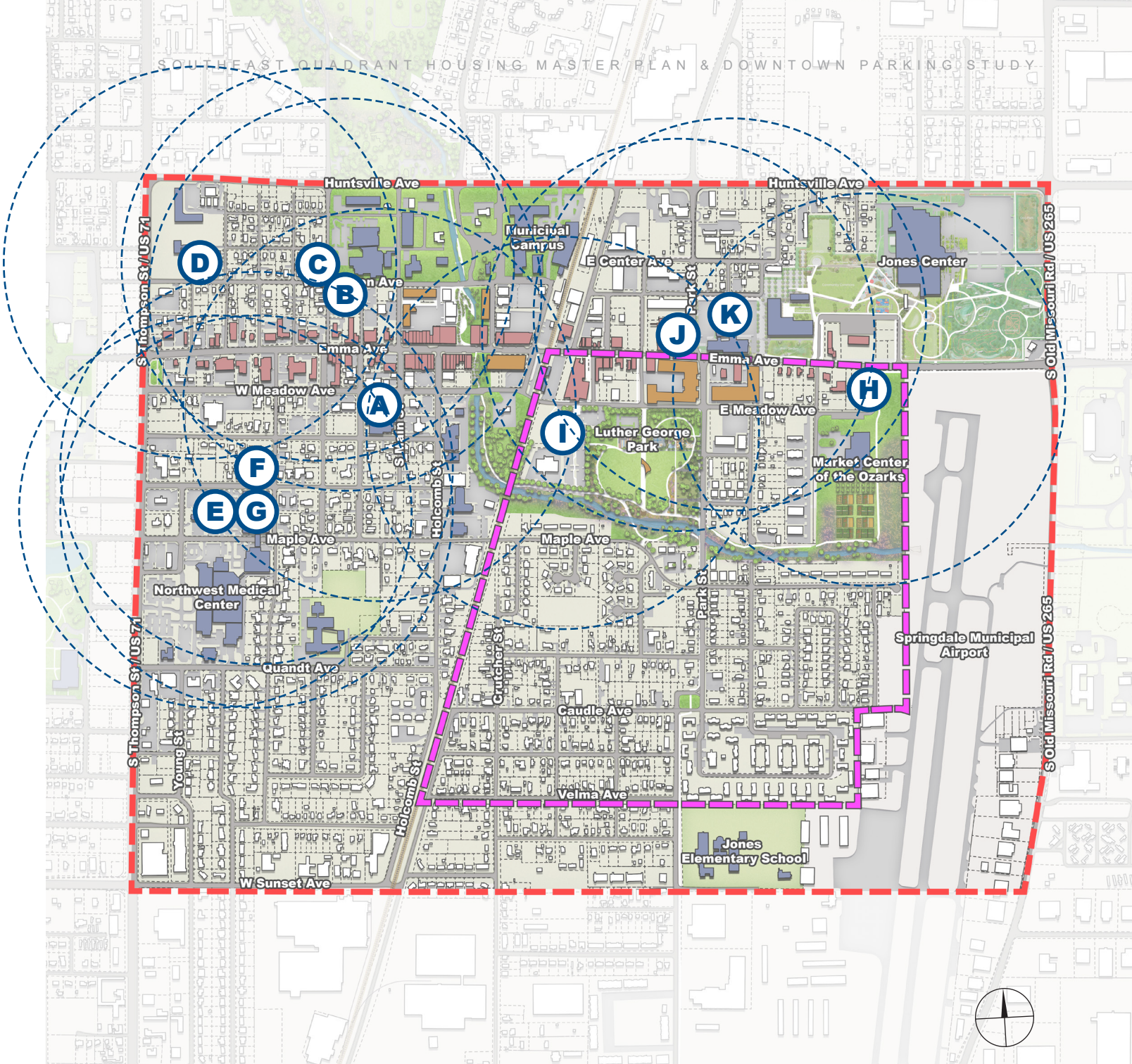
Potential Shared-Use Parking Agreements

PROPOSED PARKING SHARE AGREEMENT – SUNDAY USE:

A. The Medium ⁶	100% spaces	59 spaces
B. First UMC 1	0% spaces	0 spaces
C. First UMC 2	0% spaces	0 spaces
D. SPS	100% spaces	70 spaces
E. NWMC 1	30% spaces	106 spaces
F. NWMC 2	30% spaces	18 spaces
G. NWMC Garage	30% spaces	143 spaces
H. Senior Center	100% spaces	56 spaces
I. Tyson 1	90% spaces	274 spaces
J. Tyson 2	90% spaces	47 spaces
K. JTL Shop	90% spaces	202 spaces

**TOTAL VISITOR SPACES,
SUNDAY USE:
(net new)
974 spaces**

6. Existing parking spaces at The Medium will be lost and replaced with a parking structure if the The Medium is part of a comprehensive redevelopment.



PARKING RECOMMENDATIONS, OTHER PARKING FOR POSSIBLE SHARED-USE AGREEMENTS

PARKING FACILITIES KEY

- [---] Downtown Parking Study Area Boundary
- [---] Southeast Quadrant Housing Master Plan Area Boundary
- Parking Lots for Shared-Parking Agreements

Parking Recommendations

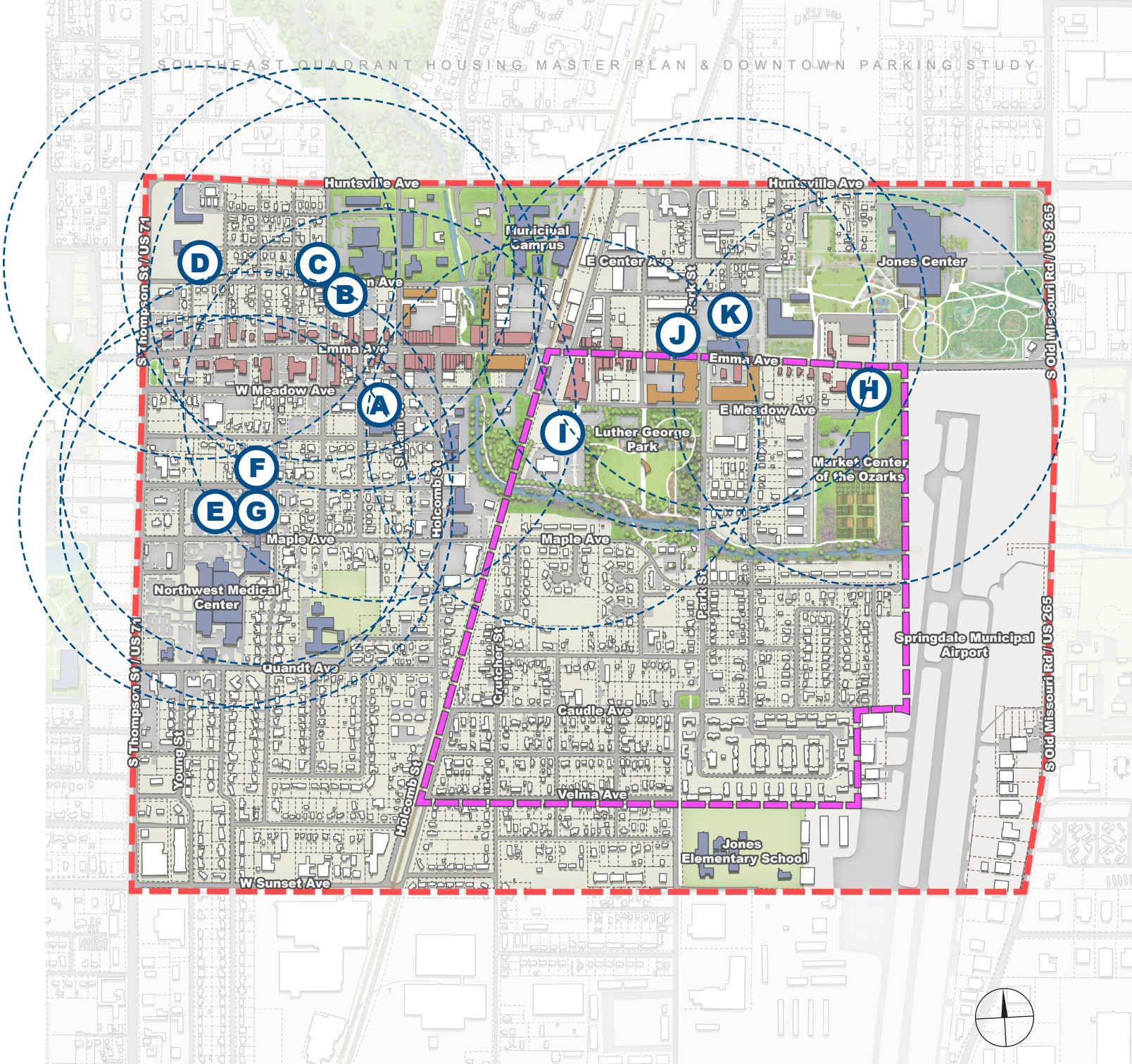
Potential Shared-Use Parking Agreements

PROPOSED PARKING SHARE AGREEMENT – SUMMARY:

A. The Medium ⁶	100% spaces	59 spaces
B. First UMC 1	0-100% spaces	0-82 spaces
C. First UMC 2	0-100% spaces	0-40 spaces
D. SPS	20-100% spaces	14-70 spaces
E. NWMC 1	30% spaces	106 spaces
F. NWMC 2	30% spaces	18 spaces
G. NWMC Garage	30% spaces	143 spaces
H. Senior Center	50-100% spaces	28-56 spaces
I. Tyson 1	20-90% spaces	61-274 spaces
J. Tyson 2	20-90% spaces	10-47 spaces
K. JTL Shop	50-90% spaces	112-202 spaces

**TOTAL VISITOR SPACES
FOR VISITOR USE:
(net new)
612 to 1,096 spaces**

6. Existing parking spaces at The Medium will be lost and replaced with a parking structure if the The Medium is part of a comprehensive redevelopment.



PARKING RECOMMENDATIONS, OTHER PARKING FOR POSSIBLE SHARED-USE AGREEMENTS

PARKING FACILITIES KEY

- [- - -] Downtown Parking Study Area Boundary
- [- - -] Southeast Quadrant Housing Master Plan Area Boundary
- Parking Lots for Shared-Parking Agreements

Implementation Action Items

Implementation of the Southeast Quadrant Housing Master Plan and Downtown Parking recommendations by the City involves capital improvements and regulatory amendments necessary to facilitate continued private investment and development. City implementation consists of the following five (5) Implementation Action Items.

Implementation Summary

- 1. Complete and adopt updates to the Downtown Form-Based Code.**
- 2. Develop and adopt a workforce-attainable housing density bonus ordinance to apply within the Downtown Form-Based Code.**
- 3. Development and implement a comprehensive Downtown Parking Operations and Management Plan.**
- 4. Complete existing on-street parking improvements; design and implement parking striping improvements to all other designated streets.**
- 5. Prioritize and facilitate City funding and construction of one (1) or more parking structures.**

1. Downtown Form-Based Code Update

- » Add the “Carriage House” Building Type to the Neighborhood Residential Type 1 (NR-1) Building Envelope Standard, to permit accessory dwelling units (ADUs) in all Form-Based Code residential districts.
- » Reclassify NR-1 parcels in the Study Area north of Success Avenue as Neighborhood Center Type 2 (NC-2).
- » Reclassify all other NR-1 parcels in the Study Area as Neighborhood Residential Type 3 (NR-3).
- » Add a Note to the “Parking Requirements” section of Neighborhood Center Type 1 (NC-1) and Neighborhood Center Type 2 (NC-2) to prohibit surface parking from having a frontage on Emma Avenue.

(Note: this condition is implicitly prohibited in the Form-Based Code today, by the Primary Street and Side Street Setbacks for on-grade parking; the note shall be for clarification purposes.)

REGULATING PLAN COLOR KEY

- | | |
|---|--|
|  | Neighborhood Residential Type 1 (NR-1) |
|  | Neighborhood Residential Type 2 (NR-2) |
|  | Neighborhood Residential Type 3 (NR-3) |
|  | Neighborhood Center Type 1 (NC-1) |
|  | Neighborhood Center Type 2 (NC-2) |
|  | Campus Type 1 (C-1) |
|  | Campus Type 2 (C-2) |
|  | Existing Public Parks (City-Owned) |
|  | Future Park / Public-Use Space |

Implementation Action Items

2. Workforce-attainable Housing Density. Bonus Ordinance

The following Workforce-attainable Housing Density Bonus ordinance is recommended to be incorporated into the Downtown Springdale Form-Based Code. This ordinance applies to new construction within the Neighborhood Center Type 1 (NC-1), Neighborhood Center Type 2 (NC-2), and Neighborhood Residential Type 3 (NR-3) Building Envelope Standard designations. The purpose of this Density Bonus is to allow for additional building height and unit density within these Building Envelope Standards in exchange for providing a minimum percentage of workforce-attainable housing within new developments.

A. NEW CONSTRUCTION: WORKFORCE-ATTAINABLE HOUSING DENSITY BONUS FOR NEIGHBORHOOD CENTER TYPE 1 (NC-1)

The Springdale Downtown Form Based Code provides for additional density above the underlying zoning as an incentive for property owners to create and preserve Workforce-attainable Housing, (refer to definition). To be eligible for zoning BONUS STORIES, each new construction project must meet or exceed the following requirements:

- 1) **WORKFORCE-ATTAINABLE HOUSING DEFINITION.** A housing unit with a total housing cost burden that is 30 percent (%) or less of 120 percent (%) Area Median Income (AMI).
- 2) **BONUS STORIES.** One (1) FULL BONUS STORY will be permitted over and above the allowable Building Envelope Standard for a Project if a minimum of 25 percent (%) and a maximum of 60 percent (%) of the Project's net units will be designated as affordable for households earning 120% AMI.
- 3) **AFFORDABILITY COMPLIANCE.** The percentage of designated affordable units must be maintained as affordable for households earning 120% AMI for 20 years.
- 4) **UNIT TYPE.** One-third (1/3) of the quantity of designated affordable units shall have two (2) or more bedrooms, of which at least 25 percent (%) of those units have more than two bedrooms.

B. NEW CONSTRUCTION: WORKFORCE-ATTAINABLE HOUSING DENSITY BONUS FOR NEIGHBORHOOD CENTER TYPE 2 (NC-2) & NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR-3)

The Springdale Downtown Form Based Code provides for additional density above the underlying zoning as an incentive for property owners to create and preserve Workforce-attainable Housing, (refer to definition). To be eligible for zoning BONUS STORIES, each new construction project must meet or exceed the following requirements:

- 1) **WORKFORCE-ATTAINABLE HOUSING DEFINITION.** A housing unit with a total housing cost burden that is 30 percent (%) or less of 120 percent (%) Area Median Income (AMI).

- 2) **BONUS STORIES.** One (1) FULL BONUS STORY will be permitted over and above the allowable Building Envelope Standard for a Project if a minimum of 35 percent (%) and a maximum of 60 percent (%) of the Project's net units will be designated as affordable for households earning 120% AMI or less.
- 3) **AFFORDABILITY COMPLIANCE.** The percentage of designated affordable units must be maintained as affordable for households earning 120% AMI for 20 years.
- 4) **UNIT TYPE.** One-half (1/2) of the quantity of designated affordable units shall have two (2) or more bedrooms, of which at least 25 percent (%) of those units have more than two bedrooms.

C. WORKFORCE-ATTAINABLE HOUSING DESIGN CRITERIA AND OTHER REQUIREMENTS

- 1) **SIZE AND DESIGN OF WORKFORCE-ATTAINABLE UNITS:** The size and design of Workforce-attainable Dwelling Units need not be identical to that of market rate units but must be consistent with and comparable to market rate units in the same development. The size and design of Workforce-attainable Dwelling Units , including bedroom count and accessibility, must be approved by the City.
- 2) **EXTERIOR/INTERIOR APPEARANCE:** The exterior materials and design of Workforce-attainable Dwelling Units shall be indistinguishable in style and quality from the market rate units in the same development. The interior finish and quality of construction of Workforce-attainable Dwelling Units shall at a minimum be comparable to entry-level rental or ownership housing in the City.
- 3) **DISTRIBUTION OF WORKFORCE-ATTAINABLE UNITS:** Workforce-attainable Dwelling Units shall be incorporated into the overall project and shall not be separated from market rate units.
- 4) **TENANTS:** Workforce-attainable Dwelling Units in rental projects shall be rented only to income eligible household during the period of Affordability Compliance. Once a household's income exceeds 120 percent (%) AMI, the unit cannot be counted as a Workforce-attainable Dwelling Unit.
- 5) **NON-DISCRIMINATION BASED ON RENT SUBSIDIES:** Projects covered by this Policy must not discriminate against tenants who would pay their rent with federal, state or local public assistance, or tenant based federal, state or local subsidies, including, but not limited to rental assistance, rent supplements, and Housing Choice Vouchers.

Implementation Action Items

2. Workforce-attainable Housing Density. Bonus Ordinance (continued)

D. APPROVAL PROCESS AND RECORDED AGREEMENTS, CONDITIONS AND RESTRICTIONS

- 1) A Workforce-attainable Housing Performance Agreement (the “Performance Agreement”) shall be executed between the City and the Project Owner in a form approved by the City Attorney. The Performance Agreement shall be based on the Project’s Workforce-attainable Housing Plan and shall include:
 - a) **the location, number, type, and size of Workforce-attainable Housing Units to be constructed;**
 - b) **rental terms;**
 - c) **occupancy requirements;**
 - d) **a timetable for completion of the units;**
 - e) **restrictions to be placed on the units to ensure their affordability; and**
 - f) **any additional terms the City may require.**
- 2) The Project Owner shall execute any and all documents deemed necessary by the City, including, without limitation, restrictive covenants and other related instruments, to ensure the affordability of the Workforce-attainable Dwelling Units in accordance with this Policy.
- 3) The Project Owner shall prepare and record all documents, restrictions, easements, covenants, and/or agreements that are specified by the City as conditions of approval of the application prior to issuance of a Building Permit for any development subject to this Policy. Such Documents shall be recorded in the office of the Washington County Circuit Clerk, as applicable.

Implementation Action Items

3. Parking Operations and Management

- » Develop a parking operations, access, and management plan, to be implanted during special events and other times of high parking demand:
 1. *Designate one-way, directional routes to and from parking facilities and major routes (U.S. 71 Business/Thompson Street; Huntsville Avenue; and Old Missouri Road/U.S. 265);*
 2. *Develop a wayfinding signage plan to direct visitors to the most appropriate parking facility based on the direction and route from which they are arriving.*
- » Use real-time telemetric data from parking facilities to monitor occupancy levels and track vacant parking spaces.
- » Develop an interactive mobile website and/or mobile app (or purchase a commercial mobile app) that accesses telemetric data so that visitors have real-time updates as to which parking facilities have available spaces.
- » Include a demand-based micro-mobility plan to address the “last mile” between parking facilities and the core of Downtown / Luther George Park, especially for events.

4. Street Parking Improvements

- » Complete planned street parking improvements to E. Emma Avenue, W. Meadow Avenue, and Shiloh Street.
- » Design and implement striping-only improvements to produce new on-street parking spaces on:
 1. *Water Street*
 2. *Berry Street*
 3. *W. Emma Avenue*
 4. *Grove / W. Grove Avenue*
 5. *Maple Avenue*
 6. *Johnson Street*
- » Develop street design standards, inclusive of on-street parking, for streets in the Study Area to be reconstructed as part of the housing master plan:
 1. *E. Meadow Avenue / Baggett Street*
 2. *Park Street*
 3. *Success Avenue*
 4. *S. Cleveland Street*
 5. *Strawberry Meadows Place*
 6. *E. Grove Avenue*
 7. *Allen Avenue*

Implementation Action Items

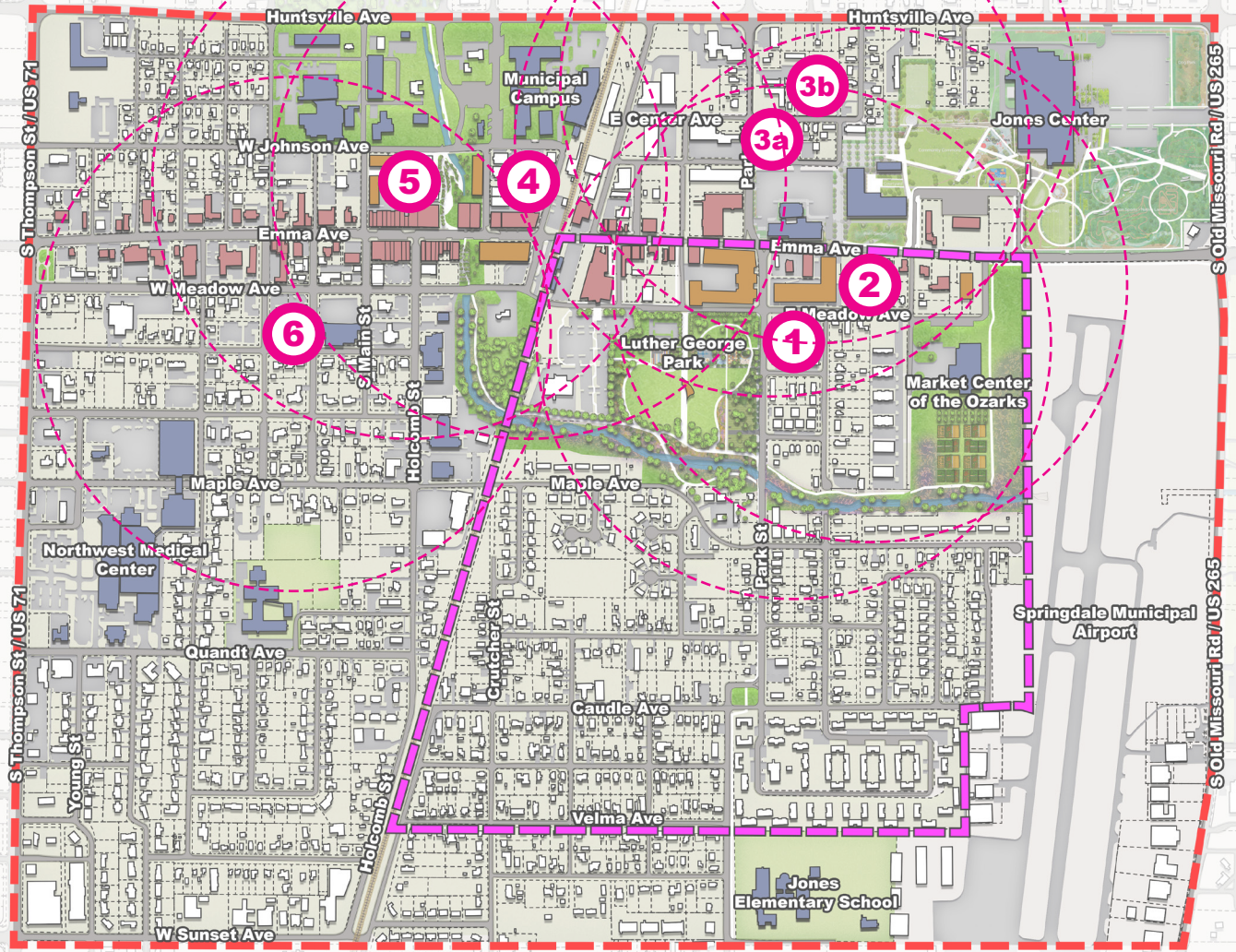
5. Parking Garages

- » Prioritize the locations for proposed shared-use parking garages and identify which garage or garages will be constructed first.
- » Identify the ownership and financing model for each proposed shared-use garage, including but not limited to:
 1. *Garages financed by the City as municipal infrastructure capital improvements;*
 2. *Garages jointly financed by the City and a private owner a public-private partnership; and/or*
 3. *Garages privately financed as part of a private development project.*
- » Facilitation of construction of initial garage(s), including such items as bond initiatives, development agreements, public-private partnerships, etc.

Opinions of probable cost, for parking garages #1 (Springdale Senior Center site) and #4 (North Commercial Street site):

**PARKING GARAGE #1
(Senior Center site):**
Number of Spaces: **425 spaces**
Estimated Unit Cost: **\$97 / s.f.
(\$33,000 / stall)**
Total Cost Opinion: **\$14,025,000**
(exclusive of land cost)

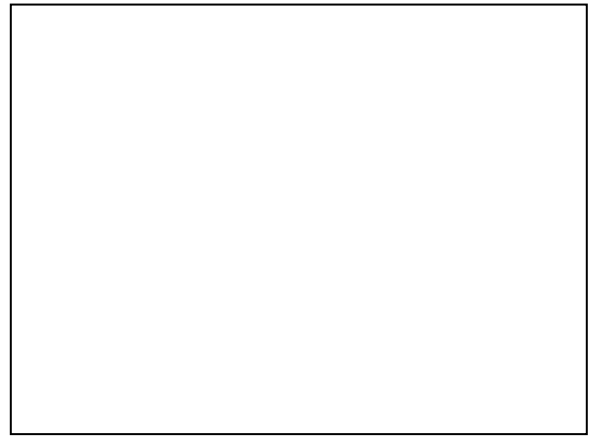
**PARKING GARAGE #4
(North Commercial Street site):**
Number of Spaces: **925 spaces**
Estimated Unit Cost: **\$97 / s.f.
(\$33,000 / stall)**
Total Cost Opinion: **\$30,525,000**
(exclusive of land cost)



PARKING RECOMMENDATIONS, SHARED-USE GARAGES

PARKING FACILITIES KEY

- [- - -] Downtown Parking Study Area Boundary
- [- - -] Southeast Quadrant Housing Master Plan Area Boundary
- Shared-Use Parking Garages



ORDINANCE NO. _____

**AN ORDINANCE ADOPTING A REVISED MASTER STREET
PLAN FOR THE CITY OF SPRINGDALE, ARKANSAS.**

WHEREAS, Ordinance No. 3195 adopted by the City Council on March 12, 2002, requires that the Planning Commission conduct a review of the Master Street Plan to determine if revisions should be considered before March 1 of odd numbered years. If it is determined by the Commission that revisions are needed, proposed changes shall be presented for public review and comment and recommended to the City Council for review and adoption, and

WHEREAS, the Springdale Planning Commission reviewed the Master Street Plan and has determined that revisions were needed; and

WHEREAS, a revised Master Street Plan was developed and made available for public hearing on October 7, 2025; and

WHEREAS, after the public hearing, the planning commission discussed the public comments received and feels that the documents as presented should be adopted and recommended to the City Council.

NOW, THEREFORE BE IT ORDAINED BY THE SPRINGDALE CITY COUNCIL that the above mentioned Master Street Plan map, dated October 7, 2025, is hereby adopted to be used in guiding future decisions regarding transportation facilities and traffic circulation relationships within the City's area of planning jurisdiction.

PASSED AND APPROVED THIS ____ DAY OF _____, 2025.

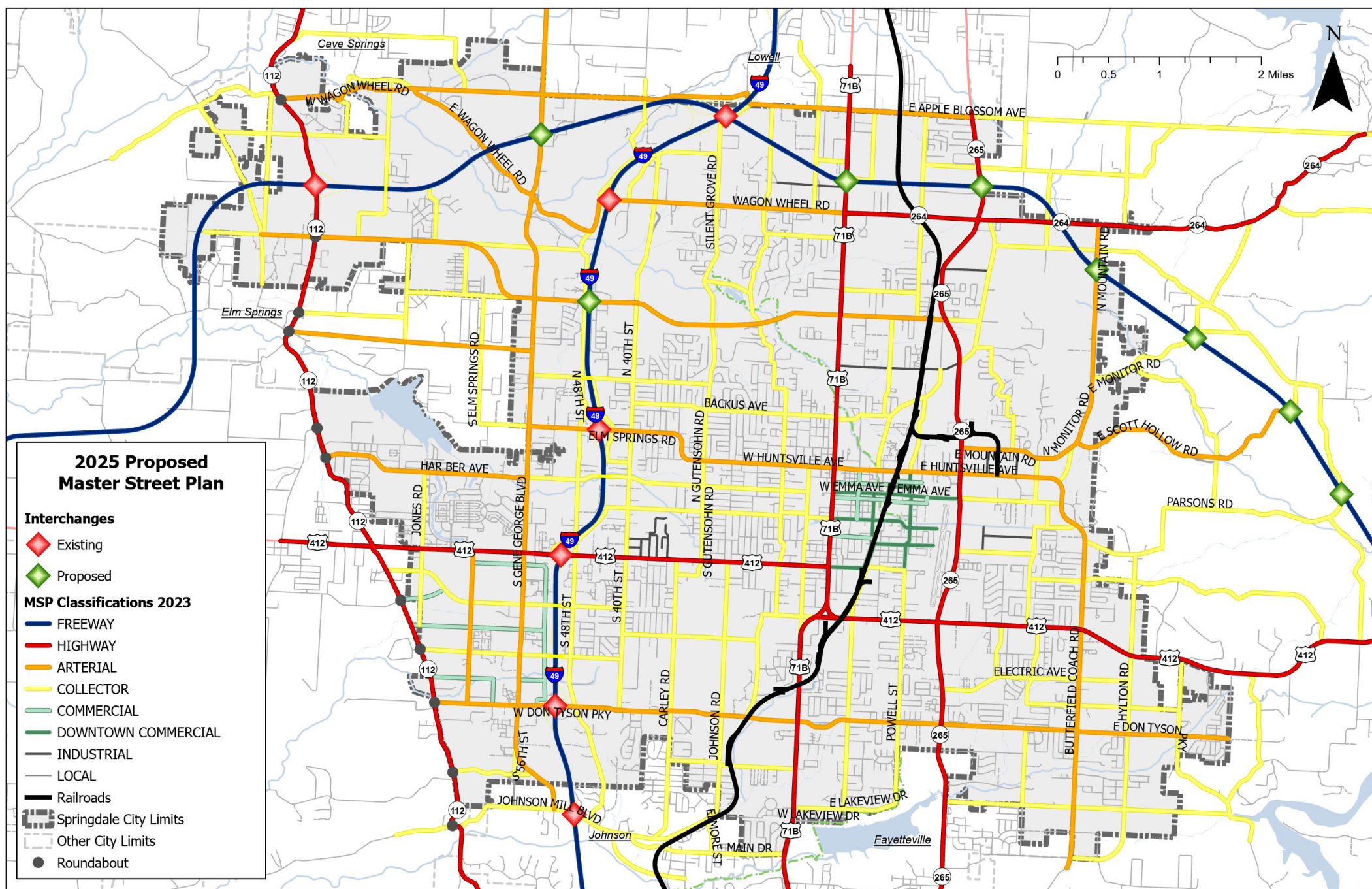
Doug Sprouse, Mayor

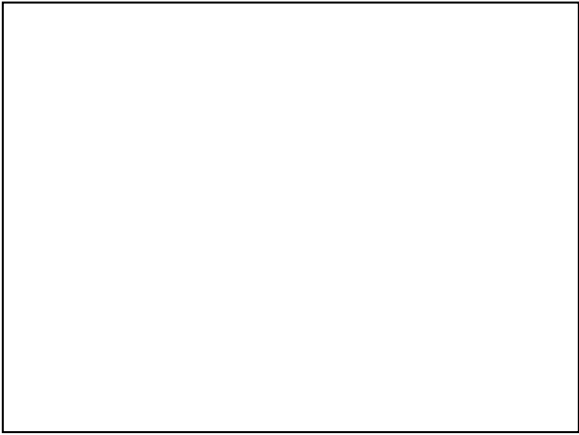
ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B Cate, City Attorney





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 6104, WHICH ACCEPTED THE REPLAT (RP25-04) OF LOT 1, BLOCK 1, RUGEL ADDITION & TRACT 4 OF THE INFORMAL PLAT OF BLUFF CEMETERY CREATING LOT 1 OF MILL STREET VILLAGE & TRACT 4 OF BLUFF CEMETERY TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 6104 on June 24, 2025, which accepted the replat (RP25-04) of lot 1, block 1, Rugel Addition & tract 4 of the informal plat of Bluff Cemetery, creating lot 1 of Mill Street Village & tract 4 of Bluff Cemetery to the city of Springdale, Arkansas.

WHEREAS, Ordinance No. 6104 contained a scrivener's error by including in the legal description property not intended to be included in the replat ordinance;

WHEREAS, Ordinance No. 6104 should be amended to clarify which property was subject to the replat of certain lands in the City of Springdale, Washington County, Arkansas, being more particularly described as follows, to-wit

Legal Description:

TRACT 4 – BLUFF CEMETERY (5.53 ACRES ±)

A 5.53-ACRES TRACT, BEING A PORTION OF TRACT 4 OF THE INFORMAL PLAT OF BLUFF CEMETERY, AS RECORDED IN FILE #024A-00000520 IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT A FOUND 5/8-INCH REBAR ON THE WEST RIGHT-OF-WAY (R/W) OF MILL STREET, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF RUGEL ADDITION;
THENCE ALONG THE R/W THE FOLLOWING THREE (3) CALLS:

1. SOUTH 15°18'54" WEST 49.87 FEET TO A FOUND 1-INCH PIPE;
2. SOUTH 15°49'31" WEST 50.19 FEET TO A FOUND 5/8-INCH REBAR;
3. SOUTH 01°57'45" EAST 61.81 FEET TO A FOUND 5/8-INCH

REBAR BEING THE SOUTHEAST CORNER OF
AFOREMENTIONED TRACT 4;
THENCE ALONG THE BOUNDARY OF AFOREMENTIONED TRACT 4,
NORTH 87°34'18" WEST, 169.55 FEET A SET 5/8-INCH REBAR WITH
CAP STAMPED "J. BARNETT LS#1666", BEING THE POINT OF
BEGINNING;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID TRACT 4
THE FOLLOWING SIX (6) COURSES:

1. NORTH 87°34'18" WEST 182.23 FEET TO A FOUND 5/8-INCH
REBAR WITH CAP STAMPED "J. BARNETT LS#1666";
2. NORTH 40°16'45" WEST 219.41 FEET TO A FOUND CHISELED
"X";
3. NORTH 67°54'44" WEST 188.12 FEET, FROM WHICH A FOUND
5/8-INCH REBAR WITH CAP STAMPED "OFFSET" BEARS
NORTH 32°18'28" EAST, 39.0 FEET;
4. NORTH 54°24'49" WEST 289.21 FEET TO A POINT ON EAST
R/W OF NORTH SHILOH STREET;
5. NORTH 00°00'37" EAST 89.84 FEET, PASSING THROUGH A
FOUND 5/8-INCH REBAR WITH CAP STAMPED "OFFSET" AT
36.00 FEET, AND CONTINUING FOR A TOTAL OF 89.84 FEET
TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J.
BARNETT LS#1666";

THENCE SOUTH 76°32'28" WEST, 18.63 FEET TO A FOUND MAGNAIL
WITH WASHER "1666"; THENCE NORTH 01°38'00" EAST, 83.58 FEET
TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT
LS#1666" ON THE EAST RIGHT-OF-WAY OF N SHILOH STREET;
THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 55°50'46"
EAST 53.52 FEET TO A FOUND MAGNAIL WITH WASHER "1666" ON
THE NORTH BOUNDARY OF AFOREMENTIONED TRACT 4; THENCE
ALONG THE BOUNDARY OF SAID TRACT 4 THE FOLLOWING SIX (6)
CALLS:

1. SOUTH 56°55'44" EAST 392.28 FEET TO A FOUND 5/8-INCH
REBAR;
2. NORTH 02°58'13" EAST 189.67 FEET TO A FOUND 5/8-INCH
REBAR;
3. SOUTH 87°09'08" EAST 409.89 FEET TO A FOUND 5/8-INCH
REBAR WITH CAP STAMPED "LS#1118";
4. SOUTH 16°03'11" WEST 203.84 FEET TO A FOUND 5/8-INCH
REBAR WITH CAP STAMPED "LS#1118";
5. SOUTH 74°11'55" EAST 75.99 FEET TO A FOUND 5/8-INCH
REBAR WITH CAP STAMPED "J. BARNETT LS#1666";
6. SOUTH 16°03'11" WEST 98.69 FEET TO A FOUND 5/8-INCH
REBAR WITH CAP STAMPED "J. BARNETT LS#1666" TO THE
BEING THE SOUTHWEST CORNER OF A CALLED FOR 18-
FOOT R/W;

THENCE LEAVING AFOREMENTIONED TRACT 4 BOUNDARY, SOUTH
12°52'08" WEST 117.94 FEET TO A SET 5/8-INCH REBAR WITH CAP
STAMPED "J. BARNETT LS#1666";

THENCE SOUTH 04°26'47" WEST 81.96 FEET TO THE POINT OF

BEGINNING, CONTAINING 240,898 SQUARE FEET OR 5.53 ACRES, MORE OR LESS.

LOT 1 – MILL STREET VILLAGE (1.03 ACRES ±)

A 1.03-ACRES TRACT, BEING A PORTION OF TRACT 4 OF THE INFORMAL PLAT OF BLUFF CEMETERY AND LOT 1, RUGEL ADDITION, AS RECORDED IN FILE #024A-00000520 IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND 5/8-INCH REBAR ON THE WEST RIGHT-OF-WAY (R/W) OF MILL STREET, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF RUGEL ADDITION;

THENCE ALONG THE R/W THE FOLLOWING THREE (3) CALLS:

1. SOUTH 15°18'54" WEST 49.87 FEET TO A FOUND 1-INCH PIPE;
2. SOUTH 15°49'31" WEST 50.19 FEET TO A FOUND 5/8-INCH REBAR;
3. SOUTH 01°57'45" EAST 61.81 FEET TO A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 4;

THENCE NORTH 87°34'18" WEST, 169.55 FEET TO A SET 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE NORTH 04°26'47" EAST 81.96 FEET TO A SET 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE NORTH 12°52'08" EAST, 117.94 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE SOUTH 74°11'55" EAST, 17.93 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE NORTH 16°03'11" EAST, 98.69 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE SOUTH 74°11'55" EAST, 148.94 FEET TO A FOUND 5/8-INCH REBAR ALONG THE WEST RIGHT-OF-WAY OF MILL STREET, AND MARKING THE NORTHEAST CORNER OF AFOREMENTIONED LOT 1; THENCE CONTINUING ALONG THE COMMON BOUNDARY OF SAID LOT 1 AND SAID R/W SOUTH 15°28'25" WEST 98.69 FEET TO THE POINT OF BEGINNING, CONTAINING 44,651 SQUARE FEET OR 1.03 ACRES, MORE OR LESS.

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

SECTION 1: That Ordinance No. 6104 is hereby amended as provided herein:

That the replat (RP25-04) of Lot 1, Block 1, Rugel Addition & Tract 4 of the Informal Plat of Bluff Cemetery Creating Lot 1 of Mill Street Village & Tract 4 of Bluff Cemetery, 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.

SECTION 2: 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 _____, 2025.

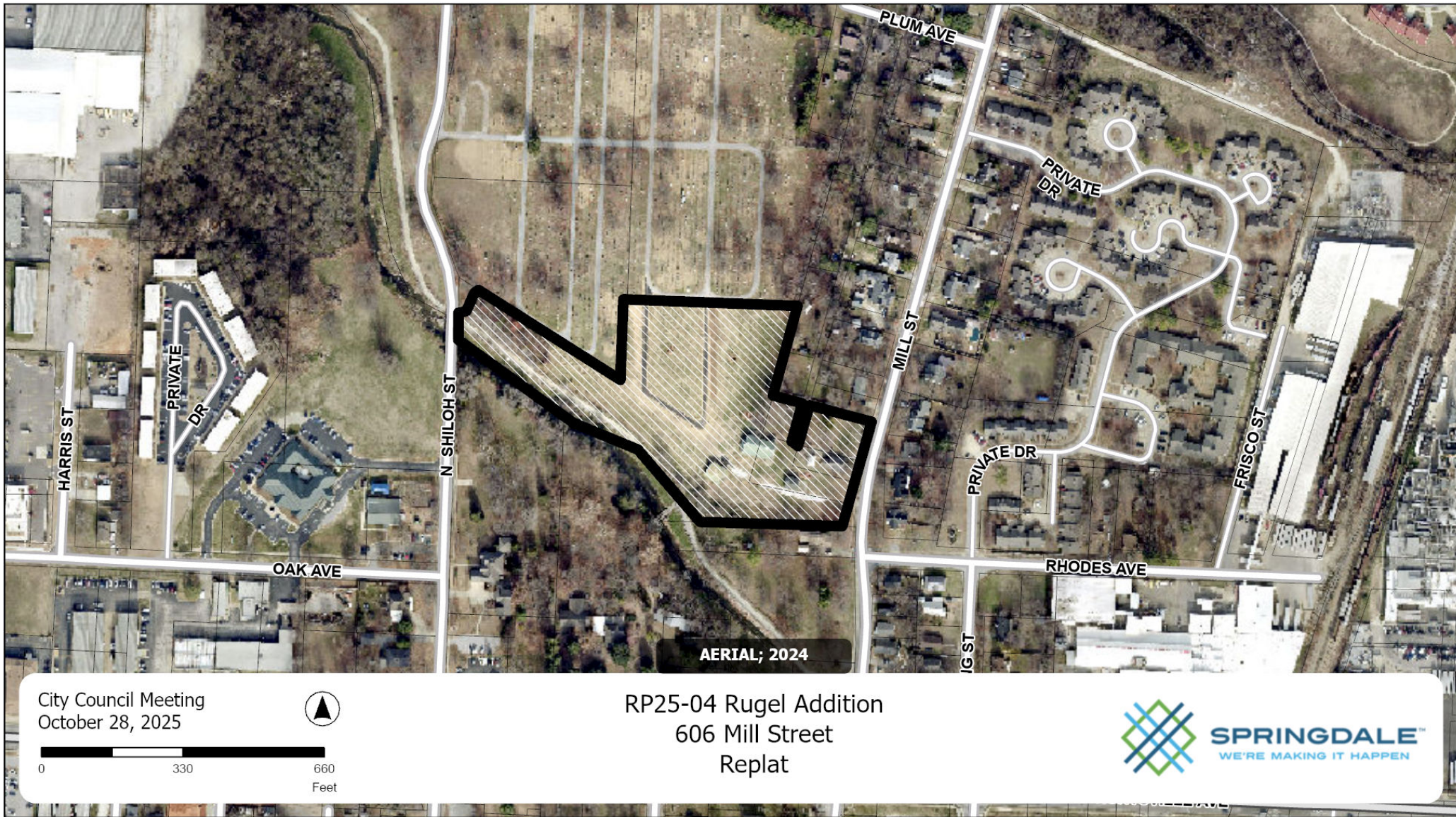
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



October 14, 2025

City of Springdale
City Clerk Sabra Jeffus
201 Spring Street
Springdale, AR 72764

Re: Appealing Planning Commission Denial of Rezoning Request (R25-60)
2083 S. 48th Street
Springdale, AR

Please accept this letter as a formal appeal to the City Council from the Planning Commission's denial of the referenced rezoning at the address listed above per Chapter 130, Art. 2 §11.1(f).

The proposed rezoning from A-1 Agricultural District to MF-16 Medium/High Density Multi-Family Residential District is in keeping with the *Comprehensive Land Use Plan* adopted by City Council Resolution 151-12 on November 6, 2012. Specifically, the subject property is labeled to be classified as "Medium Density Residential".

The discussion at the Planning Commission lasted approximately 90 seconds, included no public opposition or public comment, and did not address the fact that this request conforms with the adopted *Comprehensive Land Use Plan*.

Springdale's *Code of Ordinances* Chapter 90, Art. II §90-29 states in part, "When the planning commission shall have adopted the master plan of the city... In case of disapproval, the commission shall communicate its reasons to the council which shall have the power to overrule the disapproval by a recorded vote of not less than two-thirds of its membership." It is under this Ordinance we seek to appeal the decision.

Very truly yours,

Donald Doyle

Stephen Doyle

Donald D Doyle

Stephen E Doyle

10/14/2025 10:14 AM

10/14/2025 10:15 AM

Affidavit of Mailing

This document is to be submitted to the City of Springdale Planning & Community Development Division.

I hereby certify that I, (printed name) Brandon Rush acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.


Signature

Digitally
signed by
Brandon
Rush

10/16/2025

Date

**Notice of Public Hearing before the
Springdale City Council on a
Petition to Rezone Property**

To all owners of land lying adjacent to the property at:

Location: 2083 S. 48th Street

Owned by: Donald D. Doyle & Stephen E. Doyle

NOTICE IS HEREBY GIVEN THAT a petition has been filed for zoning of the above property requesting a change of zone classification from: A-1, Agricultural District, which permits

use of the property as: citywide public uses by right, agriculture, animal husbandry, single-family dwellings, home office

to: MF-16 Medium/High Density Multi-Family Residential District which permits use of the property as: citywide public uses by right, single-family dwellings, townhouse, duplexes, high density residential, three and four family residential, home office

The petition was denied by the Planning Commission on October 7, 2025 and is being appealed.

If approved, the rezoning will occur only upon the property described above.
It will not change the zoning or permitted uses on neighboring properties

Explanation: MF-16 complies with the adopted Comprehensive Land Use Plan which
calls for this area to be "Medium Density Residential". No evidence or discussion was
provided for why this request should be denied when meeting the Comprehensive Land
Use Plan.

A public hearing on said petition to rezone appeal will be held by the City Council Commission in the Council Chambers of the City Administration Building at 201 Spring Street, Springdale, AR 72764 on:

October 28, 2025 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the Springdale City Council of their views on this matter by letter or email. All persons interested in this request are invited to call or visit the City Administration Building to review and discuss the appeal with staff.

R25-60 Donald & Stephen Doyle
2083 S. 48th Street
From A-1 to C-2 & MF-16
Presented by Engineering Services, Inc.

Mr. Rush: Thank you. Brandon Rush with ESI. So, our original request was to rezone part of this with a split zoning, the existing house lot essentially being C-2 and the remainder being MF-16. We met with the staff and discussed this, and would like to downgrade our request from C-2 to O-1, just thinking that that would work for what we're planning to do there better. So, I'm happy to answer any other questions.

Mr. Cloud: Staff comments.

Mrs. Tromburg: That was exactly going to be the staff comment, as we didn't support a C-2 in the area. Right now, we don't want to disrupt the balance of that neighborhood fabric, but an O-1 would be appropriate. And for the residential piece, the residential request for the MF-16 is in keeping with the goals and policies of the Comprehensive Land Use Plan and is recommended for approval. Appropriate locations for single-family and multifamily residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility, and environmental factors, and encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Mr. Cloud: Thank you. Any public comment regarding this rezone request? Commissioners, any comments from you regarding this?

I have one question. Why MF-16 when the rest of the track just got rezoned to MF-12? Why not MF-12 there?

Mr. Rush: We just think this is the highest and best use. We would have loved to have MF-16 on the rest of it, but that didn't happen. So.

Mr. Cloud: No. Could we take this separately, or will they be together? Could it be O? Can we vote for O-1 and not for a... separate?

So, this will be called for the vote: A-1 to the C-2 is now at O-1. Correct. I just messed up our voting.

Mr. Cardiel: I'd like to clarify. You're wanting to move it to what again? An O-1?

Mr. Rush: The C-2 we want to downgrade to an O-1.

Mr. Cloud: So, it's currently A-1. So, they want to rezone it O-1 and MF-16. We just rezoned this property from A-1 to MF-12 with a MF-4 buffer. So, they want to take this square and make it MF-16.

Ms. Keith: Is this the same property or an adjacent property?

Mr. Cloud: Same. I mean, go back to the map, please.

Mrs. Tromburg: There's a lot split currently under review.

Mr. Rush: This is a separate property from what was rezoned last go around. This is different owner to the west of the MF-12 Luvene project.

Mr. Cloud: So, it's adjacent to there's nothing separating it. So, it could easily be a road that connects to the... anyway, who knows? I think we're ready for the vote. I need a call for the vote.

Mr. Hussein: Call for the vote.

Mr. Cloud: Thank you. So, this first one is to rezone A-1 to O-1 for the top parcel on that description.

The rezone request of the north parcel is voted on electronically.

VOTE:

YES: Couch, Hussein, Ogunyemi, Harlan, Austin, Keith, Cloud, Cardiel, Reynolds.

NO: None.

Mr. Cloud: That passes nine (9), zero (0).

The next vote will be to rezone from A-1 to MF-16.

Mr. Hussein: Call for the vote.

Mr. Cloud: Thank you.

The rezone request of the south parcel is voted on electronically.

VOTE:

YES: Hussein, Ogunyemi, Harlan, Reynolds.

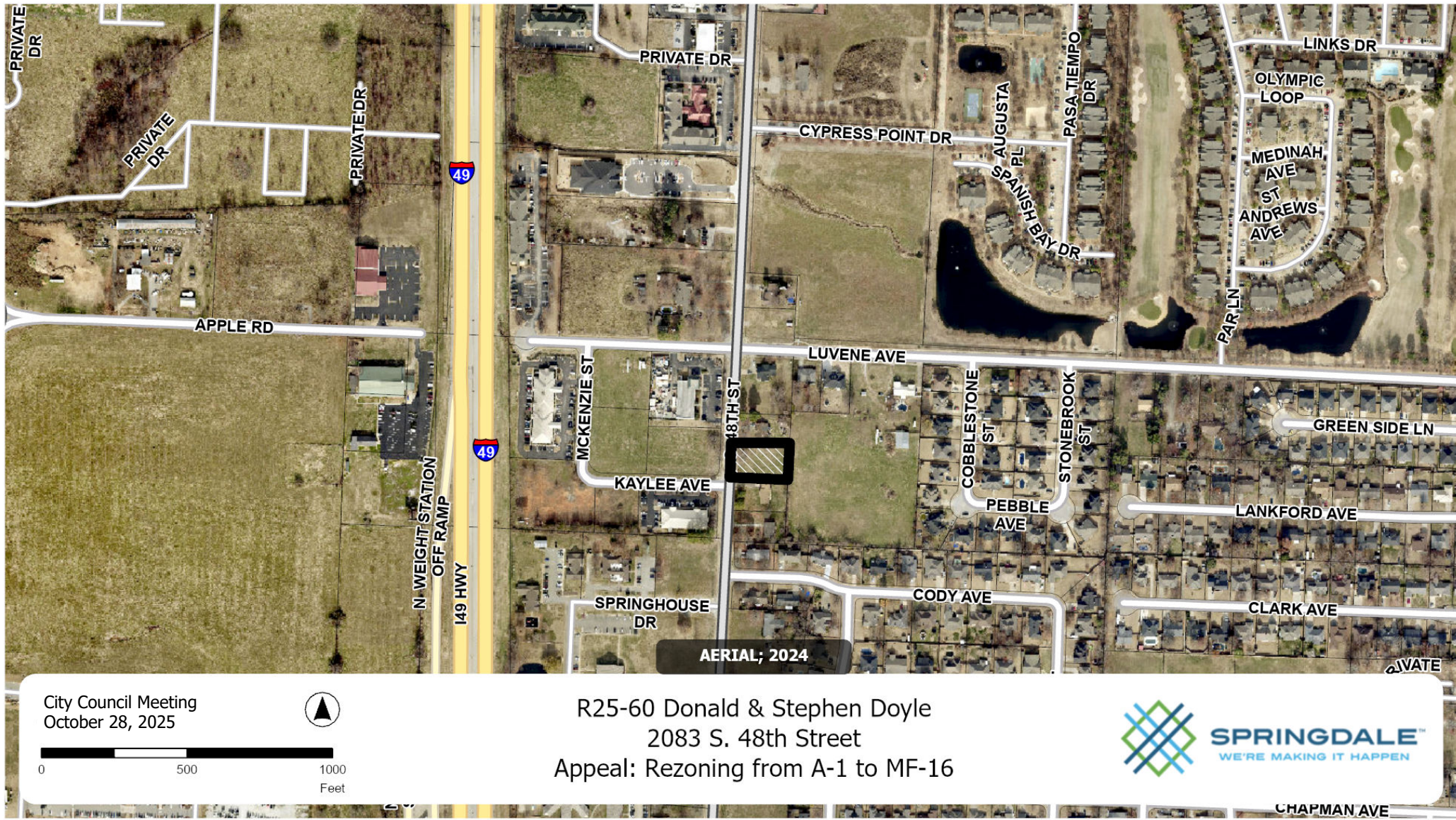
NO: Couch, Austin, Keith, Cloud, Cardiel.

Mr. Cloud: That fails five (5) to four (4).

Mrs. Tromburg: So, for the first one, from A-1 to O-1, staff will prepare an ordinance that goes to Council on October 28th. And for the second vote, since it failed, you have the right to appeal the Planning Commission's decision to City Council. You have to file your appeal in writing to the City Clerk's office within 15 days of the Planning Commission meeting. You have to identify what you think the error of the Planning Commission's decision was, and you have to renotify adjacent property owners when you file the appeal with the City Clerk. We will coordinate with you on which City Council meeting you'll be eligible to go to.

Mr. Rush: Okay.

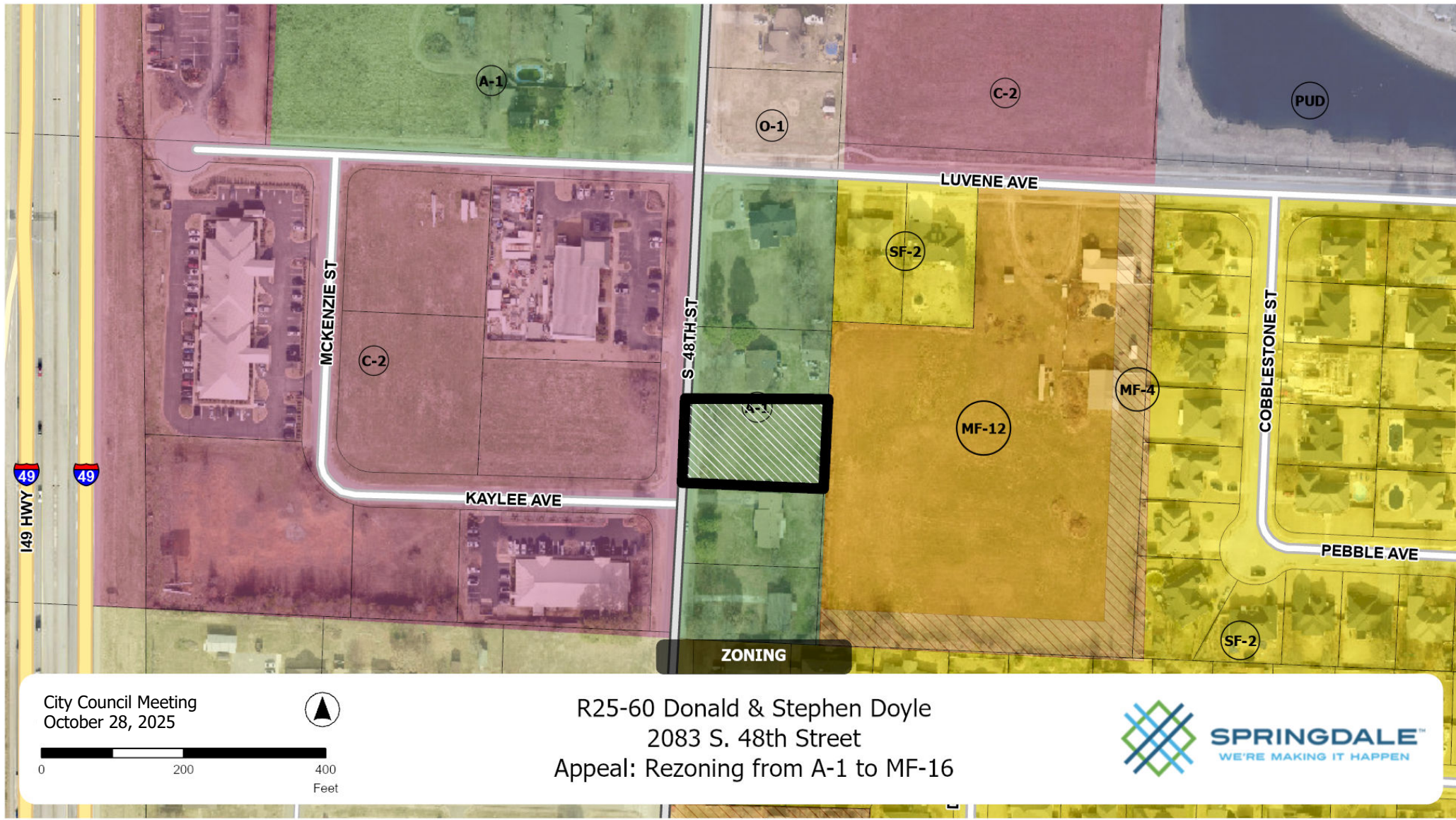
Mr. Cloud: Thank you.



City Council Meeting
October 28, 2025

R25-60 Donald & Stephen Doyle
2083 S. 48th Street
Appeal: Rezoning from A-1 to MF-16





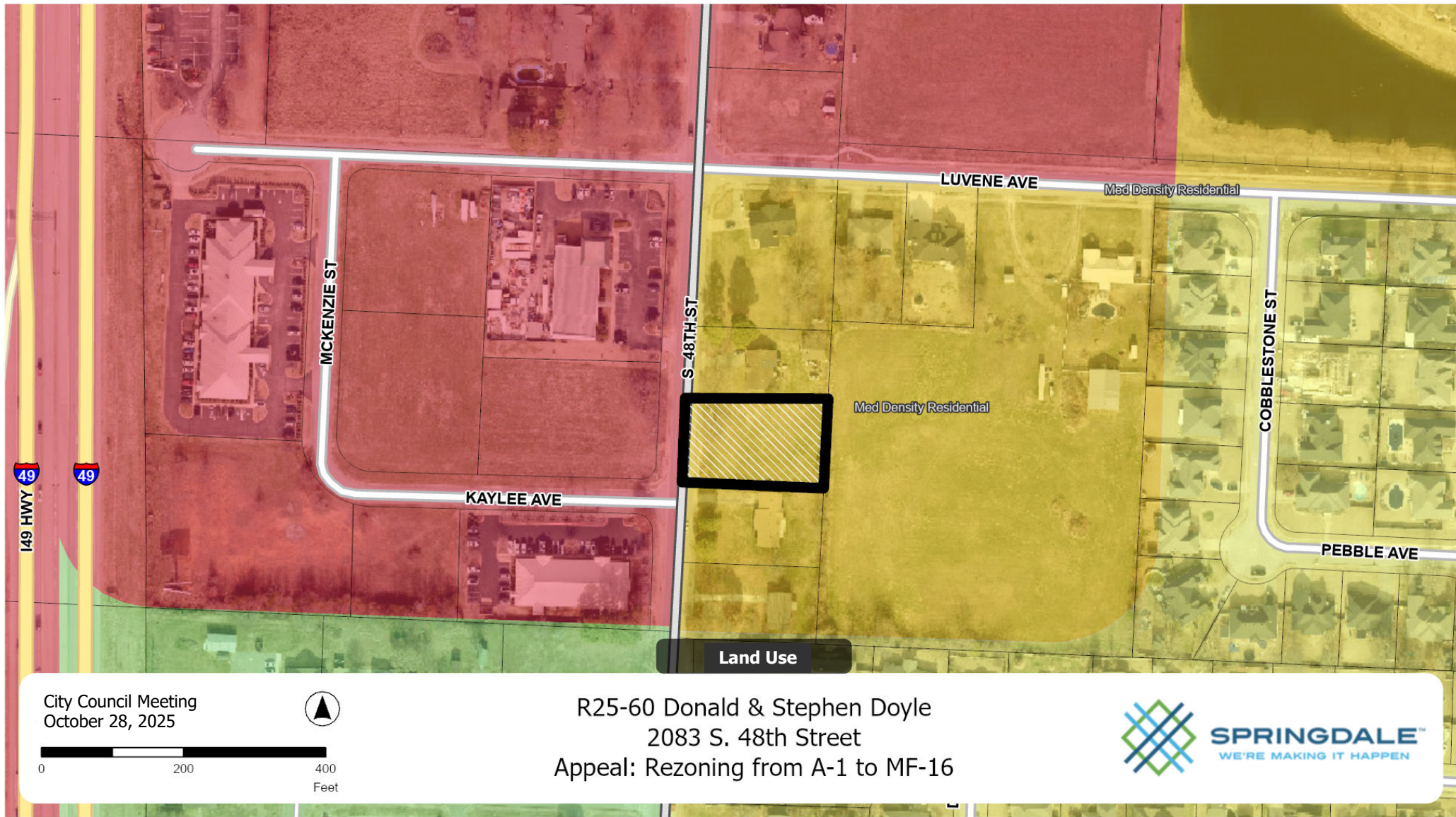
City Council Meeting
October 28, 2025

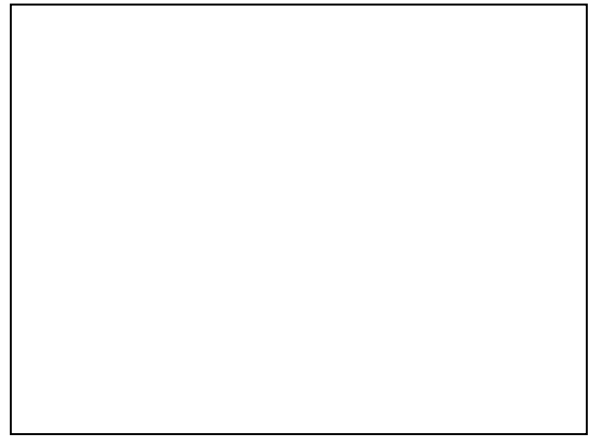


R25-60 Donald & Stephen Doyle
2083 S. 48th Street
Appeal: Rezoning from A-1 to MF-16



SPRINGDALE™
WE'RE MAKING IT HAPPEN





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-60) CERTAIN LANDS LOCATED AT 2083 S. 48TH STREET FROM AN AGRICULTURAL DISTRICT (A-1) TO A NEIGHBORHOOD OFFICE DISTRICT (O-1) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 7, 2025, for hearing the matter of a petition of Donald D. Boyle and Stephen E. Boyle, requesting that the following described tract of real estate to be zoned from an Agricultural district (A-1) to a Neighborhood Office District (O-1).

Layman's Description: 2083 S. 48th Street.

Legal Description:

PART OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINE (9), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 0 DEGREES 25' 40" EAST 321.17 FROM THE NW CORNER OF SAID 20 ACRE TRACT, THENCE SOUTH 0 DEGREES 25' 40" EAST 125.42 FEET, THENCE SOUTH 89 DEGREES 57' 36" EAST 208 FEET, THENCE NORTH 0 DEGREES 25' 40" WEST 125.42 FEET, THENCE NORTH 89 DEGREES 57' 36" WEST 208.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R25-60) from an Agricultural district (A-1) to a Neighborhood Office District (O-1) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

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

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

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists, and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

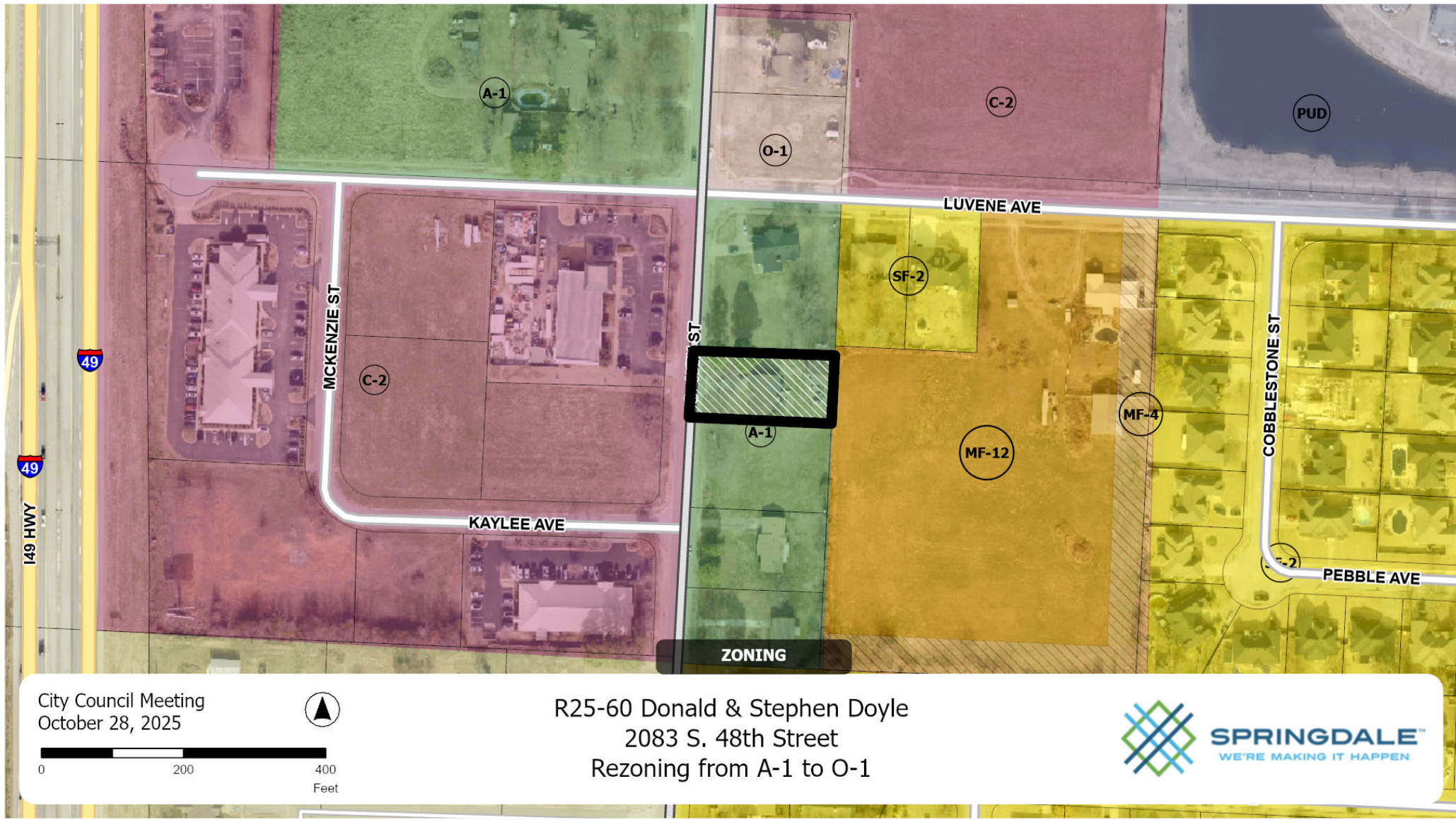
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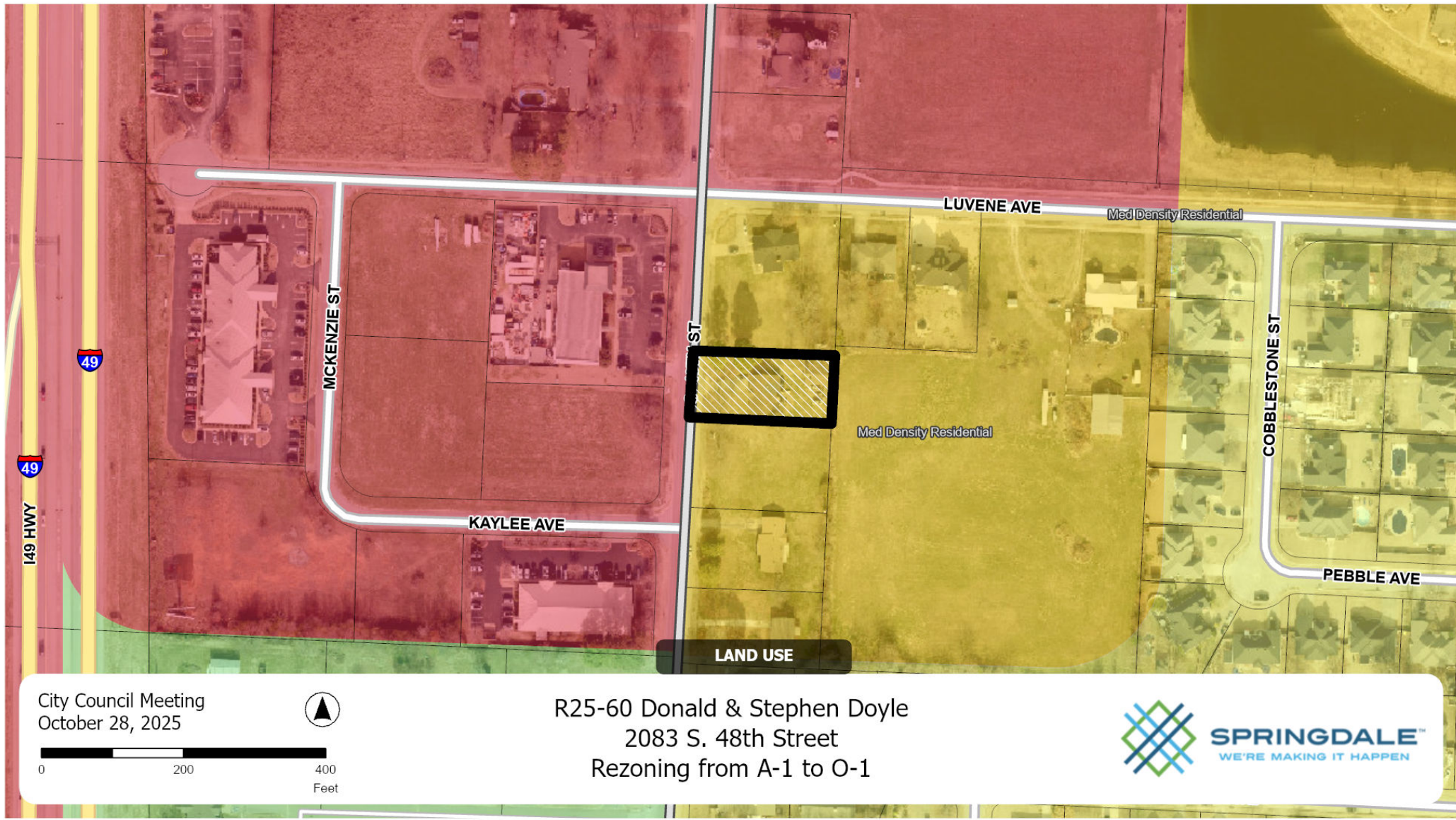
Ernest Cate, City Attorney



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







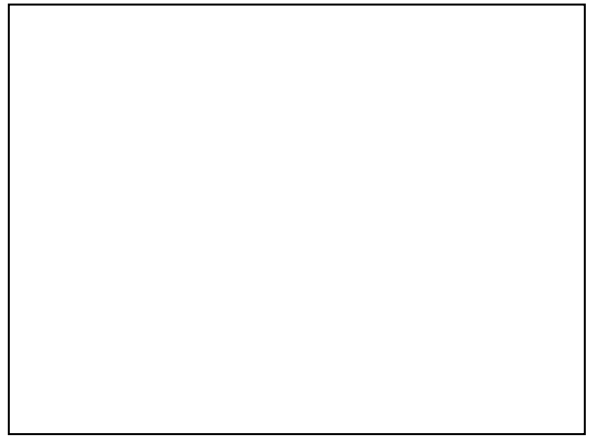
City Council Meeting
October 28, 2025



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





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-55) CERTAIN LANDS LOCATED AT 3681 W. SUNSET AVENUE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of October 7, 2025, for hearing the matter of a petition of Arkansas Federal Credit Union requesting that the following described tract of real estate be rezoned from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5).

Layman's Description: 3681 W. Sunset Avenue.

Legal Description:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N 89°47'25" WEST 1510.25 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE SOUTH 00°07'52" EAST 237.83 FEET; THENCE SOUTH 89°48'19" WEST 148.00 FEET; THENCE NORTH 00°07'50" WEST 237.83 FEET; THENCE NORTH 89°48'14" EAST 148.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.808 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION, FILED APRIL 13, 1978, IN RECORD BOOK 959 AT PAGE 222, RECORDS OF WASHINGTON COUNTY, ARKANSAS.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R25-55) from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

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

From a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) zone.

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

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists, and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 09/26/25



PUBLIC HEARING SIGN LOCATION

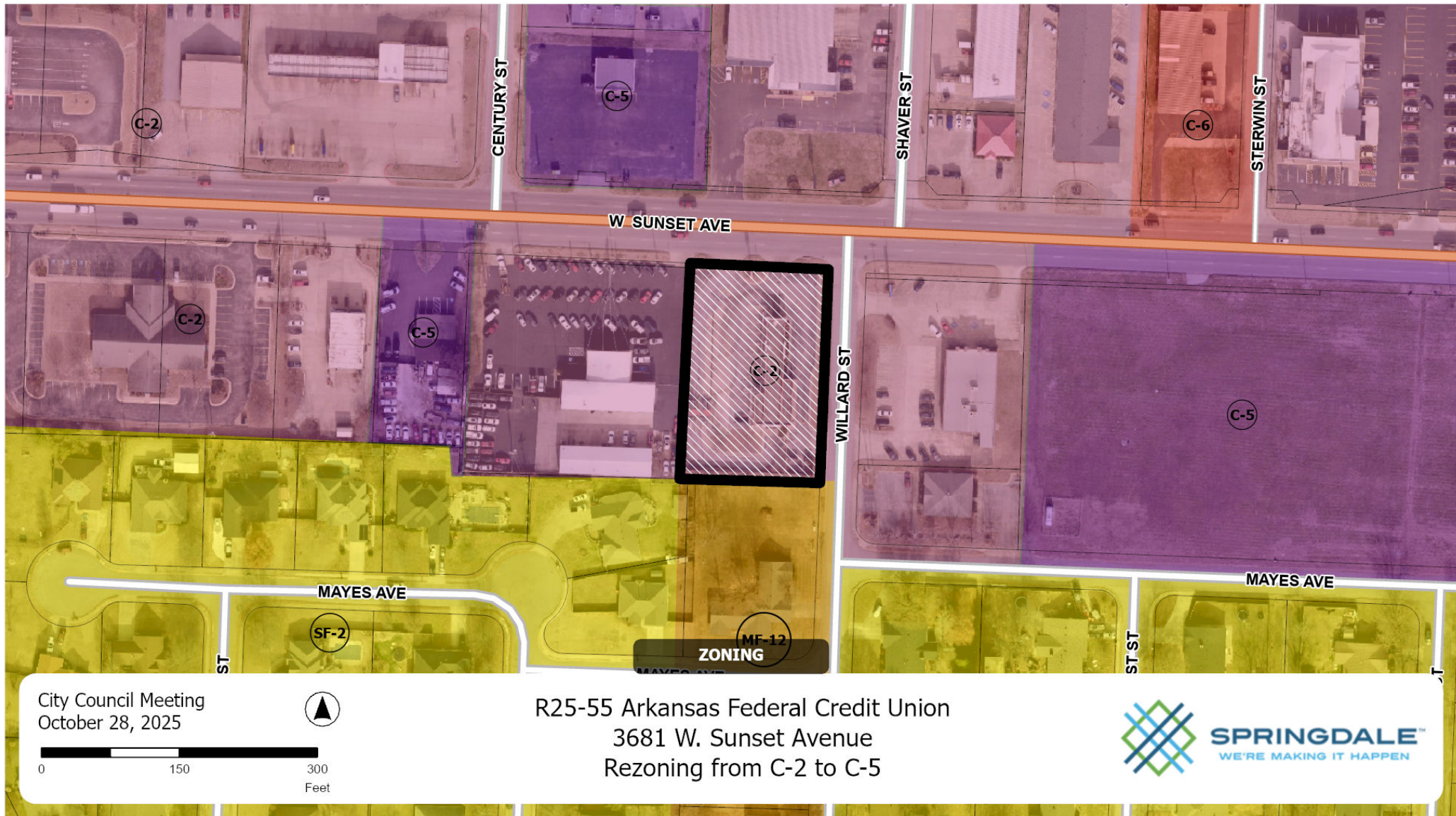


City Council Meeting
October 28, 2025



R25-55 Arkansas Federal Credit Union
3681 W. Sunset Avenue
Rezoning from C-2 to C-5





City Council Meeting
October 28, 2025



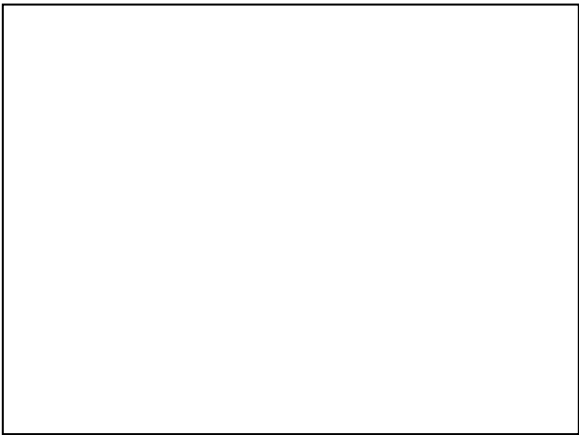
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R25-55 Arkansas Federal Credit Union
3681 W. Sunset Avenue
Rezoning from C-2 to C-5



SPRINGDALE™
WE'RE MAKING IT HAPPEN





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-56) CERTAIN LANDS LOCATED AT 2232 BUTTERFIELD COACH ROAD FROM AN AGRICULTURAL DISTRICT (A-1) AND NEIGHBORHOOD OFFICE DISTRICT (O-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 7, 2025, for hearing the matter of a petition of Henry Nguyen & Nina Nguyet Vo, requesting that the following described tract of real estate to be zoned from an Agricultural District (A-1) and Neighborhood Office District (O-1) to a General Commercial District (C-2).

Layman's Description: 2232 Butterfield Coach Road.

Legal Description:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING 1767.67 FEET NORTH OF A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 8; THENCE NORTH 88 DEGREES 45'31" WEST 176.68 FEET TO A FOUND IRON PIN; THENCE NORTH 1 DEGREE 30'18" EAST 140.18 FEET TO A FOUND IRON PIN; THENCE SOUTH 89 DEGREES 41'01" EAST 172.96 FEET; THENCE SOUTH 143.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.58 ACRES, MORE OR LESS.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R25-56) from an Agricultural District (A-1) and Neighborhood Office District (O-1) to a General Commercial District (C-2) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From an Agricultural District (A-1) and Neighborhood Office District (O-1) to a General Commercial District (C-2).

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

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists, and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 09/26/25

 PUBLIC HEARING SIGN LOCATION



City Council Meeting
October 28, 2025



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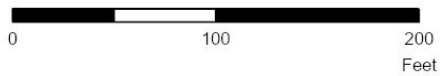
R25-56 Henry Nguyen & Nina Nguyet Vo
2232 Butterfield Coach Road
Rezoning from A-1 and O-1 to C-2





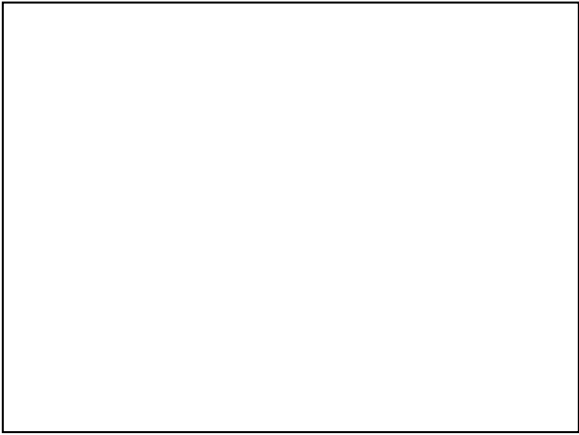


City Council Meeting
October 28, 2025



R25-56 Henry Nguyen & Nina Nguyet Vo
2232 Butterfield Coach Road
Rezoning from A-1 and O-1 to C-2





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-57) CERTAIN LANDS LOCATED JUST NORTH OF 500 WEST END STREET, NEAR THE NW CORNER OF THE INTERSECTION OF CHRISTIAN AVENUE AND WEST END STREET FROM A LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2) TO A LOW/MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-4) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 7, 2025, for hearing the matter of a petition of Teamwork Solutions Group, LLC, requesting that the following described tract of real estate to be zoned from Low/Medium Density Single-Family Residential District (SF-2) to a Low/Medium Density Multi-Family Residential District (MF-4).

Layman's Description: Just north of 500 West End Street, near the NW corner of the intersection of Christian Avenue and West End Street.

Legal Description:

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE S02°23'16"W 140.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN WEST END STREET AND FROM WHICH AN EXISTING REFERENCE IRON ON THE WEST RIGHT-OF-WAY LINE OF SAID STREET W/PLS CAP 1532 BEARS N86°57'29"W 31.01 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N86°57'29"W 150.00 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1532; THENCE S02°22'45"W 9.89 FEET TO AN EXISTING 5/8" IRON REBAR; THENCE N86°56'10"W 134.96 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1532; THENCE S02°45'06"W 40.35 FEET TO AN EXISTING IRON REBAR W/PLS CAP 1078; THENCE S86°56'26"E 77.08 FEET TO A SET 1/2" IRON REBAR; THENCE S02°23'09"W 48.32 FEET TO A SET 1/2" IRON REBAR; THENCE S87°27'57"E 208.12 FEET TO A POINT ON THE EAST LINE

OF SAID 40 ACRE TRACT AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE WEST RIGHT-OF-WAY LINE OF WEST END STREET BEARS N87°27'57"W 32.05 FEET; THENCE NO2°23'16"E 96.69 FEET TO THE POINT OF BEGINNING, CONTAINING 0.52 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 0.52 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF WEST END STREET AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY, WHETHER OR NOT OF RECORD.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R25-57) from a Low/Medium Density Single-Family Residential District (SF-2) to a Low/Medium Density Multi-family Residential District (MF-4) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From a Low/Medium Density Single-Family Residential District (SF-2) to a Low/Medium Density Multi-Family Residential District (MF-4).

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

SECTION 3: **EMERGENCY CLAUSE:** It is hereby declared that an emergency exists, and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 09/26/25

 PUBLIC HEARING SIGN LOCATION



City Council Meeting
October 28, 2025



0 500 1000
Feet

R25-57 Teamwork Solutions Group, LLC
North of 500 N. West End Street
Rezoning from SF-2 to MF-4







PUBLIC HEARING SIGN POSTED PRIOR TO/ON: 09/26/25

 PUBLIC HEARING SIGN LOCATION

RIDGEVIEW DR

LARKSPUR ST

THISTLE
WOOD LN

PRIVATE DR

PRIVATE
DR

PRIVATE DR

W RANDALL WOBBE LN



REDDISH LN

N THOMPSON ST

AERIAL; 2024

City Council Meeting
October 28, 2025

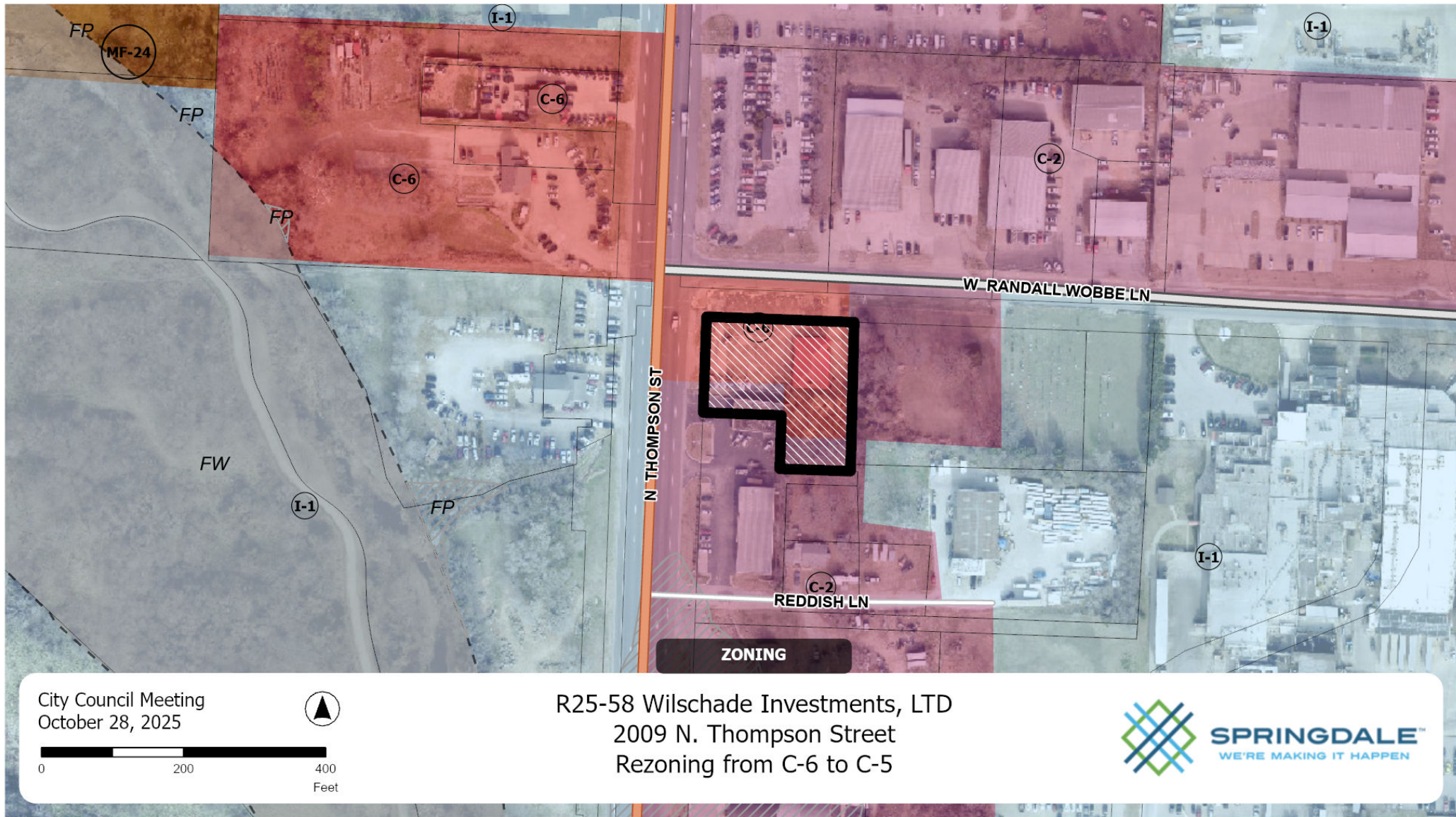


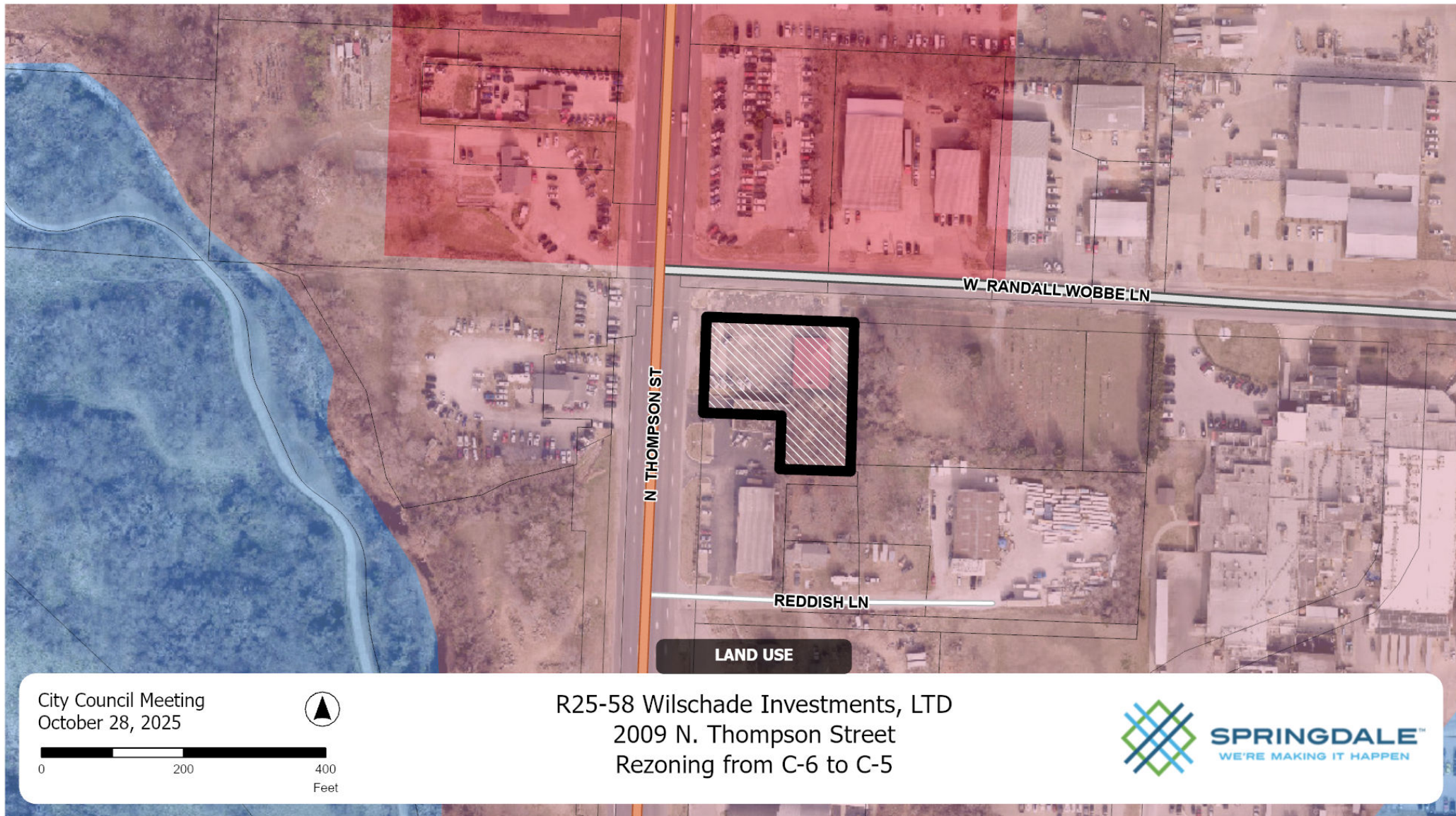
0 500 1000
Feet

R25-58 Wilschade Investments, LTD
2009 N. Thompson Street
Rezoning from C-6 to C-5



SPRINGDALE™
WE'RE MAKING IT HAPPEN





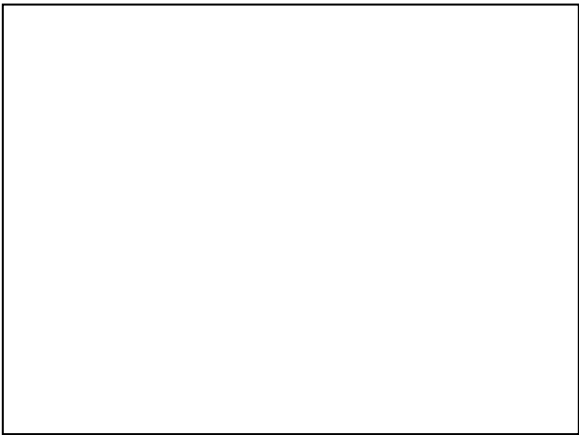
City Council Meeting
October 28, 2025



0 200 400
Feet

R25-58 Wilschade Investments, LTD
2009 N. Thompson Street
Rezoning from C-6 to C-5





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-58) CERTAIN LANDS LOCATED AT 2009 N. THOMPSON STREET FROM A LARGE PRODUCT RETAIL SALES DISTRICT (C-6) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 7, 2025, for hearing the matter of a petition of Wilschade Investments, LTD., requesting that the following described tract of real estate to be zoned from a Large Product Retail Sales district (C-6) to a Thoroughfare Commercial district (C-5).

Layman's Description: 2009 N. Thompson Street.

Legal Description:

**PART OF THE NW/4 OF THE SW/4 OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID NW/4 OF THE SW/4, THENCE S 87°35'01" E 237.00 FEET ALONG THE SOUTH SIDE OF RANDALL WOBBE ROAD TO A FOUND IRON PIN, THENCE S 2°33'13" W 209.62 FEET, THENCE N 87°47'09" W 87.00 FEET TO A FOUND IRON PIN, THENCE N 2°36'20" E 74.62 FEET TO A CHISLED X IN THE CONCRETE, THENCE N 87°27'59" W 150.00 FEET, THENCE N 2°31'28" E 135.00 FEET ALONG THE WEST SIDE OF U.S. HWY 71B TO THE POINT OF BEGINNING, CONTAINING 0.88 ACRES AND SUBJECT TO THE RIGHTS-OF-WAY OF RANDALL WOBBE LANE ON THE NORTH SIDE AND U.S. HWY 718 ON THE WEST SIDE, AND ANY OTHER EASEMENTS THAT MAY BE OF RECORD OR FACT.**

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R25-58) from a Large Product Retail Sales district (C-6) to a Thoroughfare Commercial district (C-5) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From a Large Product Retail Sales district (C-6) to a Thoroughfare Commercial district (C-5).

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

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists, and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025

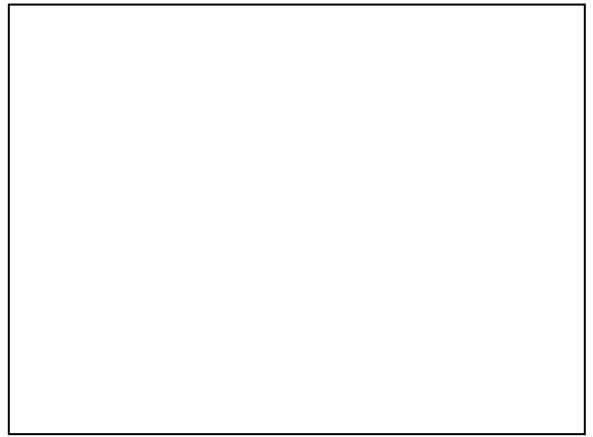
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-61) CERTAIN LANDS LOCATED AT 5993 N. THOMPSON AVENUE FROM A GENERAL COMMERCIAL (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of October 7, 2025, for hearing the matter of a petition of Fireworks Leasing, LLC, requesting that the following described tract of real estate to be zoned from a General Commercial (C-2) to a Thoroughfare Commercial District (C-5).

Layman's Description: 5993 N. Thompson Avenue.

Legal Description:

LOT 1 IN BLOCK 3 OF MOODY ACRES, BENTON COUNTY, ARKANSAS, A SUBDIVISION OF A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, EXCEPT THAT PORTION OFF THE WEST SIDE DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION AS SHOWN IN WARRANTY DEED BOOK 471 AT PAGE 690 IN THE RECORDS OF BENTON COUNTY, ARKANSAS.

AND ALSO CONVEYING: A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 30 WEST, DESCRIBED AS BEGINNING AT A POINT 300 FEET SOUTH OF THE NW CORNER OF THE SAID NW 1/4 OF THE NW 1/4 SECTION 13; THENCE EAST 284 FEET; THENCE SOUTH 117.6 FEET; THENCE WEST 284 FEET; THENCE NORTH 117.6 FEET TO THE PLACE OF BEGINNING.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and, after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned (R25-62) from a General Commercial (C-2) to a Thoroughfare Commercial

District (C-5) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From a General Commercial (C-2) to a Thoroughfare Commercial District (C-5).

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

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists, and this ordinance, being necessary for the preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



City Council Meeting
October 28, 2025



R25-61 Fireworks Leasing, LLC
5993 N. Thompson Street
Rezoning from C-2 to C-5





City Council Meeting
October 28, 2025



0 130 260
Feet

R25-61 Fireworks Leasing, LLC
5993 N. Thompson Street
Rezoning from C-2 to C-5



SPRINGDALE™
WE'RE MAKING IT HAPPEN

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-38) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO WESTWOOD ELEMENTARY SCHOOL IN CONNECTION WITH L25-30, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-38) 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 (W25-38) of street improvements to McRay Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-30, a Large-Scale Development for Westwood Elementary School, 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 McRay Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-30, a Large-Scale Development for Westwood Elementary School.

Option 2: Denies a waiver of street improvements to McRay Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-30, a Large-Scale Development for Westwood Elementary School.

Option 3: Approves payment in lieu of improvements to McRay Avenue in connection with L25-30, a Large-Scale Development for Westwood Elementary School, 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 McRay Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L25-30, a Large-Scale Development for Westwood Elementary School.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

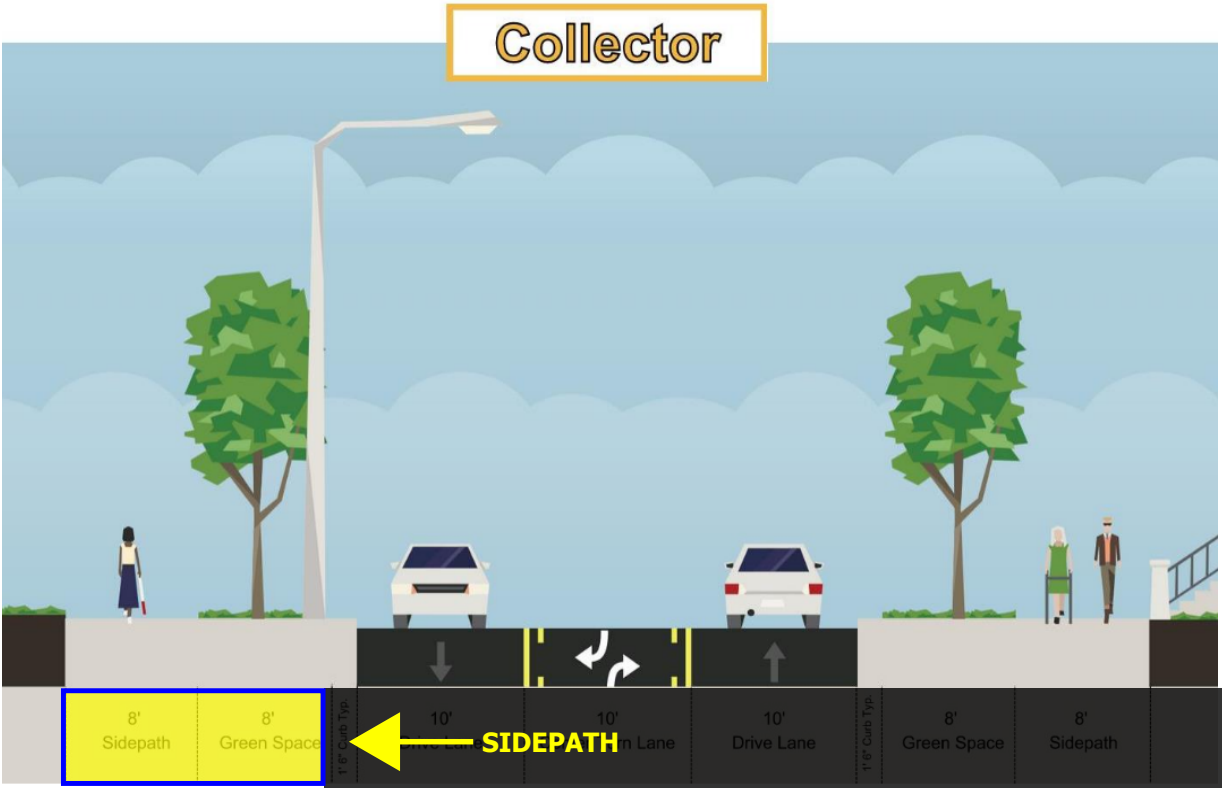
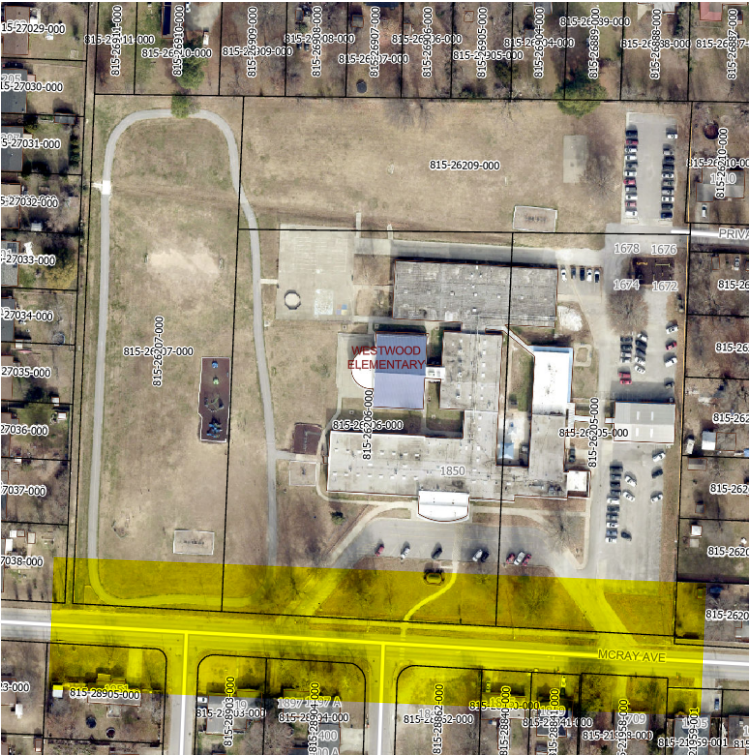
ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

NOTE: APPLICANT ONLY RESPONSIBLE
FOR THEIR SIDE OF THE STREET





City Council Meeting
October 28, 2025



0 380 760
Feet

W25-38 Westwood Elementary School
1850 McRay Avenue
Waiver of Street Improvements

AERIAL, 2024



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-39) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FIREBOX, LLC IN CONNECTION WITH N25-35, A NON-LARGE-DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-39) 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 (W25-39) of street improvements to Johnson Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-35, a Non-Large-Development Firebox, LLC, 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 Johnson Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-35, a Non-Large-Development.

Option 2: Denies a waiver of street improvements to Johnson Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-35, a Non-Large-Development

Option 3: Approves payment in lieu of improvements to Johnson Road in connection with N25-35, a Non-Large-Development, 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 Johnson Road including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with N25-35, a Non-Large-Development.

PASSED AND APPROVED this _____ day of _____, 2025.

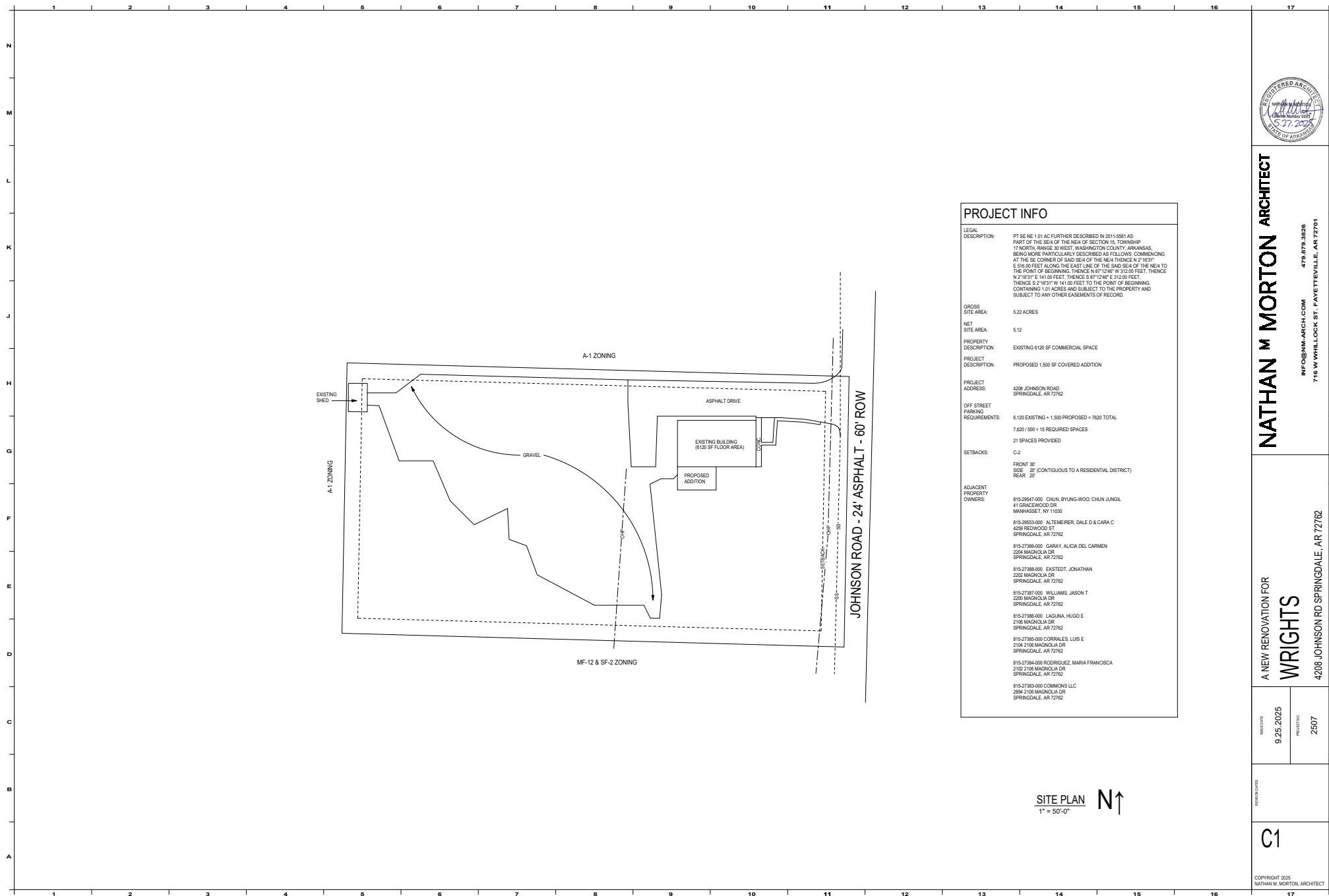
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



PROJECT INFO	
LEGAL DESCRIPTION:	PT SE NE 1.01 AC FURTHER DESCRIBED IN 2011-5561 AS: PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE 1/4 OF THE NE 1/4 THENCE N 2°10'31" E 616.00 FEET ALONG THE EAST LINE OF THE SAID SE 1/4 OF THE NE 1/4 TO THE POINT OF BEGINNING, THENCE N 87°12'46" W 312.00 FEET, THENCE N 2°10'31" E 141.00 FEET, THENCE S 87°12'46" E 312.00 FEET, THENCE S 2°10'31" W 141.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES AND SUBJECT TO THE PROPERTY AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD.
GROSS SITE AREA:	5.22 ACRES
NET SITE AREA:	5.12
PROPERTY DESCRIPTION:	EXISTING 6120 SF COMMERCIAL SPACE
PROJECT DESCRIPTION:	PROPOSED 1,500 SF COVERED ADDITION
PROJECT ADDRESS:	4208 JOHNSON ROAD SPRINGDALE, AR 72762
OFF STREET PARKING REQUIREMENTS:	6,120 EXISTING + 1,500 PROPOSED = 7620 TOTAL 7,620 / 500 = 15 REQUIRED SPACES 21 SPACES PROVIDED
SETBACKS:	C-2 FRONT 30' SIDE 30' (CONTIGUOUS TO A RESIDENTIAL DISTRICT) REAR 20'
ADJACENT PROPERTY OWNERS:	815-26547-000 CHUN, BYUNG-WOO; CHUN JUNGLI 41 GRACEWOOD DR MANHASSET, NY 11033 815-26563-000 ALTEMEYER, DALE D & CARA C 4509 REDWOOD ST SPRINGDALE, AR 72762 815-27389-000 GARAY, ALICIA DEL CARMEN 2208 MAGNOLIA DR SPRINGDALE, AR 72762 815-27388-000 EKSTEDT, JONATHAN 2202 MAGNOLIA DR SPRINGDALE, AR 72762 815-27387-000 WILLIAMS, JASON T 2208 MAGNOLIA DR SPRINGDALE, AR 72762 815-27386-000 LAGUNA, HUGO E 2106 MAGNOLIA DR SPRINGDALE, AR 72762 815-27385-000 CORRALES, LUIS E 2104 2106 MAGNOLIA DR SPRINGDALE, AR 72762 815-27384-000 RODRIGUEZ, MARIA FRANCISCA 2102 2106 MAGNOLIA DR SPRINGDALE, AR 72762 815-27383-000 COMMONS LLC 2894 2106 MAGNOLIA DR SPRINGDALE, AR 72762

SITE PLAN
1" = 50'-0"



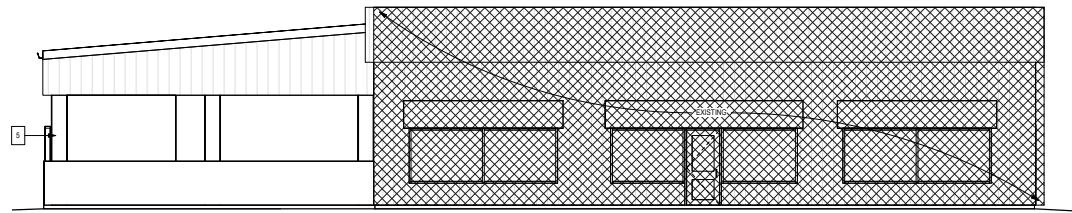
NATHAN M MORTON ARCHITECT
INFO@NM-ARCH.COM 479.879.3826
716 W WILLOCK ST. FAYETTEVILLE, AR 72701

A NEW RENOVATION FOR
WRIGHTS
4208 JOHNSON RD SPRINGDALE, AR 72762

REVISION DATE
9.25.2025
PROJECT NO
2507

C1

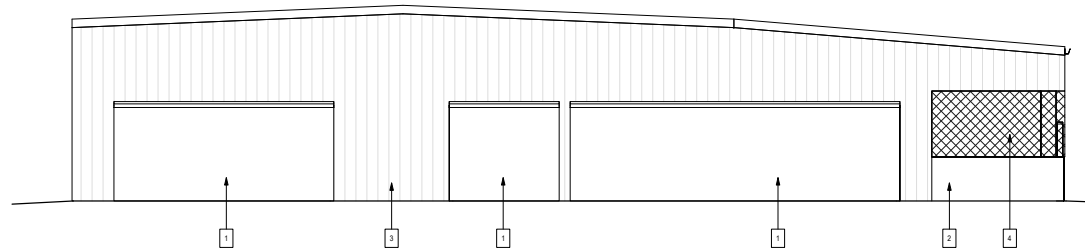
COPYRIGHT 2025
NATHAN M. MORTON, ARCHITECT



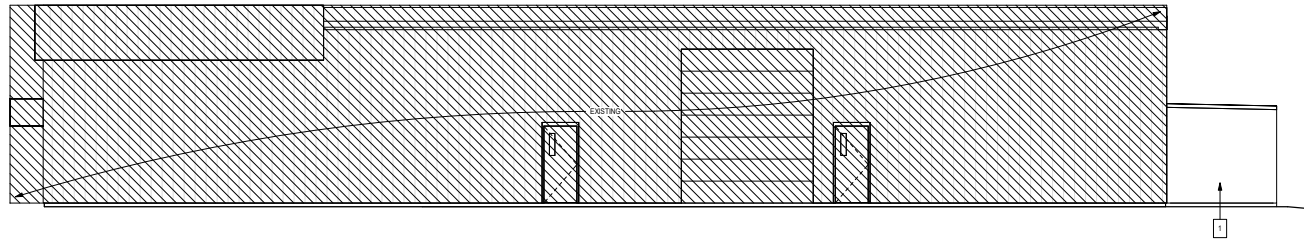
L15 EAST ELEVATION
3/16" = 1'-0"

KEYED NOTES

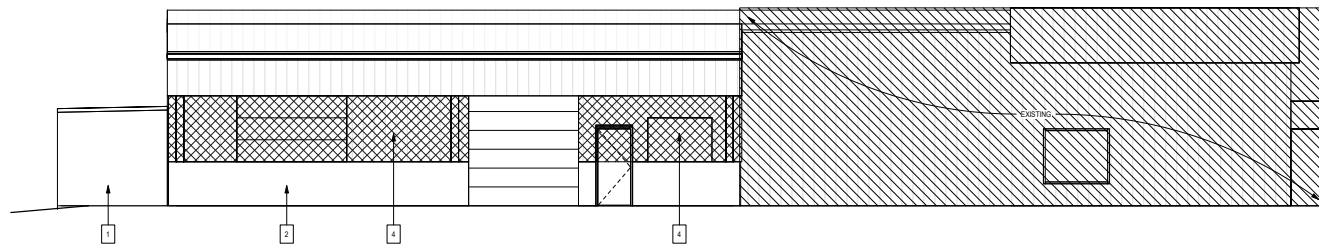
1. COOLER BY OTHERS
2. 4'-0" TALL CMU KNEE WALL, GROUT FILLED
3. EXISTING METAL WALL PANELS
4. ROLL-UP SCREEN
5. PRE-FINISHED METAL WALL PANEL



G15 WEST ELEVATION
3/16" = 1'-0"



D15 NORTH ELEVATION
3/16" = 1'-0"



A15 SOUTH ELEVATION
3/16" = 1'-0"



NATHAN M MORTON ARCHITECT

INFO@NMA-ARCH.COM 479.879.3826
716 W WILLOCK ST. FAYETTEVILLE, AR 72701

A NEW RENOVATION FOR
WRIGHTS

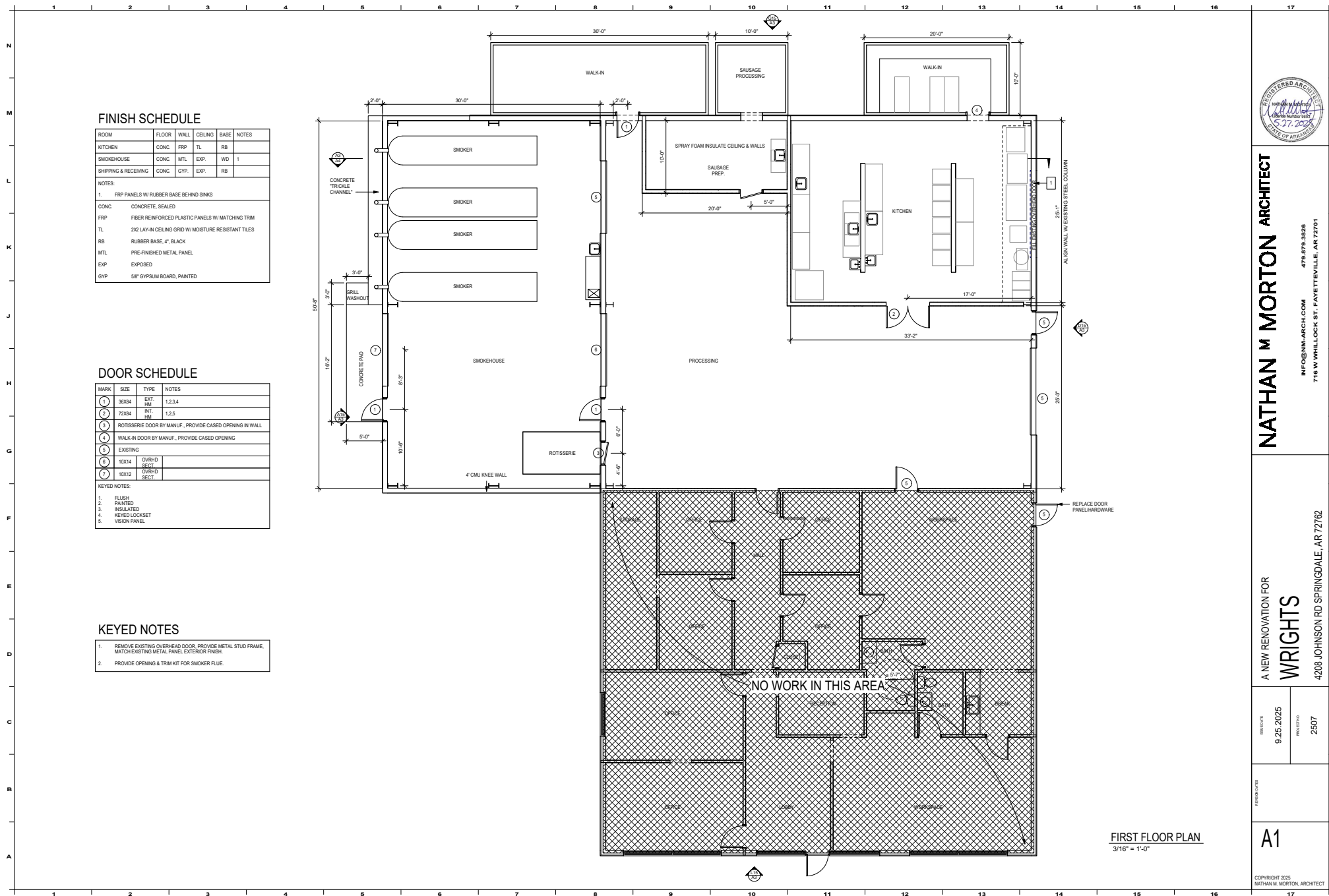
4208 JOHNSON RD SPRINGDALE, AR 72762

REVISION
9.25.2025

PROJECT NO.
2507

A3

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NATHAN M. MORTON, ARCHITECT



FINISH SCHEDULE

ROOM	FLOOR	WALL	CEILING	BASE	NOTES
KITCHEN	CONC.	FRP	TL	RB	
SMOKEHOUSE	CONC.	MTL	EXP.	WD	1
SHIPPING & RECEIVING	CONC.	GYP.	EXP.	RB	

NOTES:

1. FRP PANELS W/ RUBBER BASE BEHIND SINKS

CONC. CONCRETE, SEALED

FRP FIBER REINFORCED PLASTIC PANELS W/ MATCHING TRIM

TL 2X2 LAY-IN CEILING GRID W/ MOISTURE RESISTANT TILES

RB RUBBER BASE, 4", BLACK

MTL PRE-FINISHED METAL PANEL

EXP EXPOSED

GYP 5/8" GYPSUM BOARD, PAINTED

DOOR SCHEDULE

MARK	SIZE	TYPE	NOTES
1	36084	EXT. INT.	1,2,3,4
2	72084	INT.	1,2,5
3			ROTISSERIE DOOR BY MANUF., PROVIDE CASED OPENING IN WALL
4			WALK-IN DOOR BY MANUF., PROVIDE CASED OPENING
5			EXISTING
6	10014	OVERHD. SECT.	
7	10012	OVERHD. SECT.	

KEYED NOTES:

1. FLUSH

2. PAINTED

3. INSULATED

4. KEYED LOCKSET

5. VISION PANEL

KEYED NOTES

- REMOVE EXISTING OVERHEAD DOOR, PROVIDE METAL STUD FRAME, MATCH EXISTING METAL PANEL EXTERIOR FINISH.
- PROVIDE OPENING & TRIM KIT FOR SMOKER FLUE.

FIRST FLOOR PLAN
3/16" = 1'-0"



NATHAN M MORTON ARCHITECT

INFO@NMA-ARCH.COM 479.879.3826
716 W WILLOCK ST., FAYETTEVILLE, AR 72701

A NEW RENOVATION FOR
WRIGHTS

4208 JOHNSON RD SPRINGDALE, AR 72762

REVISION DATE
9.25.2025

REVISIONS
2507

A1

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NATHAN M. MORTON, ARCHITECT



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET



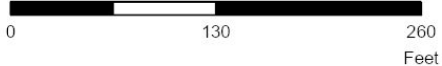


REDWOOD ST

JOHNSON RD

AERIAL; 2024

City Council Meeting
October 28, 2025



W25-39 Firebox, LLC
4208 Johnson Road
Waiver of Street Improvements



SPRINGDALE™
WE'RE MAKING IT HAPPEN

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W25-40) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO RANDY & LINDA SOUTHWOOD AND STAIR STEPPERS, LLC IN CONNECTION WITH LS25-28, AN INFORMAL PLAT

WHEREAS, Ordinance #3047 provides for the waiver (W25-40) 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 (W25-40) of street improvements to West Maple Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with LS25-28, an Informal Plat for Randy & Linda Southwood and Stair Steppers, LLC, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to West Maple Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with LS25-28, an Informal Plat for Randy & Linda Southwood and Stair Steppers.

Option 2: Denies a waiver of street improvements to West Maple Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with LS25-28, an Informal Plat for Randy & Linda Southwood and Stair Steppers.

Option 3: Approves payment in lieu of improvements to West Maple Avenue in connection with LS25-28, an Informal Plat for Randy & Linda Southwood and Stair Steppers, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to West Maple Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with LS25-28, an Informal Plat for Randy & Linda Southwood and Stair Steppers.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

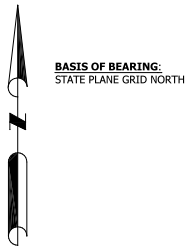
APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

INFORMAL PLAT FOR RANDY & LINDA SOUTHWOOD

(BEING A PART OF THE NE¼ NW¼ OF SECTION 01, T-17-N, R-30-W, IN THE CITY OF SPRINGDALE, IN WASHINGTON COUNTY, ARKANSAS)

Subject of
Waiver



NOTE: PERMANENT STRUCTURES, BUILDINGS, FOOTINGS, AIR CONDITIONING UNITS OR PADS, SIGNS, RETAINING WALLS, AWNINGS, COVERED WALKWAYS, OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN THE EASEMENTS.

OWNER: GILBERT, MICHAEL B & CATHRYN A
PARCEL: 815-27669-001
DEED: BOOK 2019, PAGE 6064

ZONE: NR3 - NEIGHBORHOOD RESIDENTIAL TYPE 3	
SETBACKS:	
FRONT	25'
REAR	5'
SIDE	10'



LINE	BEARING	DISTANCE
L1	S 02°43'20" W	21.57'
L2	S 87°20'39" E	9.50'

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 ACRES 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.

BASIS OF SURVEY: THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2021-00009547, AND DOCUMENT NO. 2020-00034674, OF THE WASHINGTON COUNTY RECORDS. SEE ALSO A PRIOR SURVEY BY MORRISON SHIPLEY, FOR MIKE & CATHRYN GILBERT, ON 01-10-2017, JOB# GIL-01.

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

NOTE: THE EXISTING STRUCTURES ARE PERMITTED TO ENCRACH UP TO 10' PER THE CITY OF SPRINGDALES FORM-BASED CODE, SECTION 3-12.

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 05-16-2025



OWNER: HARLEY PROPERTIES LLC
PARCEL: 815-27666-000
DEED: BOOK 2024, PAGE 16562

OWNER: PASCUAL, JAY & AUDREY
PARCEL: 815-27664-000
DEED: BOOK 2017, PAGE 27691

TRACT 2
0.34 AC+/-
14,957 SQ. FT.
PARCEL: 815-27667-000

OWNER: FREEMAN, WILLIAM C & ABIGAIL
PARCEL: 815-27665-000
DEED: BOOK 2008, PAGE 24083

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 OATHS 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

CORNERSTONE
SURVEYING

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

○ FOUND IRON PIN

○ FOUND IRON PIPE

△ FOUND IRON SPIKE

□ FOUND SET STONE

✓ R/W MARKER

○ FOUND "T" POST

○ FOUND R.R. SPIKE

⊗ FOR. SERV. MONUMENT

⊗ CORP MARKER

⊗ SET CHISELED "X"

⊗ FENCE CORNER POST

⊗ SET 1/2" REBAR

⊗ SET 2" CAP-1/2" REBAR

⊗ SET R.R. SPIKE

⬇ COMPUTED POINT

⬇ SET POST ON LINE

⬇ POINT OF BEGINNING

--- FENCE LINE

(XXX.XX) RECORD DISTANCE

-OHP- OVERHEAD POWER

HVA/E R/W

--- HIGH VOLTAGE A/E RIGHT OF WAY

--- UNDERGROUND GAS LINE

U/P UNDERGROUND PHONE

U/E UNDERGROUND ELECTRIC

Ⓢ SANITARY

Ⓢ MANHOLE

Ⓢ WATER METER

Ⓢ WATER VALVE

Ⓢ WATER LINE

Ⓢ GAS METER

Ⓢ GAS LINE

Ⓢ FIRE HYDRANT

Ⓢ UTILITIES ESMIT.

--- SET BACK LINE

DATE 05-16-2025

SCALE 1" = 30'

STATE CODE 500-17N-30W-0-01-410-1364

CLIENT RANDY & LINDA SOUTHWOOD

DRAWN BY B.HIGBY

JOB# 25-558 / PROJECT# LS25-28

Page 102



City Council Meeting
October 28, 2025



0 280 560
Feet

W25-40 Randy & Linda Southwood and Stair Steppers, LLC
203, 205 & 207 Maple Avenue
Waiver of Right-of-Way Dedication



RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF A
NEW WORK VEHICLE FOR THE SPRINGDALE PUBLIC
LIBRARY**

WHEREAS, the City of Springdale Public Library recently experienced a destructive hail storm that damaged a portion of their city-owned vehicles, and

WHEREAS, the request is to purchase a new work van to replace the two vehicles that were deemed a total loss, and

WHEREAS, three (3) quotes from various companies have been received, and

WHEREAS, upon review, the request is to appropriate an amount not to exceed \$43,000.00 from the Unrestricted General Fund for the purchase of a new work vehicle for the Springdale Public Library, and

WHEREAS, the Springdale Public Library has requested to waive competitive bidding, pursuant to A.C.A. § 14-58-104(11)(A).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor is hereby authorized to execute any contracts related to the purchase of the aforementioned vehicle for the Springdale Public Library, in an amount not to exceed \$43,000.00, to be paid for out of the Unrestricted General Fund, and bidding is hereby waived.

PASSED AND APPROVED this day 28th day of October, 2025.

Doug Sprouse, MAYOR

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

RESOLUTION NO.

**A RESOLUTION AUTHORIZING PAYMENT OF
AN INVOICE
(2023 BOND PROJECT NO. 23BSC1)**

WHEREAS, the City of Springdale contracted with Buffalo Builders, LLC, for the construction of the Springdale Senior Center, and

WHEREAS, the City has received an invoice for \$2,292,562.08 from Buffalo Builders, LLC.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to pay Buffalo Builders, LLC., \$2,292,562.08 with funds from the 2023 Bond Program.

PASSED AND APPROVED this 28th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE 2025 BUDGET OF THE CITY
OF SPRINGDALE, & APPROPRIATING FUNDS FOR THE
INSTALLATION OF A NEW ROOF ON PROPERTY OWNED
BY THE CITY OF SPRINGDALE, ARKANSAS**

WHEREAS, the old Senior Center property, located at 203 Park Street and 610 E. Grove Avenue, now has a new tenant that is leasing the facility from the City of Springdale, and

WHEREAS, before interior renovations can be made by the new tenant, the existing roof must be replaced to avoid further water damage,

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

WHEREAS, the request is to appropriate the insurance settlement funds to the Administration's 2025 Budget, and

WHEREAS, due to the urgency of this matter, we are requesting to waive competitive bidding per A.C.A. § 14-58-303 (b)(2)(B), and enter into an agreement with 4 Star General Contracting Inc., for the installation of a new roof at property located at 203 Park Street and 610 E. Grove Avenue, in an amount of \$70,813.02, to be paid for out of the Administration's 2025 Budget.

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

Section 1. The 2025 Budget of the City of Springdale Administration 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>
ADMIN	101-0101-411.5101	Buildings & Grounds	\$130,000.00	\$70,813.02	\$ 200,813.02

Section 2. The Mayor and City Clerk are hereby authorized to enter into an agreement with 4 Star General Contracting Inc., for the installation of a new roof at property located at 203 Park Street and 610 E. Grove Avenue, in an amount of \$70,813.02, to be paid for out of the Administration's 2025 Budget.

Section 3: Due to the urgency of this matter, bidding is hereby waived per A.C.A. § 14-58-303 (b)(2)(B).

PASSED AND APPROVED this 28th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

4 Star General Contracting Inc.
2805 Broce Dr
Norman, OK. 73072
Stephen Plott
Office: (405) 928-5780
Cell: (541) 817-5698



Owner Name	City Of Springdale	Order Date	SERVICE TYPE:	
Address	107 Spring St Springdale, AR 72765		INSP ☐	REPAIR ☒
Client Phone #	479-750-8114	Start Date	WARR ☐	CMD ☐
Client E-Mail	cfulfer@springdalear.gov		BILLING INFO:	
Project Name	Grove	End Date	OKC ☐	FSM ☒
Address	610 E Grove Ave Springdale, AR 72764		SHV ☐	LIT ☐
Order Received By			DIRECT ☐	DAL ☐

838 Top Metal Restoration

1. Powerwash @ 2500-3500 PSI
2. Tighten & Replace fasteners as needed
3. Apply 838 MP Prime all areas that rust
4. Apply 838 MS to all vertical & horizontal seams as well around fasteners, penetrations pipes etc.
 - a. if seams have fish mouths use a stitch screw to tighten seams
5. Apply 838 Top in 2 coats at 1 gallon per square coat

System will include the following.

1. 838 MP Prime
2. 838 MS Sealant
3. 838 Top coat 2gallons per square

Material & Labor	Unit	Rate	Amount
Job packaged and all cost on 60 squares	1	\$ -	\$29,048.19
		\$ -	\$0.00
		\$ -	\$0.00
		\$ -	\$0.00
		\$ -	\$0.00
		\$ -	\$0.00
		\$ -	\$0.00
		Labor Total	\$29,048.19
Work Order Compiled By	Stephen Plott	Subtotal	\$29,048.19
Approving Party Name			
Approving Party Signature			
Date Approved		Other	
		Total	\$29,048.19

4 Star General Contracting Inc.**2805 Broce Dr****Norman, OK. 73072****Stephen Plott****Office: (405) 928-5780****Cell: (541) 817-5698**

Owner Name	City Of Springdale	Order Date	SERVICE TYPE:	
Address	107 Spring St Springdale, AR 72765		INSP ☐	REPAIR ☒
Client Phone #	479-750-8114	Start Date	WARR ☐	CMD ☐
Client E-Mail	cfulfer@springdalear.gov		BILLING INFO:	
Project Name	Park	End Date	OKC ☐	FSM ☒
Address	203 Park St Springdale, AR 72764		SHV ☐	LIT ☐
Order Received By			DIRECT ☐	DAL ☐

838 Top Metal Restoration

1. Powerwash @ 2500-3500 PSI
2. Tighten & Replace fasteners as needed
3. Apply 838 MP Prime all areas that rust
4. Apply 838 MS to all vertical & horizontal seams as well around fasteners, penetrations pipes etc.
 - a. if seams have fish mouths use a stitch screw to tighten seams
5. Apply 838 Top in 2 coats at 1 gallon per square coat

System will include the following.

1. 838 MP Prime
2. 838 MS Sealant
3. 838 Top coat 2gallons per square

Material & Labor	Unit	Rate	Amount
Job packaged and all cost on 85 squares	1	\$ -	\$41,764.83
		\$ -	\$0.00
		\$ -	\$0.00
		\$ -	\$0.00
		\$ -	\$0.00
		\$ -	\$0.00
		\$ -	\$0.00
		Labor Total	\$41,764.83
Work Order Compiled By	Stephen Plott	Subtotal	\$41,764.83
Approving Party Name			
Approving Party Signature			
Date Approved		Other	
		Total	\$41,764.83



Commercial Services Agreement
(Repair Agreement)
ARKANSAS License No.: 037689

THIS AGREEMENT ("Agreement") is entered between the City of Springdale, AR ("Customer") identified below and 4 Star General Contracting Inc. ("Contractor") effective as of the date signed by both Customer and Contractor. By signing this Agreement, Customer is hiring Contractor as Customer's general contractor to provide the Construction Services described below on the terms of this Agreement. The documents comprised of this Agreement consist of the Terms and Conditions, Work Order, and Modifications issued after execution of the Agreement.

I. General Information:

Property Address:	203 Park Street & 610 E Grove St (the "Property")		
	City: Springdale	State: Arkansas	Zip: 72764
Customer / Owner:	City of Springdale, AR	Owner Agent or Representative:	Colby Fulfer
Telephone #:	479-750-8114	Secondary #:	
Email:	cfulfer@springdalear.gov		

II. Construction Services to be Performed by Contractor: Customer hires Contractor to perform the below construction related services (the "Construction Services"). The services listed below are not comprehensive of all Construction Services.

- Onsite Production Inspection and Takeoff. Contractor will conduct an on-site inspection and takeoff of the Property to review the existing conditions, take measurements, quantify materials, and to determine useful equipment and other resources.
- Work Order. Contractor has developed a work order based on Customer's input for the work to be performed at the Property. Contractor has attached a work order which outlines the work and costs to perform such work at the Property.
- Material Ordering, Delivery, and Staging. Contractor will order materials necessary to complete the work order. Upon receipt of materials, Contractor will deliver and stage the materials at the Property.
- Repair of Roof System. Contractor and/or its subcontractors will repair the roof system as set forth in the work order. At completion, Contractor will prepare a report outlining the work performed by Contractor at the Property for Customer, if requested. Contractor will clean-up the Property related to its work order.

III. Responsibilities of Customer: Customer's responsibilities under this Agreement shall include but not be limited to the following:

- Cooperation. Customer will cooperate with Contractor at all times. Customer shall provide Contractor with access to the Property.
- Payment. Customer shall make and/or release payment to Contractor in a timely manner as described in this Agreement.
- Disclosure. Customer shall disclose to Contractor all information and knowledge related to existing conditions, defects, hazards, and/or prior losses of the Property.
- Use of Utilities. Customer shall supply Contractor with the electricity and water necessary to perform the work at the Property.

IV. Payment. Customer will pay for the Construction Services provided by 4 Star within ten (10) days of 4 Star issuing its final invoice at completion of work.

The person signing represents that he/she has the explicit authorization of the owner of the Property to enter into this Agreement and has received and reviewed: Terms & Conditions ____ (Initial) Work Order ____ (Initial)

CONTRACTOR – 4 Star General Contracting, Inc.:

By: 

Name: Steve Plott

Title: Authorized Agent

Date: 10/23/2025

CUSTOMER –

By: _____

Name: _____

Title: _____

Date: _____

Terms and Conditions

1. **Indemnification.** Customer shall defend, indemnify, and hold harmless Contractor and its affiliates and their officers, directors, employees, agents, successors, and assigns from and against all losses, damages, liabilities, deficiencies, actions, judgments, interest, awards, penalties, fines, costs, or expenses of whatever kind (including reasonable attorneys' fees) arising out of or resulting from any pre-existing conditions, cosmetic damages, negligence of the Customer, any acts by a party not under Contractor's control, and, personal injury and/or property damage caused by Customer's actions or inactions.
2. **Workers' Compensation.** Contractor and its Subcontractors will maintain workers' compensation insurance while performing work on Customer's Property.
3. **Limitation of Liability.** IN NO EVENT SHALL CONTRACTOR BE LIABLE TO CUSTOMER OR ANY THIRD PARTY FOR CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE OR ENHANCED DAMAGES, OR LOST PROFITS OR REVENUES, FINANCING COSTS, BUSINESS AND REPUTATION LOSS, AND LOSS OF MANAGEMENT OR EMPLOYEE PRODUCTIVITY, ARISING OUT OF, RELATING TO, OR IN CONNECTION WITH ANY BREACH OF THIS AGREEMENT, REGARDLESS OF (A) WHETHER SUCH DAMAGES WERE FORESEEABLE, (B) WHETHER OR NOT CUSTOMER WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND (C) THE LEGAL OR EQUITABLE THEORY (CONTRACT, TORT, OR OTHERWISE) UPON WHICH THE CLAIM IS BASED. The foregoing shall not apply to the gross negligence or willful misconduct of Contractor or its agents or employees.
4. **Waiver of Pre-Existing Conditions.** Contractor shall not be responsible for any damage or loss to the Customer's Property, including any damage or loss to any structure or building erected thereon, that can be attributed to the physical condition or a defect on the Customer's Property, which existed or was created prior to the construction completed by Contractor. The Customer also acknowledges agrees that Contractor will not be responsible for any physical conditions or defects that exist below the "roof deck", including but not limited to drains, plumbing, HVAC accessories, or other apparatus that may initiate adjacent to the roof, on the roof, or roof surface.
5. **Preventative Maintenance.** Following completion of construction, Contractor shall have no other duties to Customer unless Customer and Contractor enter into a separate Preventative Maintenance Agreement.
6. **Governing Law/Dispute Resolution.** This Agreement and any dispute, claim, or controversy arising out of or relating to this Agreement shall be governed by the laws of the state where the work is performed. Any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity hereof shall be first submitted to non-binding mediation with a mediator agreed upon by Contractor and Customer. If mediation is unsuccessful then Contractor and Customer agree to submit any remaining dispute to arbitration with the American Arbitration Association pursuant to the Construction Industry Arbitration Rules. The prevailing party of any dispute resolved by arbitration is entitled to an award of its reasonably incurred costs and attorneys' fees.
7. **Amendments; Entire Agreement.** This Agreement constitutes the sole and entire agreement of Customer and Contractor with respect to the Services and other work to be performed by Contractor on behalf of Customer. There are no other agreements, promises, representations, or warranties, whether written or oral, with respect thereto. This Agreement may not be amended or modified except by a writing signed by Customer and Contractor. Contractor's sales representative has limited authority and all modifications must be approved by a Contractor's corporate representative.
8. **Notices.** Any notice given in connection with this Agreement or the Services to be performed shall be made in writing and delivered to the appropriate party at its address set forth in this Agreement by FedEx, UPS, or certified or registered mail.
9. **Severability.** If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.
10. **Force Majeure.** Contractor shall not be responsible for any delays occasioned by transportation difficulties, priorities of any kind, strikes, failure of equipment, accidents, weather, war, acts of God, or any other causes beyond Contractor's reasonable control, and no penalties or liquidated damages are provided for herein, and in no event shall Contractor be liable for any special or consequential damages.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 38-58 OF THE
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,
ARKANSAS.**

WHEREAS, Section 38-58 of the Code of Ordinances of the City of Springdale, Arkansas, contains the charges for ambulance service provided by the City of Springdale, Arkansas;

WHEREAS, the rates set by Section 38-58 of the Code of Ordinances of the City of Springdale, Arkansas, have not been amended since 2014;

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 38-58 of the Code of Ordinances of the City of Springdale, Arkansas, to update the charges associated with ambulance service provided by the City of Springdale, Arkansas;

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

Section 1: Section 38-58 of the Code of Ordinances of the City of Springdale is hereby amended to read as follows:

Sec. 38-58. Rates and charges for service.

The ambulance service hereby authorized shall be provided at the following rates and charges to patrons:

Inside or Outside City Limits, when the service is being provided in an area covered by a cooperative service agreement:

Anywhere to anywhere...The rate shall be as follows:

BLS <u>Emergency</u> transport	\$425.00	<u>\$829.40</u>
ALS 1 <u>Emergency</u> transport	\$525.00	<u>\$984.92</u>
ALS 2 <u>Emergency</u> transport	\$725.00	<u>\$1,425.54</u>
BLS <u>Non-Emergency</u> treat/ and release	\$200.00	<u>\$300.00</u>
ALS <u>Non-Emergency</u> treat/ and release	\$275.00	<u>\$400.00</u>
Loaded mileage charge	\$11.00	<u>\$18.48</u> per mile

The Springdale Fire Department reserves the right to adjust our fee schedule above to increase the fee by the previous year's Consumer Price Index(CPI) so that we can keep pace with inflation each year.

EMS standby time per hour~~\$150.00~~ \$200.00

EMS standby time for non-profit charitable organizations, per hour
~~\$75.00~~ \$100.00

Football standby for any school within the city limits of Springdale at
~~\$150.00~~ \$200.00 per night per school

Individuals who are in custody: when the service is being provided to an individual who is in custody (as defined in 42 CFR §411.4(b)), any charges shall be the responsibility of the patient transported and not the City of Springdale.

The fire department is authorized to offer a discount, not to exceed 15 percent, for full cash payment of ambulance/rescue charges within 20 days of issuance of a statement therefor.

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: The provisions of this Ordinance shall become effective on January 1, 2026.

PASSED AND APPROVED this ____ day of October, 2025.

Doug Spouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE PURCHASE OF NEW LOCUTION FIRE
STATION ALERTING SYSTEMS FOR THE SPRINGDALE FIRE STATIONS 1 & 6,
AND TO WAIVE COMPETITIVE BIDDING**

WHEREAS, the Springdale Fire Department is in need of an upgrade to two current
Locution fire station alerting systems at stations 1 & 6, and

WHEREAS, this is a planned upgrade and replacement of the 25 plus year old original
fire station alerting systems at the respective stations. This will improve reliability and bring
the systems to modern standards, and

WHEREAS, this will fulfill CFAI Accreditation, NFPA and ISO requirements for
redundant dispatching functionality, and

WHEREAS, the total for the purchase of the updated software and related equipment is
\$147,520.17, to be paid for out of the 2025 Budget of the Springdale Fire Department, and

WHEREAS, the Springdale Fire Department has requested to waive competitive bidding,
pursuant to A.C.A. § 14-58-104(b), as this is a sole source for the department.

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

Section 1: The Mayor and City Clerk are authorized to sign the agreement with Locution
Systems for necessary upgrades to the Springdale Fire Department Locution Alerting System,
in an amount of \$147,520.17, to be paid from the Fire Department's 2025 budget.

Section 2: Due to the sole nature of this request, competitive bidding is hereby waived
pursuant to A.C.A. § 14-58-104(b).

PASSED AND APPROVED this 28th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



1626 Cole Blvd, Suite 250
Golden, CO 80401
Voice: 303-301-7300 Fax: 303-384-9014

Customer : Springdale Fire Department, AR	Quote ID	SPRI-2507-ST1-EZCONV-V1.1
Contact: Jim Vaughn	Document Date	9/5/2025
Email: jvaughan@springdalear.gov	Quote Expires:	11/11/2025
Phone: 479-751-4510		

1.0 Notes and Assumptions

Quoted:

V1.1

Removed (13) Ceiling Speakers
Removed (3) Wall Speakers
Removed (5) Volume Controls
Added (1) 25W Rack Mount Volume Control (6-position)
Adjusted Wiring and Long Line Lead Accordingly

V1.0

Locution PrimeAlert IP add-on system (ties into soon to be added Springdale AR head-end system - the head-end system must be in place for this system to be fully functional). Quoted for:
1 Core to EZ-Zone Upgrade (Station 1)

Customer must ensure that good network connectivity exists between the central server and all station PCs, in order for the system to be fully functional.

It is the Customer's responsibility to ensure 120V power exists within 6' of all Locution provided amplifier(s), and monitors/zone tracker(s).

Does not include installation.

Part Num	Description	Qty	Unit Cost	Total
----------	-------------	-----	-----------	-------

2.0 Station Software and Hardware

2.1 Software (Standardized)

SSL-VSB-ST	PrimeAlert Remote Client add-on module for relay switching and advanced zoned audio/lighting (up to 10 devices)	2	2,195	4,390
SSL-VSC-01	PrimeAlert Remote Client add-on module for 1 Zone Tracker (for zoned systems)	1	1,125	1,125

2.2 Software (Custom/Interfaces) none defined

2.3 Hardware - Basic					
LOPT-EN-EZ-BM	Option: Add EZ-Zone Inj Bd to Core Enclosure w/BM	1	995		995
LOPT-EN-RL-DN	Option: Add TOD Relay to a Core Enclosure	1	295		295
TWIR-LL	Wire required per long line lead NVI (if applicable)	2	125		250
TWIR-AV	Wire required per audio/visual/switch station requirements (if applicable)	1	2,040		2,040
LSWI-DB	Door Bell	2	141		282
LSWI-EM	Emergency Button	2	139		278
(Subtotal \$4,140)					

2.4 Hardware - Audio					
MAMP-A12	Amplifier - Single 120W	1	1,673		1,673
MAMP-A03	Amplifier - Single 35W	1	699		699
TSPK-CL	Speaker - Ceiling	16	139		2,218
TSPK-WB	Speaker - Wall Baffle	2	265		529
TSPK-TL-DR	Speaker - Ceiling Tile Device Ready	12	294		3,528
TAVC	Volume Control	16	111		1,770
MAVC-25W-RM	Volume Control, Rack Mount, 25W, 6 Position	1	660		660
(Subtotal \$11,076)					

2.5 Hardware - Visual					
MZTS	Station Zone Tracker (Touch Panel)**	1	2,295		2,295
LNVI-EZ-H	Night Vision Illuminator LED - Wall Mount - EZ-Zone - Horizontal*	12	775		9,300
MMUI-SM5	Multi-Unit Indicator Light - Stacked (Straight Mount) - LED 5 position*	3	925		2,775
TSTB-IN-C	Strobe Light - Indoor Ceiling Mount	3	99		297

* requires SSL-VSB software module (see component allowances under SSL-VSB descrip).

** requires SSL-VSC software module (see component allowances under SSL-VSC descrip).

(Subtotal \$14,667)

Subtotal (Station) \$35,398

3.0 Integration (none defined or not applicable to this Quote/Price List)

4.0 Services

Project Management

PMGNT	Project Management	1	1,650		1,650
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Install Oversight / Conformance

INST-OV	Installation Oversight (Installer Assistance)	1	3,300		3,300
CONF01	Conformance (Zoned Systems)	1	2,750		2,750

Installation

INSTF-BS	Installation - Base System - Any visual or audio component installation is listed as a separate line item.	0	not bid		not bid
INSTF-AV	Installation - Audio/Visual Components	0	not bid		not bid

Subtotal (Services) \$7,700

5.0 Totals (Categorized by Software, Hardware, Services)

Software	\$5,515
Hardware	\$29,883
Services (excluding any defined installation)	\$7,700
SubTotal (w/o install, maint, options)	\$43,098
Installation	not bid
Subtotal	\$43,098
Tax	Assumed no tax
Total (US Dollars)	\$43,098

6.0 Support Maintenance Costs

Note: Maintenance is not included in the total price & begins after the 1 Year Warranty Period has ended. Does not include Server Hardware in Support Maintenance Costs.

MAINT01	Includes annual maintenance for:	
	PrimeAlert Station Software Client Add-ons (for Visual Devices)	662
	Locution Station Enclosure(s)	77
	Switches (Ack, DayNt, Doorbell, Emergency)	67
	Amplifier(s)	285
	Speaker(s) / Volume Control(s)	1,045
	Multi-Unit Indicator(s)	333
	LED Lighting and Controller(s) (ramped)	1,116
	Strobe(s)	36
	Subtotal (Annual Maintenance)	\$3,621



QUOTE

Motorola Solutions, Inc.
500 W Monroe Street
Chicago, IL 60661
800-247-2346

DATE: 9 / 29 / 2025
SERVICE QUOTE # Q40349292525
EXPIRATION DATE 10/29/2025

TO **Springdale Fire Dept.**
Chief Jim Vaughn
417 Holcomb, 2nd Floor
Springdale, AR 72764

CUSTOMER NUMBER: 1036106426

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Rodolfo Montelongo	Retro fitting station 1 with volume controls in each bedroom.	Net 30	Upon Invoicing

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	IN-FIELD LABOR for installing equipment provided in Locution quote.	\$19,673.33	\$19,673.33
1	Apparatus bay equipment	\$ 4,240.00	\$ 4,240.00
1	Speaker Cable	\$3,679.68	\$3,679.68
SUBTOTAL			\$27,593.01
Est. Tax			\$2,690.32
TOTAL			\$30,283.33

Quotation prepared by: [Ryan Bass](#)— Customer Support Manager, Arkansas

To accept this quotation, sign here and return: _____



Objective:

Retro fitting station 1 with volume controls in each bedroom. Running new cables to each bedroom. Will not update the training room or other rooms in the back. Scissor lift will need to be provided by customer for apparatus bay.

NOTE: Changes to the above objectives will be billed as Time and Material.



1626 Cole Blvd, Suite 250
Golden, CO 80401
Voice: 303-301-7300 Fax: 303-384-9014

Customer : Springdale Fire Department, AR	Quote ID	SPRI-2507-ST6-EZCONV-V1.1
Contact: Jim Vaughn	Document Date	9/5/2025
Email: jvaughan@springdalear.gov	Quote Expires:	11/11/2025
Phone: 479-751-4510		

1.0 Notes and Assumptions

Quoted:

V1.1

Removed (1) Ceiling Speaker
Removed (1) Wall Speaker
Removed (1) Ceiling Speaker BM
Added (1) Volume Control 25W
Added (1) 25W Rack Mount Volume Control (6-position)
Adjusted Wiring and Long Line Lead Accordingly

V1.0

Locution PrimeAlert IP add-on system (ties into soon to be added Springdale AR head-end system - the head-end system must be in place for this system to be fully functional). Quoted for:

1 Core to EZ-Zone Upgrade (Station 6)

Customer must ensure that good network connectivity exists between the central server and all station PCs, in order for the system to be fully functional.

It is the Customer's responsibility to ensure 120V power exists within 6' of all Locution provided amplifier(s), and monitors/zone tracker(s).

Does not include installation.

Part Num	Description	Qty	Unit Cost	Total
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2.0 Station Software and Hardware

2.1 Software (Standardized)

SSL-VSB-ST	PrimeAlert Remote Client add-on module for relay switching and advanced zoned audio/lighting (up to 10 devices)	2	2,195	4,390
SSL-VSC-01	PrimeAlert Remote Client add-on module for 1 Zone Tracker (for zoned systems)	1	1,125	1,125

2.2 Software (Custom/Interfaces)

none defined

2.3 Hardware - Basic					
LOPT-EN-EZ-BM	Option: Add EZ-Zone Inj Bd to Core Enclosure w/BM	1	995	995	
LOPT-EN-RL-DN	Option: Add TOD Relay to a Core Enclosure	1	295	295	
TWIR-LL	Wire required per long line lead NVI (if applicable)	2	125	250	
TWIR-AV	Wire required per audio/visual/switch station requirements (if applicable)	1	1,865	1,865	
LSWI-DB	Door Bell	2	141	282	
LSWI-EM	Emergency Button	1	139	139	
(Subtotal \$3,826)					
2.4 Hardware - Audio					
MAMP-A12	Amplifier - Single 120W	1	1,673	1,673	
MAMP-A03	Amplifier - Single 35W	1	699	699	
TSPK-CL	Speaker - Ceiling	12	139	1,663	
TSPK-CL-BM	Speaker - Ceiling - Blind Mount	4	209	834	
TSPK-WB	Speaker - Wall Baffle	4	265	1,058	
TSPK-TL-DR	Speaker - Ceiling Tile Device Ready	8	294	2,352	
TAVC	Volume Control	12	111	1,327	
MAVC-25W-RM	Volume Control, Rack Mount, 25W, 6 Position	1	660	660	
(Subtotal \$10,267)					
2.5 Hardware - Visual					
MZTS	Station Zone Tracker (Touch Panel)**	1	2,295	2,295	
LNVI-EZ-H	Night Vision Illuminator LED - Wall Mount - EZ-Zone - Horizontal*	8	775	6,200	
MMUI-SM5	Multi-Unit Indicator Light - Stacked (Straight Mount) - LED 5 position*	3	925	2,775	
TSTB-IN-C	Strobe Light - Indoor Ceiling Mount	2	99	198	

* requires SSL-VSB software module (see component allowances under SSL-VSB descrip).

** requires SSL-VSC software module (see component allowances under SSL-VSC descrip).

(Subtotal \$11,468)

Subtotal (Station) \$31,076

3.0 Integration (none defined or not applicable to this Quote/Price List)

4.0 Services

Project Management

PMGNT	Project Management	1	1,650	1,650	
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Install Oversight / Conformance

INST-OV	Installation Oversight (Installer Assistance)	1	3,300	3,300	
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CONF01	Conformance (Zoned Systems)	1	2,750	2,750	
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Installation

INSTF-BS	Installation - Base System - Any visual or audio component installation is listed as a separate line item.	0	not bid	not bid	
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INSTF-AV	Installation - Audio/Visual Components	0	not bid	not bid	
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Subtotal (Services) \$7,700

5.0 Totals (Categorized by Software, Hardware, Services)

Software	\$5,515
Hardware	\$25,561
Services (excluding any defined installation)	\$7,700
SubTotal (w/o install, maint, options)	\$38,776
Installation	not bid
Subtotal	\$38,776
Tax	Assumed no tax
Total (US Dollars)	\$38,776

6.0 Support Maintenance Costs

Note: Maintenance is not included in the total price & begins after the 1 Year Warranty Period has ended. Does not include Server Hardware in Support Maintenance Costs.

MAINT01	Includes annual maintenance for:	
	PrimeAlert Station Software Client Add-ons (for Visual Devices)	662
	Locution Station Enclosure(s)	77
	Switches (Ack, DayNt, Doorbell, Emergency)	51
	Amplifier(s)	285
	Speaker(s) / Volume Control(s)	947
	Multi-Unit Indicator(s)	333
	LED Lighting and Controller(s) (ramped)	744
	Strobe(s)	24
	Subtotal (Annual Maintenance)	\$3,123

QUOTE

Motorola Solutions, Inc.
500 W Monroe Street
Chicago, IL 60661
800-247-2346

DATE: 9 / 29 / 2025
SERVICE QUOTE # Q40369292525
EXPIRATION DATE 10/29/2025

TO **Springdale Fire Dept.**
Chief Jim Vaughn
417 Holcomb, 2nd Floor
Springdale, AR 72764

CUSTOMER NUMBER: 1036106426

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Rodolfo Montelongo	Retro fitting station 6 with volume controls in each bedroom.	Net 30	Upon Invoicing

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	IN-FIELD LABOR for installing equipment provided on locution quote	\$17,028.00	\$17,028.00
1	Apparatus bay equipment	\$4,240.00	\$4,240.00
1	Speaker Cable	\$3,679.72	\$3,679.72
SUBTOTAL			\$24,947.72
Est. Tax			\$2,432.40
TOTAL			\$27,380.12

Quotation prepared by: [Ryan Bass](#)—Customer Support Manager, Arkansas

To accept this quotation, sign here and return: _____



Objective:

Retro fitting station 6 with volume controls in each bedroom. Running new cables to each bedroom. Scissor lift will need to be provided by customer for apparatus bay.

NOTE: Changes to the above objectives will be billed as Time and Material.

RESOLUTION NO. _____

A RESOLUTION CERTIFYING AN UNDERSTANDING OF THE RISKS INVOLVED IN USING A CASH FLOW MODEL FOR A SMALL GROUP, IN ORDER TO INCREASE THE BENEFITS FOR RECIPIENTS OF THE FIREMEN'S PENSION AND RELIEF FUND, PURSUANT TO ARK. CODE ANN. §24-11-102 AND RULE 4 OF THE ARKANSAS FIRE AND POLICE PENSION REVIEW BOARD.

WHEREAS, on March 4, 2025, the Firemen’s Pension and Relief Fund for the Fire Department of the City of Springdale, Arkansas (hereinafter referred to as the “Fund”), passed Resolution No. 25-1 to increase the benefits for recipients of the Fund, pursuant to Ark. Code Ann. §24-11-102;

WHEREAS, the Fund submitted its request to the Arkansas Fire and Police Pension Review Board (PRB) to complete an actuarial valuation;

WHEREAS, the Fund has now received an actuarial valuation dated October 6, 2025, from the PRB indicating that a proposed benefit increase from 90% to 95% of final salary be approved and would allow the Fund to remain actuarially sound;

WHEREAS, PRB Rule 4 requires that both the Fund and the Springdale City Council certify their understanding of the risks involved in using a cash flow model for a small group;

WHEREAS, the Fund has certified their understanding of the risks involved in using a cash flow model for a small group;

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

Section 1: The City of Springdale, Arkansas, hereby certifies its understanding of the risks involved in using a cash flow model for a small group, as required by PRB Rule 4, and that the proposed benefit increase from 90% to 95% of final salary should be, and hereby is, approved;

Section 2: Such benefits shall be paid from the Firemen’s Relief and Pension Fund to all present and future retired firefighters or their surviving spouses or other beneficiaries to be effective March 4, 2025.

Section 3: The Mayor and City Clerk are hereby authorized to execute the attached "Alternate Cash Flow Valuation for the Springdale Fire Relief and Pension Fund", and submit the same to the Arkansas Fire and Police Pension Review Board.

PASSED AND APPROVED this 28th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Alternate Cash Flow Valuation for the Springdale Fire Relief and Pension Fund

On March 4, 2025, the Springdale Fire Relief and Pension Fund (Local Plan) board of trustees passed a resolution to increase benefits for the retired members and their beneficiaries using an alternate cash flow valuation. The Local Plan submitted its request to the Arkansas Fire and Police Pension Review Board (PRB) to complete an actuarial valuation. The Local Plan received an actuarial valuation dated October 6, 2025, from the PRB showing the proposed benefit increases could be approved.

An alternate cash flow valuation is authorized under PRB Rule 4. PRB Rule 4 also requires the Local Plan board of trustees and Springdale City Council certify their understanding of the risks involved in using a cash flow model for a small group.

The Local Plan board of trustees have affirmed their understanding of the risks involved in using a cash flow model for a small group as required in PRB Rule 4.

The Springdale City Council met on October 28, 2025, and affirmed their understanding of the risks involved in using a cash flow model for a small group as required in PRB Rule 4.

APPROVED: _____
Mayor Doug Sprouse Date

ATTEST: _____
City Clerk/Treasurer Sabra Jeffus Date

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING A COST OF LIVING ADJUSTMENT FOR THE PARTICIPANTS OF THE LOCAL POLICE PENSION AND RELIEF FUND UTILIZING MILLAGE FUNDS COLLECTED PURSUANT TO ARK. CODE ANN. §24-11-404 AND AS PROVIDED IN SECTION 86-46 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

WHEREAS, the voters of the City of Springdale, on November 7, 1972, approved the assessment of a millage (one-half mil), pursuant to Ark. Code Ann. §24-11-404, to pay pensions to retired police officers and to the widows and minor children of deceased/retired police officers, which assisted in the creation of the Local Police Pension and Relief Fund (“the Local Plan”);

WHEREAS, the revenue stream collected by way of the aforementioned millage, and codified at Section 86-46 of the Code of Ordinances of the City of Springdale, Arkansas, are not included within the actuarial valuations of the Local Plan, and are therefore separate and apart from the Local Plan’s assets;

WHEREAS, the Local Plan is fortunate to have ample amounts of funds from the aforementioned millage flowing into it to fully fund a cost of living adjustment for the remaining participants of the Local Plan; and,

WHEREAS, the Local Plan Board has requested that the Springdale City Council approve a five percent (5.00%) cost of living adjustment for the remaining participants of the Local Plan, to be funded by the revenue from the aforementioned millage.

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

Section 1: That a five percent (5.00%) cost of living adjustment be approved for the remaining participants of the Local Police Pension and Relief Fund, to be funded by the revenue stream collected by way of the aforementioned millage, adopted pursuant to Ark. Code Ann. §24-11-404, and codified at Section 86-46 of the Code of Ordinances of the City of Springdale, Arkansas.

Section 2: Emergency Clause: It is hereby declared that an emergency exists and that this ordinance being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, become effective immediately upon its passage and approval.

PASSED AND APPROVED this 28th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. ____

A RESOLUTION RECOGNIZING THE SPRINGDALE PUBLIC FACILITIES BOARD'S SUCCESSFUL DEVELOPMENT OF LAND ALONG KENDRICK AVENUE RESULTING IN THE ATTRACTION OF INDUSTRIES AND JOB GROWTH AND APPROVING THE SPRINGDALE PUBLIC FACILITIES BOARD RETAINING AND REPURPOSING FUNDS PREVIOUSLY SPENT BY THE CITY OF SPRINGDALE TO IMPROVE KENDRICK AVENUE.

WHEREAS, the City of Springdale, Arkansas, together with an award of \$1.5 million from the U.S. Economic Development Administration rebuilt and improved Kendrick Avenue ("Improvements") along lands owed and developed by the Springdale Public Facilities Board ("SPFB"), which in turn has supported and resulted in private investments of more than \$48 million in new industrial construction by four companies, the hiring of more than 300 employees, and the creation of approximately \$13.9 million in annual payroll;

WHEREAS, in consideration of the Improvements the SPFB was to repay to the City of Springdale the sum of Two Million Dollars (\$2,000,000.00);

WHEREAS, the City Council recognizes that the City's Improvements and the efforts of SPFB in developing its lands has yielded an outsized return, resulting in tens of millions of dollars in private investment and substantial new jobs and payroll, far exceeding expectations for job growth and industrial expansion;

WHEREAS, the City Council desires this highly successful investment to be extended further by authorizing the SPFB to apply the \$2,000,000 to serve its public purposes including the acquisition of additional land inventory to attract new industries and spur continued job creation and economic development; and,

WHEREAS, the City Council recognizes that SPFB is a quasi-public entity created by the City of Springdale according to Arkansas statutes, and therefore, serves to benefit the City of Springdale and its inhabitants.

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

Section 1. The prior agreement between the City and the SPFB concerning repayment of the \$2,000,000 advanced for the Improvements is hereby amended to authorize the SPFB to retain and repurpose said funds for purposes allowed by Arkansas law including the acquisition of additional land to promote industrial recruitment, job creation, and economic development, and the City Council hereby confirms that the SPFB shall have no obligation to repay the \$2,000,000.

Section 2. The Mayor and City officials are authorized to execute all documents and take all actions necessary to effectuate this Resolution.

Section 3. This Resolution replaces and supersedes Resolution No. 26-21 passed by the Springdale City Council on February 23, 2021.

PASSED AND APPROVED this 10th day of November, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

A RESOLUTION SETTING A HEARING DATE ON A PETITION TO ABANDON TWO UTILITY EASEMENTS OVER AND ACROSS PROPERTY LOCATED IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

WHEREAS, HCB, LLLP, has petitioned for the abandonment of two utility easements on Parcel No. 815-28936-000, said easements having both been filed for record in 1945 as Document 358-399 and Document 371-370 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and the portions of said easements to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

PARTIAL UTILITY EASEMENT VACATION DESCRIPTION:

BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER FOR SAID SECTION 2; THENCE SOUTH 02°23’37” WEST ALONG THE EAST SECTION LINE BEING COINCIDENT WITH THE CENTERLINE FOR HIGHWAY 71, A DISTANCE OF 1075.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°23’37” WEST ALONG SAID LINES, 210.25 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT; THENCE ALONG THE SOUTH BOUNDARY OF THE DESCRIBED TRACT FOR THE FOLLOWING TWO (2) CALLS: 1) DEPARTING SAID EAST LINE & CENTERLINE NORTH 87°36’25” WEST CROSSING A FOUND 5/8” REBAR NO CAP AT A DISTANCE OF 37.53 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 327.98 FEET TO A 5/8” REBAR NO CAP; 2) NORTH 88°54’32” WEST A DISTANCE OF 84.97 FEET TO THE SOUTHWEST CORNER OF THE DESCRIBED TRACT; THENCE DEPARTING SAID SOUTH BOUNDARY NORTH 02°01’27” EAST ALONG THE WEST LINE OF THE DESCRIBED TRACT, A DISTANCE OF 208.66 FEET TO THE NORTHWEST CORNER OF THE DESCRIBED TRACT BEING A FOUND 5/8” REBAR NO CAP; THENCE SOUTH 88°05’41” EAST ALONG THE NORTH LINE OF THE DESCRIBED TRACT, CROSSING A FOUND ½” REBAR NO CAP AT A DISTANCE OF 159.54 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 414.29 FEET TO THE POINT OF BEGINNING CONTAINING 1.98 ACRES MORE OR LESS.

And as shown on the attached Exhibit “A”. More commonly known as 1210 S. Thompson Street, Springdale, Washington County, Arkansas.

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that November 25, 2025, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

PASSED AND APPROVED this 28th day of October, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

EXHIBIT

EAST 1/4 CORNER
SECTION 2
T-17-N R-30-W



GRAPHIC SCALE IN FEET



N2°23'37"E 1075.99'

P.O.B.

S88°05'41"E 414.29'

PARCEL 815-28936-000

HCB LLLP

DEED RECORD 2023-00003060

GAS RIGHT OF WAY GRANT
FOR THE BENEFIT OF ARKANSAS WESTERN GAS
DOCUMENT 358-399

S2°23'37"W 210.25'

N88°54'32"W 84.97'

N87°36'25"W 327.98'

N2°01'27"E 208.66'

DRAWING: G:\25802200_FPSRINGDALE\SURVEY\DWG\GAS EXHIBIT.DWG
LAYOUT: ----, LAST SAVED: KM676, 10/13/2025 1:29:05 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 10/13/2025 1:33:38 PM (PLOTTED BY: VALID ON HARD COPY ONLY)

NOTE:
THIS EASEMENT EXHIBIT IS A GRAPHICAL REPRESENTATION OF
THE EASEMENT DESCRIPTION, AND DOES NOT CONSTITUTE A
BOUNDARY SURVEY.

PROJECT NO.:

25802200

DRAWN BY:

DATE:

10/13/2025

SHEET:

CHECKED:

1 OF 1

10825 Financial Centre Parkway, Suite 300
Little Rock, Arkansas 72211



Crafton Tull

501.664.3245 | 501.664.6704 f
www.craftontull.com

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EXHIBIT

EAST 1/4 CORNER
SECTION 2
T-17-N R-30-W



GRAPHIC SCALE IN FEET



N2°23'37"E 1075.99'

P.O.B.

S88°05'41"E 414.29'

PARCEL 815-28936-000

HCB LLLP

DEED RECORD 2023-00003060

WATER AND SEWER RIGHT OF WAY GRANT
FOR THE BENEFIT OF WATER, AND SEWER COMPANY, OF SPRINGDALE, ARKANSAS
DOCUMENT 371-370

S2°23'37"W 210.25'

N87°36'25"W 327.98'

N88°54'32"W 84.97'

N2°01'27"E 208.66'

DRAWING: G:\25802200_FPSRINGDALE\SURVEY\DWG\WATER & SEWER EXHIBIT.DWG
LAYOUT: ---, LAST SAVED: KM676, 10/13/2025 1:32:16 PM
LAST PLOTTED BY: KEVIN MONTGOMERY, 10/13/2025 1:32:38 PM (PLOTTED BY: VALID ON HARD COPY ONLY)

NOTE:
THIS EASEMENT EXHIBIT IS A GRAPHICAL REPRESENTATION OF
THE EASEMENT DESCRIPTION, AND DOES NOT CONSTITUTE A
BOUNDARY SURVEY.

PROJECT NO.: 25802200		10825 Financial Centre Parkway, Suite 300 Little Rock, Arkansas 72211	
DRAWN BY:	DATE: 10/13/2025	 Crafton Tull 501.664.3245 t 501.664.6704 f www.craftontull.com	
SHEET: 1 OF 1	CHECKED:		

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The City Council of the City of Springdale met in regular session on Tuesday, October 14, 2025 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

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

Department heads present:

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

Mayor Sprouse requested to move Item 12a to 9b. Mike Overton made the motion and Mark Fougrousse seconded the motion. A verbal vote was taken with all ayes and no nays.

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Harriman moved the minutes of the September 23, 2025 City Council meeting be approved as presented. Council Member Overton made the second.

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

PUBLIC HEARING

A public hearing was held on a Resolution authorizing the issuance of revenue bonds by the Springdale Public Facilities Board for the Arkansas Children’s Hospital expansion. Shep Russell, Bond Counsel with Friday, Eldredge & Clark spoke on the bond issue, that will be up to \$24 million. There’s no obligation for the City or the Public Facilities Board but it’s his duty to share the information. The bonds are tax-exempt. Dr. Rustin Morse, M.D, the Chief Administrator at Arkansas Children’s Hospital provided details of the expansion. The public hearing was closed.

A second Public Hearing was held on a petition to vacate a portion of two utility easements in the City of Springdale, Arkansas. The public hearing was closed.

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

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

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

RESOLUTION NO. 154 – 25; AUTHORIZING THE ISSUANCE OF REVENUE BONDS BY THE CITY OF SPRINGDALE PUBLIC FACILITIES BOARD TO FINANCE A PORTION OF THE COSTS OF ACQUIRING, CONSTRUCTING, EQUIPPING AND FURNISHING AN EXPANSION OF THE PEDIATRIC HOSPITAL OWNED AND OPERATED BY ARKANSAS CHILDREN'S NORTHWEST INC.; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

City Attorney Ernest Cate read and presented the Resolution.

RESOLUTION NO. 154-25

A RESOLUTION AUTHORIZING THE ISSUANCE OF REVENUE BONDS BY THE CITY OF SPRINGDALE PUBLIC FACILITIES BOARD TO FINANCE A PORTION OF THE COSTS OF ACQUIRING, CONSTRUCTING, EQUIPPING AND FURNISHING AN EXPANSION OF THE PEDIATRIC HOSPITAL OWNED AND OPERATED BY ARKANSAS CHILDREN'S NORTHWEST INC.; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

WHEREAS, pursuant to Ordinance No. 3815 adopted January 10, 2006, as amended (the “Creating Ordinance”), the City Council of the City of Springdale, Arkansas (the “City”) created the City of Springdale Public Facilities Board (the “Board”); and

WHEREAS, the Board has the power and authority under the Creating Ordinance and Arkansas Code Annotated §§14-137-101, et seq. (the “Authorizing Legislation”) to, among other things, finance the acquisition, construction, equipping and furnishing of health care facilities; and

WHEREAS, Arkansas Children’s Northwest, Inc. ("ACNW"), an Arkansas nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), owns and operates a pediatric hospital located at 2601 Gene George Blvd. in the City (the “Hospital”); and

WHEREAS, ACNW proposes to acquire, construct, equip and furnish an expansion of the Hospital (the "Hospital Expansion Project") that will consist of new construction of approximately 49,500 square feet, the renovation of approximately 22,900 square feet and new shell space for future growth of approximately 22,500 square feet; and

WHEREAS, the Hospital Expansion Project will add 15 inpatient beds, two operating rooms and other facility improvements and expansions; and

WHEREAS, ACNW leases space in the medical office building across the street from the Hospital (the "MOB") for outpatient services and the third and fourth floors of the MOB are being built out to add additional exam rooms for outpatients (the "MOB Expansion Project"); and

WHEREAS, the Hospital Expansion Project and the MOB Expansion Project (collectively, the "Expansion Project") are estimated to cost approximately \$82,700,000 and the Board proposes to finance a portion of the costs of the Hospital Expansion Project with the

proceeds of revenue bonds to be issued by the Board in the maximum principal amount of \$24,000,000 (the “Bonds”) with the balance of the costs of the Expansion Project to be paid from available funds of ACNW, or its affiliates, and gifts or grants, or a combination thereof; and

WHEREAS, the MOB Expansion Project has an estimated cost of \$5,000,000 and will not be financed with the Bonds; and

WHEREAS, the Bonds will be special obligations of the Board to be payable solely from payments received by the Board under a loan agreement with ACNW and from guarantees made by affiliates of ACNW; and

WHEREAS, the Bonds will be issued as "qualified 501(c)(3) bonds" as defined in Section 145 of the Code; and

WHEREAS, a public hearing on the question of the issuance of the Bonds has been held before the City Council on this day following the publication of a notice of such hearing in the Northwest Arkansas Democrat Gazette, a newspaper of general circulation within the City, on September 18, 2025; and

WHEREAS, the City Council has determined that the public purposes for which the Bonds are to be issued serve a proper need;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Springdale, Arkansas:

Section 1. That the issuance of the Bonds by the Board to finance a portion of the costs of the Hospital Expansion Project, all as described above, is hereby authorized and is in all respects approved.

Section 2. That by the adoption of this Resolution the City assumes no liability or responsibility for the repayment of the Bonds.

Section 3. That the provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision shall for any reason be declared illegal or invalid, such declaration shall not affect the validity of the remainder of this Resolution.

Section 4. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This Resolution shall be in force and effect immediately upon and after its passage.

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

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

The Resolution was numbered 154-25.

RESOLUTION NO. 156 – 25; AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A LEASE AGREEMENT WITH THE CITY CHURCH NWA, INC. ON PROPERTY OWNED BY THE CITY OF SPRINGDALE

Brian Powell read the Resolution and Colby Fulfer presented

RESOLUTION NO. 156-25

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A LEASE AGREEMENT WITH

**THE CITY CHURCH NWA, INC. ON PROPERTY OWNED
BY THE CITY OF SPRINGDALE**

WHEREAS, the City owns property located in Washington County, Arkansas, more commonly known as 205 Park Street and 610 E. Grove Avenue, Springdale, Arkansas, Tax Parcel No. 815-24886-000, Parcel No. 815-24887-000, and Parcel No. 815-24888-000 ("the Property");

WHEREAS, The City Church NWA, Inc., has requested to lease the Property for the operation of a church (Use Unit 42 of the City's Zoning Ordinance) and other purposes as allowed by the City;

WHEREAS, the City of Springdale wishes to enter into a lease agreement with The City Church NWA, Inc., to memorialize the terms of their use of the Property;

WHEREAS, the City Church NWA, Inc., wishes to enter into the Lease Agreement attached hereto as Exhibit "A" and incorporated herein by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are authorized to execute the Lease Agreement, attached as Exhibit "A" hereto, with The City Church NWA, Inc., for the purposes contained therein.

Council Member Harriman moved the Resolution be adopted, adding "Where As" clause explaining the terms. Council Member Fougousse made the second.

Council Member Overton moved the Emergency Clause be adopted. Council Member Harriman made the second. A discussion was had in regards to the move in date. The lease says November 1. Mr. Fulfer asked if the church could move in prior to November 1, after the lease is fully executed.

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

The Resolution was numbered 156-25.

APPOINTMENTS & REAPPOINTMENTS

RESOLUTION NO. 155 – 25; APPROVING A REAPPOINTMENT TO THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SPRINGDALE.

Mayor Sprouse read and presented the Resolution.

RESOLUTION NO. 155-25

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

WHEREAS, Delia Anderson currently serves on the Housing Authority Commission with a term set to expire on October 27, 2025, and

WHEREAS, the Board members of the Housing Authority of the City of Springdale, Arkansas, serve a term of five years; and

WHEREAS, the Board of Commissioners has recommended the reappointment of Delia Anderson to the Springdale Housing Authority Commission, and

WHEREAS, the Board of Commissioners of the Housing Authority, under authority of Arkansas Code 14-169-208, passed and approved Resolution No. 827-25, reappointing Delia Anderson, subject to the approval of the City Council, for a five-year term that will expire October 27, 2030.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the reappointment of Delia Anderson to the Board of Commissioners of the Housing Authority is hereby approved with a term set to expire on October 27, 2030.

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 155-25.

PLANNING COMMISSION

ORDINANCE NO. 6139 – AMENDING ARTICLE 4, SECTION 4.3 OF THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, 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 Harriman moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Overton made the second.

After the vote was taken, motion carried 8-0

The Ordinance was numbered 6139

ORDINANCE NO. 6140 – AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-50) CERTAIN LANDS LOCATED ON OLD WIRE ROAD, SOUTHWEST OF BITTER LANE, FROM LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) TO A LIGHT INDUSTRIAL DISTRICT (I-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” with an Emergency Clause. Council Member Overton 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 6140.

FINANCE COMMITTEE

RESOLUTION NO. 157-25; A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH GARVER, LLC FOR PROFESSIONAL SERVICES RELATED TO THE PREPARATION OF A UNIFIED DEVELOPMENT CODE FOR THE CITY OF SPRINGDALE

Finance Committee Chairman Brian Powell read the Resolution. Sharon Tromburg Presented.

RESOLUTION NO. 157-25

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT FOR PROFESSIONAL SERVICES WITH GARVER, LLC FOR PROFESSIONAL SERVICES RELATED TO THE PREPARATION OF A UNIFIED DEVELOPMENT CODE FOR THE CITY OF SPRINGDALE

WHEREAS, the City of Springdale recognizes the need to consolidate its existing development regulations into a single Unified Development Code (UDC) as current regulations are dispersed across multiple chapters of the City's Code of Ordinances, containing outdated standards, redundancies, and inconsistencies that make them difficult to navigate and enforce;

WHEREAS, the City issued Request for Qualifications – Preparation of Unified Development Code, City of Springdale, Arkansas, open to all qualified firms, with the intent of selecting a single consultant to accomplish all services outlined therein;

WHEREAS, an evaluation process was conducted by an advisory committee of staff members appointed by the Mayor, who independently reviewed and scored all submittals based on the team's relevant experience, qualifications of key personnel, understanding of the project and scope, proposed methodology, demonstrated ability to resolve complex regulatory issues, and consideration of references;

WHEREAS, through this evaluation process, Garver, LLC was selected as the most qualified consultant to prepare the Unified Development Code;

WHEREAS, the UDC will serve as a tool to implement the City's Comprehensive Land Use Plan, Master Street Plan, Master Trails Plan, and Downtown Master Plan, while also addressing market trends, best practices, and unique local development challenges;

NOW, THEREFORE, BE IT RESOLVED BY THE SPRINGDALE CITY COUNCIL, that the Mayor and City Clerk are hereby authorized to enter into an agreement with Garver, LLC, for professional services related to the preparation of a Unified Development Code, on an hourly basis in an amount not to exceed **three hundred eighty-six thousand seven hundred sixty-three dollars and Fifty Cents (\$386,763.50)**, to be paid from the City's Unrestricted General Fund.

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

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

The Resolution was numbered 157-25.

RESOLUTION NO. 158-25; AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH GARVER, LLC FOR PROFESSIONAL SERVICES TO UPDATE THE CITY OF SPRINGDALE COMPREHENSIVE LAND USE PLAN

Finance Committee Chairman Brian Powell read the Resolution. Sharon Tromburg Presented.

RESOLUTION NO. 158-25

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH GARVER, LLC FOR PROFESSIONAL SERVICES TO UPDATE THE CITY OF SPRINGDALE COMPREHENSIVE LAND USE PLAN

WHEREAS, the Comprehensive Land Use Plan provides the foundation for Springdale's zoning, subdivision, and development regulations, and is a critical component for preparation of the Unified Development Code (UDC);

WHEREAS, the City's current Comprehensive Land Use Plan was last updated in 2010, and therefore does not reflect more than a decade of growth and change, including the 2020 annexation of the former Bethel Heights;

WHEREAS, Springdale has experienced significant development pressures as one of the fastest-growing cities in Arkansas, and an updated Land Use Plan is urgently needed to guide land use decisions, infrastructure planning, and economic growth;

WHEREAS, the Planning Department originally intended to complete the Unified Development Code as a single comprehensive project, but determined it necessary to separate the processes and prioritize completion of the Land Use Plan to provide the essential policy basis for the forthcoming UDC;

WHEREAS, following an evaluation process conducted by the Unified Development Code Advisory Committee, Garver, LLC was determined to be the most qualified consulting firm and has been requested to prepare the Land Use Plan update;

NOW, THEREFORE, BE IT RESOLVED BY THE SPRINGDALE CITY COUNCIL, that the Mayor and City Clerk are hereby authorized to enter into an agreement with Garver, LLC, for professional services related to the update of the City of Springdale's Comprehensive Land Use Plan, in an amount not to exceed **eighty-three thousand nine hundred thirty-eight dollars (\$83,938.00)**, to be paid from the City's Unrestricted General Fund.

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 Brian Powell abstained

The Resolution was numbered 158-25.

RESOLUTION NO. 159-25; AMENDING THE 2025 BUDGET OF THE CITY OF SPRINGDALE

Chairman Brian Powell read the Resolution and Deputy Chief of Staff Anna McKinney presented.

RESOLUTION NO. 159-25

**A RESOLUTION AMENDING THE 2025 BUDGET OF THE
CITY OF SPRINGDALE**

WHEREAS, the City of Springdale Administration recently experienced a destructive hail storm that damaged a portion of their city-owned vehicles, and

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

WHEREAS, the Administration has requested that these funds be appropriated to their *Other Equipment Maintenance* account.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2025 Budget of the City of Springdale Administration is hereby amended as follows:

Present

Amended

<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Administration	101-0101-411.51-19	Other Equip. Maintenance	\$2,000.00	\$ 2,897.05	\$ 4,897.05

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

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

The Resolution was numbered 159-25.

RESOLUTION NO. 160 - 25; AMENDING THE 2025 BUDGET OF THE CITY OF SPRINGDALE FIRE DEPARTMENT

Chairman Brian Powell read the Resolution and Deputy Chief of Staff Anna McKinney presented.

RESOLUTION NO. 160-25

**A RESOLUTION AMENDING THE 2025 BUDGET OF THE
CITY OF SPRINGDALE
FIRE DEPARTMENT**

WHEREAS, the City of Springdale Fire Department recently experienced a destructive hail storm damaging several city-owned vehicles and an accident that caused damage to Medic 5, and

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

WHEREAS, the Fire Department has requested that a portion of these funds be appropriated for vehicle repairs.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2025 budget of the City of Springdale Fire Department is hereby amended as follows:

			Present		Amended
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Fire Department	101-0601-422.50-11	Vehicle Maintenance	\$296,208.00	\$83,964.27	\$380,172.27

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

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

The Resolution was numbered 160-25.

RESOLUTION NO. 161 - 25; AMENDING THE 2025 BUDGET OF THE CITY OF SPRINGDALE NEIGHBORHOOD SERVICES DEPARTMENT

Chairman Brian Powell read the Resolution and Deputy Chief of Staff Anna McKinney presented.

RESOLUTION NO. 161-25

A RESOLUTION AMENDING THE 2025 BUDGET OF THE
CITY OF SPRINGDALE NEIGHBORHOOD SERVICES
DEPARTMENT

WHEREAS, the City of Springdale Neighborhood Services recently experienced a destructive hail storm that damaged a portion of their city-owned vehicles, and

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

WHEREAS, Neighborhood Services has requested that these funds be appropriated to their *Vehicles* account.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2025 Budget of the City of Springdale Neighborhood Services Department is hereby amended as follows:

<u>Department</u>	<u>Account No.</u>	<u>Description</u>	Present	Amended	
			<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Neighborhood Services	101-0111-422.51-11	Vehicles	\$3,500.00	\$21,918.56	\$25,418.56

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

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

The Resolution was numbered 161-25.

RESOLUTION NO. 162-25; AUTHORIZING THE MAYOR AND CITY CLERK TO AMEND
A DEVELOPER’S AGREEMENT TO UPGRADE APPLE RD.

Chairman Brian Powell read the Resolution and Engineering Director Ben Peters presented.

RESOLUTION NO. 162-25

A RESOLUTION AUTHORIZING THE MAYOR AND CITY
CLERK TO AMEND A DEVELOPER’S AGREEMENT TO
UPGRADE APPLE RD.

WHEREAS, An agreement has been entered between the City of Springdale and the developer of Teslar to improve Apple Rd in November of 2024;

WHEREAS, The City of Springdale acquired the two properties needed to complete the improvements;

WHEREAS, The actual bid submitted to the developer by Emery Sapp and Sons exceeded the engineers estimate of improvement costs;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to amend the agreement for the City’s share from \$322,186 to \$627,131.59 to be paid out of 2023 Bond Funds 23BPS17.

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 162-25.

RESOLUTION NO. 163-25; AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH CREEKSIDE COMMERCIAL LLC FOR A COST SHARE TO CONSTRUCT A ROAD FROM 45TH STREET TO 40TH STREET.

Chairman Brian Powell read the Resolution and Engineering Director Ben Peters presented.

RESOLUTION NO. 163-25

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH CREEKSIDE COMMERCIAL LLC FOR A COST SHARE TO CONSTRUCT A ROAD FROM 45TH STREET TO 40TH STREET.

WHEREAS, A preliminary plat for Creekfront 49 subdivision has been approved for construction;

WHEREAS, the traffic from the subdivision will increase left turn movements at 45th street and Wagon Wheel Rd and the intersection is too close to the I49 ramp traffic signal for an additional signal;

WHEREAS, the developer has proposed a cost share agreement to split the cost of the new road with the City:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to enter into an agreement for the construction of a road from 45th Street to 40th street at a 78% City share of \$1,233,156 to be paid out of 2023 Bond Funds.

Additionally, the Mayor and City Clerk are authorized to acquire the necessary right of way in compliance with the Land Acquisition Policy.

The Mayor may approve change orders up to 10% of the original contract amount.

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

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

The Resolution was numbered 163-25.

RESOLUTION NO. 164-25; AUTHORIZING THE MAYOR AND CITY CLERK TO REIMBURSE SPRINGDALE WATER UTILITIES FOR COSTS TO LINE THE WATER SUPPLY LINE FROM RABBITS FOOT SPRING TO LAKE SPRINGDALE.

Chairman Brian Powell read the Resolution and Engineering Director Ben Peters presented.

RESOLUTION NO. 164-25

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO REIMBURSE SPRINGDALE WATER UTILITIES FOR COSTS TO LINE THE WATER SUPPLY

**LINE FROM RABBITS FOOT SPRING TO LAKE
SPRINGDALE.**

WHEREAS, Lake Springdale is a spring fed lake from Rabbits Foot Spring;

WHEREAS, the existing clay pipe conveying this water that was installed in mid-20th century, has become broken and plugged with tree roots, dropping the water level in the lake;

WHEREAS, Springdale Water Utilities has a contract with Insituform to line sewer pipes around town and is willing to add this work to their contract;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to reimburse Springdale Water Utilities for actual costs to line the existing clay water supply line with a budget of \$200,000. to be paid from unrestricted general fund.

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

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

The Resolution was numbered 164-25.

RESOLUTION NO. 165-25; AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH HALFF CONSULTING ENGINEERS FOR THE DESIGN OF A DRAINAGE SYSTEM FROM MURPHY PARK TO THE CHANNEL NORTH OF ALLEN AVE.

Chairman Brian Powell read the Resolution and Engineering Director Ben Peters presented.

RESOLUTION NO. 165-25

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH HALFF CONSULTING ENGINEERS FOR THE DESIGN OF A DRAINAGE SYSTEM FROM MURPHY PARK TO THE CHANNEL NORTH OF ALLEN AVE.

WHEREAS, The drainage system downstream of Murphy Park has been identified as deficient and structural flooding has occurred;

WHEREAS, Halff Engineering was contracted to analyze the drainage system;

WHEREAS, The drainage system needs additional improvements to comply with current stormwater standards as outlined in Chapter 106;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to enter into a contract with Halff Engineers to analyze and design a drainage upgrade from Murphy Park to the channel north of Allen Ave. with an hourly, not to exceed cost of \$212,500.00 to be paid from unrestricted general fund.

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

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

The Resolution was numbered 165-25.

RESOLUTION: A Resolution authorizing payment of an invoice (Project No. BPSC1)

Mayor Sprouse read the Resolution and Deputy Chief of Staff Anna McKinney presented.

A motion was made to table the Resolution until the next City Council meeting on October 28, 2025. Buffalo Builder's has been given a punch list to complete tasks at the Senior Center before this invoice will be paid.

Council Member Overton made a motion to table the Resolution. Council Member Harriman seconded the motion.

After the vote was taken, motion carried 8-0

POLICE & FIRE COMMITTEE

RESOLUTION NO. 166 - 25; AUTHORIZING THE PURCHASE OF FIRE TRAINING EQUIPMENT FOR THE SPRINGDALE FIRE DEPARTMENT AND TO WAIVE COMPETITIVE BIDDING (PROJECT NO. CP2504).

Chairman Randall Brian Powell read the Resolution and Fire Chief Blake Holte presented.

RESOLUTION NO. 166-25

A RESOLUTION AUTHORIZING THE PURCHASE OF FIRE TRAINING EQUIPMENT FOR THE SPRINGDALE FIRE DEPARTMENT AND TO WAIVE COMPETITIVE BIDDING (PROJECT NO. CP2504)

WHEREAS, the City of Springdale was awarded an ARPA Grant from the State of Arkansas Governor's Office for Regional Fire Training, in the amount of \$750,000.00, and

WHEREAS, the Springdale Fire Department is requesting to purchase a flashover simulator, to be used for regional fire training at Mickey Jackson Training Center, and

WHEREAS, the total for the requested flashover simulator is \$114,597.66 to be paid for using the State Award Funds out of the Unrestricted General Fund, and

WHEREAS, the requested flashover simulator is available on the Arkansas State Buy Board, and

WHEREAS, due to the nature of this purchase, the Springdale Fire Department is requesting to waive competitive bidding under Ark Code Ann. §14-58-303.

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

1. The Mayor and City Clerk are hereby authorized to appropriate funds for the purchase of a flashover simulator for the Springdale Fire Department, to be used for regional fire training at Mickey Jackson Training Center, in the amount of \$114,597.66, to be paid for using the State Award Funds out of the Unrestricted General Fund.
2. Due to the nature of this purchase, competitive bidding is hereby waived under Ark Code Ann. §14-58-303.

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

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

The Resolution was numbered 166-25.

PARKS & RECREATION COMMITTEE

RESOLUTION NO. 167 - 25; ADOPTING A TRAIL NAMING POLICY TO STANDARDIZE WAYFINDING ON SPRINGDALE TRAILS

Committee Chairman Randall Harriman read the Resolution and Engineering Director Ben Peters presented.

RESOLUTION NO. 167-25

**A RESOLUTION ADOPTING A TRAIL NAMING POLICY TO
STANDARDIZE WAYFINDING ON SPRINGDALE TRAILS**

WHEREAS, historically trail names in Springdale have been chosen informally and never officially adopted by the City Council, and

WHEREAS, as the city's active transportation network continues to grow, an increased need for clarity and standardization of wayfinding has become apparent, and

WHEREAS, the Active Transportation Committee has recommended a formal Trail Naming Policy for adoption by the city council in order to address these needs.

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

The City of Springdale hereby adopts the Trail Naming Policy as recommended by the Active Transportation Committee.

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

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

The Resolution was numbered 167-25.

ORDINANCE COMMITTEE

ORDINANCE NO. 6141: APPROVING THE PRIVATE CLUB PERMIT FOR BACKROOM ART LOUNGE & SOCIAL CLUB, AND ALLOWING FOR THE APPLICATION OF THE REQUIRED PERMITS FROM THE ARKANSAS ALCOHOLIC BEVERAGE CONTROL DIVISION PER ARKANSAS CODE ANNOTATED §3-9-222 AS AMENDED AND FOR OTHER PURPOSES; AND DECLARING AN EMERGENCY.

Committee Chairman Mike Lawson read the Ordinance and Ernest Cate presented.

After reading the title of the Ordinance, Council Member Taldo moved the Ordinance "Do Pass" with an Emergency Clause. 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 6141.

ORDINANCE NO. 6142: VACATING AND ABANDONING A PORTION OF TWO UTILITY EASEMENTS, PURSUANT TO ARK. CODE ANN. §14-301-301, et seq., DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

City Attorney Ernest Care read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Lawson 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 6142.

ORDINANCE NO. 6143: 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. The address is 1256 A&B Homestead Loop.

City Attorney Ernest Care read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Overton moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Lawson 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 6143.

ORDINANCE NO. 6144: 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. Westwood Parcel

City Attorney Ernest Care 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 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 6144

RESOLUTION NO. 168-25; SETTING A HEARING DATE ON A PETITION TO VACATE A PORTION OF BARKER LANE.

City Attorney Ernest Care read and presented the Resolution. The hearing will be held on Monday, November 10, 2025.

RESOLUTION NO. 168-25

**A RESOLUTION SETTING A HEARING DATE ON A
PETITION TO VACATE A PORTION OF BARKER LANE.**

WHEREAS, Community Development Corporation of Bentonville/Bella Vista has petitioned for the abandonment of a portion of a dedicated public street, more commonly known as a portion of Barker Lane, described as follows:

BARKER LANE VACATION DESCRIPTION:

Vacating all that part of Barker lane within the south half of Tom Carrel Subdivision, filed for record as plat record 4 page 91, being more particularly described as follows: Beginning at the northeast corner of Lot 10B according to the Replat of Lot 10, of the Tom Carrel Subdivision, filed for record as plat record 17 page 93; thence South 02 degrees 25 minutes 53 seconds West (assumed bearing) on the east line of said lot 10B and the east line of Lot 11 of Tom Carrel Subdivision, 659.22 feet to the south line of Tom Carrel Subdivision; thence South 87 degrees 35 minutes 25 seconds East on said south line, 20.00 feet; thence North 02 degrees 25 minutes 53 seconds East parallel to the east line of said Lot 10B and Lot 11, a distance of 659.21 feet to the north line of Lot 9 of said Tom Carrel Subdivision; thence North 87 degrees 32 minutes 00 seconds West on said north line, 20.00 feet to the point of beginning.

And as shown on the attached Exhibit "A".

WHEREAS, the City Council for the City of Springdale, Arkansas, finds that a hearing date should be set on the petition pursuant to Ark. Code Ann. §14-301-301, *et seq.*;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that November 10, 2025, at 6:00 p.m. be set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time, as required by law.

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

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

The Resolution was numbered 168-25.

COMMENTS FROM COUNCIL MEMBERS

Jeff Watson stated that a tree on the trail North of Springdale has died and needs to be removed. The Mayor will ask Parks & Rec to take care of that. Mr. Watson also mentioned that a creek flooded and washed debris onto the trail near George's. James Smith will contact the Corp of Engineering to handle that.

COMMENTS FROM DEPARTMENT HEADS

None

ADJOURNMENT

Council Member Overton made a motion to adjourn. After a voice vote of all ayes and no nays, the meeting adjourned at 7:03 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer