

- **The next City Council Committee Meeting will be Monday, October 5th, 2026.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, September 22nd, 2026**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Jeff Watson

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, September 8th, 2026. Pgs. 94-104**
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) **10A; 11** (Motion must be approved by two-thirds (2/3) of the council members).*

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

- A. **A Resolution** adopting an Artificial Intelligence and Automated Decision Tool Policy for the City of Springdale, Arkansas. Presented by Mark Gutte, IT Director. **Pgs. 1-3**

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

- A. **A Resolution** appropriating funds for Technology Modernization Phase 1 for the City of Springdale, Arkansas. Presented by Mark Gutte, IT Director & Colby Fulfer, Chief of Staff. **Pgs. 4-15**

- B. **A Resolution** amending the 2026 Budget of the City of Springdale, Arkansas. Presented by Lori Proud, Senior Center Director. **Pg. 16**

- C. **A Resolution** authorizing an Animal Services position change. Presented by Laura Morrow, Animal Services Director. **Pg. 17**

- D. **A Resolution** authorizing the expenditure of funds to acquire property from Diane Lindsley, Leslie Jean Treat and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4. Presented by Garrett Harlan, City Attorney. **Pgs. 18-28**

- E. **A Resolution** authorizing the expenditure of funds to acquire property from Diane Lindsley, Leslie Jean Treat and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4. Presented by Garrett Harlan, City Attorney. **Pgs. 29-39**

F. **A Resolution** authorizing the Mayor and City Clerk to amend a professional design contract for Southside Intersections, Project No. 23BPS9. Presented by Ryan Carr, Engineering Deputy Director. **Pgs. 40-61**

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

A. **A Resolution** accepting a grant award from the Walton Family Foundation Design Excellence Program for Shiloh Square and authorizing the execution of the grant agreement and related documents. **Pg. 62**

B. **A Resolution** approving a waiver (W26-41) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to HKH Residence Trust in connection with 8857 and 8781 West Miller Road, a single-family dwelling. **Pg. 63-65**

C. **A Resolution** approving a waiver (W26-43) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Stair Steppers, LLC in connection with 206 West Maple Avenue, two single-family dwellings. **Pgs. 66-68**

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

A. **An Ordinance** amending Chapter 22-91 of the Code of Ordinances of the City of Springdale, Arkansas. Presented by Mike Chamlee, Building Director. **Pg. 69**

11. **An Ordinance** 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. Presented by Garrett Harlan, City Attorney. **Pgs. 70-93**

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

RESOLUTION NO. _____

**A RESOLUTION ADOPTING AN ARTIFICIAL
INTELLIGENCE AND AUTOMATED DECISION TOOL
POLICY FOR THE CITY OF SPRINGDALE, ARKANSAS.**

WHEREAS, Ark. Code Ann. § 25-1-128 requires the City of Springdale to adopt a policy governing the authorized use of artificial intelligence and automated decision tools; and

WHEREAS, the City Council finds that adopting such a policy will promote the responsible, secure, and lawful use of these technologies in City operations.

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

Section 1. The City of Springdale Artificial Intelligence Policy attached as Exhibit A is hereby adopted as the official policy of the City.

Section 2. The Mayor, or the Mayor's designee, is authorized and directed to implement the policy, develop and provide the employee training required by Ark. Code Ann. § 25-1-128, and take other reasonable administrative actions necessary to ensure compliance.

PASSED AND APPROVED this 22nd day of September, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

CITY OF SPRINGDALE ARTIFICIAL INTELLIGENCE POLICY

1. Purpose

This policy establishes guidelines for the authorized and prohibited use of artificial intelligence (AI) and automated decision tools by employees and contractors of the City of Springdale (hereinafter “the City”), in compliance with Act 848 of 2025 (Ark. Code Ann. § 25-1-128).

2. Definitions

Artificial Intelligence (AI): A machine-based system that, based on human-defined objectives, can make predictions, recommendations, or decisions influencing real or virtual environments.

Automated Decision Tool: A system or service that uses AI and has been specifically developed and marketed, or specifically modified, to make or to be a controlling factor in making consequential decisions.

Employee: Any person employed by the City.

3. Authorized Use

- a. AI and automated decision tools may be used to enhance efficiency, accuracy, and service delivery in city operations.
- b. All consequential decisions involving AI tools must be reviewed and finalized by a human employee or authorized designee.
- c. AI tools must not be used to make autonomous decisions without human oversight.

4. Prohibited Use

In accordance with Section (d) of Act 848, AI and automated decision tools shall not be used by city employees to:

- a. Express personal political opinions to elected officials unless within the scope of the employee’s job duties or upon request by an elected official or public entity;
- b. Engage in lobbying an elected official on a personal opinion if the employee is not a registered lobbyist for the city;
- c. Engage in illegal activities or activities otherwise prohibited by federal or state law;
- d. Intentionally override or avoid the security and system integrity procedures of the city.

5. Protecting Personal Information

Employees must never input Personally Identifiable Information (PII) into AI tools. This includes, but is not limited to:

- Full names of individuals
- Social Security numbers
- Driver’s license or ID numbers
- Home addresses or phone numbers
- Email addresses
- Medical or financial records

- Employee or student ID numbers
- Photos of individuals without consent

6. Training

All employees using or interacting with AI tools are required to complete training on AI and this policy prior to using AI on city business or equipment.

7. Disciplinary Action

Violations of this policy may result in disciplinary action, up to and including termination, in accordance with the City's personnel policies and procedures.

8. Acknowledgement

I acknowledge that I have read and understood the Artificial Intelligence Policy. I agree to follow all rules, responsibilities, and guidelines outlined in the policy, including the appropriate and ethical use of artificial intelligence tools. I understand that violations of this policy and/or failure to comply with this policy may result in disciplinary action, up to and including termination.

Employee Signature

Date

RESOLUTION NO. _____

**A RESOLUTION APPROPRIATING FUNDS FOR TECHNOLOGY MODERNIZATION
PHASE 1 FOR THE CITY OF SPRINGDALE, ARKANSAS.**

WHEREAS, the City of Springdale relies on technology infrastructure to support essential municipal operations twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year, including Public Safety and other essential services; and

WHEREAS, City technology hardware, firmware, and manufacturer support have finite lifecycles, and planned replacement and support are necessary to maintain reliable and supportable systems and reduce the risk of service interruptions; and

WHEREAS, Phase 1 of the Technology Modernization Project addresses infrastructure, hardware support, recovery capability, network reliability, lifecycle replacement, and Public Safety technology equipment currently used in City operations; and

WHEREAS, Phase 1 of the Technology Modernization Project is proposed at a price not to exceed Seven Hundred Sixty-Five Thousand Dollars (\$765,000.00), with individual amounts representing planning estimates for appropriation purposes and not vendor quotes or purchase commitments; and

WHEREAS, the City Council finds that the appropriation of unrestricted General Fund monies for Phase 1 is in the best interest of the City to maintain continuity of operations and reliable access to essential City systems.

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

Section 1. The City Council hereby appropriates funds from the City's unrestricted General Fund for Phase 1 of the Technology Modernization Project, at a price not to exceed Seven Hundred Sixty-Five Thousand Dollars (\$765,000.00).

Section 2. The appropriation authorized by this Resolution is limited to Phase 1 infrastructure, hardware, hardware support, recovery inventory, power-protection equipment, network equipment, and planned endpoint and Public Safety equipment replacement.

Section 3. Individual Phase 1 item amounts are planning estimates and are not vendor quotes or purchase commitments. All purchases and expenditures made pursuant to this Resolution shall remain within the total appropriation authorized herein and shall comply with applicable Arkansas law and City procurement requirements.

Section 4. This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this ____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

CITY OF SPRINGDALE

Technology Modernization

Phase 1 · Infrastructure & Hardware

Planning appropriation \$765,000

Committee packet · September 2026

Software platform work has been moved to a separate tranche.

Why this request is structured the way it is

Always on

City technology supports Public Safety and other essential services 24 hours a day, 365 days a year. There is no after-hours shutdown.

Finite lifecycles

Hardware, firmware, and support contracts expire on a schedule even when equipment still powers on. Planned replacement is cheaper than an unplanned outage.

Buy down risk now

Phase 1 funds foreseeable continuity, recovery, and lifecycle work before those issues become service interruptions.

What changed after the first Council discussion

- ▶ Windows Server software is removed from this request and moved to Phase 2 (Software & Programs).
- ▶ Hardware support and maintenance stay in Phase 1 because they protect mission-critical infrastructure already in service.
- ▶ Amounts are rounded planning estimates for appropriation — not vendor quotes or purchase commitments.
- ▶ Support terms and end dates are shown so Council can see what is already covered and what this package funds next.

Three phases — one request in front of Committee today

01

THIS REQUEST

Infrastructure & Hardware

\$765,000

Servers, storage, network, firewalls, UPS batteries, video systems, and planned endpoint replacement. Restores supportability and recovery depth.

02

SEPARATE TRANCHE

Software & Programs

Later

Enterprise and departmental software modernization, including platform upgrades identified with departments. Windows Server software sits here.

03

AFTER FOUNDATION

Artificial Intelligence

Later

Governed AI capabilities only after infrastructure, software, policy, and operating practices are in place.

Where the planning amount goes

Rounded for appropriation

Video systems 12 NVR servers · 8 sites	\$200,000	26%
Public Safety field gear 27 MDT / vehicle units	\$200,000	26%
Core support & network Servers, storage, switching support, firewalls	\$170,000	22%
Recovery & sites Spares, 10Gb switch, parks, UPS batteries	\$75,000	10%
Staff computing 60 workstations/laptops · 50 mobiles/tablets	\$120,000	16%

Existing coverage vs. what this package funds

Item	Scope	Already covered	This request funds	Budget
Enterprise servers	3 hosts	Paid through Apr 15, 2027	Apr 16, 2027 – Apr 15, 2029	\$10,000
Enterprise storage	Shared array	Expires August 2027	Two-year extension after expiry	\$45,000
Network switching	City switches	Current term in place	Renewal through Sep 26, 2028	\$45,000
M595 firewalls	2 units	Replacement + redundancy	3 years of support included	\$40,000
T125 firewalls	11 units	Lifecycle replacement	3 years of support included	\$20,000

This is not a request to pay twice for coverage already in force. It funds the next support term after the current term ends.

Hardware support remains in Phase 1 because it protects systems already in production. Software licensing belongs in Phase 2.

If deferred, the City waits longer or runs unsupported

Video / NVR 12 systems · 8 sites \$200,000 Several units cannot move to a supported OS. Others are over camera capacity. Recording availability is the issue.	M595 pair 2 units · 3-yr support \$40,000 Replaces a single-appliance failure model with redundant core connectivity.	T125 units 11 locations · 3-yr support \$20,000 Replaces remote-site equipment at the end of its supported life.	Warehoused spares 5 switches + parts \$20,000 Swap failed hardware immediately instead of waiting on shipment — including nights and weekends.
5420F switch 1 × 10Gb replacement \$10,000 Moves a high-capacity role off a platform reaching end of support.	Park networks 6 locations \$15,000 Standardizes remote park connectivity for reliability and speed.	UPS batteries 48 batteries · 2 UPS \$40,000 Restores battery-backed runtime for central infrastructure during utility loss.	Server + storage Multi-year support \$55,000 Manufacturer recovery for hosts and the shared array that many City systems sit on.

Ordinary equipment — overdue if allowed to pile up

60 units

Workstations & laptops

\$100,000

Continues a regular replacement cycle instead of another large backlog. Supported endpoints fail less and cost less to keep running.

27 units

MDT & vehicle equipment

\$200,000

Public Safety mobile-data and vehicle computing. Field access to dispatch, records, and operational systems cannot wait on failed hardware.

50 units

Mobiles & tablets

\$20,000

City mobile devices used for daily operations. Keeps field and departmental access on supported, replaceable equipment.

These three lines are lifecycle replacement. Separating them from storage, firewalls, and UPS makes the package easier to explain.

THE REQUEST

Approve Phase 1 planning authority of \$765,000

Budget amounts are planning estimates rounded for appropriation. They are not vendor quotes or purchase commitments. Final purchases follow City procurement requirements.

Included	Infrastructure, hardware support, recovery inventory, UPS batteries, and planned endpoint replacement.
Removed	Windows Server software and other software platform work — those move to Phase 2.
Not claimed	This package does not invent new programs. It funds supportability and continuity for systems the City already runs 24/7.
If not funded here	Hardware support obligations move into the operating budget. Deferred replacement becomes next year’s larger backlog.

Technology Modernization

Phase 1: Infrastructure & Hardware

City technology supports operations 24 hours a day, 365 days a year, including Public Safety and other essential services. Technology has finite support, compatibility, and replacement lifecycles. This phase addresses foreseeable infrastructure, lifecycle, and recovery needs before they become service interruptions.

Windows Server software has been removed from this request and moved to Phase 2. Hardware support remains in Phase 1 because it protects mission-critical systems already in production.

Item	Scope / Cost	Purchase rationale	Operational / Security Impact
Video Server / NVR Replacement	12 systems across 8 City sites. \$200,000	Several systems cannot support the current operating-system platform. Others require additional capacity for the number of installed cameras.	Maintains reliable video recording capacity and moves systems to supported platforms.
Enterprise Server Support	3 servers. 2-year support. \$10,000	Current support runs through April 15, 2027. The proposed renewal provides coverage from April 16, 2027 through April 15, 2029, including manufacturer support and hardware replacement coverage.	Reduces recovery time following server hardware failure and maintains supported infrastructure for core City systems.
Enterprise Storage Support	2-year support. \$45,000	Current support expires August 2027. The proposed purchase extends manufacturer support for an additional two years, including hardware recovery and platform support.	Shared storage supports multiple City systems. Active support improves recovery capability and service continuity following a hardware or platform failure.
M595 Firewalls	2 units with 3-year support. \$40,000	Replaces core connectivity equipment and establishes redundant capacity, with support coverage included for three years.	Improves continuity of City internet and cloud connectivity and keeps this infrastructure on a supported platform.
T125 Firewalls	11 units with 3-year support. \$20,000	Replaces equipment at multiple City locations that is reaching the end of its supported lifecycle. The replacement package includes three years of support.	Maintains reliable, supported connectivity at remote City locations.
Network Support	Support through September 26, 2028. \$45,000	Renews manufacturer support for City switching infrastructure through September 26, 2028.	Maintains supported network equipment and access to manufacturer assistance, updates, and recovery resources.
Warehoused Network Spares	5 switches plus critical replacement components. \$20,000	Establishes an on-hand inventory of replacement switches, power supplies, and related components for common equipment failures.	Allows failed equipment to be replaced immediately rather than waiting for shipment, reducing outage duration and improving 24/7 recovery capability.

Item	Scope / Cost	Purchase rationale	Operational / Security Impact
5420F Switch Replacement	1 10Gb switch. \$10,000	Replaces an existing X450 platform that is reaching end of support with the current 5420F replacement platform.	Maintains supported high-capacity network service and avoids continued dependence on an end-of-support platform.
Park Network Upgrades	6 locations. \$15,000	Replaces existing network equipment at six park locations with standardized infrastructure intended to improve reliability and performance.	Improves connectivity and service reliability at remote park facilities.
UPS Battery Replacement	48 batteries supporting 2 UPS systems. \$40,000	Replaces one 24-battery string in each of two central UPS systems. The replacement includes battery installation.	Maintains battery-backed operation of critical technology during utility interruptions and provides time for orderly response to power events.
Workstations & Laptops	60 devices. \$100,000	Continues planned lifecycle replacement of employee computing equipment rather than allowing a large replacement backlog to develop.	Maintains reliable, supportable employee computing and reduces failures and support burden created by deferred replacement.
MDT & Vehicle Equipment	27 units. \$200,000	Replaces Public Safety mobile-data and vehicle computing equipment included in the City's current hardware needs.	Maintains dependable field access to dispatch, records, and other operational systems used by Public Safety.
Mobile Devices & Tablets	50 devices. \$20,000	Continues lifecycle replacement of mobile devices and tablets used for City operations.	Maintains supported and reliable mobile access to City systems.
Phase 1 Budget	\$765,000	<i>Planning estimate for appropriation. Not a vendor quote.</i>	

Support timing · Council question from the first meeting

Enterprise servers. Current coverage is paid through April 15, 2027. This package funds April 16, 2027 through April 15, 2029.

Enterprise storage. Current coverage expires August 2027. This package funds a two-year extension after that date.

Network switching. The proposed renewal provides manufacturer support through September 26, 2028.

Subsequent phases

Phase 2 — Software & Programs. Enterprise and departmental software modernization. Requirements will be developed with departments and brought forward separately. Windows Server software belongs in this tranche.

Phase 3 — Artificial Intelligence. Governed AI capabilities developed after the supporting infrastructure, software, policy, and operational foundations are in place.

RESOLUTION NO.

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY
OF SPRINGDALE SENIOR CENTER

WHEREAS, the Springdale Senior Center experienced damage and water leaks due to the extreme cold in January 2026;

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

WHEREAS, the Springdale Senior Center has requested that these funds be appropriated to their *Insurance/Property* account.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 Budget of the City of Springdale Senior Center 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>
Senior Center	101-0303-453.70-01	Insurance/Property	\$45,000.00	\$148,869.71	\$193,869.71

PASSED AND APPROVED this 22nd day of September, 2026

Doug Sprouse, MAYOR

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, DEPUTY CITY ATTORNEY

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AN ANIMAL SERVICES POSITION CHANGE

WHEREAS, the vacant Lead Animal Control Officer position is a Grade 17 position with an annual pay range of \$44,150.00 to \$66,225.00 and is budgeted at a Step 1 annual salary of \$44,150.00; and

WHEREAS, the Animal Services Department no longer needs the Lead Animal Control Officer position and instead needs an additional Animal Caretaker, a Grade 13 position with an annual pay range of \$35,356.00 to \$53,034.00 and a Step 1 annual salary of \$35,356.00; and

WHEREAS, this position change will better align staffing with current operational needs, improve efficiency, and reduce annual budgeted salary expense by \$8,794.00;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that one (1) Lead Animal Control Officer position shall be eliminated and one (1) additional Animal Caretaker position shall be created in the Animal Services Department.

PASSED AND APPROVED this ____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM DIANE LINDSLEY, LESLIE JEAN TREAT AND VICKI LEANN FRANCO, TRUSTEES OF THE LAYES IRREVOCABLE FAMILY TRUST FOR THE GENE GEORGE BOULEVARD EXTENSION ROAD IMPROVEMENT PROJECT, PROJECT NO. 23BPS4.

WHEREAS, the City of Springdale is in need of acquiring lands for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tracts 43 & 51), said lands being owned by Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, also known as Washington County Tax Parcels No. 815-29790-150 and 815-30928-001, located along the west side of Janice Lane, Springdale, Washington County, Arkansas ("the Properties");

WHEREAS, the City previously deposited its estimate of just compensation in 72CV-25-1842 (Tracts 43 & 51) for the Properties in the amount of \$210,900.00;

WHEREAS, the property owners' have obtained their own appraisal for the Properties which concluded that just compensation for the subject property is the total sum of \$227,300.00, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, after the City's review of the counter appraisal, and after negotiations between the property owners and the City, the property owners' have offered to settle condemnation case number 72CV-25-1842 for an additional amount of \$16,400.00, which includes all prejudgment interest and assessment costs; and,

WHEREAS, as a condition of the settlement, the property owners shall convey to the City all of their remaining property interests in the Properties, which is more or less .578 acres; and,

WHEREAS, after the additional compensation is considered, the total just compensation for Tracts 43 & 51 would be the total sum of \$227,300.00; and

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$16,400.00 to acquire the Properties, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring both Properties by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the Properties

located along the west side of Janice Lane for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tracts 43 & 51), said lands being owned by Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, for the total sum of \$227,300.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 22nd day of September, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY

APPRAISAL REPORT

ON

THE LAYES IRREVOCABLE FAMILY TRUST PROPERTY
(1.375± ACRES / 59,890± SQUARE FEET);
LOCATED ALONG THE WEST SIDE OF JANICE LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, AR
TRACT #43 & 51

BY

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

FILE NO. 6769-22B
(Parcels 815-29790-150 and 815-30928-001)

AS OF

OCTOBER 17, 2024

Reed & Associates, Inc.

Real Estate Appraisers – Consultants

3739 N. Steele Blvd., Suite 322, Fayetteville, AR 72703 * 479-521-6313 * Fax: 479-521-6315 * www.reedappraisal.biz

*Tom Reed, MAI • Katie Hampton • Shannon Mueller, MAI • E. P. Scruggs III
• Blake Hopper • Rob Potts • Ann Julian*

November 4, 2024

Ryan Carr | Deputy Director of Engineering
City of Springdale
201 Spring Street, Springdale, AR 72764

RE: The Layes Irrevocable Family Trust Property; 1.375± Acres, Located along the west side of Janice Lane, Springdale, Arkansas; Washington County

Dear Mr. Carr:

In compliance with your request and for the purpose of estimating the market value of the above captioned property, we hereby certify that we have examined the subject property and made a survey of the matters pertinent to the estimation of its value.

We further certify that we have no interest, present or contemplated, in the property appraised, and that our fee was not contingent upon the value estimate reported.

The following real property appraisal report contains data gathered in our investigation, information from our files, and shows the method of appraisal in detail. This report is presented under the Appraisal Report Option.

This report addresses: the market value of the Whole Property (land only) prior to the City of Springdale acquiring 34,722± square feet (SF) in right of way (ROW), 7,003± SF in permanent utility easement (PUE) and 8,020± SF in temporary construction easement (TCE), as of October 17, 2024, and, the market value of the Remainder Property (land only) after the acquisition of 34,722± square feet (SF) in right of way (ROW), 7,003± SF in permanent utility easement (PUE) and 8,020± SF in temporary construction easement (TCE), are in place, also as of October 17, 2024.

Based on an analysis of relevant data, and contingent on the Assumptions and Limiting Conditions which follow and appear in the Addenda Section of this report, it is our opinion the market value of the subject property, as of October 17, 2024, was as follows:

Whole Property	=	\$218,600
Remainder Property	=	<u>\$ 8,225</u>
Subtotal	=	\$210,375
Plus: Temporary Construction Easement	=	<u>\$ 525</u>
Damage To Market Value - - -	=	\$210,900

The preceding values reflect terms equivalent to cash to the owners and represent those for real property only.

The following Extraordinary Assumptions are utilized in this report:

1. Subject land sizes, Whole Property and Remainder Property, are approximately as indicated;
2. The City of Springdale, at their expense, will put the land area located within the PUE and TCE back to as near original condition as possible;
3. Subject and adjacent properties are in compliance with all applicable EPA regulations.

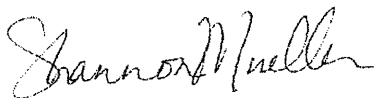
If any, or all, of these Extraordinary Assumptions prove to be untrue, one or both of the preceding value estimates could be influenced.

The reader is referred to additional Assumption and Limiting Conditions presented in the Addenda Section of this report.

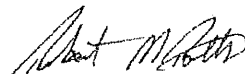
A Hypothetical Condition of this appraisal is that the Gene George Boulevard North Project-N. 56th Street and County Line Road is complete and in place as of the effective date of this report in estimating the market value of the Remainder Property. In reality, the Gene George Boulevard North Project-N. 56th Street and County Line Road is not complete and in place as of October 17, 2024. If this Hypothetical Condition is not considered, the estimated market value of the Remainder Property could be influenced.

USPAP states the following under Sections Rule 1-4 (f): "When analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions." This appraisal is prepared in conformity to the provisions of the "Uniform Act" and its implementing regulation 49 CFR Part 24. The 49 CFR Part 24 regulation requires appraisers to disregard any decrease or increase in the market value of the property that has been caused directly by the project in the "Before Acquisition Value" appraisal. This is considered a Jurisdictional Exception. In addition, General Benefits as a result of the project have not been considered in the valuation of the Remainder Property based on 49 CFR Part 24. Considering USPAP Standards Rule 1-4 (f), this is also considered a Jurisdictional Exception.

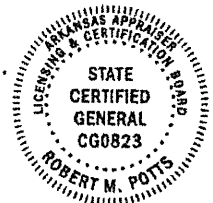
Sincerely,



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



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





Appraisal Report

Tract 43 & 51 Before and After Taking
Gene George/56th St Extension Project

Janice Lane
Springdale, AR



Retrospective Effective Date

May 07, 2025

Prepared By

James R. Williams, AR CG #3949

STRINGFELLOW & ASSOCIATES

PO Box 668

Farmington, Arkansas 72730

(479) 267-6007 OR FAX (479) 267-6599

Stringfellow & Associates

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

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

Appraisers:

Steven A. White, CG
James R. Williams, CG
Greg Jeffry, CG
Joe Hiryak, RA

June xx, 2026

Mr. Stephen Lisle; Attorney
Lisle Law Firm
1458 Plaza Place
Springdale, AR 72764

Re: City of Springdale vs Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of The Layes Revocable Family Trust; parcel # 815-29790-151 and #815-30928-001 containing 1.375± Acre before the taking and a remainder of 0.578± acres after, along with a Permanent Utility Easement.

Mr. Lisle;

I have completed an appraisal of the property referenced above. As requested, I have identified Market Value in “AS IS” condition of parcel #'s 815-29790-151 and 815-30928-001, which is Tract #43 and 51, of the City of Springdale's Gene George/56th Street Extension Project, before and after the taking, with an effective date of May 07, 2025. I have relied on the project surveys, data, warranty deeds, legal descriptions, and Assessor's Data to identify the acreage for the subject property as 1.375± acres before the taking and 0.578± acres after the taking. These are the acreages used in the analysis. There is a permanent utility easement of 0.161± acres in addition to the taking. There is a copy of the Assessor's Data, surveys, and request agreement in the report.

A physical observation of the property and a conversation with the owner were completed to help determine the property's characteristics. The project survey, maps, aerials, and Assessor's Data were also used and can be viewed under the heading of “Site Data”. These maps and data sheets are to be used as reference only and should not be taken in the place of a survey. A survey was completed by the City of Springdale which I have used to identify the acreages and boundaries of the subject before and after the taking.

The rights appraised and the resulting value identified are consistent with “Fee Interest in the Surface Estate” as described. This estimate of “Market Value” is subject to the Underlying Assumptions and Limiting Conditions enumerated in the report. A physical observation of the property was completed on October 20, 2025. The values identified have an effective date of May 07, 2025; therefore, historical data will be referenced to assist in valuing the properties. Information relative to value was gathered from sources believed reliable, which have been analyzed and presented in this narrative report.

This report is intended solely for the use of the identified user and client. The value identified is subject to “Underlying Assumptions and Limiting Conditions”, and descriptions contained in this report. Any division of property or reallocation of values differing from the conditions described could result in an inaccurate presentation and should not be relied upon.

I further certify I have no interest, present or contemplated, in the property described, and neither my employment nor compensation is contingent on value.

Based on my research and analysis, "Market Value" reflective of a 6 to 12 month exposure time, as of May 07, 2025 is:

**Market Value "Before" 1.375± Acres
Two Hundred Thirty-two Thousand Dollars
\$232,000**

**Market Value "After" 0.578± Acres
Five Thousand Dollars
\$5,000**

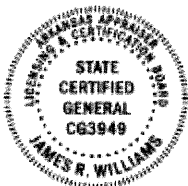
**Market Value Temporary Construction Easement
Three Hundred Dollars
\$300**

**Indicated Value of Damage to Subject
Two Hundred Twenty-seven Thousand Three Hundred Dollars
\$227,300**

In addition, the assignment is not based on a requested minimum valuation or a specific valuation. The accompanying report is written in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP); particularly Standards Rule #1, and an Appraisal Report according to Standards Rule #2-2(a) of USPAP as well as OCC requirement (OCC regulation 12CFR34).

I trust that you will find this report in order but if you have any questions regarding the appraisal, please do not hesitate to call.

Respectfully Submitted,



A handwritten signature of James R. Williams in cursive script.

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

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Effective Date of Value: May 07, 2025

Observation Date: October 20, 2025

Signatory Date of Report: April xx, 2026

Previously Appraised: Yes, October 2025

Type of Property: Residential

Improvement Description: None

Property Size: Before taking 1.375± acres or 59,890 sf
After taking 0.578± acres or 25,205 sf
Area of taking 0.797± acres or 34,685 sf
Area of Utility Easement 0.161± acres or 7,003 sf
Area of TC Easement 0.184± acres or 8,020 sf

Site Description: Before Taking:
The property is irregular in shape, with frontage and ingress/egress on the west side of Janice Lane south of Bob Mills Road. The land is a mix of cleared area and few trees. The topography is level to rolling.

After Taking:
The remainder will be rectangular in shape and level to rolling. The remainder will have ingress/egress from the new Gene George/56th Street extension which will run along the east boundary. The utility easement will be on the west side of the right of way taking. The remainder will be approximately 72' wide and 350' long with 22' of the width being the new utility easement.

General Location: The subject property is located in the northern portion of Springdale, AR, in Washington County. Interstate 49 is 0.6± miles east. Hwy 612 is 2.6± miles north, and Elm Springs Road is 0.2± miles south. Fayetteville is the County Seat and the Courthouse is 9.2± miles to the southeast.

Latitude/Longitude: 36.197637°, -94.192085°

Client: Mr. Stephen Lisle; Attorney
Lisle Law Firm
1458 Plaza Place
Springdale, AR 72764

Intended Users: Stephen Lisle, Lisle Law Firm, Layes Revocable Family Trust, and the Trustees.

Intended Use: To establish market value of the subject before and after the taking for condemnation litigation.

Owner: Layes Revocable Family Trust

Legal Description: See page 4 for the Legal Descriptions

Utilities: Electricity, natural gas, city water, septic, and telephone are typically available in the area.

Zoning: A-1 Agricultural, - The A-1 agricultural district protects agricultural land until it transitions to urban development. It supports certain uses that may be annexed to the city and encourages single family homes on large tracts. Agricultural activities like crop and livestock production are allowed due to the low density of development.

Extraordinary Assumption: USPAP defines an Extraordinary Assumption as: "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser's opinion or calculations".

The acreage of the two Tracts in this report is 1.375± acres.

Hypothetical Conditions: USPAP defines a Hypothetical Condition to be "a condition, directly related to a specific assignment, which is contrary to what is known to exist on the effective date of the assignment results, but is used in an analysis". An example of a hypothetical condition would be "Appraising proposed improvements such as new construction or additions, "AS IF" they existed as of the current date, when they do not". Another way of stating it would be: "assuming as fact a condition that is known not to be fact at the time of analysis".

The City of Springdale Project #23BPS4 (Gene George/56th Street Extension) has been completed according to the plans and specifications provided.

Value Indications: 1.375± Acre before:	\$232,000
0.578± Acre After:	<u>\$ 5,000</u>
Value Loss of the Taking	\$227,000
Value of TCE	<u>\$ 300</u>

Indicated Damage to Subject Property \$227,300

Distribution of Damages

Taking Area (ROW & Easement)	\$129,000
Improvements in Right of Way	\$ 10,000
Severance Damage	\$ 88,000
Temporary Construction Easement	<u>\$ 300</u>
Total Damages	\$227,300

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM DIANE LINDSLEY, LESLIE JEAN TREAT AND VICKI LEANN FRANCO, TRUSTEES OF THE LAYES IRREVOCABLE FAMILY TRUST FOR THE GENE GEORGE BOULEVARD EXTENSION ROAD IMPROVEMENT PROJECT, PROJECT NO. 23BPS4.

WHEREAS, the City of Springdale is in need of acquiring lands for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tract 46), said lands being owned by Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, also known as Washington County Tax Parcel No. 815-29790-151, located at 1331 Janice Ln., Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City previously deposited its estimate of just compensation in 72CV-25-1834 (Tract 46) for the Properties in the amount of \$34,600.00;

WHEREAS, the property owners’ have obtained their own appraisal for the Property which concluded that just compensation for the subject property is the total sum of \$130,700.00, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, after the City’s review of the counter appraisal, and after negotiations between the property owners and the City, the property owners’ have offered to settle condemnation case number 72CV-25-1834 for an additional amount of \$40,000.00, which includes all prejudgment interest and assessment costs; and,

WHEREAS, after the additional compensation is considered, the total just compensation for Tract 46 would be the total sum of \$74,600.00; and

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$40,000.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the Property located at 1331 Janice Ln. for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tract 46), said lands being owned by Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of the Layes Irrevocable Family Trust, for the total sum of \$74,600.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 22nd day of September, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY

APPRAISAL REPORT

ON

THE LAYES IRREVOCABLE FAMILY TRUST PROPERTY
(1.682± ACRES / 73,291± SQUARE FEET);
LOCATED AT 1331 JANICE LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, AR
TRACT #46

BY

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

FILE NO. 6769-22A
(Parcel 815-29790-151)

AS OF

OCTOBER 17, 2024

Reed & Associates, Inc.

Real Estate Appraisers – Consultants

3739 N. Steele Blvd., Suite 322, Fayetteville, AR 72703 * 479-521-6313 * Fax: 479-521-6315 * www.reedappraisal.biz

Tom Reed, MAI • Katie Hampton • Shannon Mueller, MAI • E. P. Scruggs III
• Blake Hopper • Rob Potts • Ann Julian

November 4, 2024

Ryan Carr | Deputy Director of Engineering
City of Springdale
201 Spring Street, Springdale, AR 72764

RE: The Layes Irrevocable Family Trust Property; 1.682± Acres, Located at 1331 Janice Lane,
Springdale, Arkansas; Washington County

Dear Mr. Carr:

In compliance with your request and for the purpose of estimating the market value of the above captioned property, we hereby certify that we have examined the subject property and made a survey of the matters pertinent to the estimation of its value.

We further certify that we have no interest, present or contemplated, in the property appraised, and that our fee was not contingent upon the value estimate reported.

The following real property appraisal report contains data gathered in our investigation, information from our files, and shows the method of appraisal in detail. This report is presented under the Appraisal Report Option.

This report addresses: the market value of the Whole Property (land only) prior to the City of Springdale acquiring 4,588± square feet (SF) in right of way (ROW), 4,440± SF in permanent utility easement (PUE) and 6,377± SF in temporary construction easement (TCE), as of October 17, 2024, and, the market value of the Remainder Property (land only) after the acquisition of 4,588± square feet (SF) in right of way (ROW), 4,440± SF in permanent utility easement (PUE) and 6,377± SF in temporary construction easement (TCE), are in place, also as of October 17, 2024.

Based on an analysis of relevant data, and contingent on the Assumptions and Limiting Conditions which follow and appear in the Addenda Section of this report, it is our opinion the market value of the subject property, as of October 17, 2024, was as follows:

Whole Property	=	\$266,750
Remainder Property	=	<u>\$236,550</u>
Subtotal	=	\$ 30,200
Plus: Temporary Construction Easement	=	<u>\$ 4,400</u>
Damage To Market Value - - -	=	\$ 34,600

The preceding values reflect terms equivalent to cash to the owners and represent those for real property only.

The following Extraordinary Assumptions are utilized in this report:

1. Subject land sizes, Whole Property and Remainder Property, are approximately as indicated;
2. The City of Springdale, at their expense, will put the land area, gravel and concrete drives located within the PUE and TCE back to as near original condition as possible;
3. Subject and adjacent properties are in compliance with all applicable EPA regulations.

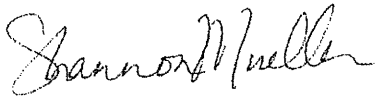
If any, or all, of these Extraordinary Assumptions prove to be untrue, one or both of the preceding value estimates could be influenced.

The reader is referred to additional Assumption and Limiting Conditions presented in the Addenda Section of this report.

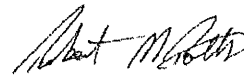
A Hypothetical Condition of this appraisal is that the Gene George Boulevard North Project-N. 56th Street and County Line Road is complete and in place as of the effective date of this report in estimating the market value of the Remainder Property. In reality, the Gene George Boulevard North Project-N. 56th Street and County Line Road is not complete and in place as of October 17, 2024. If this Hypothetical Condition is not considered, the estimated market value of the Remainder Property could be influenced.

USPAP states the following under Sections Rule 1-4 (f): "When analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions." This appraisal is prepared in conformity to the provisions of the "Uniform Act" and its implementing regulation 49 CFR Part 24. The 49 CFR Part 24 regulation requires appraisers to disregard any decrease or increase in the market value of the property that has been caused directly by the project in the "Before Acquisition Value" appraisal. This is considered a Jurisdictional Exception. In addition, General Benefits as a result of the project have not been considered in the valuation of the Remainder Property based on 49 CFR Part 24. Considering USPAP Standards Rule 1-4 (f), this is also considered a Jurisdictional Exception.

Sincerely,



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



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





WORLEY,
GENEVA E

LAYES
IRREVOCABLE
FAMILY
TRUST

1931

WATSON,
DAVID W. &WALSON,
DAVID W &
DONNA K

LAYES
IRREVOCABLE
FAMILY
TRUST

FRANCO,
FRANK &
DWAYNE
ALICKI

JANICE LN

FRANCO
FRANK
DWAYNE &
VICKI

Page 34

Appraisal Report

Tract 43 Before and After Taking
Gene George/56th St Extension Project
1331 Janice Lane
Springdale, AR



Retrospective Effective Date

May 07, 2025

Prepared By

James R. Williams, AR CG #3949

STRINGFELLOW & ASSOCIATES

PO Box 668

Farmington, Arkansas 72730

(479) 267-6007 OR FAX (479) 267-6599

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Farmington, Arkansas 72730-0668
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»Poultry, General Agricultural, Commercial, Multi-family, Light Industrial
Court required Appraisals, and Estate Appraisals – real property«

Appraisers:

Steven A. White, CG
James R. Williams, CG
Greg Jeffry, CG

June 29, 2026

Mr. Stephen Lisle; Attorney
Lisle Law Firm
1458 Plaza Place
Springdale, AR 72764

Re: City of Springdale vs Diane Lindsley, Leslie Jean Treat, and Vicki Leann Franco, Trustees of The Layes Irrevocable Family Trust; parcel # 815-29790-151 containing 1.682± Acre before the taking and a remainder of 1.577± acres after, along with a Permanent Utility Easement.

Mr. Lisle;

I have completed an appraisal of the property referenced above. As requested, I have identified Market Value in “AS IS” condition of parcel #’s 815-29790-151, which is Tract #43, of the City of Springdale’s Gene George/56th Street Extension Project, before and after the taking, with an effective date of May 07, 2025. I have relied on the project surveys, data, warranty deeds, legal descriptions, and Assessor’s Data to identify the acreage for the subject property as 1.682± acres before the taking and 1.577± acres after the taking. These are the acreages used in the analysis. There is a permanent utility easement of 0.101± acres in addition to the taking. There is a copy of the Assessor’s Data, surveys, and request agreement in the report.

A physical observation of the property and a conversation with the owner were completed to help determine the property’s characteristics. The project survey, maps, aerials, and Assessor’s Data were also used and can be viewed under the heading of “Site Data”. These maps and data sheets are to be used as reference only and should not be taken in the place of a survey. A survey was completed by the City of Springdale which I have used to identify the acreages and boundaries of the subject before and after the taking.

The rights appraised and the resulting value identified are consistent with “Fee Interest in the Surface Estate” as described. This estimate of “Market Value” is subject to the Underlying Assumptions and Limiting Conditions enumerated in the report. A physical observation of the property was completed on October 20, 2025. The values identified have an effective date of May 07, 2025; therefore, historical data will be referenced to assist in valuing the properties. Information relative to value was gathered from sources believed reliable, which have been analyzed and presented in this narrative report.

This report is intended solely for the use of the identified user and client. The value identified is subject to “Underlying Assumptions and Limiting Conditions”, and descriptions contained in this report. Any division of property or reallocation of values differing from the conditions described could result in an inaccurate presentation and should not be relied upon.

I further certify I have no interest, present or contemplated, in the property described, and neither my employment nor compensation is contingent on value.

Based on my research and analysis, "Market Value" reflective of a 6 to 12 month exposure time, as of May 07, 2025 is:

**Market Value "Before" 1.682± Acres
Five Hundred Seventy-seven Thousand Dollars
\$577,000**

**Market Value "After" 1.577± Acres
Four Hundred Fifty-one Thousand Dollars
\$451,000**

**Market Value Temporary Construction Easement
Four Thousand Seven Hundred Dollars
\$4,700**

**Indicated Value of Damage to Subject
One Hundred Eighteen Thousand Seven Hundred Dollars
\$130,700**

In addition, the assignment is not based on a requested minimum valuation or a specific valuation. The accompanying report is written in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP); particularly Standards Rule #1, and an Appraisal Report according to Standards Rule #2-2(a) of USPAP as well as OCC requirement (OCC regulation 12CFR34).

I trust that you will find this report in order but if you have any questions regarding the appraisal, please do not hesitate to call.

Respectfully Submitted,



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

SUMMARY OF SALIENT FACTS & CONCLUSIONS

Effective Date of Value: May 07, 2025

Observation Date: October 20, 2025

Signatory Date of Report: June 29, 2026

Previously Appraised: Yes, October 2025

Type of Property: Residential

Improvement Description: There is a single family residence and yard improvements.

Property Size: Before taking 1.682± acres or 73,268 sf
After taking 1.577± acres or 68,680 sf
Area of taking 0.105± acres or 4,588 sf
Area of Utility Easement 0.101± acres or 4,440 sf
Area of TC Easement 0.146± acres or 6,377sf

Site Description: Before Taking:
The property is rectangular in shape, with frontage and ingress/egress on the east side of Janice Lane. The land is a mix of cleared area and mature trees. The topography is level to rolling.

After Taking:
The remainder will have the same shape and topography. The remainder will have ingress/egress from the north bound lane of the new Gene George/56th Street extension which will run along the west boundary encompassing 0.105± acres of the "Before". The utility easement will be on the east side of the right of way taking and along a portion of the west boundary. The taking will also remove several trees and bushes providing sight and sound barrier to the subject property.

General Location: The subject property is located in the northern portion of Springdale, AR, in Washington County. Interstate 49 is 0.6± miles east. Hwy 612 is 2.6± miles north, and Elm Springs Road is 0.2± miles south. Fayetteville is the County Seat and the Courthouse is 9.2± miles to the southeast.

Latitude/Longitude: 36.197561°, -94.192062°

Client: Mr. Stephen Lisle; Attorney
Lisle Law Firm
1458 Plaza Place
Springdale, AR 72764

Intended Users: Stephen Lisle, Lisle Law Firm, Layes Revocable Family Trust, and the Trustees.

Intended Use: To establish market value of the subject before and after the taking for condemnation litigation.

Owner: Layes Revocable Family Trust

Legal Description: See page 4 for the Legal Descriptions

Utilities: Electricity, natural gas, city water, septic, and telephone are typically available in the area.

Zoning: A-1 Agricultural, - The A-1 agricultural district protects agricultural land until it transitions to urban development. It supports certain uses that may be annexed to the city and encourages single family homes on large tracts. Agricultural activities like crop and livestock production are allowed due to the low density of development.

Extraordinary Assumption: USPAP defines an Extraordinary Assumption as: “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser’s opinion or calculations”.

The acreage for Tract 43 is 1.682± acres.

Hypothetical Conditions: USPAP defines a Hypothetical Condition to be “a condition, directly related to a specific assignment, which is contrary to what is known to exist on the effective date of the assignment results, but is used in an analysis”. An example of a hypothetical condition would be “Appraising proposed improvements such as new construction or additions, “AS IF” they existed as of the current date, when they do not”. Another way of stating it would be: “assuming as fact a condition that is known not to be fact at the time of analysis”.

The City of Springdale Project #23BPS4 (Gene George/56th Street Extension) has been completed according to the plans and specifications provided.

Summary of Values

Value Indications: 1.682± Acre Before (Improved):	\$577,000
1.577± Acre After (Improved):	<u>\$451,000</u>
Value Loss of the Taking	\$126,000
Value of TCE	<u>\$ 4,700</u>

Indicated Damage to Subject Property \$130,700

Distribution of Damages

Taking Area (ROW & Easement)	\$ 85,000
Improvements in Right of Way	\$ 11,650
Severance Damage	\$ 29,350
Temporary Construction Easement	<u>\$ 4,700</u>
Total Damages	\$130,700

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND
CITY CLERK TO AMEND A PROFESSIONAL
DESIGN CONTRACT FOR SOUTHSIDE
INTERSECTIONS, PROJECT NO. 23BPS9**

WHEREAS, The City of Springdale contracted with Burns & McDonnell for the design of the Southside Intersections project on September 15, 2023; and

WHEREAS, an agreement has been made with ARDOT to take over construction of this project, and the design needs to follow their requirements; and

WHEREAS, there are design adjustments are outside the scope of the original design contract;

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

Section 1. The Mayor and City Clerk are authorized to execute a contract amendment with Burns & McDonnell for the amount of \$1,685,891. Payment will be made out of the 2023 Street Bond Fund.

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

PASSED AND APPROVED this _____day of September, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



**AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
ENGINEER-OWNER AGREEMENT**

AMENDMENT No. 2

Date: 09/09/2026

THIS AMENDMENT modifies the Agreement dated September 15, 2023 and Amended March 12, 2025 made by and between **Burns & McDonnell Engineering Company, Inc.**, (hereinafter called ENGINEER), and City of Springdale, Arkansas (hereinafter called OWNER) for the following Project: South Side Intersection Improvements.

Following collection of traffic data, and traffic analysis to evaluate the project intersections, it was determined that original improvements planned for these intersections would do little to improve traffic delay and congestion. Therefore, additional traffic analysis, modeling and feasibility studies were performed, to further evaluate alternatives and determine extents of improvements needed to improve traffic performance. This effort included development of schematic (15%) plans and estimating to determine the project costs.

Using these project costs the OWNER secured a partnership agreement with the Arkansas Department of Transportation (ARDOT) in which Federal Funds administered by ARDOT will be used to complete the project.

The purpose of this amendment is to adjust the scope of work, compensation and project schedule to align with the Schematic 15% Design plans, additional associated requirements that will become part of the project due to Federal Funding for Construction, and additional services requested by the OWNER throughout the delivery of the first intersection – the Don Tyson Interchange Signal.

For good and valuable consideration, the sufficiency of which is acknowledged, the parties agree to make the following changes to their Agreement.

1. Section 7.01, Basis of Payment-Hourly Rates Plus Reimbursable Expenses, Paragraph A., Item 3 is amended as follows:

The total compensation for services and reimbursable expenses is increased by \$1,685,891. and shall not exceed Three million one hundred forty-three thousand six hundred forty-two dollars (\$3,143,642.00), without prior approval by Owner.

2. Appendix 1, Engineer's Standard Hourly Rates. Shall be amended to include Appendix 1A
Changes include revised rates for 2026; Rates were not adjusted for 2024 or 2025.

3. Appendix 3, Scope of Work: The parties agree that the ENGINEER's Scope of Services is replaced with Appendix 3B attached.

Changes include increased project limits, expanded scope of work, and additional services related to project partnership agreement with ARDOT and federal funding requirements .

4. Appendix 4, Justification of Costs is modified as follows:

Justification of Costs shall be amended to include Appendix 4B as attached.

5. Appendix 5, Project Schedule shall be amended and replaced with Project Schedule Appendix 5A attached, which applies to the remaining three (3) locations.

Changes include modifications to project schedule to accommodate the delay for the completion of the partnering agreement with ARDOT, additional survey and traffic data collection, design and review times associated with increased project limits, expanded scope of work, and additional project oversight by ARDOT due to project partnership agreement.

6. Other changes to the Agreement, if any, are stated below:
NONE

7. The terms of this AMENDMENT supersede any contrary terms of the Agreement. This AMENDMENT will be deemed a part of, and be subject to, all other terms and conditions of the Agreement. Except as modified above, the Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this AMENDMENT the day and year first written above.

THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY BE ENFORCED BY THE PARTIES.

OWNER: City of Springdale, Arkansas

ENGINEER: Burns & McDonnell Engineering Company, Inc.

By: _____

By: _____

Name: Doug Sprouse

Name: Steven Beam, P.E.

Title: Mayor

Title: Director

APPENDIX 1A

SCHEDULE OF HOURLY PROFESSIONAL SERVICE BILLING RATES

THRU DECEMBER 31, 2026

CONTRACT TITLES AND BILL RATES	
Title	Hourly Billing Rate
Principal	\$ 295.00
Project Director	\$ 285.00
Project Manager	\$ 260.00
Assistant Project Manager	\$ 230.00
Senior Resident Engineer	\$ 210.00
Resident Engineer	\$ 170.00
Project Assistant/Administrator	\$ 160.00
CAD	\$ 135.00
Designer	\$ 175.00
Senior Public Involvement	\$ 200.00
Public Involvement	\$ 175.00
Associate Civil Engineer	\$ 265.00
Senior Civil Engineer	\$ 220.00
Staff Civil Engineer	\$ 185.00
Assistant Civil Engineer	\$ 165.00
Senior Estimator	\$ 240.00
Estimator	\$ 185.00
Construction Manager	\$ 270.00
Assistant Construction Manager	\$ 210.00
Associate Environmental Scientist	\$ 275.00
Senior Environmental Scientist	\$ 240.00
Staff Environmental Scientist	\$ 185.00
Assistant Environmental Scientist	\$ 155.00

Notes:

1. For any non-exempt personnel, approved overtime will be billed at 1.5 times the hourly labor billing rates shown.
2. For outside expenses incurred by the Design Subconsultant, such as authorized travel and subsistence, and for services rendered by others, Owner/Client shall pay the cost plus any mark-up identified in the Agreement.
3. The services of contract/agency and/or any personnel of a subsidiary to Consultant or its affiliates shall be billed to Owner according to the rate sheet as if such personnel is a direct employee of Consultant.
4. The rates shown above are effective for services through the dates shown and are subject to revision thereafter.

APPENDIX 3B

SCOPE OF WORK – SA2

South Side Intersection Improvements City of Springdale, Arkansas

I. DESCRIPTION OF THE PROJECT

The City of Springdale, AR (OWNER) is proposing to engage Burns & McDonnell (ENGINEER) to provide professional engineering services for intersection improvements at the following locations. A location exhibit that depicts “City Improvements” and “State Improvements” is attached to this scope of work that further depicts the anticipated project limits. **After initial traffic analysis, it was determined that additional improvements would be desired to improve the intersection performance. These improvements were beyond the original scope of work of the “City Improvements” and the “State Improvements” theses expanded improvements are shown in a Location Exhibit 2 depicting revised project limits. This scope of work is to support the supplemental; however, since many of the deliverables are the same, but the magnitude has changed, the new design scope or design services are in bold.**

Don Tyson Parkway & Thompson Street (Hwy. 71B) (SITE 3)

1. **Modify the existing intersection according to the SITE 3 Project Map, including:**
 - a. **A new traffic signal.**
 - b. **Lane configuration consisting of the following;**
 - i. **Northbound (NB) and Southbound (SB)**
 1. **2 Dedicated Left Turn Lanes**
 2. **2 Thru Lanes**
 3. **1 Shared Thru-Right Turn Lane**
 - ii. **Westbound (WB)**
 1. **2 Dedicated Left Turn Lanes**
 2. **1 Thru Lane**
 3. **1 Shared Thru / Right Turn Lane**
 - iii. **Eastbound (EB)**
 1. **2 Dedicated Left Turn Lanes**
 2. **2 Thru Lanes**
 3. **1 Dedicated Right Turn Lane**
 - c. **Widening, shoulder conversion and new median with restricted left turn access on Thompson Street to add a third NB and SB lane from Shady Grove Road to Southfield Avenue.**
 - d. **Evaluation of a future road connection of Chester Avenue to Don Tyson Pkwy.**
 - e. **New medians at intersection approaches.**
 - f. **Access management improvements, and driveway consolidation.**
 - g. **New greenspace and sidewalk throughout project limits.**
 - h. **Pedestrian Signal improvements.**

Thompson Street (Hwy. 71B) & Robinson Avenue (Hwy. 412) (SITE 1)

1. **Modify the existing intersection according to the SITE 1 Project Map, including:**

- a. A new traffic signal and roadway reconfiguration at the northern leg of the existing Hwy. 412 Spur and Thompson Street (Hwy. 71B).
- b. A new traffic signal and roadway reconfiguration at the southeastern leg of the existing Hwy. 412 Spur and Robinson Avenue (Hwy. 412).
- c. A new traffic signal and roadway reconfiguration at the primary intersection between Thompson Street (Hwy. 71B) & Robinson Avenue (Hwy. 412).
 - i. Lane configuration consisting of the following;
 - 1. Northbound (NB) and Southbound (SB) (Existing Conditions - no improvements)
 - a. 1 Dedicated Left Turn Lane
 - b. 1 Dedicated Thru Lanes
 - c. 1 Shared Thru / Right Lane
 - 2. Westbound (WB)
 - a. 1 Dedicated Left Turn Lane
 - b. 1 Thru Lane
 - c. 1 Shared Thru / Right Slip Lane
 - 3. Eastbound (EB)
 - a. 1 Dedicated Left Turn Lane
 - b. 1 Thru Lane
 - c. 1 Shared Thru / Right Slip Lane
- d. Adding a westbound right turn lane at S. Pleasant Street and converting the existing shared thru/right lane to a dedicated thru lane. Tying into all other existing approaches to avoid signal impacts.
- e. New medians at intersection approaches.
- f. Access management improvements, and driveway consolidation.
- g. New greenspace and sidewalk throughout project limits.
- h. Pedestrian signal improvements at each intersection.

Don Tyson Parkway & Old Missouri Road (Hwy. 265) (SITE 2)

- 1. Modify the existing intersection according to the SITE 2 Project Map, including:
 - a. A new traffic signal
 - b. Lane configuration consisting of the following:
 - i. Northbound (NB)
 - 1. 2 Dedicated Left Turn Lanes
 - 2. 2 Thru Lanes
 - 3. 1 Dedicated Right Turn Lane
 - ii. Southbound (SB)
 - 1. 1 Dedicated Left Turn Lane
 - 2. 2 Thru Lanes
 - 3. 1 Dedicated Right Turn Lane
 - iii. Westbound (WB)
 - 1. 2 Dedicated Left Turn Lanes
 - 2. 1 Thru Lane
 - 3. 1 Shared Thru / Right Turn Lane
 - iv. Eastbound (EB)
 - 1. 2 Dedicated Left Turn Lanes
 - 2. 2 Thru Lanes
 - 3. 1 Dedicated Right Turn Lane
 - c. New medians at intersection approaches.
 - d. Access management improvements, and driveway consolidation.
 - e. New greenspace and sidewalk throughout project limits.

f. Pedestrian signal improvements.

Southbound I-49 on/off ramp intersection at Don Tyson (SITE 4)

1. Intersection Design Contingent on Warrant Analysis
2. Signalize existing intersection.

The proposed project design will require traffic studies, surveys, roadway design and plans, hydraulic analysis, right of way plans, and bidding services. Storm drainage systems, utility coordination, maintenance of traffic and other incidental systems and facilities will be included as necessary.

Each intersection will be designed, bid and constructed as separate/independent projects.

The project is a Federal-aid Partnership Project between the OWNER and Arkansas Department of Transportation (ARDOT). The OWNER shall be responsible for compliance with conditions of the partnership agreement.

All work will be reviewed and approved or permitted by the Arkansas Department of Transportation (ARDOT). All work and contract requirements shall conform to the requirements of the **Federal Highway Administration (FHWA), ARDOT** and the OWNER.

The plans will not be required to be prepared in ARDOT standard format.

II. SERVICES PROVIDED BY THE OWNER:

1. Provide Right of Entry (ROE) from public or private landowners for ENGINEER to complete services described below.
2. Review plans at **15%**, 30%, 60%, 90% and final review level.
3. Review Right of Way Documents and Project Manual at 90%/100%
4. Provide and coordinate the necessary public meetings.
5. Publish, and pay for public notices and legal notices.
6. Provide Spanish translation services at public meetings as necessary.
7. Provide existing right of way and intersection design plans if available.
8. Provide right of way appraisal and acquisition.

III. SERVICES PROVIDED BY ARDOT

1. **Provide sample environmental clearance documents.**
2. **Review environmental documentation for the project.**
3. **Coordinate with FHWA for tribal correspondence and document approvals.**
4. **Coordinate with the State Historic Preservation Office (SHPO) and other federal, state and local agencies as necessary.**
5. **Review plans at 30%, 60%, 90% and final.**
6. **Review project manual and project specifications at 90% and final.**

IV. SERVICES PROVIDED BY THE ENGINEER:

ENVIRONMENTAL CLEARANCE DOCUMENTATION SUPPORT

1. ENVIRONMENTAL DATA COLLECTION

Preliminary environmental data associated with the proposed project area will be collected to assess impacts to the social, economic, and natural environments. Data related to the following impact areas, as appropriate, should be included:

- a. Air Quality
- b. Noise Quality
- c. Cultural Resources - Archeological Sites and Historic Structures
- d. Hazardous Materials
- e. Wetlands and Stream Impacts
- f. Water Quality, including Public Drinking Supplies
- g. Farmland
- h. Land Use and Land Cover
- i. Migratory Birds
- j. Terrestrial and Aquatic Communities
- k. Endangered and Threatened Species
- l. Economic
- m. Community Effects
- n. Relocations, including Homes, Businesses, Non-profit Organizations, and Tenants of all types.
- o. Recreational Areas
- p. Visual

2. ENVIRONMENTAL CONSTRAINTS MAP

All environmental data collected will be transferred to appropriately scaled aerial photographs to produce a map that indicates all known environmentally sensitive areas and provided to the Designers for avoidance and minimization of impacts. Environmentally sensitive areas and recreational facilities will be provided to the Roadway Designers for avoidance, and/or minimization of impacts, and/or notation on the plans as a restraining condition of the Contractor, in accordance with Section 107.10 of the Standard Specifications for Highway Construction. Contract Special Provisions should be developed as necessary to provide protection for environmentally sensitive areas or features and to provide guidance to the Contractor.

3. LOCATION AND/OR DESIGN ALTERNATIVES

- a. Prepare conceptual design of the preferred design concept including but not limited to major drainage structures, permanent and temporary easements, utility relocations, and bicycle/pedestrian improvements. Alternatives development shall include early and continuous coordination with the OWNER, ARDOT, FHWA, and appropriate resource agencies. Electronic copies of the design shall be furnished to ARDOT in Bentley MicroStation "DGN" format and furnished to the OWNER in AutoCad "DWG" format.
- b. Prepare cost estimates for each alternative.
- c. After the preferred alternative has been reviewed by the OWNER, ARDOT, and FHWA, a final determination will be made by FHWA/ARDOT as to which type of NEPA environmental document (Environmental Impact Statement, Environmental Assessment, or Categorical Exclusion) is warranted. A Categorical Exclusion (CE) is anticipated and is the basis for the level of effort described below.

4. PUBLIC INVOLVEMENT MEETING

- a. Plan, coordinate, participate in, and assist the OWNER in conducting one Public Involvement Meeting near the project area. Identify the logistics involved in selecting the meeting location and time with the OWNER and ARDOT. The OWNER will subsequently secure/reserve and pay any rental costs for such site and any necessary equipment.
- b. Prepare and submit the notice of public involvement meeting to the OWNER and ARDOT for review and approval. Place the approved notice in a local newspaper in accordance with ARDOT policies and requirements. The OWNER will be responsible for payment for the publication of legal notices and ads.
- c. Prepare public involvement displays, sign-in sheets, comment sheets, and other materials for the Public Involvement Meeting as necessary, including information on Section 106 processes to solicit specific input to satisfy regulatory requirements. Provide an adequate number of handouts and displays for the public involvement meeting and provide a sufficient number of personnel to support the Public Involvement Meeting by being prepared to answer questions and explain all concepts of the proposed project. Also, be prepared to pivot to virtual public involvement meetings if required.
- d. Compile comments received at the Public Involvement Meeting and document the same in the form of a synopsis that will include comment cards, letters, attendance sheets, summary of input, response to public comments, etc. This will include photographs or copies of informational displays, handouts, etc., and submit a Title VI report.

5. CULTURAL RESOURCES AND HISTORIC PROPERTIES.

- a. Perform a desktop review of the Arkansas Archeological Survey Automated Management of Archeological Site Data in Arkansas database and the Arkansas Historic Preservation Program structure database to identify previously recorded cultural resources. The Archeological Survey will be conducted in one mobilization of one (1), 2-person field crew totaling six (6) days in the field and will require no more than 30 shovel tests, which will be excavated in previously undisturbed areas. It is anticipated that no archeological sites will be recorded and no artifacts will be collected. Additional cultural resources services, such as conference calls or meetings, deep testing, archival research, National Register of Historic Places eligibility testing, mitigation, etc., are not included at this time, but may become necessary at a later date.
- b. Conduct surveys (historic structures and archeology), evaluate resources for eligibility in the National Register of Historic Places, and complete and submit a cultural resources report to ARDOT for review. Once comments are addressed, ARDOT shall submit the report to SHPO. Cultural resources clearance will be required for the final environmental documentation. The Architectural Resources Survey would document no more than 55 historic-age buildings/structures in one mobilization of one (1), 2-person field crew, totaling four (4) days in the field. It is anticipated that no NRHP-eligible resources will be recorded; therefore, no Section 4(f) documentation will be required. This task excludes formal landscape assessments, intensive surveys, archival research, and coordination support (e.g., SHPO, tribes). This task does not include coordination with potential consulting parties

regarding mitigation (including the development of a Memorandum of Agreement [MOA]) in the event any of the projects result in an adverse effect on a NRHP-eligible or -listed property.

- c. Support FHWA coordination with tribes through ARDOT.

6. BIOLOGICAL INVESTIGATIONS

- a. Wetland/WOTUS - Due to the developed nature of the project areas, desktop analysis followed by a field reconnaissance and field delineations at no more than two water feature project crossings will be conducted. Based on a review of the National Wetland Inventory (NWI) and National Hydrography Dataset (NHD) mapping for the project area, no NWI mapped wetlands are present in the project area. Based on the project footprint/limits of disturbance developed as of February 2026, NHD streams within the proposed ROW are likely not present as defined surface drainage features based on a review of available aerial imagery. It is anticipated that none of the projects would require a Section 404 permit. No coordination with the USACE is anticipated.
- b. T&E Species/Habitat Assessment - Due to the developed nature of the project areas, only a desktop analysis and windshield survey will be conducted. The Information for Planning and Consultation (IPaC) website should be used to identify federally listed threatened and endangered species, as well as their habitat potentially present within the limits of disturbance and adjacent areas. Other than completing the required FHWA Programmatic and Arkansas d-keys, no informal coordination or consultation with USFWS is anticipated. The windshield assessment for T&E species and wetlands/WOTUS will be conducted concurrently. No formal species-specific presence/absence surveys are included.
- c. Water Quality/NPDES/ADEQ Coordination - Construction of the project is anticipated to be covered under the General Permit No. ARR150000, Authorization to Discharge Stormwater Under the National Pollutant Discharge Elimination System and the Arkansas Water Pollution Control Act. No waters of the state would be affected so the need for a Section 401 Water Quality Certification/Short-Term Activity Authorization is not anticipated. Anticipated permits will be noted in the CE. Creation of a Stormwater Pollution Prevention Plan and on-site inspections are not included.

7. HAZARDOUS/REGULATED MATERIALS

Conduct a literature and database review and visual survey of the project areas to identify potential hazardous/regulated material sites in the vicinity of the proposed project. The results of this effort shall be documented in the environmental document. The work shall include:

- a. Overview and Summary of Hazardous Materials Sites within the Study Area – This initial screening will include a review and evaluation of applicable state and federal regulatory agency databases.
- b. Identification of Sites of Concern – A review and evaluation of the following list will be performed for the reasonable and feasible alternatives: CERCLA, NPL, RCRA, RST, LRST, State Superfund, City Solid Waste Landfills.
- c. Visual survey of project areas.

8. ENVIRONMENTAL DOCUMENT

- a. The preparation of a Categorical Exclusion (CE) is anticipated including appropriate supporting technical analyses. It is anticipated one (1) CE document will be used to provide NEPA clearance for all three (3) intersections. Follow the ARDOT CE template and adapt for this project. Due to the urban nature of the project areas, many resource categories will not be present and will not be discussed in the CE.
- b. Submit draft CE and associated technical reports/memos in electronic format (pdf and MS Word) for review by the OWNER and ARDOT.
- c. Perform changes necessary to respond to comments from the OWNER and ARDOT made during the review. Assume 1 review by the OWNER and 2 rounds of reviews by ARDOT for the CE and each technical report/memo.
- d. Submit final draft CE to the OWNER and ARDOT for submittal to the FHWA for approval.
- e. All submittals will be in electronic form (PDF format); no paper deliverables anticipated.
- f. Coordinate and obtain appropriate federal and state clearances (Section 106, Section 7, etc. as noted above) to support environmental clearance in compliance with the OWNER and ARDOT procedures. Provide environmental information needed for completion of the NPDES SWPPP to design team, including wetland locations and acres of impacts, endangered and threatened species, 303(d) waters, Total Maximum Daily Load (TMDL) waters, operator of local municipal separate storm sewer system (MS4), and special waters for 50-ft. buffer zone, if applicable.

9. LOCATION AND DESIGN PUBLIC HEARING(S) – IF REQUIRED – ASSUME THIS IS A CE AND DOES NOT REQUIRE A PUBLIC HEARING – IF SO A SUPPLEMENT IS NEEDED

10. CONSTRUCTION PLAN AND SPECIFICATIONS DEVELOPMENT

- a. Prepare special provisions related to environmental commitments and protection. The ENGINEER's shall incorporate all environmental commitments and regulatory requirements into project plans and contracts by use of plan sheet notes, general notes, and special provisions.
- b. Close coordination should be maintained with ARDOT to verify all aspects of the environmental process meet ARDOT approval. This includes approval of deliverables and dates of delivery for each task.

11. ENVIRONMENTAL PERMITTING FOR CONSTRUCTION – NOT INCLUDED

FIELD SURVEYS AND MAPPING

The ENGINEER shall be responsible for obtaining all required aerial photography and topographic mapping (other than that provided by the OWNER) the ENGINEER determines necessary for the design of the project. This includes all field surveys such as topographic surveys, property surveys, and utility surveys, as needed, to identify all existing features along the project and establishing project control.

All survey tasks shall be performed under the supervision of an Arkansas Registered Professional Surveyor, shall be consistent with Arkansas minimum standards and in compliance with Arkansas laws and regulations governing the practice of Land Surveyors and with all Federal, State and Local laws, regulations and ordinances applicable to the work.

ROADWAY DESIGN AND PLANS

SCHEMATIC ROADWAY DESIGN (15% SUBMITTAL)

- 1. Conduct Utility Coordination Kick Off meeting with all city and franchise utility providers.**
- 2. Develop Design Criteria to be used in the design of the project.**
- 3. Develop and Submit Strip Map for the project including the following information:**
 - a. Proposed lane configuration and associated roadway improvements based on traffic analysis results and recommendations,**
 - b. Locations and limits of proposed medians,**
 - c. Locations and configuration of proposed signal poles and mast arms,**
 - d. Locations of pedestrian improvements such as sidewalks and crosswalks,**
 - e. Tentative driveway alterations, combinations and closures to improve safety and promote access management,**
 - f. Tentative limits of construction,**
 - g. Utility location information,**
 - h. Identification of significant property and/or utility conflicts and impacts for consideration of feasibility,**
 - i. Aerial Imagery.**
- 4. Provide Opinion of Probable Construction Costs.**
- 5. Attend meetings with OWNER representatives and project stakeholders to review alternatives.**
- 6. Provide a memo to summarize results and recommendations.**
- 7. Provide support documentation and review of partnership funding requests.**

CONCEPTUAL ROADWAY DESIGN (30% SUBMITTAL)

1. Submit design criteria to be used in the design of the project.
2. Provide conceptual roadway plans including:
 - a. Project Cover sheet, including project location name, and general project information.
 - b. Typical Roadway Sections,
 - c. Roadway Plan and Profile Sheets, showing conceptual roadway alignment with horizontal curve data, conceptual profile grades with vertical curve data, existing property lines, easements and right-of-way, proposed right-of-way floodway and floodplain limits, proposed pavement markings and lane configuration, limits of construction, and existing aerial photography and/or topographic survey.
3. Identify utility conflicts associated with proposed alignment. Provide summary spreadsheet of anticipated conflicts with name of utility provider, contact information, and a description of potential impacts.

4. Opinion of Probable Construction Cost
5. Provide four (4) paper copies (half size 11x17), one electronic pdf, and AutoCad/Civil 3D files for plan review.
6. Coordinate and schedule conceptual field inspection, if required. Provide sufficient number of plan copies for conceptual field inspection.
7. **Perform project coordination and support OWNER related to meetings and communication with project stakeholders, Arkansas Missouri Railroad, and Arkansas Department of Transportation.**
8. **Coordinate with Franchise Utility Providers and Springdale Water Utility representatives related to necessary relocations associated with the project. Coordination shall include:
Transmitting project description, schedule, KMZ, Plans and digital design files as needed to all franchise and city utility providers at project milestones.**
9. **Conduct coordination meetings with utility owners and representatives.**

PRELIMINARY ROADWAY DESIGN (60% SUBMITTAL)

1. Make revisions necessary to respond to comments made at the 30% review as well as comments made at the conceptual field inspection.
2. Provide Pavement design alternatives according to City of Springdale Standard Street Specifications, using AASHTO design procedures.
3. Provide preliminary roadway plans including:
 - a. Project Cover Sheet, including project location name, and general project information.
 - b. Control detail sheets of the survey baseline and design centerline with control point data.
 - c. Typical Roadway Sections: The typical sections will include notes pertaining to slopes, tolerances, leveling, and other items. The typical sections will contain information depicting the width of the subgrade, all lanes, shoulders, and clear zones. The side slopes (run/rise) and finished grade cross slopes (ft./ft.) will also be shown. The point of profile will be defined and the location and shape for all ditches will also be depicted.
 - d. Roadway Plan & Profile Sheets: The plan and profile sheets will contain information from 30% plus the following: proposed centerline and travel lanes, existing topography, existing utilities, horizontal geometry (curve data, PI's, bearings), north arrow, lane and shoulder dimensions, taper dimensions, proposed driveways and side streets, drainage information, turning radii, limits of existing and proposed right-of-way and control of access, permanent and temporary construction easements, construction limits, location of right-of-way points and benchmarks, floodplain limits, proposed vertical geometry (including VPI's, grades, and ditch grades), existing ground profile, and drainage information.
 - e. Partial Maintenance of Traffic Plans: The maintenance of traffic plans will suggest a sequence of construction to complete major phases of the project. It will clearly

- identify the stages required during construction, but detailed information about barricades, drums, temporary markings, etc will not be provided until 90% design.
- f. Signing & Pavement Marking Plans
 - g. Partial Grading and Erosion Control Plans: The grading and erosion control plans will include overall project limits of construction and grading separated by construction stage. Full details regarding exact BMP's will not be provided until 90% design.
 - h. Roadway Details
- 4. Preliminary Drainage Report summarizing modifications and/or improvements to existing storm drainage infrastructure within the project limits.
 - 5. Opinion of Probable Construction Cost
 - 6. Provide four (4) paper copies (half size 11x17), one electronic pdf, and AutoCad/Civil 3D files for plan review.
 - 7. Coordinate and schedule preliminary field inspection, if required. Provide sufficient number of plan copies for preliminary field inspection.
 - 8. Coordinate with Franchise Utility Providers and Springdale Water Utility representatives related to necessary relocations associated with the project. Coordination shall include:
 - a. Transmitting project description, schedule, KMZ, Plans and digital design files as needed to all franchise and city utility providers at project milestones.
 - b. **Conduct** coordination meetings with utility owners and representatives.
 - 9. **Public Meeting**
 - a. **One public involvement meeting is anticipated for the project.**
 - b. **Prepare meeting announcement and public notification.**
 - c. **Prepare sign-in-sheets, comment forms and project flyers for participants.**
 - d. **Prepare design-related displays to be used at the public meeting, including color prints of the proposed improvements, drawings identifying any environmental resources and impacts, as well as exhibits showing proposed and existing right of way and easements.**
 - e. **Assist the OWNER at the meeting by being prepared to answer and explain all concepts of the proposed design.**

FINAL ROADWAY DESIGN (90%/100% SUBMITTAL)

- 1. Make revisions necessary to respond to comments made at the 60% review as well as comments made at the preliminary field inspection.
- 2. Provide final roadway plans including all sheets from 60% review plus:
 - a. Final Index of Sheets, and General Notes
 - b. Final Maintenance of Traffic plans including location of traffic drums, barricades to be placed, striping to be removed/added prior to diversion of traffic.
 - c. Final Grading and Erosion Control plans including detailed BMPs to be used during each stage of construction.
 - d. Cross sections for all roadways will be shown at a 1:1 scale. In addition, matchlines will be labeled and sections will be provided at begin/end tapers, nose points, begin/end auxiliary lanes, and any pipes/culverts perpendicular to

centerline construction. Inlet and outlet sections will be shown for pipes/culverts on skews.

3. Provide Project Manual including bid documents, agreement, general conditions, technical specifications, and Special Provisions.
4. Provide Opinion of Probable Construction Cost
5. Provide four (4) paper copies (half size 11x17), one electronic pdf, and AutoCad/Civil 3D files for plan review.
6. Attend final field inspections, if required.
7. Final Drainage Report summarizing modifications and/or improvements to existing storm drainage infrastructure within the project limits. Provide hydraulic certification (if necessary).
8. Prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) containing all the necessary documentation to obtain a Notice of Coverage for each location.
9. **Coordinate with Franchise Utility Providers and Springdale Water Utility representatives related to necessary relocations associated with the project. Coordination shall include:**
 - a. **Transmitting project description, schedule, KMZ, Plans and digital design files as needed to all franchise and city utility providers at project milestones.**
 - b. **Holding coordination meetings with utility owners and representatives.**
 - c. Review and advise OWNER representatives on reimbursement requests from utility owners eligible for reimbursement of relocation costs.
 - d. **Review utility relocation plans for comparison to project improvements**
 - e. **Document and coordinate work for utility relocations, including reimbursement agreements and notices to start work, confirmation when relocations are complete, maintain up to date schedules for utility relocations, perform site visits and monitor progress.**

TRAFFIC SIGNAL DESIGN AND PLANS

A. TRAFFIC EVALUATION

1. Perform traffic counts at each intersection including peak hour turning movement counts to determine the current transportation demands within the study area.
 - a. **Perform traffic counts at adjacent intersections to support corridor studies as required by ARDOT**
2. Perform a signal warrant analysis at Southbound on/off ramp intersection on the Don Tyson Interchange. Further analysis will be dependent on the results of the warrant analysis. For purposes of the Signal Design tasks below, it is assumed at a traffic signal at this location meets warrants.

3. The ENGINEER will project the current traffic volumes to a 20-year horizon to determine the future traffic conditions and provide up to 9 analysis scenarios per intersection (3 forecast years: opening year, 10-year and 20-year and three traffic scenarios AM, Midday and PM Peak conditions).
4. The ENGINEER will use these models to provide initial recommendations to the OWNER for each intersection which shall evaluate the effectiveness of the "City Improvements" and the "State Improvements" depicted on the project location exhibits. Based on the OWNER's feedback up to two additional configurations can be analyzed. The ENGINEER will Utilize *Synchro* and *HCS* software to evaluate delays and levels of service for the proposed improvement as well as the no-build conditions.
5. **The ENGINEER will develop refined models for the preferred recommendations to perform a corridor study for Don Tyson Interchange (Site 4) and the Thompson and Robinson improvements (Site 1). Site 4 modeling will be performed in Synchro the Site 1 model will be performed in Synchro and supported with Vissim to evaluate queue lengths, signal timings and phasing due to the close spacing of the new signals and the proximity to an at grade rail crossing.**
6. Prepare a final traffic report containing the results and conclusions of the traffic study and all necessary support documentation.

7. Initial Photometric Analysis for discussion of lighting design standards

B. PRELIMINARY SIGNAL DESIGN AND DELIVERABLES (60% SUBMITTAL)

1. Signalization plans – **including illumination.**
2. Special details as needed
3. Plan sheets showing:
 - a) Alignment
 - b) Construction limits
 - c) Right of way, permanent and temporary construction easements (existing and proposed).
 - d) All roadside features within right of way
4. Signalization layout and details
5. Provide PDF copy of plans for 30% review
6. Provide PDF copy of plans for preliminary field inspection, right of way review, and 60% plan review
7. **A photometric analysis of the lighting will be performed based on the mast arm lighting at 30%**
8. **Illumination photometrics and lighting design based on approved lighting design standards at 60% for intersections and pedestrian crossings.**
 1. **Illumination and Power Details:**
 - a) **Light Pole Detail.**
 - b) **Wiring diagram.**
 - c) **Light Pole Foundation Detail**
 - d) **Luminaire Wiring Schematics.**
 - e) **One Line Diagram of each electric circuit.**
 - f) **Luminaire Service Point Assembly.**

C. FINAL SIGNAL DESIGN AND DELIVERABLES (90%/100% SUBMITTAL)

1. Provide final signal **and lighting** plans
2. Provide quantities
3. Provide special provisions
4. Provide construction cost estimate
5. Provide PDF copy of plans for final field inspection and 90% review
6. Attend final field inspections
7. Make plan changes resulting from the 90% review, subsequent reviews, and final field inspection
8. Final plans submittal shall be a digitally signed and sealed PDF copy of plans per Arkansas PELS rules.

RIGHT-OF-WAY PLANS

A. PRELIMINARY AND FINAL DESIGN

1. Provide Right-of-Way Plans.

Right of Way Plans shall be prepared and submitted to the OWNER according to the following:

Stage 1: At the time of 60% Roadway Submittal, provide a strip map with construction centerline, limits of construction, existing topography and proposed right of way plotted on complete parcel surveys with property lines identified.

Stage 2: Prepare right of way documents to OWNER specifications including a metes and bounds legal description of each parcel. Exhibits shall be adequate to clearly show all details, dimensions, bearings, distances and notes at 11"x17" sheet size (not smaller than 1"=100' unless approved in advance by OWNER).

Stage 3: Perform a thorough "in-house" review of the right of way documents.

Stage 4: Prior to the 90% Roadway Submittal, provide 90% level right of way documents for review, legal descriptions, and "current owner" certificates of title with deeds attached.

Stage 5: Submit final right of way documents and electronic files with corrections requested by the OWNER.

2. Coordinate with OWNER's Land Agent or Acquisition consultant, providing information as requested, in support of right of way appraisals and acquisitions.
3. Staking of Right of Way and/or Easements is excluded from this Scope of Work but may be performed on an hourly basis if authorized by Amendment.

BIDDING PHASE SERVICES

A. During the bidding phase of the project, the ENGINEER will:

1. Respond to and track requests for information (RFI's)
2. Issue addenda (if necessary)
3. **Prepare for and attend** pre-bid meeting
4. **Prepare for and attend** bid opening
5. Review and certify bids for construction (if necessary)

PROJECT MANAGEMENT

A. The ENGINEER shall:

1. Notify the OWNER and ARDOT of its schedule, in advance, for all activities.
2. Provide monthly updates to the detailed project schedule.
3. Project Controls: prepare for and coordinate invoices and billing with the OWNER.
4. Recommend scope, schedule, and budget changes and submit supporting documentation including efforts to minimize or mitigate the changes in accordance with procedures outlined by the OWNER.
5. Client Coordination and Subconsultant Coordination

The ENGINEER shall maintain ongoing communication with the OWNER and Subconsultants for items such as work activities, billing, and miscellaneous coordination.

V. PROJECT CONDITIONS OF THE WORK

A. **Design documents for each intersection will be considered four (4) independent projects. Separate designs, plans and deliverables will be performed and provided for each.**

- B. The facility shall be designed in accordance with the City of Springdale Master Street Plan, latest edition of AASHTO, "A Policy on Geometric Design of Highways and Streets"; the latest edition of the latest edition of NACTO, "Urban Bikeway Design Guide"; and ARDOT policies, current AREMA publications as appropriate and policies. Other appropriate AASHTO publications and guide specifications shall also be utilized. Upon completion of the contract, the ENGINEER shall furnish to the OWNER all electronic files of the project design and plans, Adobe Acrobat PDF file format & AutoCad/Civil 3D file format.
- C. All plans and surveys shall be in U.S. Foot Units and based on Arkansas State Plane Grid, with ties to ARDOT control points.
- D. In addition, all design surveys and/or land surveys required and agreed upon by the ARDOT, shall be performed to Arkansas minimum standards. All survey work shall be supervised and certified (stamped) by a Professional Land Surveyor registered in Arkansas.
- E. Construction specifications shall be the current edition of the City of Springdale Standard Specifications.
- F. All work performed by the ENGINEER shall be in compliance with all applicable Federal, State, and local laws, regulations, and ordinances.
- G. Coordinate design and construction with franchise utility companies' relocations and/or new locations to provide adequate space for all facilities and timely relocations.

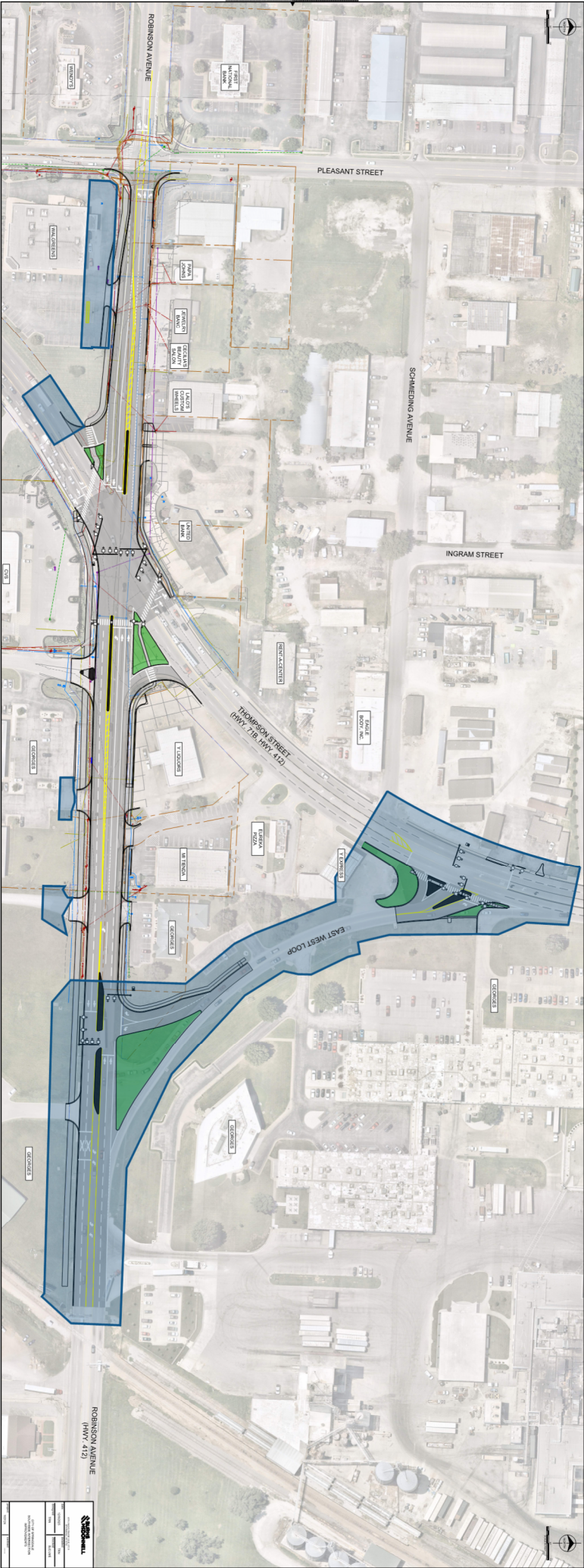
VI. COORDINATION WITH THE OWNER

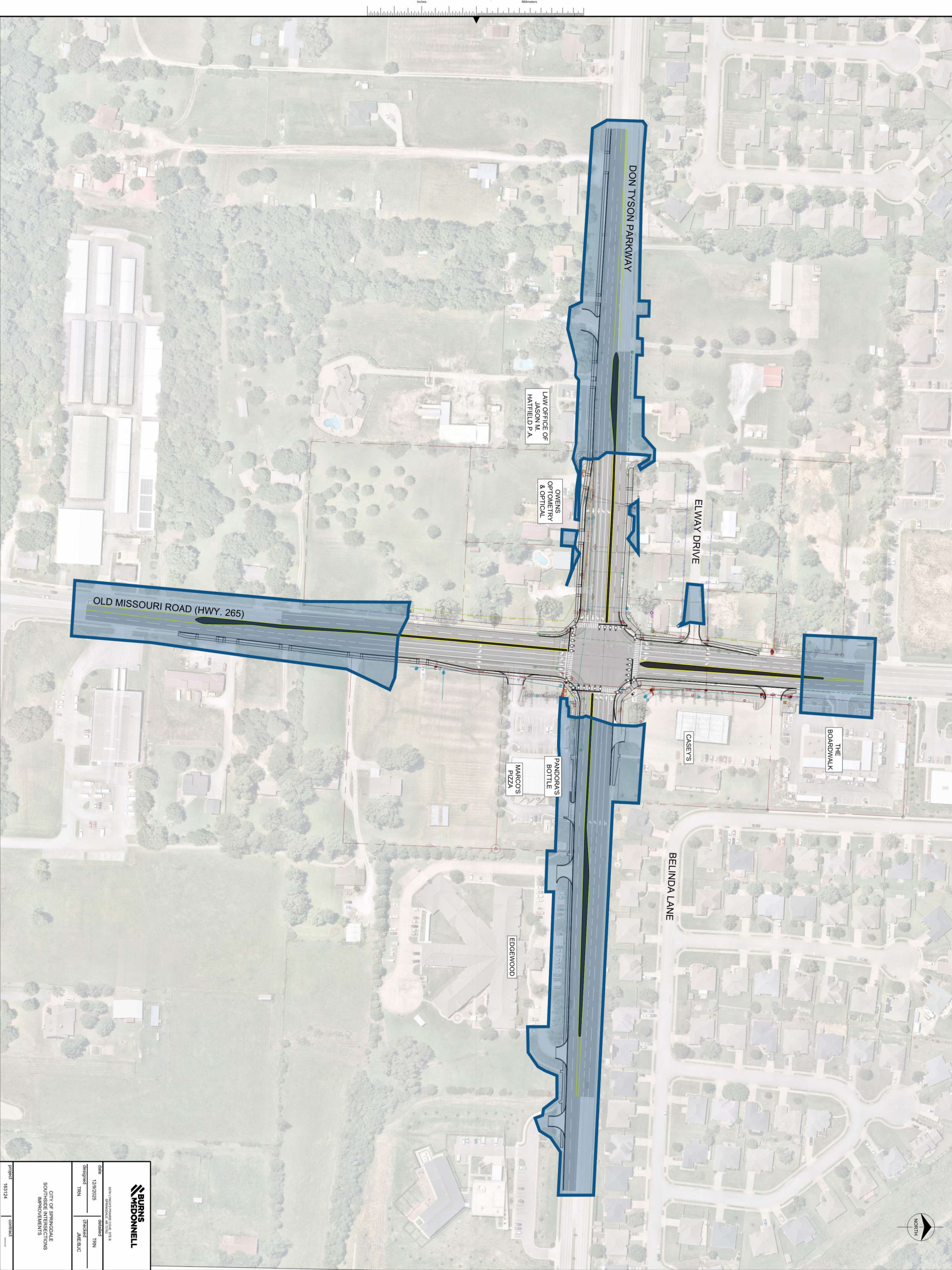
Coordination meetings will be conducted on an as needed basis. These meetings shall include the ENGINEER, the OWNER, ARDOT and others, as appropriate. The ENGINEER shall schedule these meetings, and compile and distribute meeting minutes, as required.

VII. ADDITIONAL SERVICES

The following services are not included in this scope of work, but may be added by amendment:

- Geotechnical, Subsurface Investigation
- **Corridor Street Lighting Design**
- Utility relocation design
- Title II Construction Administration & Observation
- Construction materials testing





BURNS & McDONNELL	
date	12/29/2025
designed	TRN
checked	JAE/BAC
project	163124
contract	
CITY OF SPRINGDALE SOUTHSIDE INTERSECTIONS IMPROVEMENTS	

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A GRANT AWARD FROM THE WALTON FAMILY FOUNDATION DESIGN EXCELLENCE PROGRAM FOR SHILOH SQUARE AND AUTHORIZING THE EXECUTION OF THE GRANT AGREEMENT AND RELATED DOCUMENTS

WHEREAS, the City of Springdale adopted the Downtown Springdale Master Plan to guide public and private investment in Downtown Springdale and has continued to implement public-space, streetscape, and civic improvements consistent with that plan; and

WHEREAS, Shiloh Square is an important public gathering space in Downtown Springdale, and the City desires to evaluate improvements that strengthen its function, accessibility, safety, programming, connection to surrounding destinations, and long-term public value; and

WHEREAS, pursuant to prior authorization from the City Council, the City applied to the Walton Family Foundation Design Excellence Program for planning and design services for Shiloh Square; and

WHEREAS, the Walton Family Foundation has awarded the City a grant of seven hundred fifty thousand dollars (\$750,000) for the Shiloh Square Design Excellence project; and

WHEREAS, acceptance of the design grant does not, by itself, constitute a commitment by the City to construct the project, appropriate construction funds, acquire property, or enter into a construction contract.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, THAT: the City accepts the Walton Family Foundation Design Excellence Program grant of seven hundred fifty thousand dollars (\$750,000) for planning and design services for Shiloh Square. The Mayor and City Clerk are authorized to execute the grant agreement and related documents, subject to approval as to form by the City Attorney and provided that such documents do not obligate the City to construct the project or appropriate construction funds without further City Council approval. City staff may take the administrative actions necessary to receive and administer the grant. Any decision to proceed with construction shall remain subject to final design, cost estimates, funding availability, appropriation, and separate City Council approval.

PASSED AND APPROVED THIS ____ DAY OF _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Garrett Harlan, City Attorney

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W26-41) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO HKH RESIDENCE TRUST IN CONNECTION WITH 8857 & 8781 WEST MILLER ROAD A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W26-41) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W26-41) of street improvements to Miller Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 8857 & 8781 West Miller Road, a Single-Family Dwelling, and the Planning Commission recommends denial of the waiver request.

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

Option 1: Grants a waiver of street improvements to West Miller Road, including sidewalks in connection with 8857 & 8781 West Miller Road, a Single-Family Dwelling.

Option 2: Denies a waiver of street improvements to West Miller Road, including sidewalks in connection with 8857 & 8781 West Miller Road, a Single-Family Dwelling.

Option 3: Approves payment in lieu of improvements to West Miller Road in connection with 8857 & 8781 West Miller Road, a Single-Family Dwelling, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to West Miller Road including sidewalks, to be built in connection with 8857 & 8781 West Miller Road, a Single-Family Dwelling.

PASSED AND APPROVED this _____ day of _____, 2026.

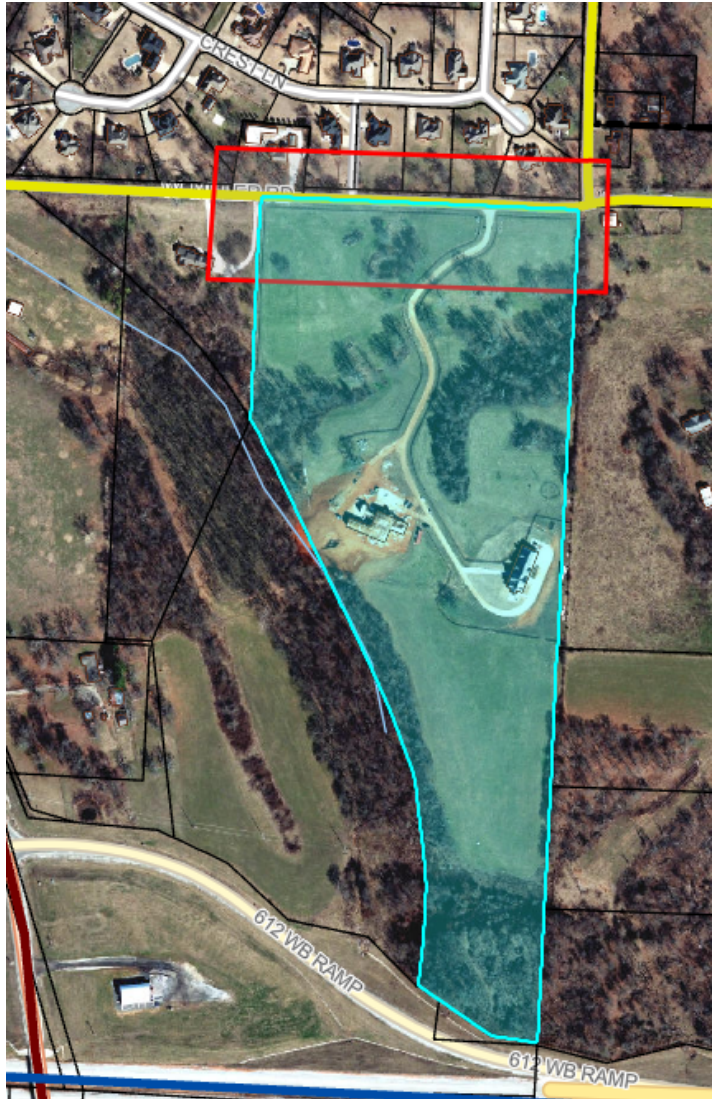
Doug Sprouse, Mayor

ATTEST:

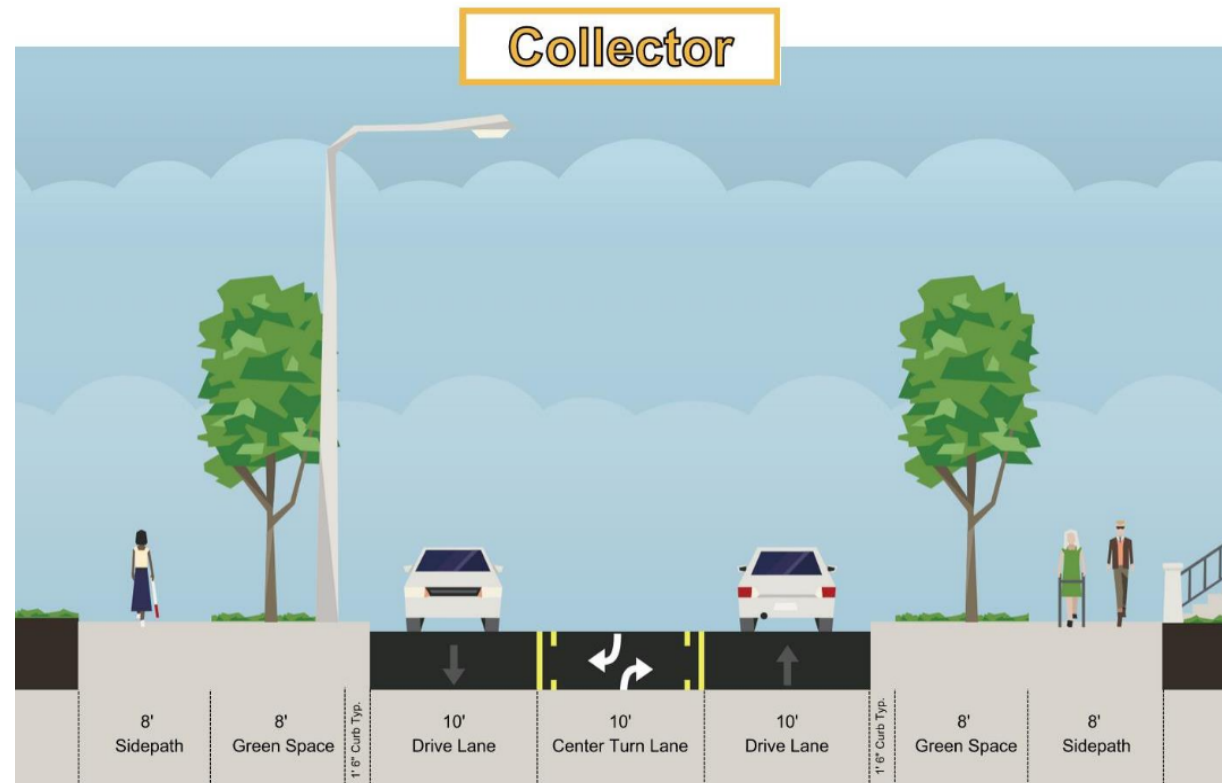
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





W26-41: HKH Residence Trust

8781 & 8857 W. Miller Road

Waiver of Street Improvements; Sidewalk on W. Miller Road



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W26-43) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO STAIR STEPPERS, LLC IN CONNECTION WITH 206A & 206B WEST MAPLE AVENUE, TWO SINGLE FAMILY DWELLINGS.

WHEREAS, Ordinance #3047 provides for the waiver (W26-43) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W26-43) of street improvements to West Maple Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 206A & 206B West Maple Avenue, two Single-Family Dwellings, and the Planning Commission recommends approval of a payment in lieu of constructing six (6) feet of sidewalk.

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 sidewalks in connection with 206A & 206B West Maple Avenue, two Single-Family Dwellings.

Option 2: Denies a waiver of street improvements to West Maple Avenue, including sidewalks in connection with 206A & 206B West Maple Avenue, two Single-Family Dwellings.

Option 3: Approves payment in lieu of improvements to West Maple Avenue in connection with 206A & 206B West Maple Avenue, two Single-Family Dwellings, 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 sidewalks to be built in connection with 206A & 206B West Maple Avenue, two Single-Family Dwellings.

PASSED AND APPROVED this _____ day of _____, 2026.

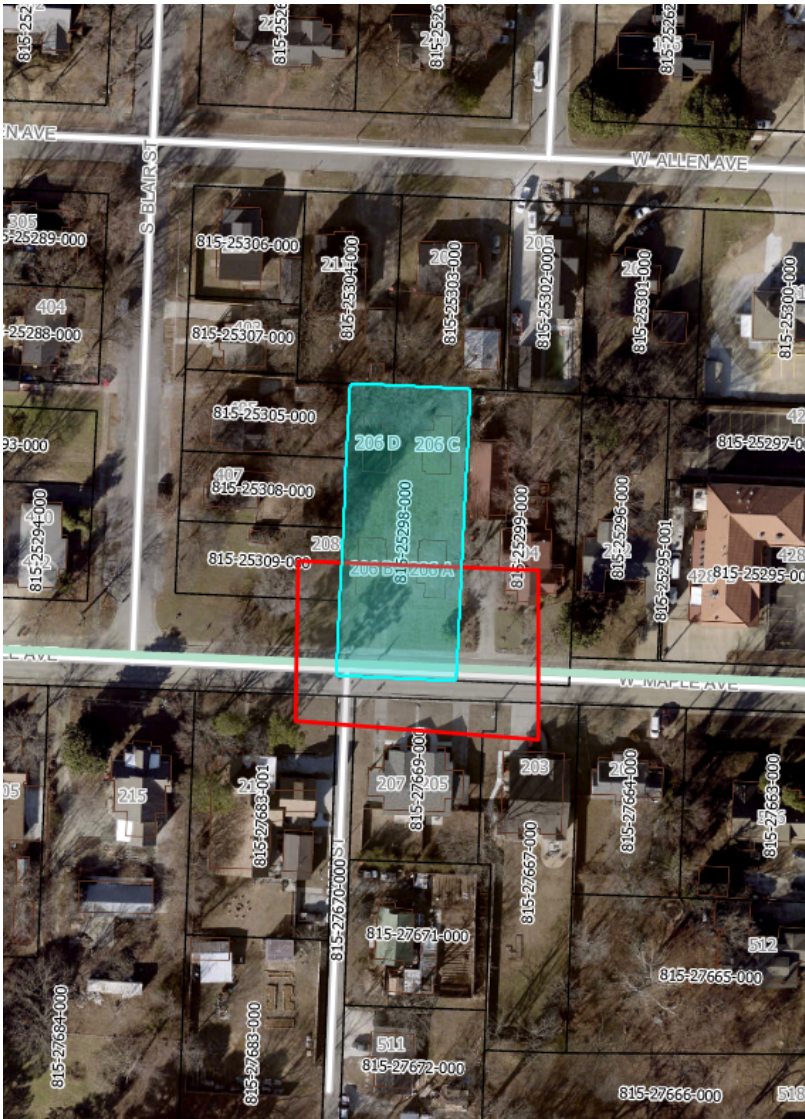
Doug Sprouse, Mayor

ATTEST:

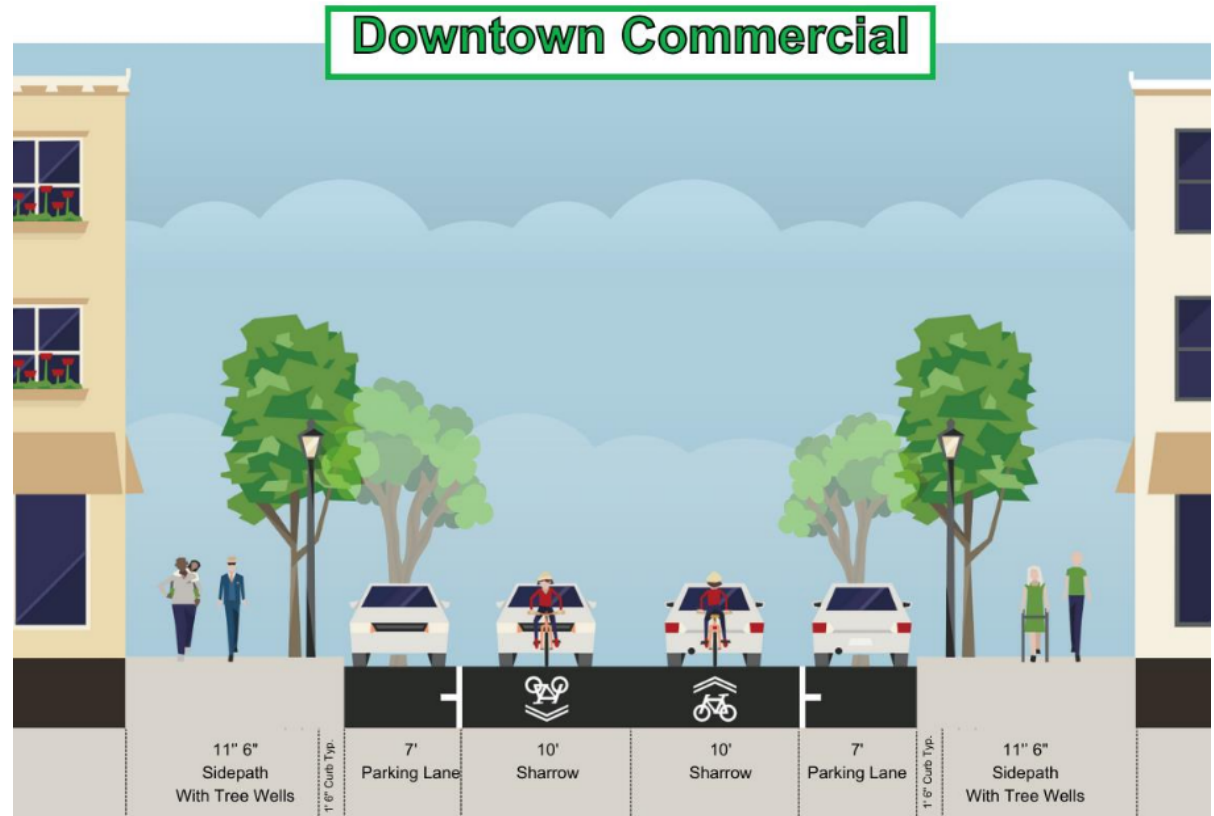
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





 PROJECT AREA

W26-43: Stair Steppers, LLC

206 W. Maple Avenue

Waiver of Street Improvements; Sidewalk on W. Maple Avenue



ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 22-91 OF THE
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,
ARKANSAS.**

WHEREAS, Chapter 22-91 of the Code of Ordinances of the City of Springdale, Arkansas, provides for the adoption of the National Electrical Code;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to adopt the updated version of the National Electrical Code;

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

Section 1: Section 22-91 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 22-91. National Electrical Code Adopted.

There is hereby adopted by the city, for the purpose for continued maintenance and upgrading of standards for electrical wiring, that certain electrical code known as the 2020 2026 National Electrical Code, in its entirety, with the amendments and deletions made by The Board of Electrical Examiners of the State of Arkansas, of which not less than three copies shall be filed in the office of the city clerk.

The 2020 2026 National Electrical Code is incorporated herein as though set out fully word for word with the amendments and deletions made by the The Board of Electrical Examiners of the State of Arkansas. ~~The provisions of Section 210.8F of the 2020 National Electrical Code, dealing with the GFCI requirements for Heating, Ventilation and Air Conditioning are excluded from the adoption of the 2020 National Electrical Code.~~

Section 2: All other provisions of Chapter 22 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this ordinance shall remain in full force and effect.

PASSED AND APPROVED this 22nd day of September, 2026.

Doug Sprouse, Mayor

ATTEST:

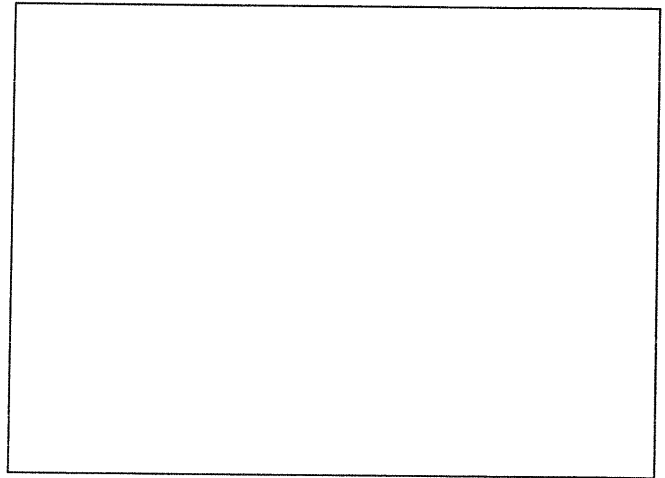
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

ORDINANCE NO. _____

**AN ORDINANCE 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**



WHEREAS, the following real property located in Springdale, Washington County, Arkansas, is owned as set out below:

PROPERTY OWNER: Michael E. Shumate

LEGAL DESCRIPTION: Part of the Southeast Quarter of the Northwest Quarter of Section 1 in Township 17 North of Range 30 West described as follows: Beginning 1414.5 feet North of 160 feet West of the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 1, Township 17 North of Range 30 West, and running, thence West 68 feet, thence North 150 feet thence East 68 feet, thence South 150 feet to the place of beginning, being Lot No. 3 in Block No. 1 of Thompson Addition to the City of Springdale, Arkansas, situated in Washington County, Arkansas.

LAYMAN'S DESCRIPTION: 210 E. Sunset Ave., Springdale, AR 72764

PARCEL NO.: 815-26103-000

PROPERTY OWNER: Jeff D. Mann

LEGAL DESCRIPTION: Lot Numbered Three (3) in Westwood Addition No. II, to the City of Springdale, Arkansas, as shown upon the recorded plat thereof on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County Arkansas, LESS AND EXCEPT that portion thereof contained in the Deed to Larry DeWeese and wife, recorded Book 574 Page 219. LESS & EXCEPT FURTHER DESCRIBED AS: Part of Lots Numbered Three (3) and Four (4) of Block One (1), Replat of a part of Westwood Addition No. 2 to the City of Springdale, Arkansas, and a part of the Southwest quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-Five (35) in Township Eighteen (18) North of Range Thirty (30) West, all more particularly described as follows, to-wit: Beginning at the Southeast corner of Lot Numbered Four (4) Block One (1) of the Replat of Part of Westwood Addition No. 2 and running thence North 150 feet; thence West 110 Feet; thence South 150 feet; thence East 110 Feet to the point of beginning.

LAYMAN'S DESCRIPTION: Westwood Parcel, Springdale, AR 72764

PARCEL NO.: 815-26928-000

WHEREAS, the owner was given notice, pursuant to Ark. Code Ann. §14-54-903, of the unsightly and unsanitary conditions on the properties described above, and instructed to clean the properties in accordance with Sections 42-77 and 42-78 of the Springdale Code of Ordinances;

WHEREAS, the property owner of record did not abate the situation on these properties, and as a result, the City of Springdale was required to abate the conditions on these properties and incurred cost as follows, and as shown in the attached Exhibits:

\$627.64 clean-up costs and \$24.92 administrative costs – 210 E. Sunset Ave. (815-26103-000)
\$702.96 clean-up costs and \$24.92 administrative costs – Westwood Parcel (815-26928-000)

WHEREAS, the property owners have been given at least 30 days written notice of the public hearing in accordance with Ark. Code Ann. §14-54-903, as shown in the attached Exhibits;

WHEREAS, Ark. Code Ann. §14-54-904 authorizes the City Council to assert a clean-up lien on these properties to collect the amounts expended by the City in cleaning up these properties;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, pursuant to Ark. Code Ann. §14-54-904, the City Council certifies that the following real property shall be placed on the tax books of the Washington County Tax Collector as delinquent taxes and collected accordingly:

\$652.56 plus 10% for collection – 210 E. Sunset Ave. (815-26103-000)
\$727.88 plus 10% for collection – Westwood Parcel (815-26928-000)

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 22nd day of September, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2601297



Date: 05/15/2026
Status: Abated
Property: 210 E SUNSET AVE
City, State, Zip: ,

Officer on Site: Bryan McKee
Abatement Type: Lien
Abatement Date: 05/15/2026
Abatement Start Time: 0915
Abatement End Time: 0945

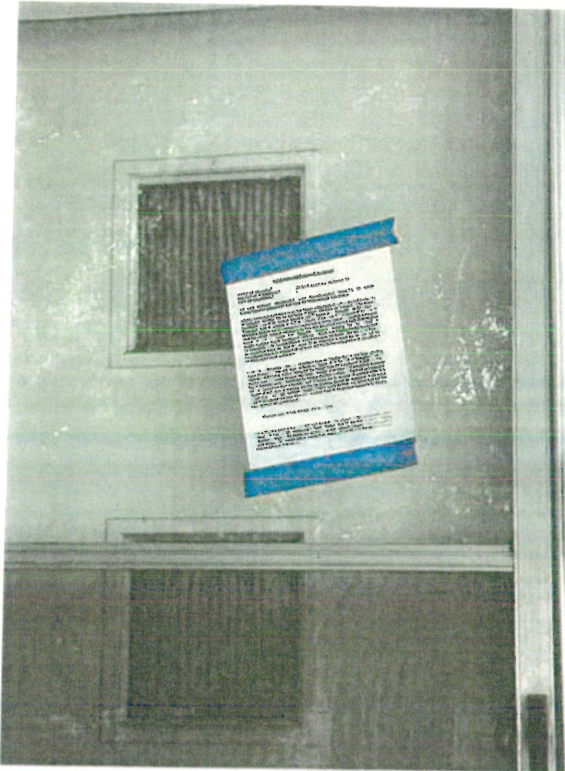
Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$75.00
Equipment Rate	\$113.00
Total Fee: \$306.32	

Method of Compliance: Property was mowed by Public Works with 1 full time, 3 part time, 1 truck, trailer and mower.

Bryan McKee
Code Enforcement Officer

05/15/2026
Date









City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2602746



Date: 06/26/2026
Status: Abated
Property: 210 E SUNSET AVE
City, State, Zip: ,

Officer on Site: Bryan McKee
Abatement Type: Lien
Abatement Date: 06/25/2026
Abatement Start Time: 0830
Abatement End Time: 0900

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$90.00
Equipment Rate	\$113.00
Total Fee: \$321.32	

Method of Compliance: Property was mowed by Public Works with 2 full time, 2 part time, 1 truck, trailer and mower.
Brush pile was from Sweeco cutting limbs from power line.

Bryan McKee
Code Enforcement Officer

06/26/2026
Date





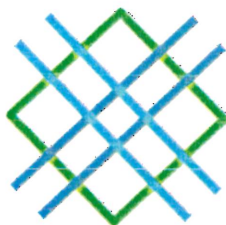


Garrett Harlan
City Attorney
gharlan@springdalear.gov

David D. Phillips
Deputy City Attorney
dphillips@springdalear.gov

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALE™
WE'RE MAKING IT HAPPEN
OFFICE OF CITY ATTORNEY
201 Spring Street • Springdale, Arkansas 72764
Phone (479) 750-8173 • Fax (479) 750-4732
www.springdalear.gov

Giselle Gonzalez
Administrative Assistant
ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

Christy Pinalto
Chief Legal Assistant
cpinalto@springdalear.gov

August 5, 2026

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

Michael E. Shumate
210 E. Sunset Ave
Springdale, AR 72764

RE: Notice of clean-up lien on property located at 210 E Sunset Ave, Springdale,
Washington County, Arkansas, Tax Parcel No. 815-26103-000

Dear Property Owner/Lienholder:

On April 7th, 15th & May 4th & June 25th, 2026, a notice was posted on property located at 210 E Sunset Ave., Springdale, Arkansas, that the property was in violation of Springdale City Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days. Notice was mailed to the owner of record on April 15th, 2026 that the City intended to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if the violations were not remedied. The notice also applied to any violations that may be found on the property within the next 12 months.

Subsequent to the above-referenced violation notice being issued, a city code violation was found to have existed on the property. As a result, the City of Springdale took action to remedy the violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or about May 15th and June 25th, 2026. As of this date, the total costs incurred by the City of Springdale to clean this property are \$627.64. I have enclosed invoices evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$9.92 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before September 16th, 2026 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the

clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, September 22, 2026, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. If this amount is paid prior to the hearing, no lien will be pursued.

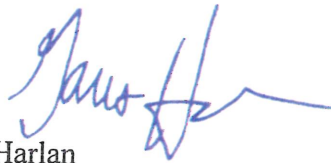
Please remit the total sum of \$627.64, which includes \$306.32 and \$321.32 for cleaning up the property and \$9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Giselle Gonzalez, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

If you desire to contest the amount sought above, you will need to contact Neighborhood Services Division at 479-756-7712 for an appointment and you will be given a court date in Springdale District Court where you will have the opportunity to state your case before the District Court Judge.

This letter is also being mailed by regular mail to Michael E. Shumate at the address above. Delivery of that letter by the U.S. Postal Service shall warrant service should the certified letter be returned.

If you should have any questions, please let me know.

Sincerely,

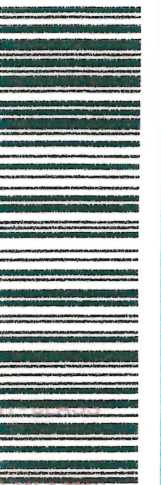


Garrett Harlan
City Attorney

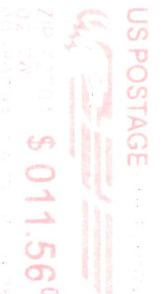
Enclosures
GH:gg



CITY OF SPRINGDALE
OFFICE OF CITY ATTORNEY
201 SPRING STREET
SPRINGDALE, AR 72764



9589 0710 5270 3758 3486 12



Michael Shumate
210 E. Sunset Ave
Springdale, AR 72764

UNC
72784-4554

NIXIE 722 DE 1 0008/25/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 72764455401 *2755-04129-06-27

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Shumate
210 E. Sunset Ave
Springdale, AR 72764

9590 9402 7987 2305 3126 63

2. Article Number (Transfer from service label)

9589 0710 5270 3758 3486 12

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent
☐ Addressee

C. Date of Delivery

D. Is delivery address different from item 1?
If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2601149



Date: 05/15/2026
Status: Abated
Property:
City, State, Zip: ,

Officer on Site: Ricardo Calderon
Abatement Type: Lien
Abatement Date: 05/15/2026
Abatement Start Time: 0830
Abatement End Time: 0900

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$60.00
Equipment Rate	\$113.00
Total Fee: \$291.32	

Method of Compliance: Property was mowed by Public Works with 1 full time, 2 part time, 1 truck, trailer and mower.

Ricardo Calderon
Code Enforcement Officer

05/15/2026
Date





City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2602609



Date: 06/05/2026
Status: Abated
Property:
City, State, Zip: ,

Officer on Site: Ricardo Calderon
Abatement Type: Lien
Abatement Date: 06/04/2026
Abatement Start Time: 0800
Abatement End Time: 0830

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$60.00
Equipment Rate	\$30.00
Total Fee: \$208.32	

Method of Compliance: Property was mowed by Public Works with 1 Full Time, 2 part time, 1 truck, trailer and mower.

Ricardo Calderon
Code Enforcement Officer

06/05/2026
Date



City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2603068



Date: 06/26/2026
Status: Abated
Property:
City, State, Zip: ,

Officer on Site: Ricardo Calderon
Abatement Type: Lien
Abatement Date: 06/24/2026
Abatement Start Time: 1400
Abatement End Time: 1430

Fee	Amount
Disposal Cost Recovery	\$118.32
Employee Rate	\$60.00
Equipment Rate	\$30.00
Total Fee: \$208.32	

Method of Compliance: Property was mowed by Public Works with 2 full time, 1 part time, 1 mower, truck and trailer.

Ricardo Calderon
Code Enforcement Officer

06/25/2026
Date



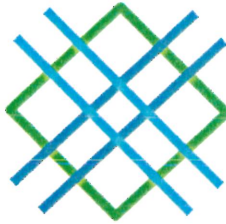


Garrett Harlan
City Attorney
gharlan@springdalear.gov

David D. Phillips
Deputy City Attorney
dphillips@springdalear.gov

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALE™

WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

201 Spring Street • Springdale, Arkansas 72764
Phone (479) 750-8173 • Fax (479) 750-4732

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Giselle Gonzalez
Administrative Assistant
ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

Christy Pinalto
Chief Legal Assistant
cpinalto@springdalear.gov

August 10, 2026

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

Jeff D. Mann
1503 W. Emma Ave
Springdale, AR 72764

RE: Notice of clean-up lien on property located at Westwood Parcel, Springdale, Washington County, Arkansas, Tax Parcel No. 815-26928-000

Dear Property Owner/Lienholder:

On April 2nd, May 8th, June 4th, and June 24th, 2026, a notice was posted on property located at Westwood Parcel, Springdale, Arkansas, that the property was in violation of Springdale City Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days. Notice was mailed to the owner of record on April 2nd, 2026 that the City intended to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if the violations were not remedied. The notice also applied to any violations that may be found on the property within the next 12 months.

Subsequent to the above-referenced violation notice being issued, a city code violation was found to have existed on the property. As a result, the City of Springdale took action to remedy the violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or about May 15th, June 4th, and June 25th, 2026. As of this date, the total costs incurred by the City of Springdale to clean this property are \$702.96. I have enclosed invoices evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$9.92 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before September 16, 2026 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien

to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, September 22, 2026, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. If this amount is paid prior to the hearing, no lien will be pursued.

Please remit the total sum of \$712.88, which includes \$702.96 for cleaning up the property and \$9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Giselle Gonzalez, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

If you desire to contest the amount sought above, you will need to contact Neighborhood Services Division at 479-756-7712 for an appointment and you will be given a court date in Springdale District Court where you will have the opportunity to state your case before the District Court Judge.

This letter is also being mailed by regular mail to Jeff D. Mann at the address above. Delivery of that letter by the U.S. Postal Service shall warrant service should the certified letter be returned.

If you should have any questions, please let me know.

Sincerely,

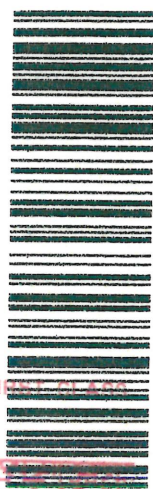


Garrett Harlan
City Attorney

Enclosures
GH:gg



CITY OF SPRINGDALE
OFFICE OF CITY ATTORNEY
201 SPRING STREET
SPRINGDALE, AR 72764



9589 0710 5270 3758 3486 43



US POSTAGE
ZIP 72701
02 7M
\$011.27
0008029153 AUG 10 2026

Jeff D. Mann

1503 W. Emma Ave
Springdale, AR 72764

72764-4554

NIXIE 722 DE 1 0008/14/26
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 72764455401 *2755-01427-11-22

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeff D. Mann
1503 W. Emma Ave
Springdale, AR 72764

9590 9402 9798 5266 6028 20



2. Article Number (Transfer from service label)

9589 0710 5270 3758 3486 43

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

The City Council of the City of Springdale met in regular session on Tuesday, September 8, 2026 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 3, Position 1
Amelia Taldo	Ward 4, Position 1
Jeff Watson	Ward 3, Position 2 (Absent)
Mike Overton	Ward 2, Position 1
Mike Lawson	Ward 1, Position 1
Rex Bailey	Ward 2, Position 2
Randall Harriman	Ward 1, Position 2
Mark Fougrousse	Ward 4, Position 2
Garrett Harlan	City Attorney
Sabra Jeffus	City Clerk/Treasurer

Others present:

Sharon Tromburg	Planning Director
Derek Wright	Chief of Police
Ron Findley	Director, Neighborhood Services
John Oliver	Neighborhood Services
James Smith	Director, Public Works/Airport
Ben Peters	Director, Engineering
Blake Holte	Fire Chief
Anna McKinney	Deputy Chief of Staff
Mike Chamlee	Director, Building Department

CITIZEN COMMENTS

Steven Johnson, 21555 Ridgeview Lane, Rogers, Arkansas, spoke on the U.S. Constitution

Richard Coger, residing at 4308 S. Thompson, spoke on Flock servers and contracts.

APPROVAL OF MINUTES

Council Member Powell moved the minutes of the August 25, 2026 City Council meeting be approved as *amended*. Council Member Overton made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

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

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

FINANCE COMMITTEE

RESOLUTION NO. 141 – 26; AUTHORIZING THE EXECUTION OF A CONSTRUCTION CONTRACT FOR EAST EMMA AVENUE STREETSCAPE PROJECT NO 23BPS14

Committee Chair Brian Powell read the Resolution and Ben Peters presented.

RESOLUTION NO. 141-26

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
CONSTRUCTION CONTRACT FOR EAST EMMA
AVENUE STREETScape PROJECT NO 23BPS14**

WHEREAS, sealed bids were received on August 12, 2026 at 2:00 p.m. for the East Emma Avenue Streetscape from Park Street to Old Missouri Road and

WHEREAS, Grant Garrett Excavating Inc. was the low responsible bidder for this project at \$4,878,723.36,

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a contract with Grant Garrett Excavating, Inc. for the construction of East Emma Avenue Streetscape for \$4,878,723.36 to be paid from the 2023 Street Bond Fund.

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

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

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

The Resolution was numbered 141-26.

RESOLUTION NO. 142 – 26; AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION PHASE SERVICES FOR EAST EMMA AVENUE STREETScape, PROJECT NO. 23BPS14

Committee Chair Brian Powell read the Resolution and Ben Peters presented.

RESOLUTION NO. 142-26

**A RESOLUTION AUTHORIZING THE EXECUTION OF A
PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION
PHASE SERVICES FOR EAST EMMA AVENUE STREETScape
PROJECT NO. 23BPS14**

WHEREAS, The City of Springdale contracted with CEI Engineering Associates, Inc. for the design of the East Emma Avenue Streetscape; and

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

WHEREAS, CEI has submitted an agreement for these service at an hourly not to exceed cost of \$361,100.

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

Section 1. The Mayor and City Clerk are authorized to execute a professional services agreement with CEI in the amount of \$361,100 for East Emma Avenue Streetscape to be paid from the 2023 Street Bond Fund.

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

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

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

The Resolution was numbered 142-26.

POLICE & FIRE COMMITTEE

RESOLUTION NO. 143 – 26; AUTHORIZING THE CITY OF SPRINGDALE TO ENTER INTO A CONTRACT WITH STEARMAN ROOFING & SHEET METAL FOR A ROOFING PROJECT AT FIRE STATION NO. 2

Committee Chair Brian Powell read the Resolution and Blake Holte presented.

RESOLUTION NO. 143-26

**A RESOLUTION AUTHORIZING THE CITY OF
SPRINGDALE TO ENTER INTO A CONTRACT WITH
STEARMAN ROOFING & SHEET METAL FOR A
ROOFING PROJECT AT FIRE STATION NO. 2**

WHEREAS, the City of Springdale Fire Department operates and maintains Fire Station No. 2 in order to provide fire protection, emergency response, and related public safety services for the City of Springdale, and

WHEREAS, the City has identified a need for roofing improvements at Fire Station No. 2, and

WHEREAS, bids were received for the roofing project at Fire Station No. 2, and

WHEREAS, Stearman Roofing & Sheet Metal submitted the winning bid in the amount of \$86,425.00 for the roofing project at Fire Station No. 2, and

WHEREAS, funds for this project will be paid from the City's Unrestricted General Fund, utilizing funds associated with previous insurance claims that were not carried over into the Fire Department's 2026 budget, and

WHEREAS, if the roofing project is completed before May 18, 2027, the City will receive an additional \$48,013.90.

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

SECTION 1. The Mayor and City Clerk are hereby authorized to execute an agreement with Stearman Roofing & Sheet Metal, in the amount of \$86,425.00, for the roofing project at Fire Station No. 2.

SECTION 2. Funding for the contract shall be paid from the City's Unrestricted General Fund, utilizing funds associated with previous insurance claims that were not carried over into the Fire Department's 2026 budget.

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

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

The Resolution was numbered 143-26.

RESOLUTION NO. 144 – 26; AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE POLICE DEPARTMENT AND AUTHORIZING THE PURCHASE OF A NEW K-9

Committee Chair Brian Powell read the Resolution and Derek Wright presented.

RESOLUTION NO. 144-26

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE POLICE DEPARTMENT AND AUTHORIZING THE PURCHASE OF A NEW K-9

WHEREAS, the City of Springdale Police Department utilizes trained K-9 units in support of law enforcement operations and public safety;

WHEREAS, the Springdale Police Department has identified a need to purchase a new K-9 and has requested that \$14,678.58 be transferred from the Civil Forfeiture account to its K-9 account, Account No. 101-0501-421.60-60-04;

WHEREAS, three (3) quotes were received for the purchase of a new K-9, as required, while associated training and supply purchases are each below the \$4,999.99 threshold; and the Police Department has elected Von Klein Stein Working Dogs as the vendor for the K-9 purchase;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 Budget of the City of Springdale Police Department is hereby amended as follows, and the Mayor and City Clerk are hereby authorized to execute any documents necessary for the purchase of a new K-9 from Von Klein Stein Working Dogs in an amount not to exceed \$6,987.50:

			Present		Amended
<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Budget</u>	<u>Increase</u>	<u>Budget</u>
Police Department	101-0501-421.60-60-04	K-9	\$20,000.00	\$14,678.58	\$34,678.58

8

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

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

The Resolution was numbered 144-26.

PLANNING COMMISSION

ORDINANCE NO. 6249 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (FB26-13) CERTAIN LANDS LOCATED AT 314 E. VELMA AVENUE FROM A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO A SPRINGDALE ELECTIVE ENHANCEMENT DISTRICT (SEED) – NEIGHBORHOOD RESIDENTIAL TYPE 3 (NR3); AND DECLARING AN EMERGENCY

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

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

After the vote was taken, motion carried 7-0

The Ordinance was numbered 6249.

ORDINANCE NO. 6250 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO, BY REZONING (R26-34) CERTAIN LANDS LOCATED AT 4376 TWIN OAKS DRIVE, 3525 WAGON WHEEL ROAD AND A PARCEL SOUTH OF 3525 WAGON WHEEL ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS.

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

The Ordinance was numbered 6250.

ORDINANCE NO. 6251 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO, BY REZONING (R26-38) CERTAIN LANDS LOCATED AT THE PARCEL SOUTH OF 1124 HATCHER ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A LOW/MEDIUM SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) WITHIN SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

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

After the vote was taken, motion carried 7-0

The Ordinance was numbered 6251

ORDINANCE NO. 6252 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO, BY REZONING (R26-39) CERTAIN LANDS LOCATED AT 5725 N. THOMPSON STREET FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS.

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

The Ordinance was numbered 6252.

ORDINANCE NO. 6253 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-40) CERTAIN LANDS LOCATED AT 355 E. AR HIGHWAY 264 FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A LIGHT INDUSTRIAL DISTRICT (I-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read the presented the Ordinance.

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

After the vote was taken, motion carried 7-0

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

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

The Ordinance was numbered 6253

ORDINANCE NO. 6254 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-41) CERTAIN LANDS LOCATED AT 2638 W. SUNSET AVENUE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

The Ordinance was numbered 6254.

ORDINANCE NO. 6255 – ACCEPTING THE REPLAT (RP26-08) OF LOTS 3, 4, & 5 OF RANCHWOOD PLACE SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY

Planning Director Sharon Tromburg read the presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6255.

RESOLUTION NO. 145 – 26; APPROVING A WAIVER (W26-34) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MCDONALD’S RESTAURANT IN CONNECTION WITH L26-08, A LARGE-SCALE DEVELOPMENT

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 145-26

A RESOLUTION APPROVING A WAIVER (W26-34) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MCDONALD’S RESTAURANT IN CONNECTION WITH L26-08, A LARGE-SCALE DEVELOPMENT

WHEREAS, Ordinance #3047 provides for the waiver (W26-34) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W26-34) of street improvements to E. Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-08, a Large-Scale Development, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to E. Don Tyson Parkway, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-08, a Large-Scale Development.

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

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

The Resolution was numbered 145-26.

RESOLUTION NO. 146 – 26; APPROVING A WAIVER (W26-38) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MARCHANT ROAD STORAGE IN CONNECTION WITH L26-16, A LARGE-SCALE DEVELOPMENT

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 146-26

A RESOLUTION APPROVING A WAIVER (W26-38) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MARCHANT ROAD STORAGE IN CONNECTION WITH L26-16, A LARGE-SCALE DEVELOPMENT

WHEREAS, Ordinance #3047 provides for the waiver (W26-38) 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 (W26-38) of street improvements to Marchant Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-16, a Large-Scale Development, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to Marchant Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-16, a Large-Scale Development.

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

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

The Resolution was numbered 146-26.

RESOLUTION NO. 147 – 26; APPROVING A CONDITIONAL USE FOR TAQUERIA ROSY TOLUCA AT 4409 S. THOMPSON STREET AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Sharon Tromburg read the presented the Resolution.

RESOLUTION NO. 147-26

A RESOLUTION APPROVING A CONDITIONAL USE FOR TAQUERIA ROSY TOLUCA AT 4409 S. THOMPSON STREET AS SET FORTH IN ORDINANCE NO. 4030

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

WHEREAS, the Planning Commission held a public hearing on September 1, 2026, on a request by Maria Guadarrama for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2).

WHEREAS, following the public hearing, the Planning Commission, by a vote of nine (9) yeases and zero (0) nays, recommends that a Conditional Use be granted to Taqueria Rosy Toluca with the following conditions:

1. Parking and loading areas identified.
2. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
3. No obstruction of parking spaces is required for the operation of any other use on the site.
4. Maintain on the site a minimum of three parking spaces designated for their use.
5. If a health certificate is required, display the health certificate in a manner visible to customers.
6. No obstruction of pedestrian or motor vehicle traffic flow.
7. No obstruction of traffic signals or regulatory signs.
8. No vending upon a public way.
9. No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
10. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand shall be collected and deposited into a trash container.
11. Submission of approved gray water disposal by Springdale Water Utilities.
12. Submission of approved grease disposal method approved by Arkansas Department of Health.
13. All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.
14. No other mobile vending unit, including any vendor previously approved for this property, may operate on the property under this approval after September 8, 2026. Any replacement vendor, additional mobile vending unit, change in applicant, or change in location shall require a new conditional use application and all required City approvals.

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

1. Parking and loading areas identified.
2. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
3. No obstruction of parking spaces is required for the operation of any other use on the site.
4. Maintain on the site a minimum of three parking spaces designated for their use.
5. If a health certificate is required, display the health certificate in a manner visible to customers.
6. No obstruction of pedestrian or motor vehicle traffic flow.
7. No obstruction of traffic signals or regulatory signs.
8. No vending upon a public way.
9. No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
10. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand shall be collected and deposited into a trash container.
11. Submission of approved gray water disposal by Springdale Water Utilities.
12. Submission of an approved grease disposal method approved by the Arkansas Department of Health.
13. All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.
14. No other mobile vending unit, including any vendor previously approved for this property, may operate on the property under this approval after September 8, 2026. Any replacement vendor, additional mobile vending unit, change in applicant, or change in location shall require a new conditional use application and all required City approvals.

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

After the vote was taken, motion carried 6-1. Council Member Overton voted no.

The Resolution was numbered 147-26

ORDINANCE NO. 6256 – AN ORDINANCE 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

Mayor Sprouse read the Ordinance and Garrett Harlan presented.

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

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

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

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

The Ordinance was numbered 6256.

COMMENTS FROM COUNCIL MEMBERS

Rex Bailey memorialized former Police Chief Mike Blocker, who passed away September 4.

Brian Powell inquired about Marchant Road improvements now that I-42 is open. Mayor Sprouse responded that there are not improvements planned at this time. Ben Peters says it’s being monitored.

Randall Harriman asked if John T. Hussey Highway Memorial Highway designation would remain with improvements to I-42. Mayor Sprouse replied “yes”.

Mark Fougrousse stated that in the evening, the driveway is blocked with cars at a business on the corner of Pleasant Street & Sunset. Ron Findley will check on it.

COMMENTS FROM DEPARTMENT HEADS

None

COMMENTS FROM CITY ATTORNEY

None

COMMENTS FROM MAYOR

The next committee meeting will be Wednesday, September 16, 2026.

ADJOURNMENT

Mike Overton made a motion to adjourn and Council Member Powell made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 6:48 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer