

- **The next City Council Committee Meeting will be Monday, July 20th, 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, July 14th, 2026**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Mike Overton

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

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

5. Approval of Minutes – **Tuesday, June 23rd, 2026. Pgs. 85-97**
6. **A Public Hearing** amending Chapter 110, Article VI. street names and address numbers, to change the name of an existing city street. **Pg. 1**

7. **A Presentation** regarding Boston Mountain Solid Waste District's Recycling Campaign. Presented by Taylor Osburn.
8. 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) **9B; 9D; 9E; 9F** (Motion must be approved by two-thirds (2/3) of the council members)*.
9. Appointments and Reappointments
 - A. **A Resolution** making a reappointment to the Springdale Airport Commission of the City of Springdale, Arkansas. Presented by Mayor Doug Sprouse **Pg. 2**
 - B. **A Resolution** making an appointment to the Springdale Airport Commission of the City of Springdale, Arkansas. Presented by Mayor Doug Sprouse **Pgs. 3-5**
10. Planning Commission Report and Recommendation by Sharon Tromburg, Director of Planning and Community Development
 - A. **An Appeal** of the Planning Commission's denial of a variance request (B26-46) from the maximum freestanding sign height of 30 feet to 70 feet and from the maximum freestanding sign area of 150 square feet to 300 square feet at 1749 N. 48th Street. **Pgs. 6-22**
 - B. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R26-29) certain lands located at 515 Sanders Avenue from a Neighborhood Commercial District (C-1) to a General Commercial District (C-2); and declaring an emergency. **Pgs. 23-27**
 - C. **A Resolution** approving a conditional use for Berean Baptist Church at 515 Sanders Avenue as set forth in Ordinance No. 4030. **Pgs. 28-32**

- D. **An Ordinance** accepting the replat (RP25-14) of Walker Addition, Blocks 3, 4, 5, & Lots 8–14 of Block 2, to the City of Springdale, Arkansas; and declaring an emergency. Pgs. 33-38
- E. **An Ordinance** accepting the replat (RP26-07) of Conestoga Estates, Lots 6, 7, & 8, creating Lot 6R, to the City of Springdale, Arkansas; and declaring an emergency. Pgs. 39-43
- F. **An Ordinance** accepting the final plat (FP26-04) of Creekfront 49 to the City of Springdale, Arkansas; and declaring an emergency. Pgs. 44-50
- G. **A Resolution** approving a waiver (W26-24) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Miller Flooring Expansion in connection with L26-06, a large-scale development. Pgs. 51-54
- H. **A Resolution** approving a waiver (W26-25) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Cayetano Garcia Rodriguez & Bertina Garcia in connection with 4300 Croxdale Street, a single-family dwelling. Pgs. 55-57
- I. **A Resolution** approving a waiver (W26-28) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Ryann & Kristin Hartley in connection with 8216 E. Brown Road, a single-family dwelling. Pgs. 58-60
- J. **A Resolution** approving a waiver (W26-30) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Campus Edge, LLC in connection with 107 Raedels Avenue, a single-family dwelling. Pgs. 61-63
- K. **A Resolution** approving a waiver (W26-32) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Shawn & Kristin Hardwell in connection with 1465 S. Maestri Road, a single-family dwelling. Pgs. 64-66

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

A. **A Resolution** amending the 2026 Budget of the City of Springdale, Arkansas. Presented by Derek Wright, Police Chief. Pgs. 67-68

B. **A Resolution** authorizing the expenditure of funds to acquire property from Frank & Vicki Franco, for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4. Presented by Garrett Harlan, City Attorney. Pgs. 69-80

C. **A Resolution** amending the 2026 Budget of the City of Springdale, Arkansas. Presented by Mike Chamlee, Building Department Director. Pg. 81

D. **A Resolution** accepting bids for the demolition and removal of 4001 and 4043 East Robinson Avenue, Springdale, Arkansas, and authorizing payment from the 2026 Budget of the City of Springdale Building Department. Presented by Mike Chamlee, Building Department Director. Pgs. 82-84

12. Comments from Council Members.

13. Comments from Department Heads.

14. Comments from City Attorney.

15. Comments from Mayor.

16. Adjournment.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER
110, ARTICLE VI. STREET NAMES AND
ADDRESS NUMBERS, TO CHANGE THE
NAME OF AN EXISTING CITY STREET**

WHEREAS, the City of Springdale has received a request to rename a portion of a public street; more specifically renaming East Sunset Avenue to Ocaso Avenue;

WHEREAS, notice of the public hearing was posted, and all property owners whose address would change due to the proposed street name change were sent notice of the public hearing by way of certified mail, as required by Sec. 110-138 of the Code of Ordinances of the City of Springdale, Arkansas; and

WHEREAS, on July 14, 2026, a public hearing was held by the City Council for the City of Springdale, Arkansas, pursuant to Sec. 110-138 of the Code of Ordinances of the City of Springdale, Arkansas, to consider the request to rename the above-referenced East Sunset Avenue;

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

Section 1. That the street address map is hereby amended to rename East Sunset Avenue to Ocaso Avenue;

Section 2. Chapter 110, Article VI, the same being the Street Addressing and Numbering Ordinance is hereby amended as set forth above and any and all parts in conflict herewith are hereby repealed and that the change in name will be in effect upon the signing and filing of this ordinance for all existing streets.

Section 3. A copy of this ordinance, duly certified by the City Clerk, shall be filed in the office of the Recorder of Washington County, Arkansas.

PASSED AND APPROVED this 14th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

RESOLUTION NO. _____

**A RESOLUTION MAKING A REAPPOINTMENT TO THE
SPRINGDALE AIRPORT COMMISSION
OF THE CITY OF SPRINGDALE, ARKANSAS**

WHEREAS, Greg Collier currently serves as Chairman on the Springdale Airport Commission with a term that expired on July 1, 2026; and

WHEREAS, according to Section 18-26 of the Springdale Code of Ordinances, Commissioners shall be appointed by the Mayor and confirmed by three-fourths of the elected City Council; and

WHEREAS, after consideration, the Springdale Airport Commission and the Mayor recommend the reappointment of Greg Collier to the Springdale Airport Commission, with a new term set to expire on July 1, 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Greg Collier is hereby reappointed to the Springdale Airport Commission with a new term set to expire on July 1, 2031.

PASSED AND APPROVED this 14th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

RESOLUTION NO. _____

A RESOLUTION MAKING AN APPOINTMENT TO THE
SPRINGDALE AIRPORT COMMISSION
OF THE CITY OF SPRINGDALE, ARKANSAS

WHEREAS, Steve Smith has served on the Springdale Airport Commission for many years and is not seeking another term; and

WHEREAS, the term for Steve Smith expired on July 1, 2026; and

WHEREAS, the Mayor has identified several qualified applicants who are willing to serve; and

WHEREAS, according to Section 18-26 of the Springdale Code of Ordinances, Commissioners shall be appointed by the Mayor and confirmed by three-fourths of the elected City Council; and

WHEREAS, after careful consideration, the Springdale Airport Commission and the Mayor recommend the appointment of Robin Lundstrum to the Springdale Airport Commission, with a term set to expire on July 1, 2031.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Robin Lundstrum is hereby appointed to the Springdale Airport Commission with a term set to expire on July 1, 2031.

PASSED AND APPROVED this 14th day of July, 2026.

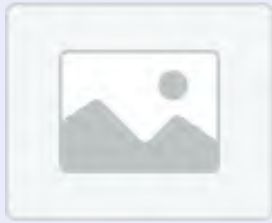
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



Wednesday, July 8, 2026

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

Name	Robin Lundstrum
Email	robin@lundstrum.us
Employer Name/Occupation	Cypress Investments, LLC & State of Arkansas - House of Representatives
Address	1327 Elm Springs Road Springdale , AR, 72762
Phone Number	(479) 957-1959
City of Springdale Length of Residency	58 years (25 years Springdale/Elm Springs) & business owner in Springdale 35 yrs
Are you a registered voter in Arkansas?	☒ Yes
If you are not registered in Arkansas, which state are you registered to vote in?	Arkansas
Please check all boards/commissions/authorities you are interested in serving on:	☒ Airport Commission

REFERENCES

Please include two (2) references below:

REFERENCE 1

Name	Julie Harris
Address	3664 Tara Springdale , AR, 72762
Phone Number	(479) 283-2251

REFERENCE 2

Name	Steve Smith
Address	PO Box 1060 Tontitown , AR, 72770

Phone Number

(479) 799-2230

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



Robin Lundstrum Resume.doc

Signature

A handwritten signature in black ink, appearing to be 'RL' followed by a long horizontal stroke.

June 5, 2026

Springdale City Council
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: B26-46 – Masters of Disasters – Variance Denial Appeal Letter
June 2, 2026 Planning Commission Meeting

Dear Springdale City Council,

Please consider this my formal notice to appeal the denial of the variance request discussed during the Planning Commission meeting on June 2, 2026.

I am appealing the denial of the Masters of Disasters variance request, which seeks to increase the maximum freestanding sign height from 30 feet to 70 feet and the maximum freestanding sign size from 150 square feet to 300 square feet for a property zoned C-2 (General Commercial District).

The planning commission should take into consideration that the proposed electronic message center is intended to provide clear identification for our business. It serves as a means of marketing and informing the traveling public about the location and services offered by our company. As a locally family owned business, we rely on visibility to reach both residents and visitors who may be unfamiliar with the variety of services we offer. The electronic message center will promote awareness of our services, support business growth and contribute to the local economy while remaining consistent with the intended commercial character of the area. We also want to make the sign above the tree line so no trees have to be cut down.

I appeal to you to revisit this variance requested and all that it has to offer to the City of Springdale.

Respectfully,

Tim Minear, Owner



Mr. Haley: Hello everyone, Josh Haley with ESI. For this one, we're asking for a variance to the side setback. We have an existing garage on our site and it's—we we've recently rezoned the parcel last year, I think. And that setback pushed it to be a ten-foot side setback, and we're just asking for that to get varianced and I'm happy to answer any questions.

Mr. Hussein: Staff comments? Anything from the public? Commissioners? If none, this is a call for the vote.

Mr. Philpot: Call for the vote.

Approval of B26-45 is voted on Electronically:

YES: Couch, Hussein, Ogunyemi, Austin, Keith, Cloud, Philpot, Cardiel, Reynolds

NO: None

Mr. Hussein: Passes nine to zero.

B26-46 Masters of Disasters

1749 N. 48th Street

Variance from Maximum Freestanding Sign Height from 30' to 70'

Variance from Maximum Freestanding Sign Size from 150ft² to 300ft²

Presented by William Baskin

Mr. Baskin: I'm William Baskin, and what we're proposing to do is we want to raise our sign up to seventy feet; make it ten by thirty to do our own personal advertising there on the LED sign, and it'll be situated right there at the end of our parking lot as you can see. And it'll reach from that back corner of the parking lot to two feet from our fence. It'll be facing towards the north.

Mr. Hussein: Any staff comments?

Mrs. Tromburg: No. And then just to point out, the agenda has what the request is because the maximum that they are supposed to have in that one is thirty and 150 square feet for the sign face. And then, just a question: Are you going to be advertising for other businesses or is it just—

Mr. Baskin: No, it's just for our company. We'll put, like, when we have water heater sales or our AC. We do plumbing, leak location, septic systems. We do lining of cast iron pipe, and then we do heating and air.

Mr. Couch: Kind of in the Springdale portion, up and down the highway, what's the typical—are there a lot that go outside of the thirty?

Mrs. Tromburg: I mean not a ton. I can't think of a reference one off the top of my head.

Mr. Cloud: Yeah, I was curious about the signs that are on Elm Springs exit, the McDonald's, Panda Express.

Mrs. Tromburg: Now, there are sign overlay areas, right? So, off the top of my head, I don't have the code, chapter ninety, up right in front of me but certain areas do have certain regulations, even if it's zoned the same.

Mr. Philpot: Question from me: Do you happen to know—does someone live at that single family house right to the south of you, at Bob Mills—on Bob Mills Road, 4797?

Mr. Baskin: Bob Mills?

Mrs. Tromburg: It is. So, the easiest way to identify this, the Masters of Disasters. They had a recent Large Scale Development. That's how I know it, because it's the newer build out there on 48th.

Mr. Baskin: Yeah, it's way down there.

Mrs. Tromburg: Oh, you're asking if anyone does reside in that one just directly south of it?

Mr. Philpot: Yes.

Mr. Baskin: The other property we own south of it? Yes, we have somebody who resides in that property.

Mr. Philpot: But you own that property. That single-family home?

Mr. Baskin: Yes, we own that property also.

Mr. Hussein: If there are no other comments, this is a call for the vote.

Mr. Couch: Call for the vote.

Approval of B26-46 is voted on Electronically:

YES: *Hussein, Ogunyemi, Cardiel, Reynolds*

NO: *Couch, Austin, Keith, Cloud, Philpot*

Mr. Hussein: This does not pass, five to four.

Mrs. Tromburg: You will have the opportunity to appeal.

Mr. Baskin: Okay.

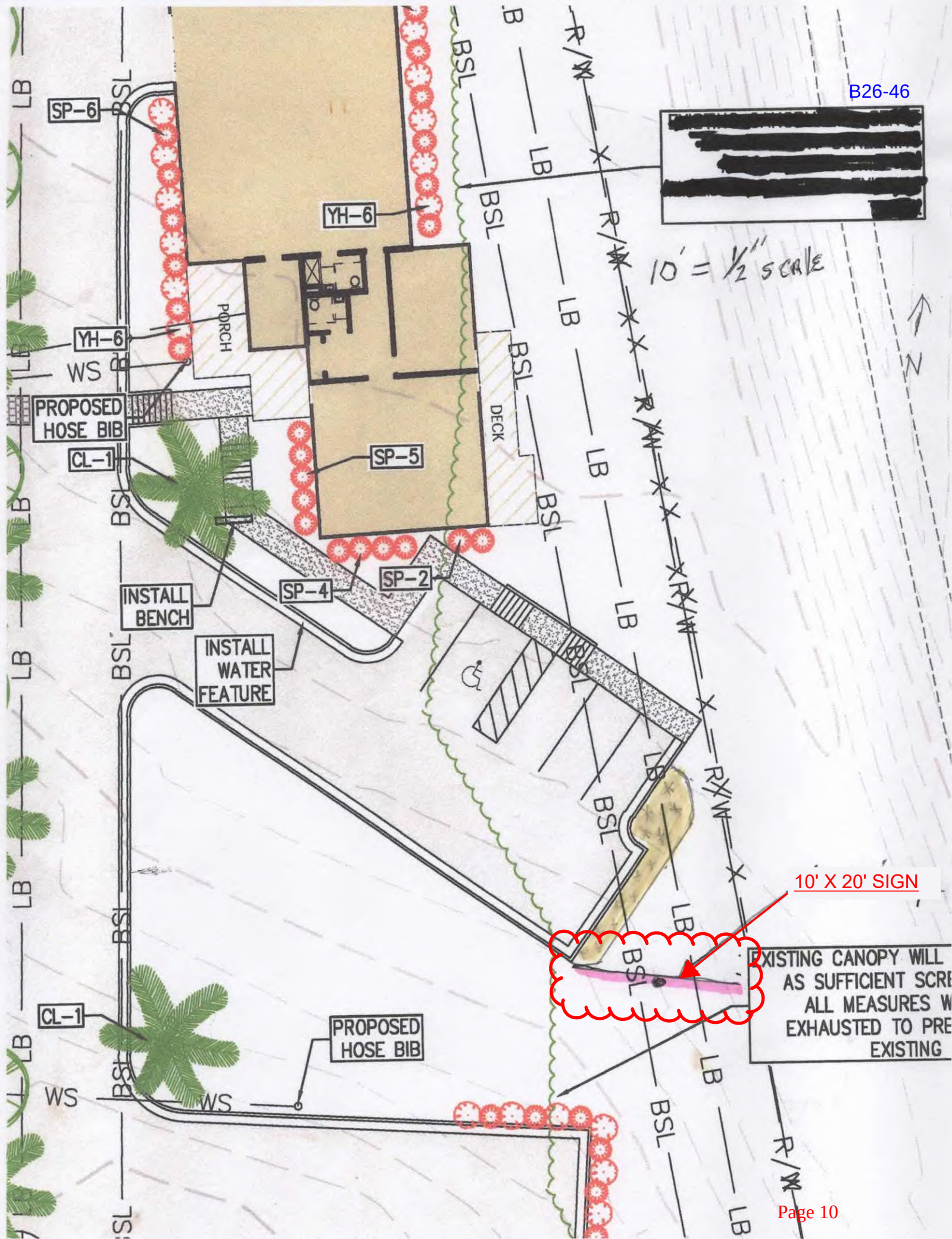
Mrs. Tromburg: Mr. Baskin, real quick, you have the right to appeal the planning commission's decision tonight, but you need to put that in writing within fifteen days and submit it to our office if you do want to appeal, and then we'll put you on one of the next City Council meetings and you can always bring it to them.

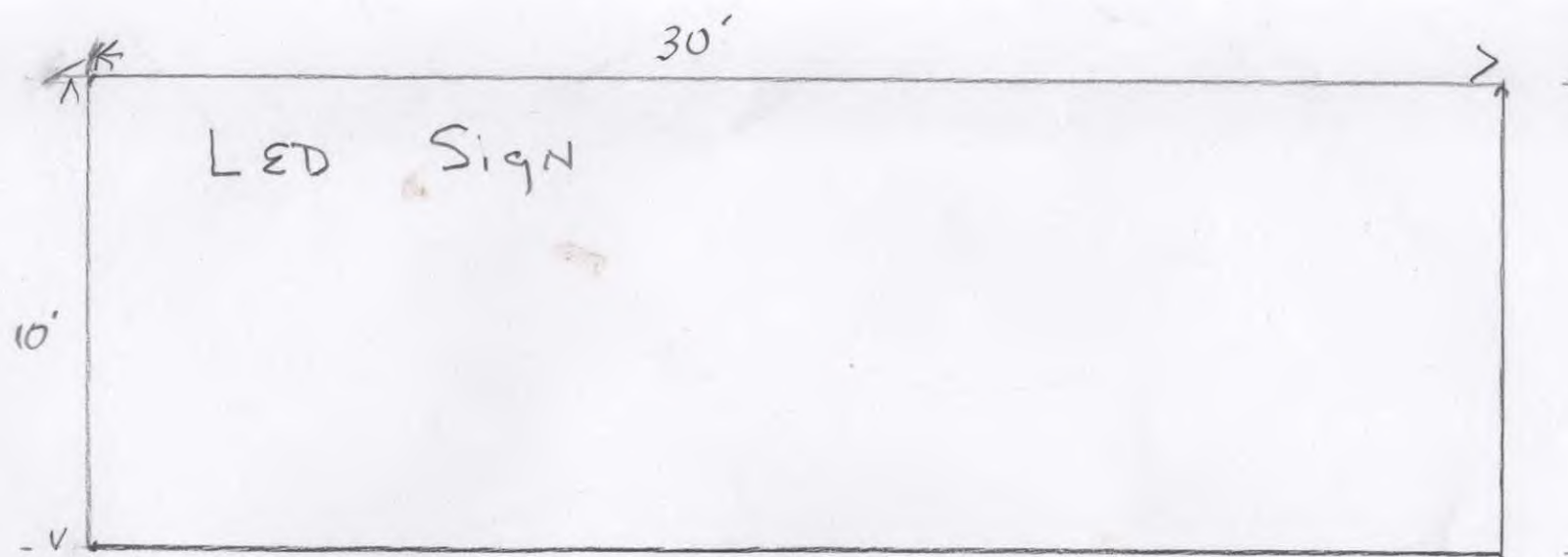
Mr. Baskin: Okay. And also, would it make any difference if we lowered the sign by ten feet?

Mr. Cloud: I think it's just really hard to approve a sign that's that—I mean, I think the third—what the code says or what our standard heights and widths are; I think we're comfortable with.

Mr. Baskin: Right. Right.

Mr. Cloud: Doesn't speak anything toward your company. You do great work. Very familiar with you. Love your sign on your building currently. So, just, you know, personally, I'm just trying to get away from a bunch of signage everywhere. It's just 'toss it' to me. So, to go outside of what's standard just doesn't make any sense to me. That's all. Thank you, though.

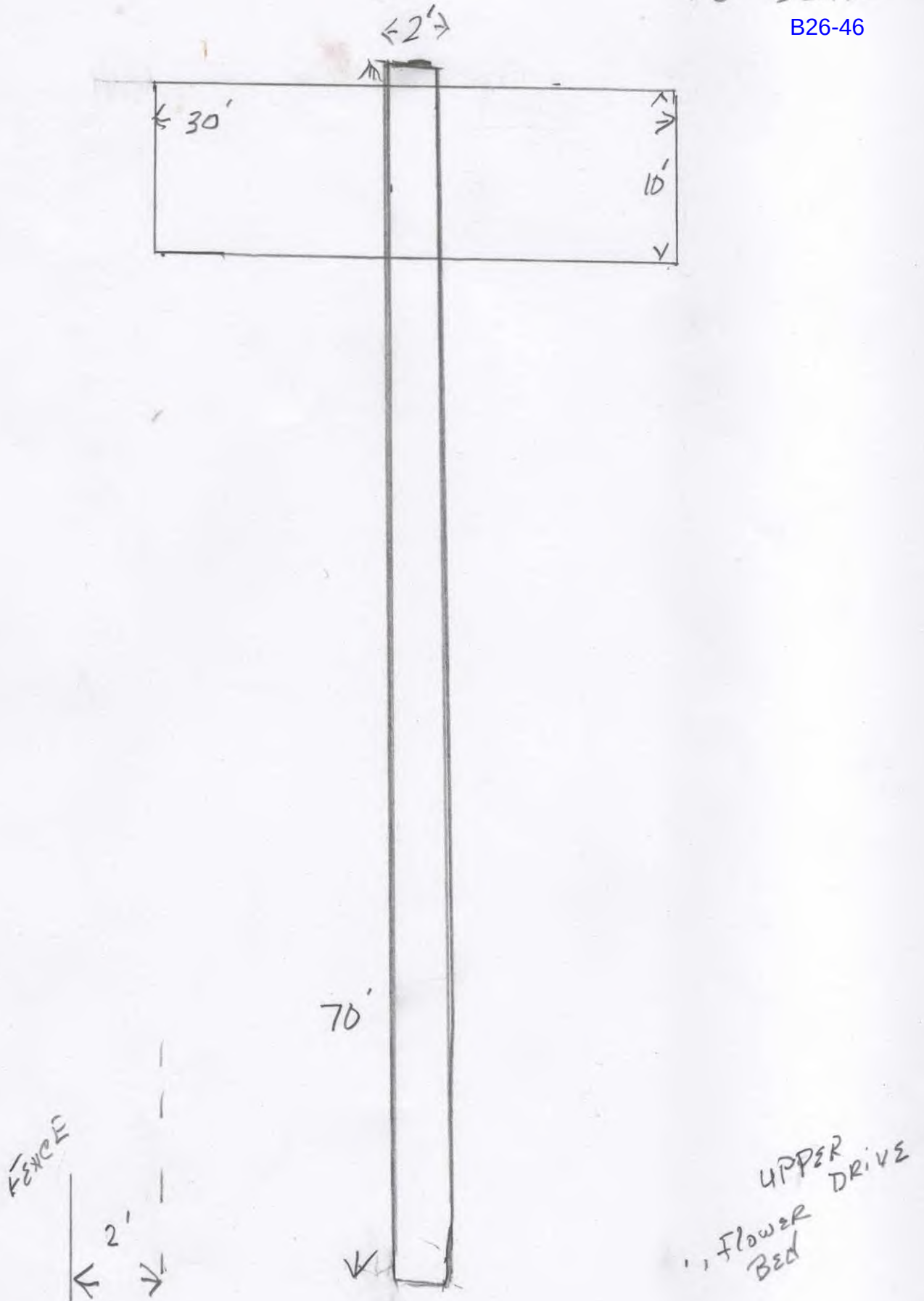




Would Like 2' Letters on Top "MASTERS of DISASTERS"

1/8" scale

B26-46



DRONE VIEW IMAGES

Proposed 70-Foot Sign Height



30-Foot Maximum Sign Height
Allowed by Ordinance





Proposed Location of Sign &
Distance from ARDOT property

FOIA-6-19-26-W.Baskin-Billboard-Info to ARDOT

On Fri, Jun 19, 2026 at 3:56 PM Patrick, James E. <James.Patrick@ardot.gov> wrote:

Mr. Baskin,

ARDOT is providing the following information pursuant to your request under the Arkansas Freedom of Information Act.

Information per the Gov QA request:

▪ 36.196826, -94.181494:

- Was constructed as an on-premise sign for Wal-Mart fuel.
- As an on-premise advertising structure, it did not require a state permit from ARDOT; therefore, the sign dimensions are unknown.

▪ 36.198765, -94.181908:

- ARDOT billboard permit A0401749
- Sign dimensions:
 - Height: unknown
 - Face: 12' x 40' each

ARDOT-approved billboard: 480 sq. ft.
Proposed Masters of Disaster sign: 300 sq. ft.

James E. Patrick II

(501) 569-2161



SPRINGDALE
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

Variance Application

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Applicant / Representative (person making request)	Property Owner (if other than Applicant)
Name: <u>Tim Minear</u>	Name: _____
E-mail: <u>[REDACTED]</u>	E-mail: _____
Address: <u>1749 N 48th St</u> <u>Springdale, AR 72762</u>	Address: _____
Phone: <u>479-422-9942</u>	Phone: _____
Site/ Location: _____	Current Zoning: _____
Assessor's Parcel Number(s): _____	Rezone Required: _____
_____	Total Acreage: _____

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Indicate Type of Submittal:

- ☐ Board of Adjustments
☐ Commercial Design Standards

Application Requirements:

- ☐ A complete application.
☐ A copy of the warranty deed indicating ownership of property.
☐ A site plan in conformance with Chapter 130, Article 2, Section 13.
☐ A list of all adjacent property owners that includes the parcel number, name, and mailing address.
☐ Once application has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
☐ Provide the required affidavit and supporting exhibits (mailing receipts and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
☐ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

- ☐ \$75.00

STAFF USE ONLY

Date Application Submitted: 5/06/2026 Project Number: B26-46
 Date Accepted as Complete: 5/20/2026 Receipt Number: 5308

Variance Application – Board of Adjustment

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Indicate person of contact for this request: Applicant ☒ Representative ☐

Describe your variance request:

To increase sign size from 150 sq.ft to 300 sq.ft. and
increase height from 30ft to 70ft.

Describe why strict application of the provision prohibit or unreasonably restrict the use of the property:
(How does adhering to the rule impact you or your property?)

It would restrict our visibility to the
highway

Describe how the variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant:

(How will this variance alleviate your hardship?)

To increase business

Record Property Owner(s):

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein made all data, information, and evidence herewith submitted in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approvals. I understand that the City of Springdale may not approve what I am applying for, or may place conditions for approval.

Name of Applicant:

Tim Minear

Signature:



Date:

5-5-26

Name of Representative (if applicable):

Signature:

Date:

**Notice of Public Hearing before the
Springdale City Council on a
VARIANCE APPEAL**

To All Owners of land lying adjacent to the property at:

Location: 1749 N. 48th Street

Owned by: MKM Properties, LLC

NOTICE IS HEREBY GIVEN THAT an appeal has been filed to the Springdale City Council for the above property.

If approved, the variance will occur only upon the property described above.

It will not change anything pertaining to your property.

The purpose of this request is to:

Seek an appeal of the variance denial from the freestanding sign requirements for the
following:

Maximum freestanding sign height from 30' to 70'; and

Maximum freestanding sign size from 150 square feet to 300 square feet

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

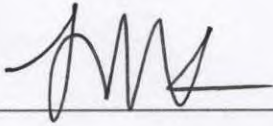
July 14, 2026 at 6:00 p.m.

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

Affidavit of Mailing

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

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



Signature

6.15.26

Date

LIST OF ADJACENT PROPERTY OWNERS

ARKANSAS STATE HIGHWAY COMMISSION

PO BOX 2261 LITTLE ROCK AR 72203

MKM PROPERTIES LLC

1749 N 48TH ST SPRINGDALE AR 72762-0455

GEELS, STEVE & LINDA REVOCABLE TRUST

5402 ELM SPRINGS RD SPRINGDALE AR 72762

BJM RENTALS LLC

PO BOX 773 SPRINGDALE AR 72765

CAMACHO, JAMES; PACHECO, ADALBERTO

2749 BRENDA PL SPRINGDALE AR 72764

DE CRISTO-MIEL, IGLESIA

1820 N 48TH ST SPRINGDALE AR 72762-0456



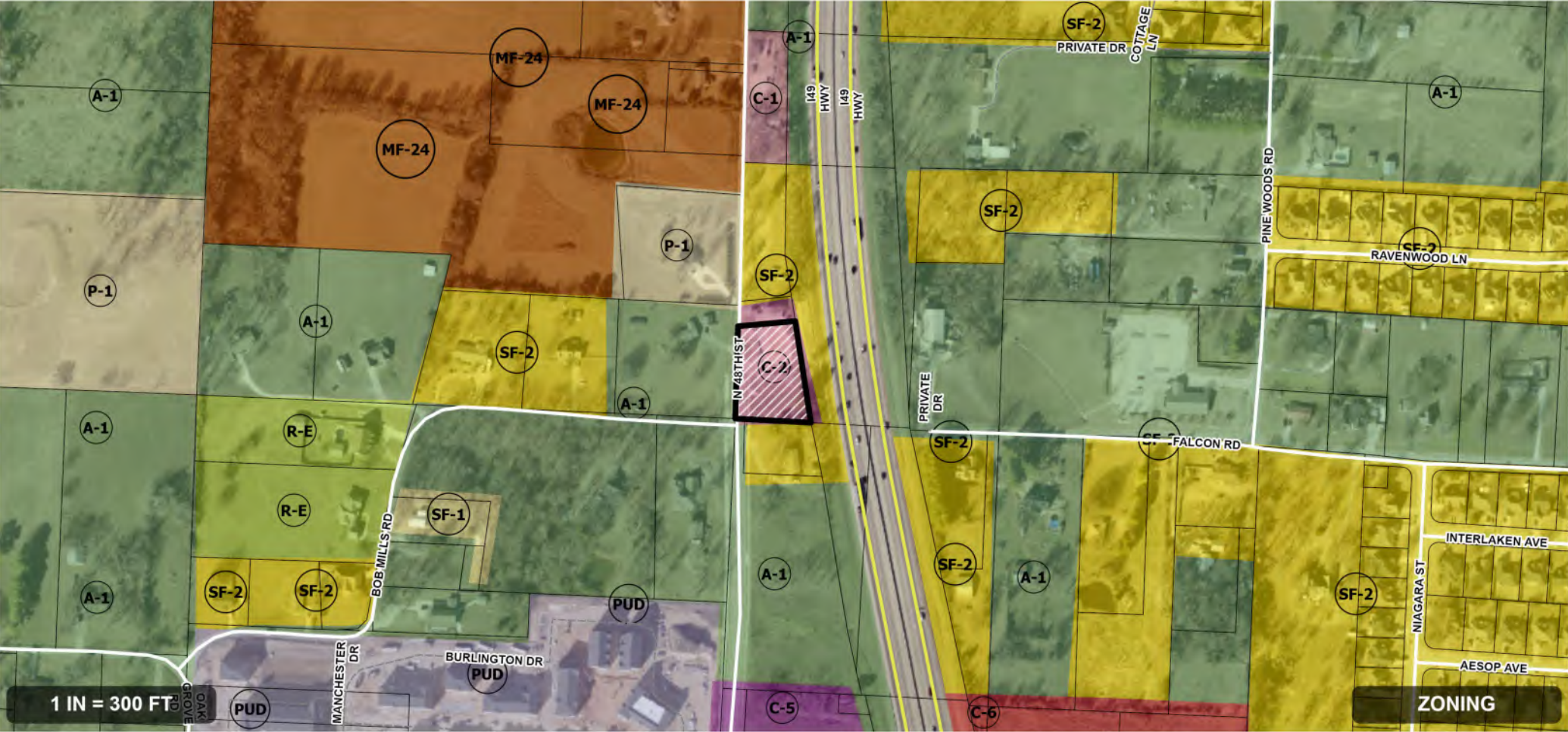
 PROJECT AREA

B26-46: Masters of Disasters

1749 N. 48th Street

Appeal Request: Variance from Maximum Sign Height & Size Requirements



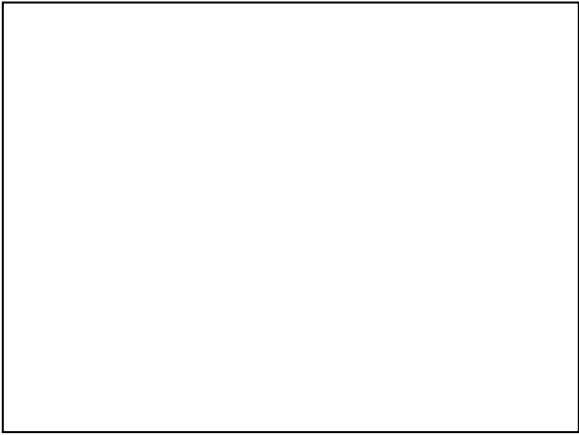


B26-46: Masters of Disasters

1749 N. 48th Street

Appeal Request: Variance from Maximum Sign Height & Size Requirements





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-29) CERTAIN LANDS LOCATED AT 515 SANDERS AVENUE FROM A NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) TO A GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of July 7, 2026, for hearing the matter of a petition of Berean Baptist Church requesting that the following described tract of real estate be rezoned from a Neighborhood Commercial District (C-1) to a General Commercial District (C-2):

Layman’s Description: 515 Sanders Avenue

Legal Description: PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-SIX (36) TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT 330 FEET SOUTH AND 345.34 FEET WEST OF THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, THENCE WEST 70 FEET, THENCE NORTH 224 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SANDERS AVENUE, THENCE ALONG SAID RIGHT OF WAY LINE NORTH 74 DEGREES 41 FEET EAST TO A POINT DUE NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R26-29) from a Neighborhood Commercial District (C-1) to a General Commercial District (C-2) for the

purposes of the Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

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

From a Neighborhood Commercial District (C-1) to a General Commercial District (C-2).

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

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

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

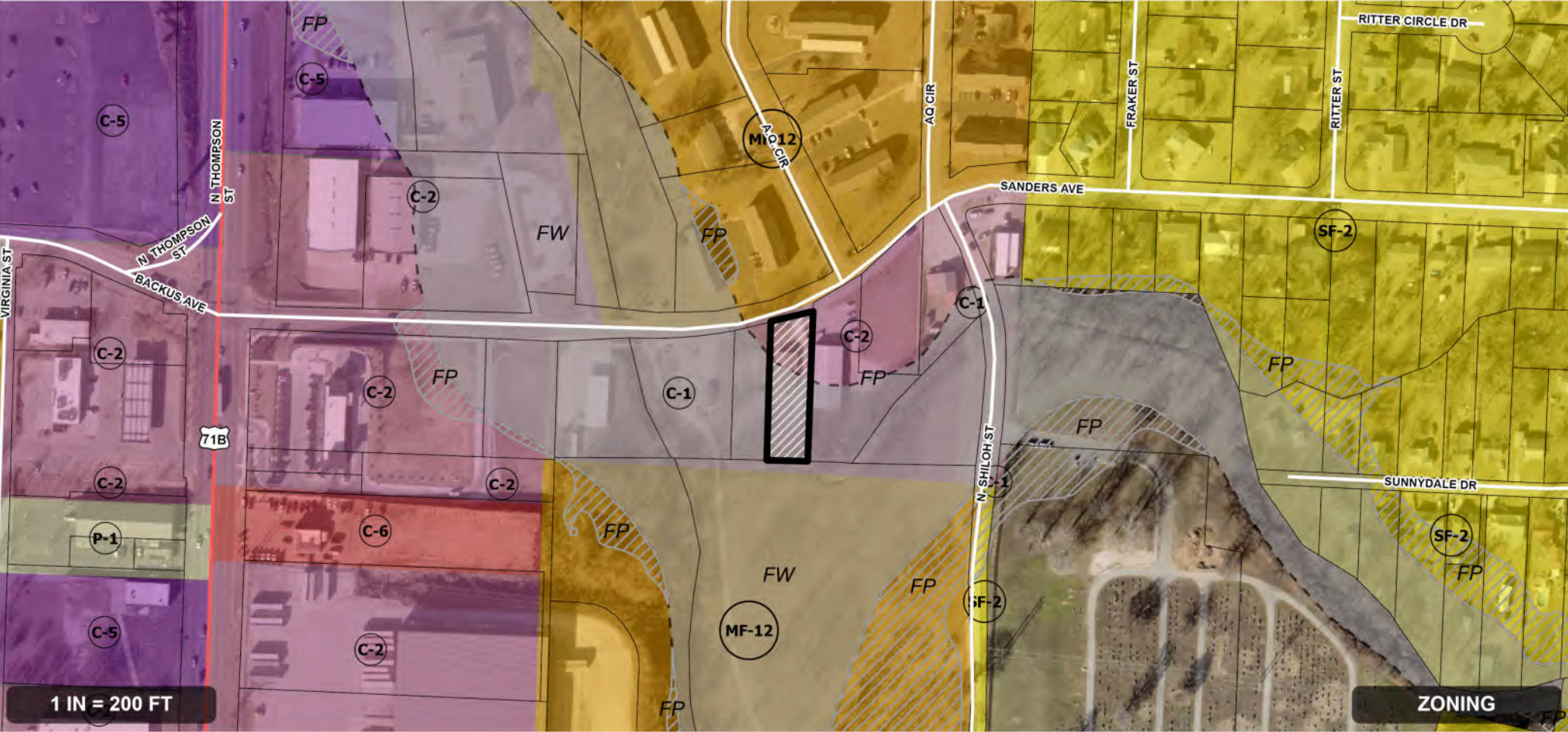
Garrett Harlan, City Attorney



 PROJECT AREA

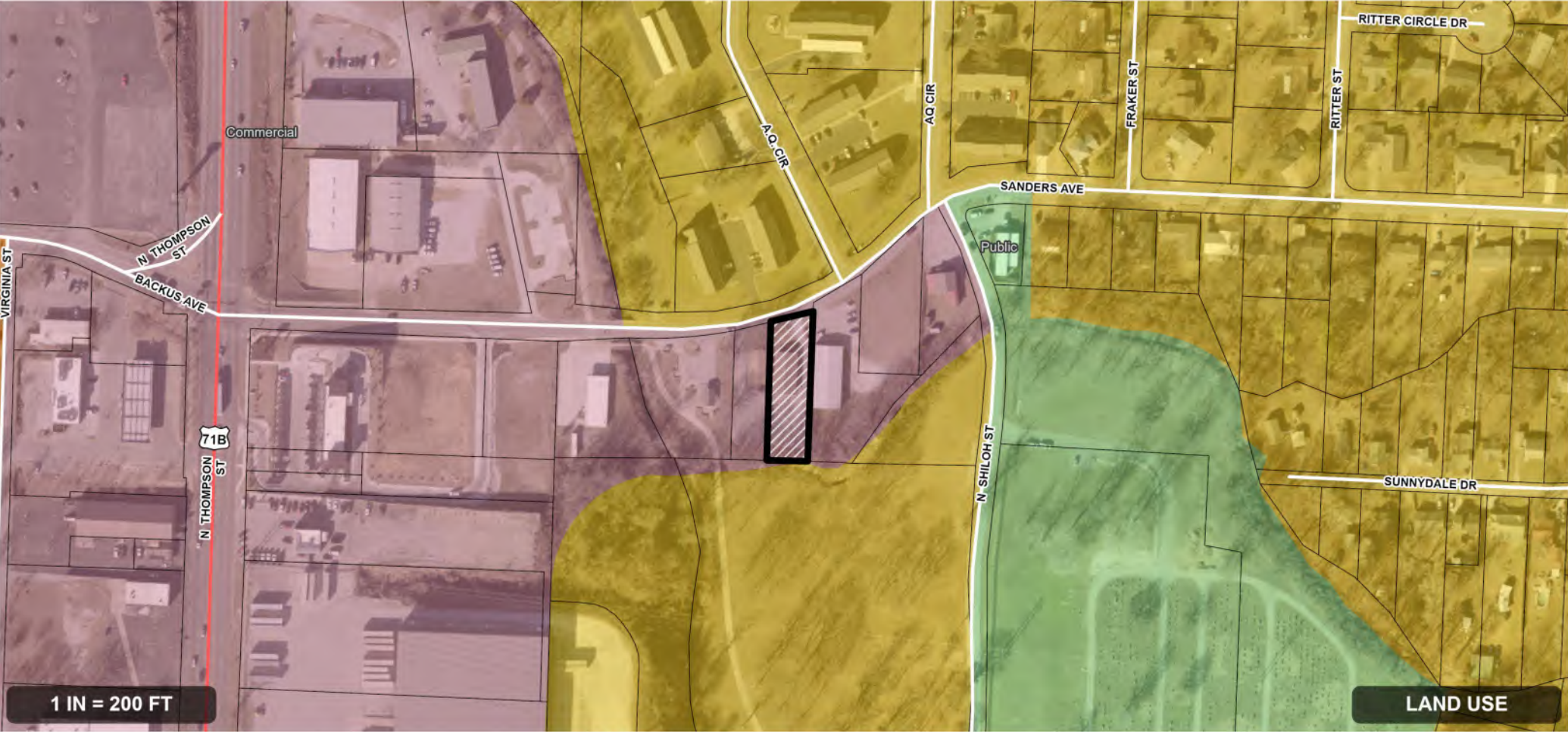
R26-29: Berean Baptist Church
515 Sanders Avenue
Rezone from C-1 to C-2





R26-29: Berean Baptist Church
515 Sanders Avenue
Rezone from C-1 to C-2





 PROJECT AREA

R26-29: Berean Baptist Church
515 Sanders Avenue
Rezone from C-1 to C-2



RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE FOR
BEREAN BAPTIST CHURCH AT 515 SANDERS AVENUE
AS SET FORTH IN ORDINANCE NO. 4030.**

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

WHEREAS, the Planning Commission held a public hearing on July 7, 2026, on a request by Wayne Vanhook for a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2).

WHEREAS, following the public hearing, the Planning Commission, by a vote of six (6) yes and zero (0) nays, recommends that a Conditional Use be granted to Berean Baptist Church with the following conditions:

1. Occupancy load as determined by the Assistant Fire Marshal to be 48 persons for the entire suite.
2. Hours of operation are limited to Wednesday, 6 p.m. to 7:30 p.m., Friday, 8 a.m. to 2 p.m., Saturday, 9 a.m. to 11 a.m. Sunday, 8:30 a.m. to 2 p.m. and 3:30 p.m. to 5 p.m.
3. Must observe the provisions of the City's adopted noise standards.
4. Meet all building and fire code provisions.
5. No sign shall be erected, maintained, or utilized within the City except by a permit issued by the chief city inspector.

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

1. Occupancy load as determined by the Assistant Fire Marshal to be 48 persons for the entire suite.
2. Hours of operation are limited to Wednesday, 6 p.m. to 7:30 p.m., Friday, 8 a.m. to 2 p.m., Saturday, 9 a.m. to 11 a.m. Sunday, 8:30 a.m. to 2 p.m. and 3:30 p.m. to 5 p.m.
3. Must observe the provisions of the City's adopted noise standards.
4. Meet all building and fire code provisions.
5. No sign shall be erected, maintained, or utilized within the city except by a permit issued by the chief city inspector.

PASSED AND APPROVED THIS _____ DAY OF _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

Shrubs Neighbor's Parking Lot Paved

1 2 3 4 5 6 7

Handy
Cap
Part
Space

Handy Cap
walk

Back of Building

1 2 3 4 5

Sidewalk
Drive
Way

Sanders Ave

Front

Sign

Changing Rooms

Baptistry

Piano
Pulpit

Auditorium

Fellowship Hall

Entry

Sink stove Fridge

Foyer

Front door

Shower Toilet Vanity

Handicap Bath

Hall

Sunday School Room

Side walk

Nursery

Sunday School Room

Handicap Sidewalk

Room

Drive way

515 Sanders Ave Berem Baptist

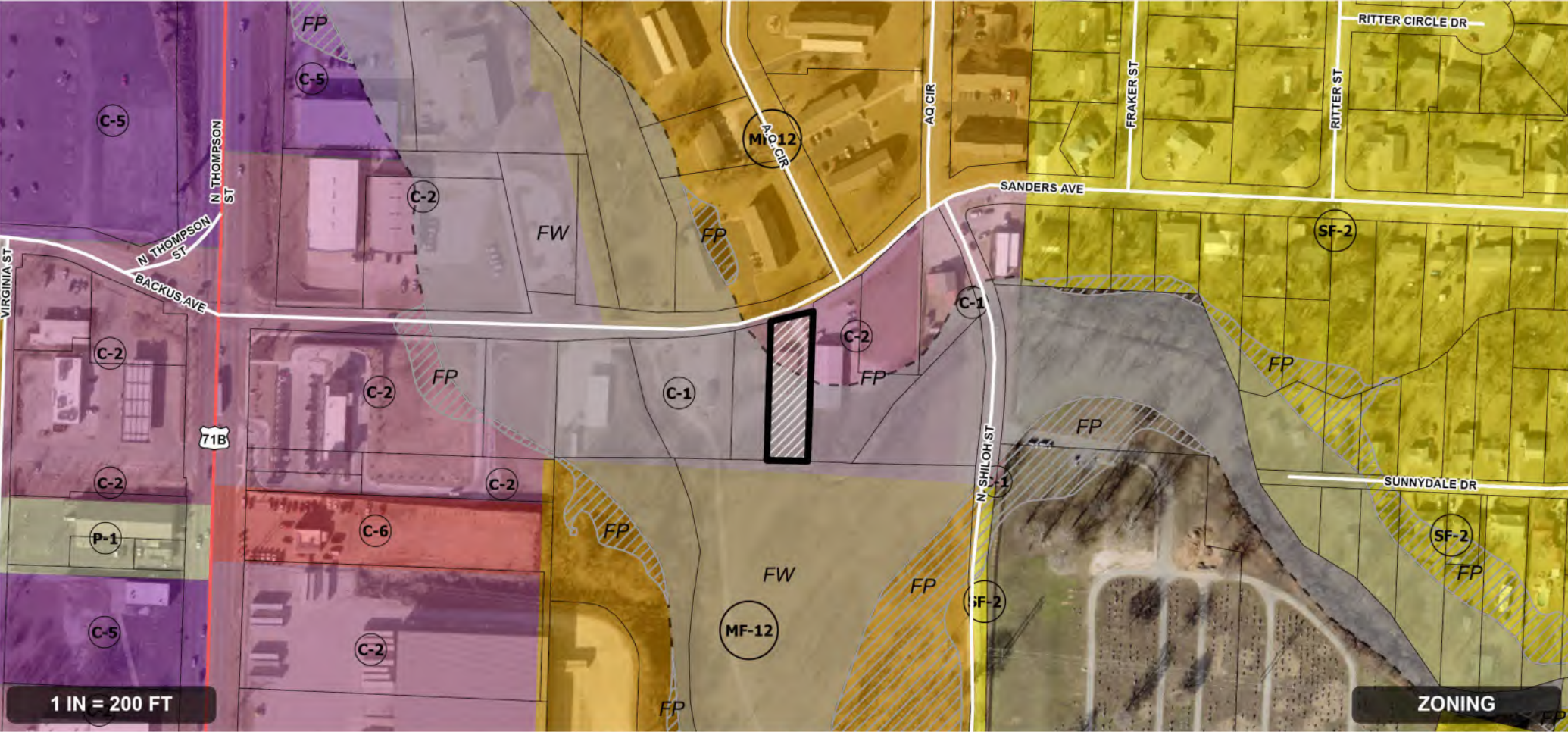


C26-13: Berean Baptist Church

515 Sanders Avenue

Conditional Use for Use Unit 42 (Church/Synagogue) in a C-2





C26-13: Berean Baptist Church

515 Sanders Avenue

Conditional Use for Use Unit 42 (Church/Synagogue) in a C-2





ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE REPLAT (RP25-14) OF WALKER ADDITION, BLOCKS 3, 4, 5 & LOTS 8-14 OF BLOCK 2, CREATING TRACTS 1, 2, AND 3 TO THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

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

LEGAL DESCRIPTION:

TRACT 1 DESCRIPTION: A PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 35, THENCE ALONG THE SOUTH LINE OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 35, N86°15'36"W A DISTANCE OF 660.73 FEET TO A "MAG" NAIL AND DISK AND THE POINT OF BEGINNING; THENCE CONTINUING N86°15'36"W A DISTANCE OF 666.49 FEET TO THE SOUTHWEST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 35 AND BEING THE SOUTHEAST CORNER OF WESTWOOD HEIGHTS SUBDIVISION AS SHOWN ON BOOK 3 AT PAGE 361 OF THE WASHINGTON COUNTY RECORDS, SAID POINT BEING A "MAG" NAIL AND DISK; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID WESTWOOD HEIGHTS SUBIVISION, N02°36'13"E A DISTANCE OF 678.50 FEET TO A $\frac{1}{2}$ INCH REBAR AT THE SOUTHWEST CORNER OF WESTWOOD ADDITION AS SHOWN ON BOOK 5 AT PAGE 39 OF THE WASHINGTON COUNTY RECORDS; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID WESTWOOD ADDITION, S89°01'46"E A DISTANCE OF 19.81 FEET TO A $\frac{1}{2}$ INCH REBAR WITH CAP "PS 1374"; THENCE LEAVING SAID SOUTH LINE, S16°03'00"E A DISTANCE OF 145.11 FEET TO A $\frac{1}{2}$

INCH REBAR WITH CAP "PS 1374"; THENCE S86°54'22"E A DISTANCE OF 604.88 FEET TO A "MAG" NAIL AND DISK; THENCE S03°05'38"W A DISTANCE OF 549.64 FEET TO THE POINT OF BEGINNING, CONTAINING 8.516 ACRES (370,950 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF MCRAY AVENUE ON THE SOUTH SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

TRACT 2 SURVEY DESCRIPTION: A PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 35, THENCE ALONG THE SOUTH LINE OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 35, N86°15'36"W A DISTANCE OF 555.11 FEET TO A "MAG" NAIL AND DISK; THENCE LEAVING SAID SOUTH LINE, N02°21'31"E A DISTANCE OF 530.15 FEET; THENCE CONTINUING N02°21'31"E A DISTANCE OF 29.29 FEET TO A "MAG" NAIL AND DISK AND THE POINT OF BEGINNING; THENCE N86°54'22"W A DISTANCE OF 63.89 FEET TO A "MAG" NAIL AND DISK; THENCE S79°10'02"W A DISTANCE OF 35.59 FEET TO A "MAG" NAIL AND DISK; THENCE N86°54'22"W A DISTANCE OF 604.88 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE N16°03'00"W A DISTANCE OF 145.11 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374" ON THE SOUTH LINE OF WESTWOOD ADDITION AS SHOWN ON BOOK 5 AT PAGE 39 OF THE WASHINGTON COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID WESTWOOD ADDITION, S89°01'46"E A DISTANCE OF 740.58 FEET TO A 1/2 INCH REBAR; THENCE S88°54'36"E A DISTANCE OF 8.82 FEET TO A 1/2 INCH REBAR WITH CAP "PS 1374"; THENCE LEAVING SAID SOUTH LINE, S02°21'31"W A DISTANCE OF 156.28 FEET TO THE POINT OF BEGINNING, CONTAINING 2.509 ACRES (109,272 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT

TRACT 3 SURVEY DESCRIPTION: A PART OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 35, THENCE ALONG THE SOUTH LINE OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 35, N86°15'36"W A DISTANCE OF 555.11 FEET TO A "MAG" NAIL AND DISK AND THE POINT OF BEGINNING; THENCE CONTINUING N86°15'36"W A DISTANCE OF 105.62 TO A "MAG" NAIL AND DISK; THENCE LEAVING SAID SOUTH LINE, N03°05'38"E A DISTANCE OF 549.64 FEET TO A "MAG" NAIL AND DISK; THENCE N79°10'02"E A DISTANCE OF 35.59 FEET TO A "MAG" NAIL AND DISK; THENCE S86°54'22"E A DISTANCE OF 63.89 FEET TO A "MAG" NAIL AND DISK; THENCE S02°21'31"W A DISTANCE OF 29.29 FEET; THENCE CONTINUING S02°21'31"W A DISTANCE OF 530.15 FEET TO THE POINT OF BEGINNING, CONTAINING 1.305 ACRES (56,861 SQUARE FEET),

MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF MCRAV AVENUE ON THE SOUTH SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the re-plat as presented by petitioner and has approved the dedication of streets, rights-of-way, and utility easements as shown upon said re-plat, and joins with the said petitioner in petitioning the City Council to accept the said replat (RP25-14) of Walker Addition, Blocks 3, 4, 5 & Lots 8-14 of Block 2, creating tracts 1, 2, and 3 to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the replat of (RP25-14) of Walker Addition, Blocks 3, 4, 5 & Lots 8-14 of Block 2, creating tracts 1, 2, and 3 to the City of Springdale, Arkansas, as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



RP25-14: Walker Addition
1850 McRay Avenue
Replat of Blocks 3, 4, 5 & Lots 8-14 of Block 2





 PROJECT AREA

RP25-14: Walker Addition
1850 McRay Avenue
Replat of Blocks 3, 4, 5 & Lots 8-14 of Block 2





ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE REPLAT (RP26-07)
OF CONESTOGA ESTATES, LOTS 6, 7, & 8, CREATING
LOT 6R TO THE CITY OF SPRINGDALE, ARKANSAS;
AND DECLARING AN EMERGENCY.**

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

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

LEGAL DESCRIPTION:

LOT 6, 7, & 8 OF CONESTOGA PARK, AS RECORDED IN BOOK 2006, PAGE 1093, RECORDS OF BENTON COUNTY, ARKANSAS.

AND WHEREAS, said Planning Commission after conducting a public hearing, has approved the re-plat as presented by petitioner and has approved the dedication of streets, rights-of-way, and utility easements as shown upon said re-plat and join with the said petitioner in petitioning the City Council to accept the said replat (RP26-07) of Conestoga Estates, Lots 6, 7, & 8, creating lot 6R to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the replat of (RP26-07) of Conestoga Estates, Lots 6, 7, & 8, creating lot 6R to the City of Springdale, Arkansas, as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Benton County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



VICINITY MAP
(1"=1000')

LEGEND

- FOUND AS NOTED
- SET 1/2" IRON PIN
- BUILDING LINE
- EASEMENT
- ROAD CENTERLINE
- ORIGINAL LOT LINE (TO BE REMOVED)
- BLDG. LINE/ESMT. TO BE VACATED
- (US) UNDERGROUND WATER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- (US) UNDERGROUND SEWER

CERTIFICATION OF TRANSMITTAL & OWNERSHIP

THE UNDERSIGNED HEREBY TRANSMITS THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFIES TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATES ALL STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFIES THAT THE PLATING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN COMPLIED WITH.

JARTCO HOLDINGS, INC.
9125 INTERSTATE 30
LITTLE ROCK, AR 72209
SOURCE OF TITLE: 12025-30461

DATE OF EXECUTION
NOTARY

CERTIFICATE OF ENGINEERING ACCURACY:

I, JOE D. WHITE, JR., HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN OF IMPROVEMENTS MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE ARKANSAS COUNTY SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

JOE D. WHITE, JR.
REGISTERED PROFESSIONAL ENGINEER
NO. 7094, ARKANSAS

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, BENSON JOHN LEROUD, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY SUPERVISION, THAT THE BOUNDARY LINES SHOWN HEREON CORRESPOND WITH THE DESCRIPTION IN THE DEEDS CITED IN THE ABOVE SOURCE OF TITLES; AND THAT ALL MONUMENTS WHICH WERE FOUND OR PLACED ON THE PROPERTY ARE CORRECTLY DESCRIBED AND LOCATED.

BENSON JOHN LEROUD
REGISTERED LAND SURVEYOR
NO. 1900, ARKANSAS

DATE OF EXECUTION

LEGAL DESCRIPTION

PARENT TRACTS:

PARCEL NO. 21-01882-000
LOT 6 OF CONESTOGA PARK, AS RECORDED IN BOOK 2006, PAGE 1093, RECORDS OF BENTON COUNTY, ARKANSAS.

PARCEL NO. 21-01883-000
LOT 7 OF CONESTOGA PARK, AS RECORDED IN BOOK 2006, PAGE 1093, RECORDS OF BENTON COUNTY, ARKANSAS.

PARCEL NO. 21-01884-000
LOT 8 OF CONESTOGA PARK, AS RECORDED IN BOOK 2006, PAGE 1093, RECORDS OF BENTON COUNTY, ARKANSAS.

LOT 6R
LOTS 6, 7, & 8 OF CONESTOGA PARK, AS RECORDED IN BOOK 2006, PAGE 1093, RECORDS OF BENTON COUNTY, ARKANSAS.

CERTIFICATE OF ACCEPTANCE

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

DATE SIGNATURE

ACCEPTANCE OF DEDICATIONS

CITY CLERK

COMMISSION

SECRETARY, PLANNING COMMISSION

APPROVAL FOR RECORDING

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DIVISION

WATER AND SEWER

ENGINEER, SPRINGDALE WATER UTILITIES

STREETS AND DRAINAGE

DIRECTOR, ENGINEERING

OWNER:
TRULOVE PROPERTIES LLC & BRUNWICK
DEVELOPMENT GROUP LLC
PO BOX 2053
BENTONVILLE AR 72712
PARCEL NUMBER: 21-00167-629
ZONE: C-5

GENERAL NOTES:

- ALL CORNERS WILL BE SET WITH 1/2" IRON PINS (UNLESS OTHERWISE NOTED)
- EASEMENTS INDICATED HEREON SHALL BE USED FOR DRAINAGE AND/OR UTILITIES
- DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
- ERROR OF CLOSURE: EXCEEDS 1:20,000
- ZONING: C-5
- AREA: 353,247.3197 S.F. / ±8.1094 ACRES
- FINAL PLAT FP06-18, RECORDED SEPTEMBER 8, 2006, AS FILE NO. 2006-1093
- VARIANCE B05-06 FOR MAXIMUM CUL-DE-SAC LENGTH, APPROVED JULY 5, 2005
- RIGHT OF WAY EASEMENTS ASSOCIATED WITH CONESTOGA STREET AND N. 45TH STREET
- NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS

OWNER/DEVELOPER:

JARTCO HOLDINGS, INC.
9125 INTERSTATE 30
LITTLE ROCK, AR 72209
(501) 570-3193

ENGINEER/SURVEYOR:

JOE WHITE AND ASSOCIATES
25 RAHLING CIRCLE, SUITE A2
LITTLE ROCK, AR 72203
(501) 214-9141

FLOOD INFORMATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS PER FEMA FLOOD INSURANCE RATE MAP NO. 05007C04354, DATED 9/28/2007 FOR THE CITY OF SPRINGDALE, ARKANSAS.

REPLAT

CONESTOGA PARK
LOTS 6, 7 & 8
CREATING LOT 6R
BEING A REPLAT OF LOTS 6, 7 AND 8
OF CONESTOGA PARK
(BOOK 2006, PAGE 1093)
CITY OF SPRINGDALE
BENTON COUNTY, ARKANSAS



JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A2 - LITTLE ROCK, ARKANSAS 72203
PHONE: (501) 214-9141

DATE: MAY 21, 2026

SCALE: 1" = 40'

PROJECT NUMBER: 26-188/T

RP26-07



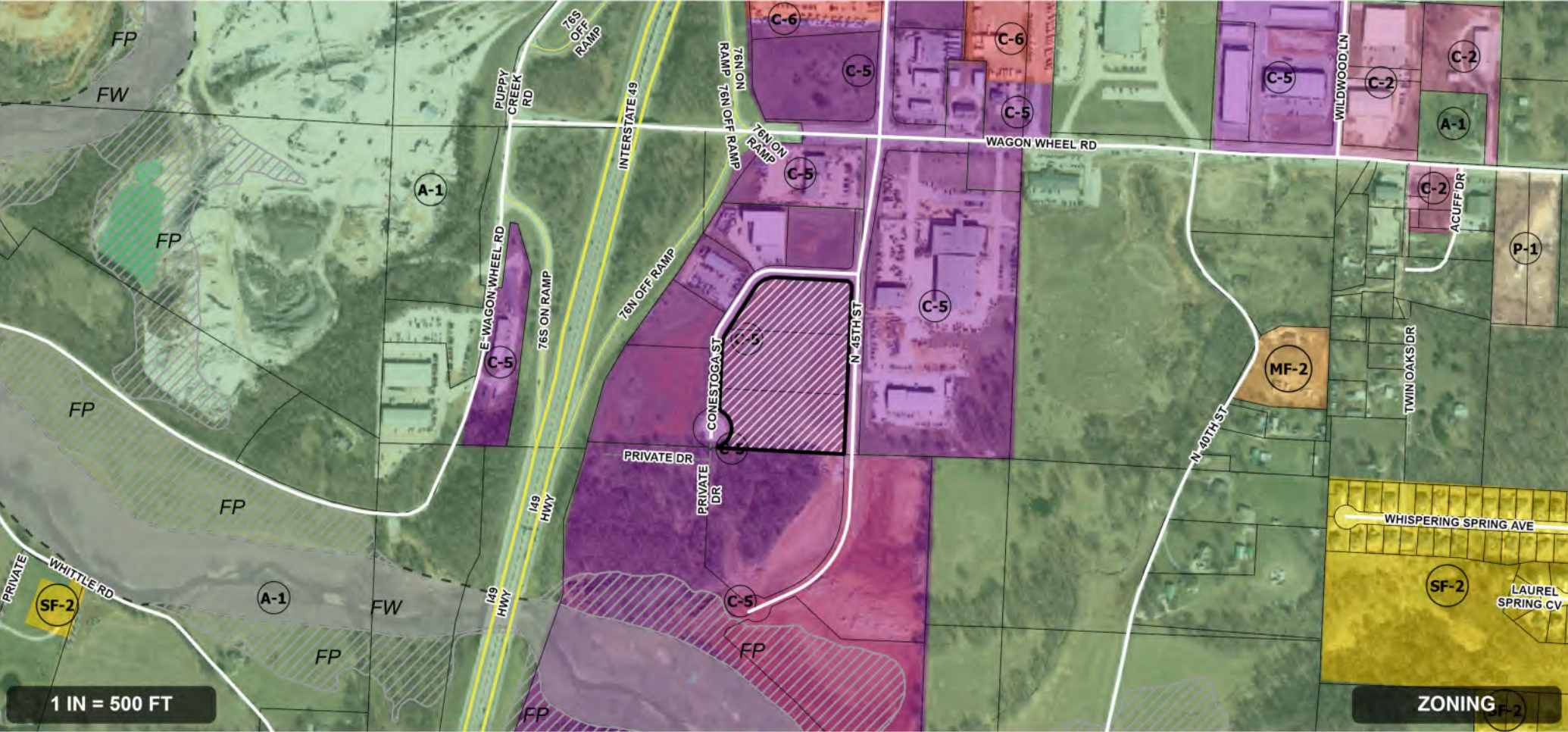
1 IN = 500 FT

AERIAL; 2025

PROJECT AREA

RP26-07: Conestoga Park
East of Conestoga Street & West of N. 45th Street
Replat of Lots 6, 7, & 8



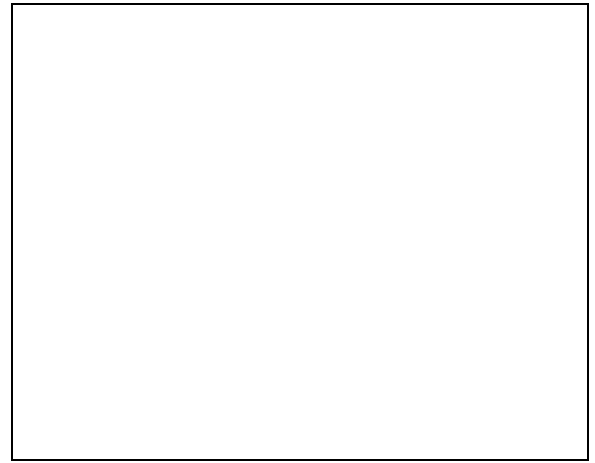


 PROJECT AREA

RP26-07: Conestoga Park
East of Conestoga Street & West of N. 45th Street
Replat of Lots 6, 7, & 8

ZONING





ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE FINAL PLAT (FP26-04) OF CREEKFRONT 49 TO THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

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

LEGAL DESCRIPTION:

PART OF THE EAST HALF (E 1/2) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21, SAID POINT BEING A DRILL HOLE IN WAGON WHEEL ROAD; THENCE ALONG THE EAST LINE OF SAID SECTION 21, S02°25'53"W A DISTANCE OF 1324.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 21 AND A STONE; THENCE LEAVING SAID EAST LINE, N87°33'32"W A DISTANCE OF 328.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A STONE; THENCE S02°29'53"W PASSING THROUGH AN IRON PIN WITH UNREADABLE CAP AT A DISTANCE OF 659.88 FEET FOR A TOTAL DISTANCE OF 1830.35 FEET TO A 1/2 INCH REBAR; THENCE S89°30'42"W A DISTANCE OF 98.36 FEET TO THE CENTERLINE OF SPRING CREEK PER WARRANTY DEED RECORDED AS INSTRUMENT NO. L202365512 OF THE BENTON COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, N64°07'27"W A DISTANCE OF 60.49 FEET; THENCE N50°17'37"W A DISTANCE OF 195.54 FEET; THENCE N31°53'36"W A DISTANCE OF 298.25 FEET; THENCE N64°45'57"W A DISTANCE OF 205.40 FEET; THENCE N53°41'43"W A DISTANCE OF 86.14 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 21; THENCE LEAVING SAID CENTERLINE, N87°11'51"W A DISTANCE OF 984.51 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 49 AND A 5/8 INCH REBAR; THENCE ALONG SAID RIGHT-OF-WAY LINE, N19°39'35"E A DISTANCE OF 711.52 FEET TO AN AHTD MONUMENT; THENCE N00°28'56"E

A DISTANCE OF 309.16 FEET TO AN AHTD MONUMENT; THENCE N18°04'55"E A DISTANCE OF 300.97 FEET TO AN AHTD MONUMENT; THENCE N15°16'48"E A DISTANCE OF 39.14 FEET TO AN IRON PIN WITH CAP "GARVER PLS 969"; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S87°36'51"E A DISTANCE OF 438.27 FEET TO AN IRON PIN WITH CAP "A COOKE PS 1708"; THENCE S87°21'39"E A DISTANCE OF 662.95 FEET TO A "MAG" NAIL WITH WASHER "PS 1374" IN NORTH 45TH STREET; THENCE S87°14'25"E A DISTANCE OF 333.66 FEET TO THE POINT OF BEGINNING, CONTAINING 52.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the final plat as presented by petitioner, and has approved the dedication of streets, rights-of-way, and utility easements as shown upon said replat and join with the said petitioner in petitioning the City Council to accept the said final plat (FP26-04) of Creekfront 49 to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the final plat (FP26-04) of Creekfront 49, to the City of Springdale, Arkansas, as shown on the final plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Benton County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

PASSED AND APPROVED this _____ day of _____, 2026.

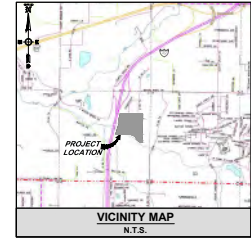
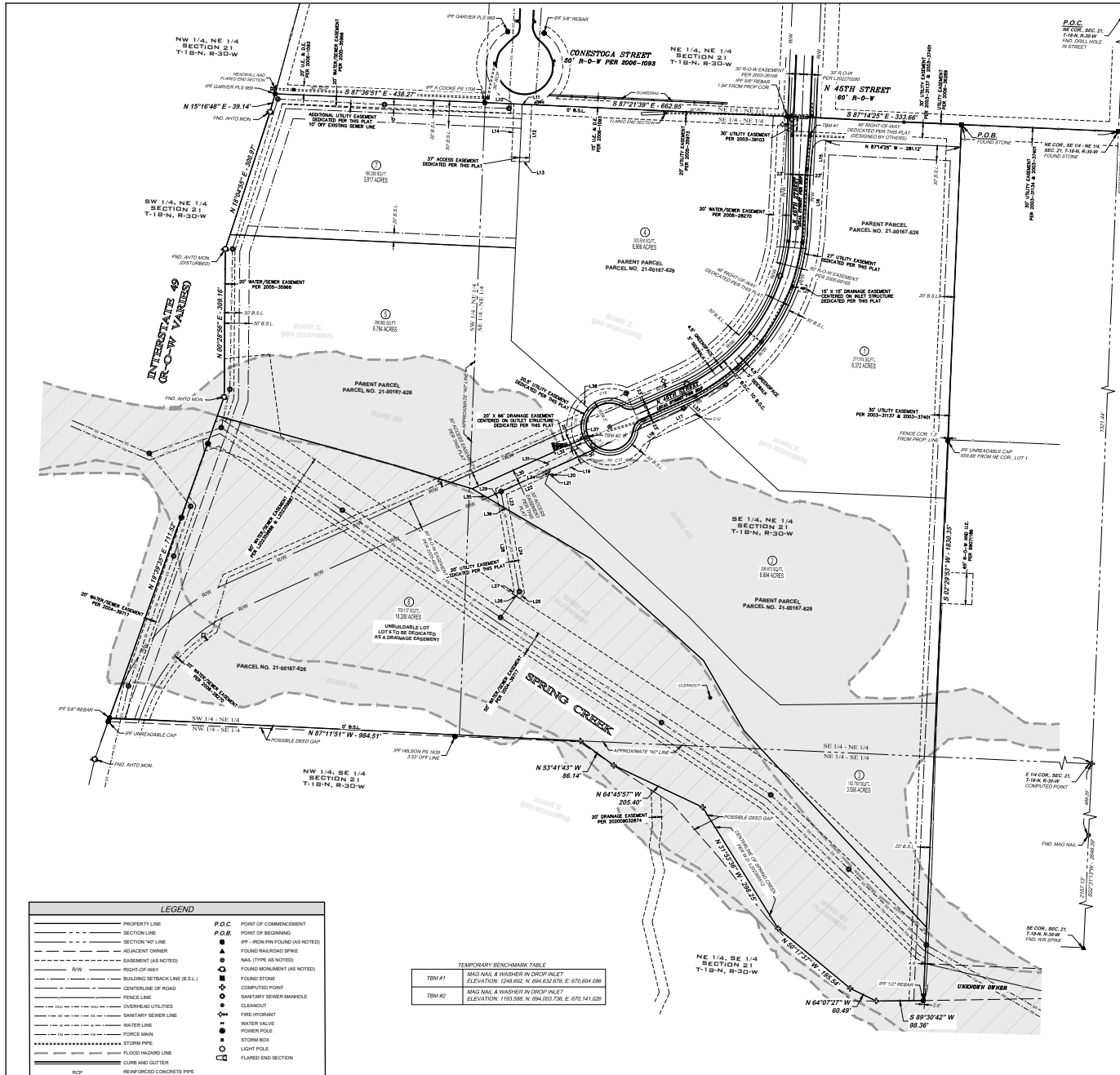
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



RECORDING INFORMATION



OWNER/DEVELOPER: TRUE ONE PROPERTIES, LLC
MAILING ADDRESS: 1010 S. 10TH STREET, SUITE 100
SPRINGDALE, AR 72762
OWNER/DEVELOPER: TRUE ONE PROPERTIES, LLC
MAILING ADDRESS: 1010 S. 10TH STREET, SUITE 100
SPRINGDALE, AR 72762
ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1010 S. 10TH STREET, SUITE 100
SPRINGDALE, AR 72762
WORK ORDER #: 23850
NET AREA: 52.00 ACRES
TOTAL LOTS: 7
CITY ZONING: C-8
SETBACKS: FRONT YARD - 30', SIDE YARD - 30', REAR - 30'

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	10.00	100.00	10.00	S 89°30'42" W
C2	10.00	100.00	10.00	S 89°30'42" W
C3	10.00	100.00	10.00	S 89°30'42" W
C4	10.00	100.00	10.00	S 89°30'42" W
C5	10.00	100.00	10.00	S 89°30'42" W

Curve #	Length	Radius	Chord Length	Chord Bearing
C1	10.00	100.00	10.00	S 89°30'42" W
C2	10.00	100.00	10.00	S 89°30'42" W
C3	10.00	100.00	10.00	S 89°30'42" W
C4	10.00	100.00	10.00	S 89°30'42" W
C5	10.00	100.00	10.00	S 89°30'42" W

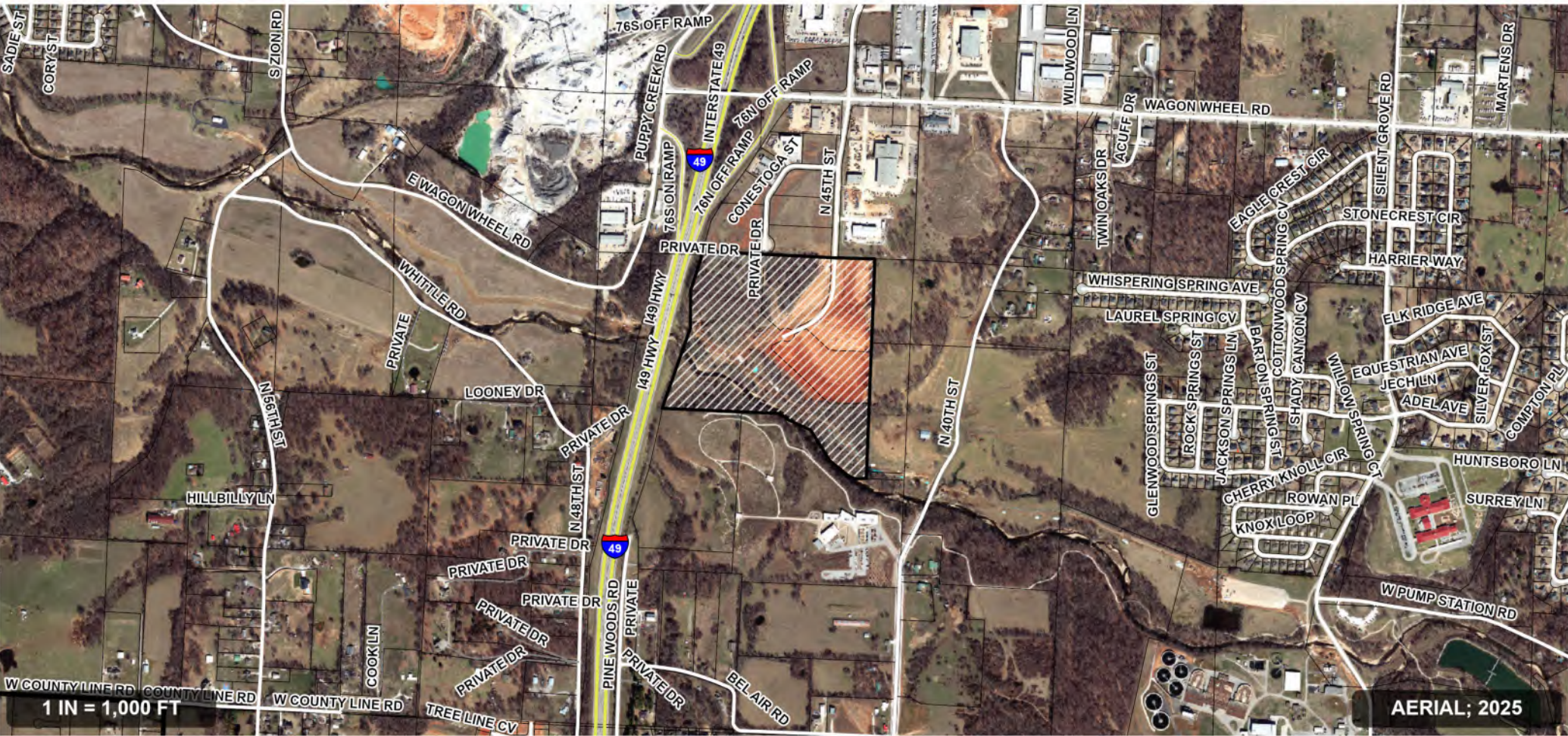
PLAT CODE: 600-18N-30W-0-21-102-04-1374

REVISION	DATE	DESCRIPTION

FINAL PLAT OF
CREEKFRONT 49 COMMERCIAL SUBDIVISION
SPRINGDALE, BENTON COUNTY, ARKANSAS
SCALE: 1"=100' **DATE: June 3, 2026** **DRAWN BY: KMD**
ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS
W.O.# 23950 SHEET 3/3



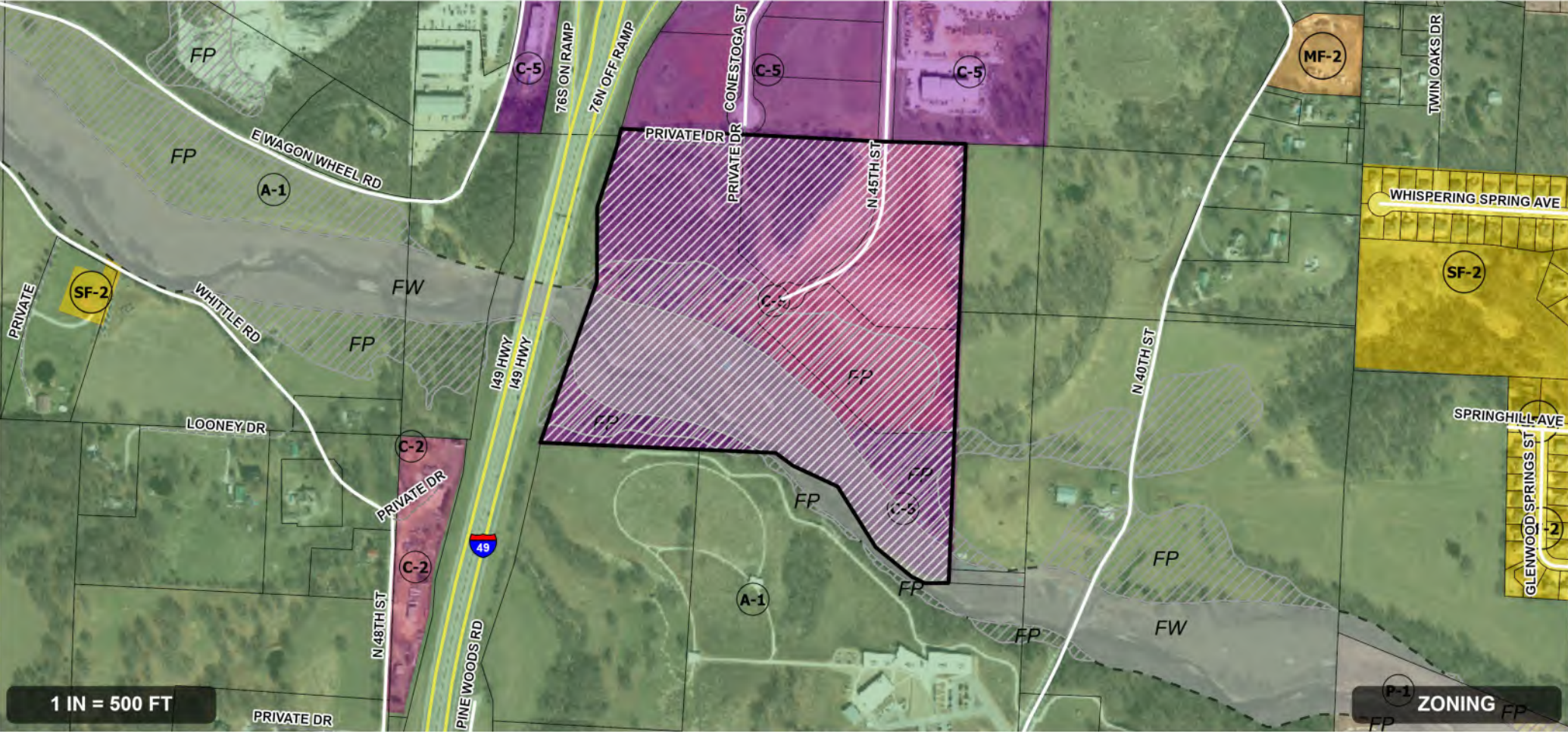
FP26-04
ESI



 PROJECT AREA

FP26-04: Creekfront 49
East of I-49, South of Conestoga Street & N. 45th Street
Final Plat





FP26-04: Creekfront 49
East of I-49, South of Conestoga Street & N. 45th Street
Final Plat



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W26-24) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO MILLER FLOORING EXPANSION IN CONNECTION WITH L26-06, A LARGE SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W26-24) 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 (W26-24) of street improvements to 388 & 396 N. 40th Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with Miller Flooring Expansion L26-06, a Large Scale Development, and the Planning Commission recommends approval of the waiver request on Dixie Industrial Avenue and a payment in lieu for N. 40th Street.

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 N. 40th Street and Dixie Industrial Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-06, a Large Scale Development.

Option 2: Denies a waiver of street improvements to N. 40th Street and Dixie Industrial Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-06, a Large Scale Development.

Option 3: Approves payment in lieu of improvements to N. 40th Street and Dixie Industrial Avenue in connection with L26-06, a Large Scale Development, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to N. 40th Street and Dixie Industrial Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L26-06, a Large Scale Development.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney





W26-24: Miller Flooring Expansion

388 & 396 N. 40th Street

Waiver of Street Improvements on N. 40th Street & Dixie Industrial Avenue



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W26-25) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO CAYETANO GARCIA RODRIGUEZ & BERTINA GARCIA IN CONNECTION WITH 4300 CROXDALE STREET, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W26-25) 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 (W26-25) of street improvements to Croxdale Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 4300 Croxdale Street, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to Croxdale Street, including sidewalks in connection with 4300 Croxdale Street, a single-family dwelling.

Option 2: Denies a waiver of street improvements to Croxdale Street, including sidewalks in connection with 4300 Croxdale Street, a single-family dwelling.

Option 3: Approves payment in lieu of improvements to Croxdale Street in connection with 4300 Croxdale Street, 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 Croxdale Street, including sidewalks to be built in connection with 4300 Croxdale Street, a single-family dwelling.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

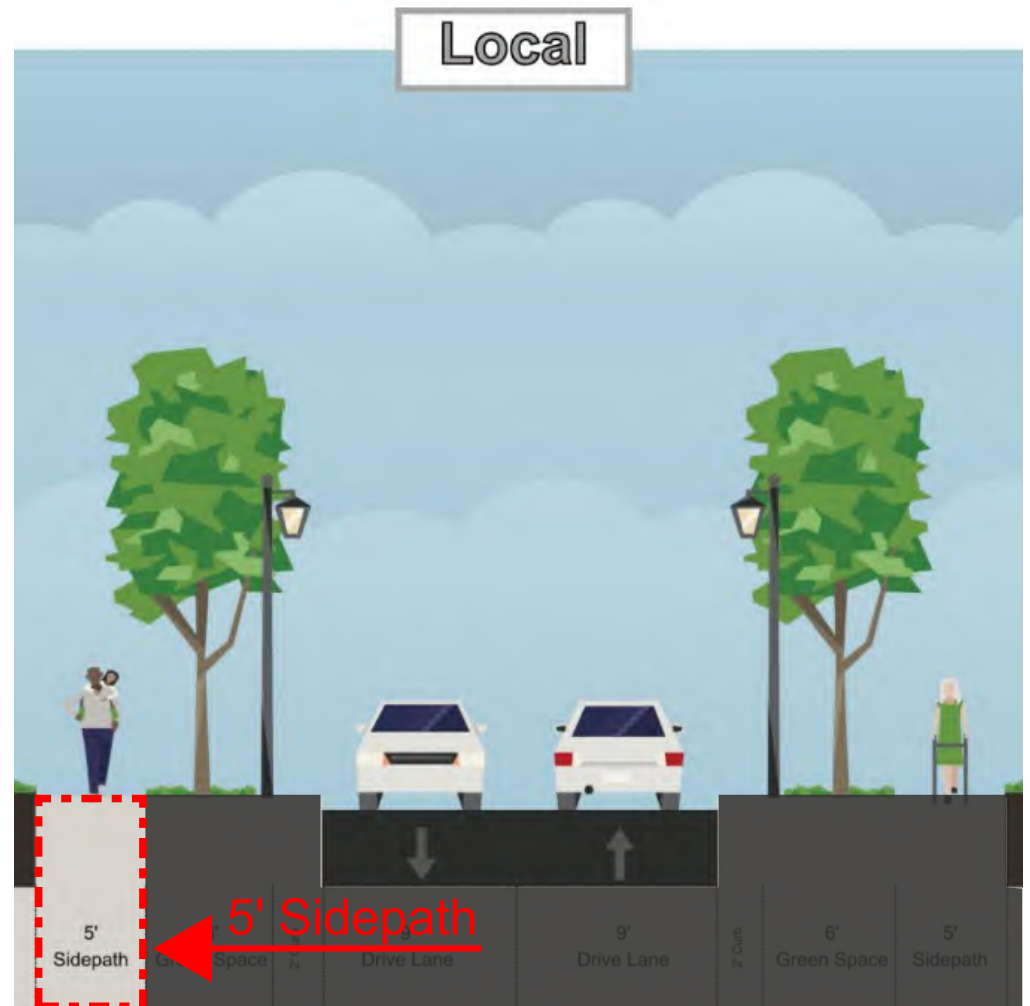
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





 PROJECT AREA

W26-25: Cayetano Garcia Rodriguez & Bertina Garcia
4300 Croxdale Street
Waiver of Street Improvements; Sidewalk on Croxdale Street



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W26-28) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO RYANN & KRISTIN HARTLEY IN CONNECTION WITH 8216 E. BROWN ROAD, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W26-28) 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 (W26-28) of street improvements to E. Brown Road, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 8216 E. Brown Road, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to E. Brown Road, including sidewalks in connection with 8216 E. Brown Road, a single-family dwelling.

Option 2: Denies a waiver of street improvements to E. Brown Road, including sidewalks in connection with 8216 E. Brown Road, a single-family dwelling.

Option 3: Approves payment in lieu of improvements to E. Brown Road in connection with 8216 E. Brown 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 E. Brown Road including sidewalks to be built in connection with 8216 E. Brown Road, a single-family dwelling.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

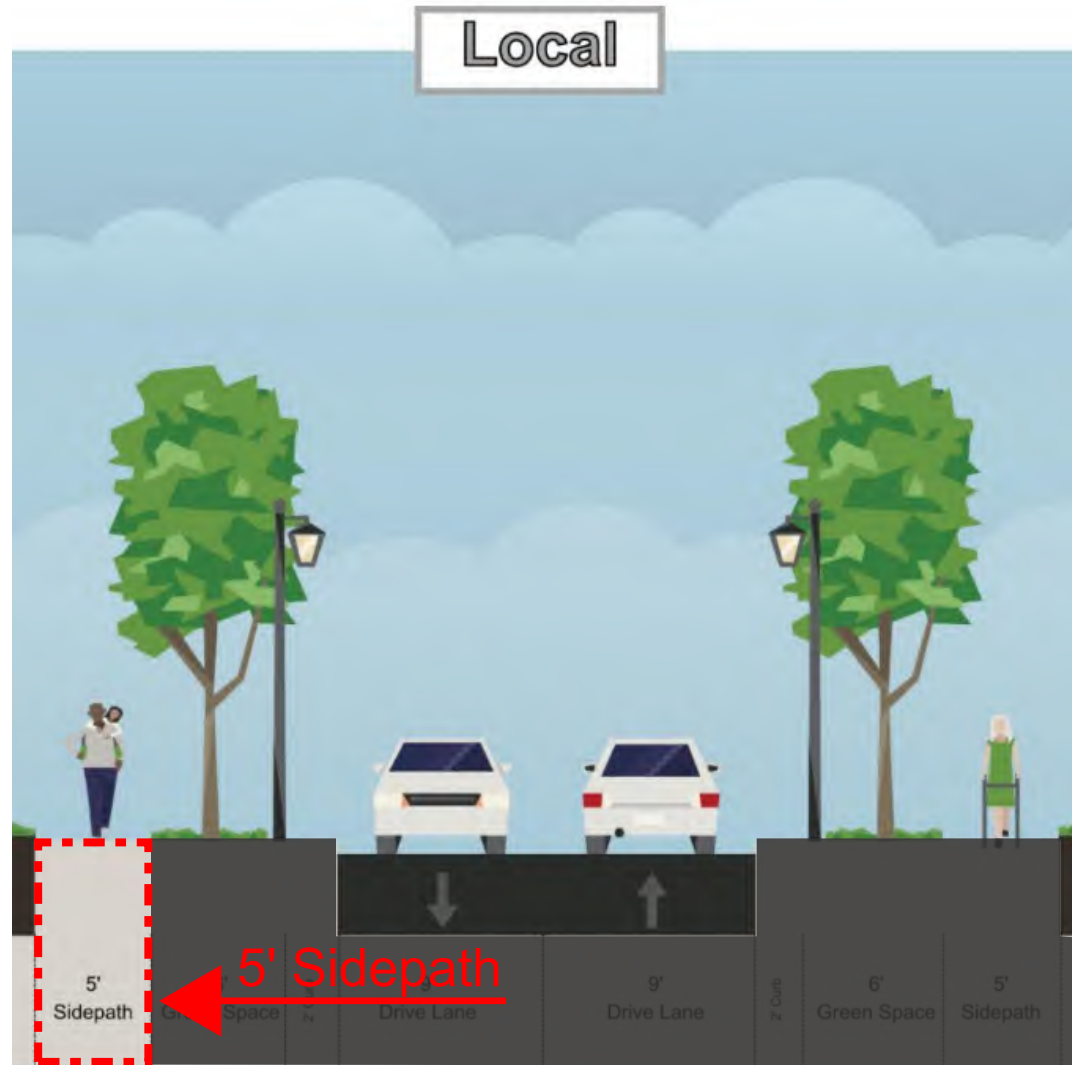
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





 PROJECT AREA

W26-28: Ryann & Kristin Hartley
8216 E. Brown Road
Waiver of Street Improvements; Sidewalk on E. Brown Road



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W26-30) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO CAMPUS EDGE, LLC IN CONNECTION WITH 107 RAEDELS AVENUE, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W26-30) 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 (W26-30) of street improvements to Raedels Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 107 Raedels Avenue, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to Raedels Avenue, including, sidewalks in connection with 107 Raedels Avenue, a single-family dwelling.

Option 2: Denies a waiver of street improvements to Raedels Avenue, including, sidewalks in connection with 107 Raedels Avenue, a single-family dwelling.

Option 3: Approves payment in lieu of improvements to Raedels Avenue in connection with 107 Raedels Avenue, a single-family dwelling, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to Raedels Avenue including sidewalks to be built in connection with 107 Raedels Avenue, a single-family dwelling.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

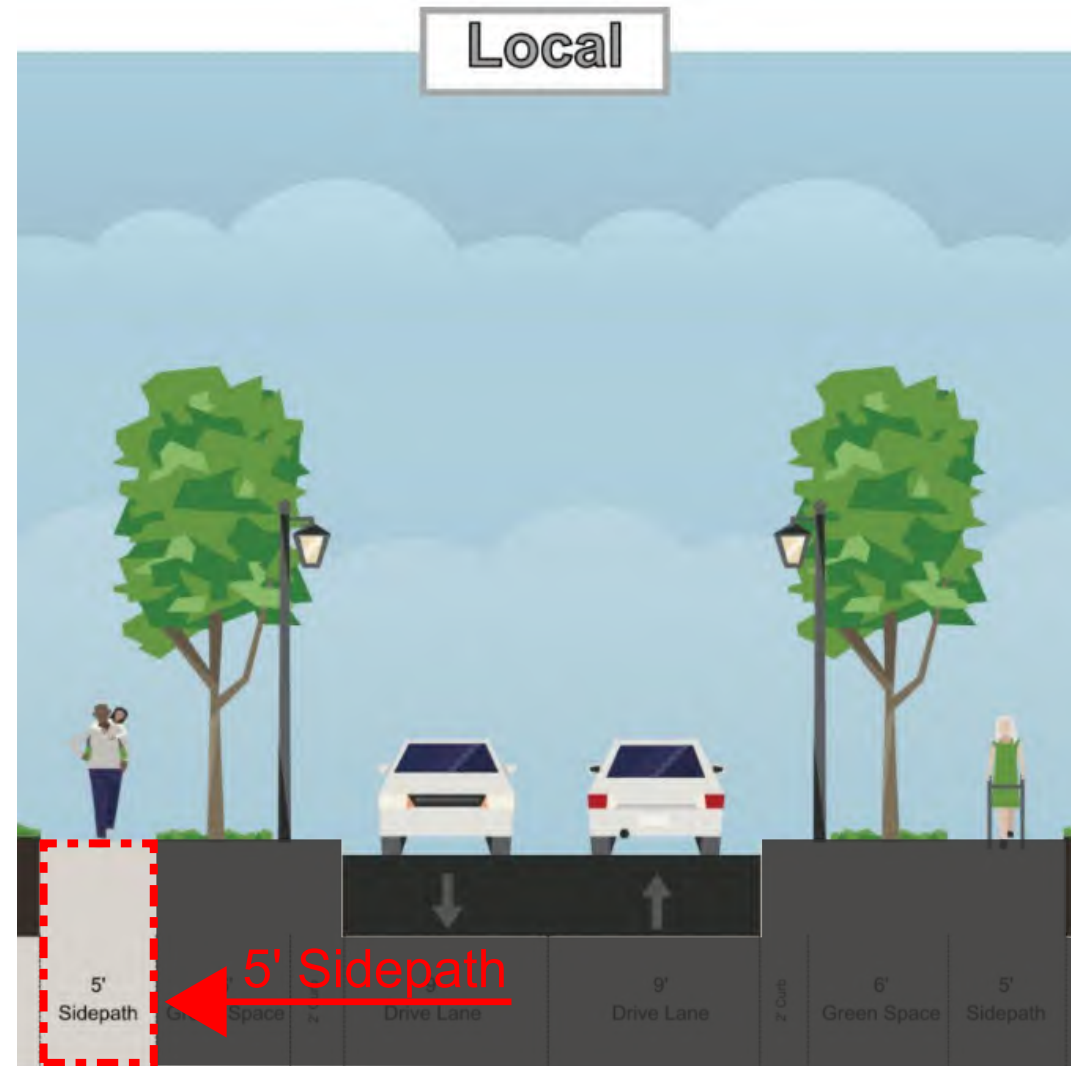
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



NOTE: APPLICANT ONLY RESPONSIBLE FOR THEIR SIDE OF THE STREET





 PROJECT AREA

W26-30: Campus Edge, LLC

107 Raedels Avenue

Waiver of Street Improvements; Sidewalk on Raedels Avenue



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER (W26-32) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO SHAWN & KRISTIN HARWELL IN CONNECTION WITH 1465 S. MAESTRI ROAD, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W26-32) 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 (W26-32) of street improvements to AR Highway 112, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with 1465 S. Maestri Road, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to AR Highway 112, including sidewalks in connection with 1465 S. Maestri Road, a single-family dwelling.

Option 2: Denies a waiver of street improvements to AR Highway 112, including sidewalks in connection with 1465 S. Maestri Road, a single-family dwelling.

Option 3: Approves payment in lieu of improvements to AR Highway 112 in connection with 1465 S. Maestri 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 AR Highway 112 including sidewalks to be built in connection with 1465 S. Maestri Road, a single-family dwelling.

PASSED AND APPROVED this _____ day of _____, 2026.

Doug Sprouse, Mayor

ATTEST:

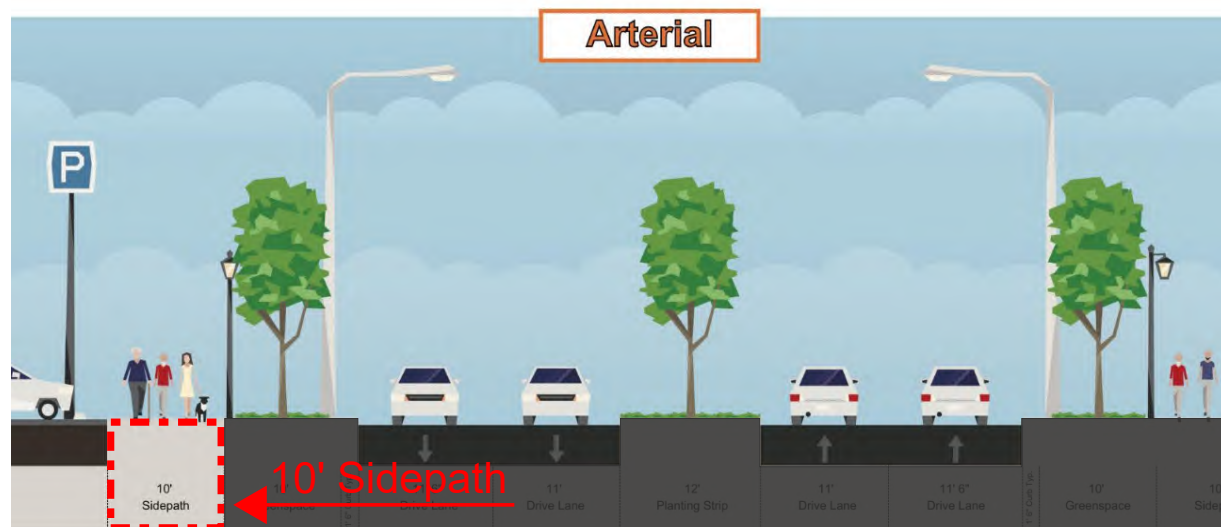
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney



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





 PROJECT AREA

W26-32: Shawn & Kristin Harwell Revocable Trust
1465 S. Maestri Road
Waiver of Street Improvements; Sidewalk on S. Maestri Road



RESOLUTION NO. _____

**A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY
OF SPRINGDALE, ARKANSAS.**

WHEREAS, the 2026 budget contains \$1,250,000 in Police Department intergovernmental revenue line item 101-0510-334.30-00, SPDL SCHOOLS - SRO; and

WHEREAS, the City of Springdale currently employs eleven (11) School Resource Officers under its agreement with the Springdale School District; and

WHEREAS, the Springdale School District has requested to reduce the number of School Resource Officers covered under the agreement from eleven (11) to seven (7), resulting in the removal of four (4) School Resource Officers from the agreement; and

WHEREAS, under the agreement, the Springdale School District contributes the equivalent of nine (9) months of compensation for each School Resource Officer covered by the agreement, and the City contributes the remaining three (3) months; and

WHEREAS, the reduction of four (4) School Resource Officers from the agreement will reduce the amount of anticipated revenue from the Springdale School District by \$178,000; and

WHEREAS, the City of Springdale has determined that it is in the best interest of the community to temporarily fund the remaining amount for the remainder of the year;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 budget is hereby amended as follows:

Department	Description	Present Budget	Decrease	Proposed Budget
Police Department	101-0510-334.30-00 SPDL SCHOOLS - SRO	\$1,250,000	(\$178,000)	\$1,072,000

PASSED AND APPROVED this 14th day of July, 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 FRANK & VICKI FRANCO, 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 45 & 46), said lands being owned by Frank & Vicki Franco, also known as Washington County Tax Parcels No. 815-29790-165 and 815-29790-101, located at 1393 Janice Ln., Springdale, Washington County, Arkansas ("the Property");

WHEREAS, the City's estimate of compensation for the Property, as determined by an appraisal, is \$35,300;

WHEREAS, the property owner has obtained an appraisal that determined just compensation for the subject property in the total sum of \$110,400.00, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, the property owner has offered to settle condemnation case number 72CV-25-367 for a total amount of \$75,300.00, which includes all prejudgment interest and assessment costs; 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 1393 Janice Ln. for the Gene George Boulevard Extension Road Improvement Project, Project No. 23BPS4 (Tracts 45 & 46), said lands being owned by Frank & Vicki Franco, for the total sum of \$75,300.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 14th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY

APPRAISAL REPORT

ON

THE FRANK D. & VICKI L. FRANCO PROPERTY
(.843± ACRE / 36,707± SQUARE FEET);
LOCATED AT 1393 JANICE LANE,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, AR
TRACT #44

BY

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

FILE NO. 6769-21

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

October 28, 2024

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

RE: The Frank D. & Vicki L. Franco Property; .843± Acre, Located at 1393 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 6,391± square feet (SF) in right of way (ROW), 6,714± SF in permanent utility easement (PUE) and 6,932± 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 6,391± square feet (SF) in right of way (ROW), 6,714± SF in permanent utility easement (PUE) and 6,932± 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	=	\$131,450
Remainder Property	=	<u>\$100,750</u>
Subtotal	=	\$ 30,700
Plus: Temporary Construction Easement	=	<u>\$ 4,600</u>
Damage To Market Value - - -	=	\$ 35,300

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 area of acquisition is approximately as indicated;
3. The City of Springdale, at their expense, will put the land area and gravel drive located within the PUE and TCE back to as near original condition as possible;
4. Subject and adjacent properties are in compliance with all applicable EPA regulations.

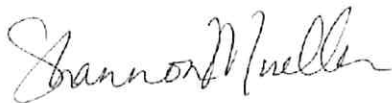
If any, or all, of these Extraordinary Assumptions prove to be untrue, one or both of the preceding value estimates could be influenced.

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.



SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 1393 Janice Lane, Springdale, Arkansas
Client: City of Springdale
Fee Owner: Frank D. & Vicki L. Franco
Mailing Address: 1393 Janice Lane, Springdale, AR 72762

Area Of The Whole:	0.846± AC, or 36,851± SF	Permanent Utility Easement:	0.154±
Less: Prescriptive ROW	0.003± AC, or 144± SF		AC,
Net Usable Area of Whole	0.843± AC, or 36,707± SF		6,714± SF

Area Of Remainder:	.700± AC, or 30,460± SF	Temporary Construction Easement	0.159±
			AC, or
			6,932± SF

Area Of Acquisition:	0.146± AC, or 6,391± SF
Less: Prescriptive ROW:	0.003± AC, or 144± SF
Net ROW Acquisition;	0.143± AC, or 6,247± SF

HIGHEST AND BEST USE:

Whole Property	Low Density Residential
Remainder Property	Low Density Residential

ACQUISITION COMPENSATION:

Before

Land: 36,707± SF @ \$3.50/SF (Rounded)	\$	128,500	
Improvements: Gravel Driveway, Trees, Bush	\$	2,950	
Total:	\$		131,450

After

Land: 30,460± SF @ \$3.307/SF (Rounded)	\$	100,750	
Improvements: Not Applicable	\$		
Total	\$		100,750

FAIR MARKET VALUE OF ACQUISITION	\$	30,700	
Plus: TCE	\$		4,600

Total Compensation as of: October 17, 2024	\$	35,300	
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ALLOCATION OF COMPENSATION

Land: 6,247± SF @ \$3.50/SF (RND)	\$	21,900	
Permanent Utility Easement: 6,714± SF @ \$3.50/SF (RND) x 25%	\$	5,850	
Improvements: Gravel Driveway, Trees, Bush	\$	2,950	
Temporary Construction Easement 6,932± SF (RND)	\$	4,600	
Damages: Not Applicable	\$	0	
Cost to Cure Items: Not Applicable	\$	0	
Total Compensation:	\$		\$35,300

Shannon Reed Mueller



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

Robert M. Potts



Robert M. Potts, CG0823
Reed & Associates, Inc.



Appraisal Report

Tract 44 & 45 Before and After Taking
Gene George/56th St Extension Project
1393 Janice Lane
Springdale, AR



Retrospective Effective Date

February 11, 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

May 19, 2026

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

Re: City of Springdale vs Frank and Vicki Franco; parcel # 815-29790-101 & 815-29790-165 containing 0.843± Acre before the taking and a remainder of 0.697± acres after, along with 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 815-29790-101 & 815-29790-165, which are Tracts #44 and 45, of the City of Springdale's Gene George/56th Street Extension Project, before and after the taking, with an effective date of February 11, 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 0.843± acres before the taking and 0.697± acres after the taking. These are the acreages used in the analysis. There is a permanent utility easement of 0.154± 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 February 11, 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 February 11, 2025 is:

**Market Value "Before" 0.843± Acres
Three Hundred Ninety-One Thousand Dollars
\$391,000**

**Market Value "After" 0.697± Acres
Two Hundred Eighty-six Thousand Dollars
\$286,000**

**Market Value Temporary Construction Easement
Five Thousand Four Hundred Dollars
\$5,400**

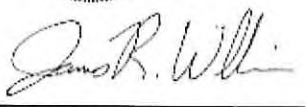
**Indicated Value of Damage to Subject
One Hundred Ten Thousand Four Hundred Dollars
\$110,400**

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: February 11, 2025

Observation Date: October 20, 2025

Signatory Date of Report: May 19, 2026

Previously Appraised: No

Type of Property: Residential

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

Property Size: Before taking 0.843± acres or 36,721 sf
After taking 0.697± acres or 30,361 sf
Area of taking 0.146± acres or 6,391 sf
Area of Permanent Utility Easement 0.154± acres or 6,714 sf
Area of TC Easement 0.159± acres or 6,932sf

Site Description: Before Taking:
The property is irregular 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 new Gene George/56th Street extension which will run along the east boundary encompassing 0.146± acres of the "Before". The permanent utility easement will be on the west side of the right of way taking and along a portion of the south 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 2.5± miles north, and Elm Springs Road is 0.3± miles south. Fayetteville is the County Seat and the Courthouse is 9.2± miles to the southeast.

Latitude/Longitude: 36.197554°, -94.192048°

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

Intended Users: Stephen Lisle, Lisle Law Firm, and Frank and Vicki Franco.

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

Owner: Frank and Vicki Franco

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: SF-2, Residential - The SF-2 single-family district is designed to permit and encourage the development of single-family detached dwellings on smaller lots to encourage flexibility in housing and lot sizes.

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”.

None

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: 0.843± Acre Before (Improved):	\$391,000
0.697± Acre After (Improved):	<u>\$286,000</u>
Value Loss of the Taking	\$105,000
Value of TCE	<u>\$ 5,400</u>

Indicated Damage to Subject Property \$110,400

Distribution of Damages

Taking Area (ROW & Easement)	\$ 54,000
Improvements in Right of Way	\$ 3,850
Severance Damage	\$ 47,150
Temporary Construction Easement	<u>\$ 5,400</u>
Total Damages	\$110,400

RESOLUTION NO. _____

**A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF
SPRINGDALE, ARKANSAS.**

WHEREAS, the 2026 budget contains \$30,000 appropriated in the Building Department Contract Labor account; and

WHEREAS, the City Council has approved the demolition of the structures located at 4001 E. Robinson Avenue and 4043 E. Robinson Avenue; and

WHEREAS, bids have been received to raze and remove the structures, and the lowest bids received were \$36,890.00 for 4001 E. Robinson Avenue and \$28,526.00 for 4043 E. Robinson Avenue; and

WHEREAS, the City has already incurred \$3,950 for asbestos testing related to these properties; and

WHEREAS, an additional appropriation of \$43,000 is necessary in the Building Department Contract Labor account to cover these demolition-related expenses;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF
SPRINGDALE, ARKANSAS**, that the 2026 budget is hereby amended as follows:

Department	Account	Present Budget	Increase	Proposed Budget
Building Department	Contract Labor	\$30,000	\$43,000	\$73,000

PASSED AND APPROVED this 14th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING BIDS FOR THE DEMOLITION AND REMOVAL OF 4001
AND 4043 EAST ROBINSON AVENUE, SPRINGDALE, ARKANSAS, AND
AUTHORIZING PAYMENT FROM THE 2026 BUDGET OF THE CITY OF SPRINGDALE
BUILDING DEPARTMENT.**

WHEREAS, the City Council for the City of Springdale, Arkansas, has previously approved the demolition of the structures located at 4001 East Robinson Avenue and 4043 East Robinson Avenue; and

WHEREAS, the City of Springdale Building Department solicited and received bids for the demolition, razing, removal, and proper disposal of debris from said properties; and

WHEREAS, Meyers Construction, LLC submitted a bid for the demolition and removal of 4001 East Robinson Avenue in the amount of \$36,890.00; and

WHEREAS, Meyers Construction, LLC submitted a bid for the demolition and removal of 4043 East Robinson Avenue in the amount of \$28,526.00; and

WHEREAS, the total amount of the bids to be accepted is \$65,416.00; and

WHEREAS, the City Council finds that accepting said bids is in the best interest of the City of Springdale.

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

SECTION 1. Bids submitted by Meyers Construction, LLC for the demolition and removal of 4001 East Robinson Avenue in the amount of \$36,890.00 and 4043 East Robinson Avenue in the amount of \$28,526.00 are hereby accepted.

SECTION 2. Payment for said demolition and removal work shall be made from the 2026 Budget of the City of Springdale Building Department.

PASSED AND APPROVED this 14th day of July, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Garrett Harlan, City Attorney

Meyers Construction, LLC
P 479-249-7383
E jroller@meyersconstructionllc.com



Demo Quote

06/19/2026

Customer

City of Springdale
Tom Evers

Project

4001 E Robinson Ave
Springdale, AR

Description	Amount
Apartment Demo & Proper disposal of debris	\$35,840.00
Grading, Seed & Straw	\$550.00
Mobilization	\$500.00

Meyers Construction is pleased to submit our proposal for the demolition and proper disposal of debris.

We propose to furnish all labor, equipment, supervision, materials and permits necessary to demolish the existing multi-family structure located at the project site listed above. All utility retirement/abandonment, project management, Demo and removal of debris to include the entire vertical structure of the building and any porches, slabs or foundation below grade. Site to be left graded, seeded and strawed.

Total Lump Sum Price: \$36,890.00

Meyers Construction has the personnel, equipment access, and experience necessary to complete this work safely, efficiently, and in accordance with accepted construction practices.

Sincerely,

Jacob Roller jroller@meyersconstructionllc.com 479-249-7383

Meyers Construction, LLC
P 479-249-7383
E jroller@meyersconstructionllc.com



Demo Quote

06/19/2026

Customer

City of Springdale
Tom Evers

Project

4043 E Robinson Ave
Springdale, AR

Description	Amount
Apartment Demo & Proper disposal of debris	\$23,040.00
Fencing & Decking/canopies	\$1,436.00
Pool Demo & Fill	\$3,000.00
Grading, Seed & Straw	\$550.00
Mobilization	\$500.00

Meyers Construction is pleased to submit our proposal for the demolition and proper disposal of debris.

We propose to furnish all labor, equipment, supervision, materials and permits necessary to demolish the existing multi-family structure located at the project site listed above. All utility retirement/abandonment, project management, Demo and removal of debris to include the entire vertical structure of the building and any porches, slabs or foundation below grade. Site to be left graded, seeded and strawed.

Total Lump Sum Price: \$28,526.00

Meyers Construction has the personnel, equipment access, and experience necessary to complete this work safely, efficiently, and in accordance with accepted construction practices.

Sincerely,

Jacob Roller jroller@meyersconstructionllc.com 479-249-7383

The City Council of the City of Springdale met in regular session on Tuesday, June 23, 2026 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 3, Position 1
Amelia Taldo	Ward 4, Position 1
Jeff Watson	Ward 3, Position 2
Mike Overton	Ward 2, Position 1
Mike Lawson	Ward 1, Position 1
Vacant	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:

Jacqueline Perez-Pharr	Assistant Planning Director
Derek Wright	Police Chief
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

None

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the June 9, 2026 City Council meeting be approved as presented. Council Member Taldo made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

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

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

COMMITTEE OF THE WHOLE

RESOLUTION NO. 102 – 26; AUTHORIZING THE HOUSING AUTHORITY OF THE COUNTY OF LONOKE TO EXERCISE ITS POWERS WITHIN THE TERRITORIAL BOUNDARIES OF THE CITY OF SPRINGDALE, ARKANSAS FOR THE LIMITED SCOPE OF OPERATING NORTHWEST ACRES AND ANY TO TAKE OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

Brian Powell read the Resolution and Garrett Harlan presented

RESOLUTION NO. 102-26

A RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE COUNTY OF LONOKE TO EXERCISE ITS POWERS WITHIN THE TERRITORIAL BOUNDARIES OF THE CITY OF SPRINGDALE, ARKANSAS FOR THE LIMITED SCOPE OF OPERATING NORTHWEST ACRES AND ANY TO TAKE OTHER ACTIONS NECESSARY OR CONVENIENT TO CARRY OUT THIS RESOLUTION

WHEREAS, the Housing Authority of the County of Lonoke, Arkansas, d/b/a Natural State Housing Group, a public housing authority formed under the laws of Arkansas (“NSHG”), has as part of its mission to provide quality affordable housing;

WHEREAS, Section 14-169-224 of the Arkansas Code of 1987 (the “Code”) states that any two housing authorities may join or cooperate with one another in the exercise, either jointly or otherwise, of any or all of their powers for the purpose of operating or contracting with respect to housing projects located within the area of operation of any of the authorities in providing housing for persons of low income within the boundaries of the cooperating political subdivision;

WHEREAS, Section 14-19-104 of the Code requires that any housing authority operating outside of its territorial jurisdiction do so only after the governing body of the municipality in which the housing authority is to exercise its powers has adopted a resolution declaring that there is a need for the housing authority to exercise its powers within the municipality;

WHEREAS, the City of Springdale, Arkansas (the “City”) is aware of the affordable housing known as Northwest Acres (the “Property”) in its jurisdiction that benefits its current and future tenants that are residents of the City;

WHEREAS, NSHG has the capacity and desire to operate the Property to continue to provide quality safe, sanitary, and affordable housing in the City; and,

WHEREAS, NSHG desires to act as operator of the Property located within the territorial limits of the City; and

WHEREAS, Fthe City desires to cooperate with NSHG to operate within the jurisdictional boundaries of the City.

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

Section 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. Pursuant to Arkansas Local Government Code, Section 14-169-104, the City Council declares that there is a need for NSHG to exercise its powers in the territorial boundaries of the City to operate the Property, which would continue to provide decent, safe, and sanitary housing that is affordable for lower income residents of the City. NSHG is hereby authorized to exercise its powers in the territorial boundaries of the City for the limited purposes of operating the Property.

Section 3. This Resolution shall become effective upon its passage. The City Clerk is Hereby authorized, directed and empowered to certify these resolutions to NSHG and the Housing Authority of the City of Springdale.

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

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

The Resolution was numbered 102-26.

RESOLUTION NO. 103 – 26; TO CALL A SPECIAL ELECTION ON NOVEMBER 3, 2026
TO FILL A VACANCY FOR CITY COUNCIL MEMBER FOR WARD TWO, POSITION
TWO OF THE CITY OF SPRINGDALE, ARKANSAS

Brian Powell read the Resolution and Garrett Harlan presented

RESOLUTION NO. 103-26

**A RESOLUTION TO CALL A SPECIAL ELECTION ON NOVEMBER 3,
2026 TO FILL A VACANCY FOR CITY COUNCIL MEMBER FOR
WARD TWO, POSITION TWO OF THE CITY OF SPRINGDALE,
ARKANSAS**

WHEREAS, a vacancy occurred for the position of City Council Member for Ward Two, Position Two on June 9, 2026; and

WHEREAS, pursuant to A.C.A. § 14-42-103(a)(2), the Springdale City Council has voted to call a special election to fill the vacancy.

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

Section 1: That the Springdale City Council, pursuant to A.C.A. § 7-11-105, hereby calls a special election to fill the vacancy for a Council Member in Ward Two, Position Two of the City of Springdale for November 3, 2026.

Section 2: That the Springdale City Council hereby determines that the filing period for candidates seeking placement on the ballot for the special election shall be from noon on July 29, 2026, to noon on August 5, 2026. All official petitions for municipal candidates shall be filed with the Washington County Clerk's Office during that period. The ballot position drawing shall occur on August 21, 2026, at the place and time designated by the Washington County Election Commission.

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 103-26.

FINANCE COMMITTEE

RESOLUTION NO. 104 – 26; AUTHORIZING THE EXPENDITURE OF FUNDS TO
ACQUIRE PROPERTY FROM NATHAN & JENNIFER STOUT, FOR THE SUNSET
AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT,
PROJECT NO. 23BPS6

Brian Powell read the Resolution and Garrett Harlan presented

RESOLUTION NO. 104-26

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM NATHAN & JENNIFER STOUT, FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6 (Tract 66), said lands being owned by Nathan & Jennifer Stout, also known as Washington County Tax Parcel No. 815-28780-000, located at 1905 S. Powell St., Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$41,600;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$49,700.00 to acquire the Property, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$8,100.00 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 1905 S. Powell St. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Nathan & Jennifer Stout, for the total sum of \$49,700.00 to be paid from the 2023 Street Bond.

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

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

The Resolution was numbered 104-26.

RESOLUTION NO. 105 – 26; AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HUTTON CORPORATION FOR A DOWNTOWN PARKING STRUCTURE CONCEPTUAL STUDY; AUTHORIZING CERTAIN ADDITIONAL SERVICES; AND FOR OTHER PURPOSES

Council Member Powell read the Resolution and Anna McKinney presented

RESOLUTION NO. 105-26

A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HUTTON CORPORATION FOR A DOWNTOWN PARKING STRUCTURE CONCEPTUAL STUDY;

**AUTHORIZING CERTAIN ADDITIONAL SERVICES; AND
FOR OTHER PURPOSES**

WHEREAS, the City of Springdale, Arkansas, desires to evaluate and plan for current and future parking needs in downtown Springdale in a manner that supports continued downtown growth, economic development, walkability, accessibility, and future mixed-use development, and

WHEREAS, Hutton Corporation has submitted a proposal to provide initial design and conceptual study services for a downtown parking structure, including kickoff, programming and management, concept site planning, schematic floor plans, phasing plans, concept renderings, and a conceptual budget and schedule, and

WHEREAS, the total fee for the initial services would typically be Thirty-Two Thousand Dollars (\$32,000.00), but Hutton Corporation has offered to complete the initial services for the City of Springdale for a final lump sum fee of Twenty-Five Thousand Dollars (\$25,000.00), and

WHEREAS, Hutton Corporation has also identified certain additional services that may be necessary or beneficial to the project, including a geotechnical report, additional borings, site survey, private utility locates, and other related services, and

WHEREAS, the City desires to authorize the Mayor and City Clerk to execute a Professional Services Agreement with Hutton Corporation for the initial services and, if selected by the City Council, certain additional services related to the downtown parking structure conceptual study, with payment to be made from the Unrestricted General Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to execute a Professional Services Agreement with Hutton Corporation for a Downtown Parking Structure Conceptual Study, with payment to be made from the Unrestricted General Fund, as follows:

OPTION 1: The Professional Services Agreement shall include the initial services described in Hutton Corporation's proposal, including kickoff, programming and management, concept site planning, schematic floor plans, phasing plans, concept renderings, and a conceptual budget and schedule, for a final lump sum fee not to exceed Twenty-Five Thousand Dollars (\$25,000.00).

OPTION 2: The Professional Services Agreement shall include the initial services described in Option 1 for a final lump sum fee not to exceed Twenty-Five Thousand Dollars (\$25,000.00), together with additional services related to the project, including a geotechnical report, additional borings, site survey, private utility locates, and other related services, for a total amount not to exceed Seventy-Two Thousand Two Hundred Dollars (\$72,200.00), with payment to be made from the Unrestricted General Fund.

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

After the vote was taken, motion carried 5-3, Option 2. Council Members Watson, Lawson and Overton voted no. Mayor Doug Sprouse voted yes.

The Resolution was numbered 105-26.

RESOLUTION NO. 106 – 26; EXPRESSING THE WILLINGNESS OF THE CITY OF SPRINGDALE TO PARTNER WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION FOR THE FOLLOWING PROJECT: Job 090621, I-49 – Hwy. 265 (Springdale Bypass) (S)

Brian Powell read the Resolution and Ben Peters presented

RESOLUTION NO. 106-26

**A RESOLUTION EXPRESSING THE
WILLINGNESS OF THE CITY OF SPRINGDALE
TO PARTNER WITH
THE ARKANSAS DEPARTMENT OF
TRANSPORTATION FOR THE FOLLOWING
PROJECT:
Job 090621, I-49 – Hwy. 265 (Springdale Bypass) (S)**

WHEREAS, the Arkansas Department of Transportation (hereinafter called the “Department”) has programmed a project to construct the portion of the Springdale Northern Bypass from Interstate 49 to Highway 265; and

WHEREAS, the City of Springdale (herein after called the “City”) has requested a modification to the proposed project to include a grade separation and overpass at Chief Truman Brewer Street and design modifications for the interchanges on Highway 612 to construct 10-foot sidepaths on both sides of Highway 71B and Highway 265, in lieu of a 5-foot sidewalk within Department right of way; and

WHEREAS, the City agrees to provide 50 percent of the actual costs for the accommodation of the 10-foot sidepaths within the typical sidewalk construction parameters; and

WHEREAS, the Department will accommodate the requested modifications within the right-of-way of the Highway 71B and Highway 265 interchanges with the assurance that the sidepath accommodations will be cost-neutral for the Department; and

WHEREAS, the Department will construct an overpass over Chief Truman Brewer Street at no cost to the City; and

WHEREAS, the Department will handle all other phases of the Project and will provide all additional funding necessary to complete these improvements.

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

SECTION I: The City will participate in accordance with its designated responsibilities in this project.

SECTION II: The Mayor, or their designated representative, is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite implementation of this project.

SECTION III: The City of Springdale pledges its full support and hereby requests that the Arkansas Department of Transportation initiate action to implement these improvements.

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

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

The Resolution was numbered 106-26.

RESOLUTION NO. 107 – 26; AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH COX ADVANCED SERVICES ARKANSAS, LLC FOR UTILITY RELOCATION NECESSARY FOR SUNSET AVE EXTENSION

Brian Powell read the Resolution and Ben Peters presented

RESOLUTION NO. 107-26

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH COX ADVANCED SERVICES ARKANSAS, LLC FOR UTILITY RELOCATION NECESSARY FOR SUNSET AVE EXTENSION

WHEREAS, a portion of the Sunset Ave Extension Project (23BPS6) requires relocation of Cox utility lines;

WHEREAS, Cox Advance Services Arkansas, LLC estimates the total cost of the relocation to be \$19,056.29 with a reimbursable amount of \$18,056.29 from the City to Cox;

WHEREAS, Cox Advance Services Arkansas, LLC is the owner of the utility and is therefore a sole source for this service;

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a Relocation Agreement for actual cost to relocate with Cox Advanced Services Arkansas, LLC for the Sunset Ave Extension Project for \$18,056.29 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 Harriman made the second.

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

The Resolution was numbered 107-26.

RESOLUTION NO. 108 – 26; COMMITTING LOCAL MATCH FUNDING AND SUPPORTING THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION'S APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION TRANSIT-ORIENTED DEVELOPMENT PLANNING FUNDS FOR THE HIGHWAY 71B CORRIDOR

Brian Powell read the Resolution and Ben Peters presented

RESOLUTION NO. 108-26

A RESOLUTION CITY COUNCIL OF THE CITY OF SPRINGDALE ARKANSAS, COMMITTING LOCAL MATCH FUNDING AND SUPPORTING THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION'S APPLICATION FOR FEDERAL TRANSIT ADMINISTRATION TRANSIT-ORIENTED DEVELOPMENT PLANNING FUNDS FOR THE HIGHWAY 71B CORRIDOR

WHEREAS, the City of Springdale is a member of the Northwest Arkansas Regional Planning Commission (NWARPC), the designated metropolitan planning organization for the region; and

WHEREAS, Highway 71B is a critical north–south corridor serving multiple municipalities in Northwest Arkansas, connecting major employment centers, educational institutions, neighborhoods, and commercial areas; and

WHEREAS, the Northwest Arkansas Regional Planning Commission and its member cities have identified the Highway 71B corridor as a priority for coordinated transportation and land use planning to support regional growth and mobility; and

WHEREAS, the Northwest Arkansas Comprehensive Safety Action Plan (**Exhibit A**) identifies portions of the Highway 71B corridor as part of the regional High Injury Network, indicating a need for enhanced safety, access, and multimodal transportation solutions; and

WHEREAS, the NWARPC Transit Alternatives Study identified Bus Rapid Transit (BRT) along the Highway 71B corridor was identified as the region’s preferred high-capacity transit alternative (**Exhibit B**); and

WHEREAS, the Federal Transit Administration’s Pilot Program for Transit-Oriented Development Planning provides funding for comprehensive planning efforts that integrate land use and transportation planning, including station area planning, multimodal connectivity, and implementation strategies associated with fixed guideway transit projects such as BRT (**Exhibit C**); and

WHEREAS, funding under this program requires a local match of at least twenty percent (20%) of total eligible project costs; and

WHEREAS, the NWARPC is preparing an application for this program to advance a regional transit-oriented development planning effort along the Highway 71B corridor in coordination with partner cities (**Exhibit D**); and

WHEREAS, participation in this effort will support the City of Springdale in advancing coordinated land use strategies, improving multimodal access, and positioning the community for future transportation and economic development opportunities;

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

Section 1. Commitment of Local Match

The City of Springdale hereby commits up to Fifty Thousand Dollars (\$50,000) to be included in the 2027 Engineering Budget to serve as match for the Northwest Arkansas Regional Planning Commission’s application to the Federal Transit Administration’s Transit-Oriented Development Planning Program.

Section 2. Support of Grant Application

The City of Springdale hereby expresses its support for the NWARPC’s application for Transit-Oriented Development Planning funds and agrees to participate as a partner in the proposed planning effort.

Section 3. Authorization

The Mayor and City Clerk is hereby authorized to take all necessary actions to carry out the intent of this resolution, including the execution of any agreements required to implement the commitment described herein.

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

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

The Resolution was numbered 108-26.

RESOLUTION NO. 109 – 26; AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH A&M RAILROAD FOR CROSSING GATE AND SIGNAL IMPROVEMENTS AT SUNSET AVENUE EXTENSION PROJECT NO 23BPS6

Brian Powell read the Resolution and Ben Peters presented

RESOLUTION NO. 109-26

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT
WITH A&M RAILROAD FOR CROSSING GATE AND SIGNAL
IMPROVEMENTS AT SUNSET AVENUE EXTENSION PROJECT NO 23BPS6

WHEREAS, The City of Springdale has begun the improvements to construct the Sunset Avenue Extension and Powell Street Improvements, and

WHEREAS, the railroad crossing requires signal arms, lights and signage to be installed within railroad right of way:

WHEREAS, the railroad requires their contractor to design and install these improvements;

WHEREAS, the railroad contractor has provided a design and construction estimate for the necessary improvements to be \$393,520.61;

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

Section 1. The Mayor and City Clerk are hereby authorized to execute an agreement with A&M Railroad for crossing improvements related to the Sunset Ave Extension Project (23BPS6) for a not to exceed cost of \$393,520.61 to be paid from the 2023 Street Bond Fund.

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

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

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

The Resolution was numbered 109-26.

RESOLUTION NO. 110 – 26; AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR MEADOW AVE IMPROVEMENTS

Brian Powell read the Resolution and Ben Peters presented

RESOLUTION NO. 110-26

**A RESOLUTION AUTHORIZING AN AMENDMENT TO THE
PROFESSIONAL SERVICES AGREEMENT FOR MEADOW AVE
IMPROVEMENTS**

WHEREAS, The City of Springdale contracted with McClelland Engineers for the design of the Meadow Ave project from Shiloh St to Commercial St; and

WHEREAS, the scope assumed that the existing storm sewer system was adequate and extensive grading would not be required; and,

WHEREAS, Additional professional services are needed in the design phase, including storm sewer design, 3D elevation modelling and Hydrovac services to determine underground conflicts,

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 McClelland Engineers in the amount of \$112,250 for Meadow Ave Improvements to be paid from the 2023 Street Bond Fund.

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

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

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

The Resolution was numbered 110-26.

RESOLUTION NO. 111 – 26; AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM ETHAN & MATTINGLY KING, FOR THE ALBRIGHT ROAD EXTENSION PROJECT, PROJECT NO. 23BPS12

Brian Powell read the Resolution and Ben Peters presented

RESOLUTION NO. 111-26

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF
FUNDS TO ACQUIRE PROPERTY FROM ETHAN &
MATTINGLY KING, FOR THE ALBRIGHT ROAD
EXTENSION PROJECT, PROJECT NO. 23BPS12**

WHEREAS, the City of Springdale is in need of acquiring lands for the Albright Road Extension Project, Project No. 23BPS12 (Tract 6), said lands being owned by Ethan & Mattingly King, also known as Washington County Tax Parcel No. 815-39881-000, located at 4890 Butterfield Coach Rd., Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$101,200.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$118,097.25 to acquire the Property, said amount being based on the unique aspects of the Project and the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$16,897.25 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 4890 Butterfield Coach Rd. for the Albright Road Extension Project, Project No. 23BPS12, said lands being owned by Ethan & Mattingly King, for the total sum of \$118,097.25 to be paid from the 2023 Street Bond.

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

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

The Resolution was numbered 111-26.

RESOLUTION NO. 112 – 26; AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH CLEMENTS & ASSOCIATES/ARCHITECTURE, INC. FOR PROFESSIONAL ARCHITECTURAL SERVICES RELATED TO THE RABBIT FOOT LODGE PHASE III RESTORATION/REHABILITATION PROJECT; AND FOR OTHER PURPOSES.

Brian Powell read the Resolution and Anna McKinney presented

**RESOLUTION NO. 112-26
A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN
AGREEMENT WITH CLEMENTS & ASSOCIATES/ARCHITECTURE, INC. FOR
PROFESSIONAL ARCHITECTURAL SERVICES RELATED TO THE RABBIT FOOT
LODGE PHASE III RESTORATION/REHABILITATION PROJECT; AND FOR
OTHER PURPOSES**

WHEREAS, the City of Springdale desires to proceed with the Rabbit Foot Lodge, Phase III Restoration/Rehabilitation Project, located at 2711 Silent Grove Road, Springdale, Arkansas;

WHEREAS, the project includes interior rehabilitation and related improvements to the existing historic residence known as the Rabbit Foot Lodge;

WHEREAS, Clements & Associates/Architecture, Inc. has submitted AIA Document B101-2017, Standard Form of Agreement Between Owner and Architect, dated June 3, 2026, for professional architectural services related to the project;

WHEREAS, the agreement identifies the Owner's budget for the Cost of the Work as approximately Six Hundred Sixty-Four Thousand Eight Hundred Fifty-Four Dollars (\$664,854.00), based upon the Opinion of Probable Construction Cost dated May 7, 2026;

WHEREAS, the agreement provides that compensation for Basic Services shall be calculated on a percentage basis of eight percent (8.00%) of the Owner's budget for the Cost of the Work, resulting in a Basic Services fee of Fifty-Three Thousand One Hundred Eighty-Eight Dollars and Thirty-Two Cents (\$53,188.32); and

WHEREAS, the City Council finds that entering into the agreement for professional architectural services is necessary and appropriate for the completion of the project.

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

Section 1. The Mayor is hereby authorized to execute an agreement with Clements & Associates/Architecture, Inc. for professional architectural services related to the Rabbit Foot Lodge Phase III Restoration/Rehabilitation Project.

Section 2. The compensation for Basic Services under the agreement is authorized in the amount of Fifty-Three Thousand One Hundred Eighty-Eight Dollars and Thirty-Two Cents (\$53,188.32), calculated as eight percent (8.00%) of the Owner's budget for the Cost of the Work. Any reimbursable expenses, supplemental services, or additional services shall be authorized only as permitted by the agreement and applicable City purchasing and approval requirements.

Section 3. The Mayor, City Clerk, and appropriate City officials are authorized to take all actions necessary to carry out the intent and purpose of this Resolution.

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

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

The Resolution was numbered 112-26.

COMMENTS FROM COUNCIL MEMBERS

Council Member Powell asked about America 250th celebratory events. Mayor Sprouse said the events are listed on the websites of Downtown Springdale Alliance, as well as the City website and social media. There will be a time capsule, a mural near Mile 16, Touch a Truck at the Springdale Airport, a free concert at Luther George Park. Council Member Harriman said he had visited the greenhouse and how nice it is. Harriman inquired about the pipe at Lake Springdale. Ben Peters spoke with Springdale Water and said it will be 6-8 weeks. Mike Lawson announced Rodeo of the Ozarks Parade tomorrow at 10:00 am.

COMMENTS FROM DEPARTMENT HEADS

None

COMMENTS FROM CITY ATTORNEY

None

COMMENTS FROM MAYOR

None

ADJOURNMENT

Mike Overton made a motion to adjourn and Council Member Lawson made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 7:14 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer