

- **The next City Council Committee Meeting will be held on Monday, July 14th, 2025.**
- **Agenda Packet will be available on the Friday before the meeting.**

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, July 8th, 2025**

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/Treasurer
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 24, 2025. Pgs. 64-73**

6. Procedural Motions

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

B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s) **9A and 10A- 10D** (Motion must be approved by two-thirds (2/3) of the council members).*

7. **A Presentation** from Upskill NWA. Presented by Carol Moralez, President/CEO of Upskill NWA.

8. 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. **Pgs. 1-2**

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

A. An Ordinance amending Ordinance No. 5717; authorizing a revised repayment schedule for the outstanding City of Springdale, Arkansas Water and Sewer Revenue Bond, Series 2022B; and prescribing other matters relating thereto. Presented by Ernest Cate, City Attorney. **Pgs. 3-9**

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

A. An Ordinance accepting the replat (RP25-05) of Lynn Estates, Block 2, Lots 20 & 21 to the City of Springdale, Arkansas, and declaring an emergency. **Pgs. 10-14**

B. An Ordinance accepting the replat (RP25-07) of Holcomb's Second Addition, Lots 1 & 2 to the City of Springdale, Arkansas, and declaring an emergency. **Pgs. 15-19**

C. An Ordinance accepting the final plat (FP25-05) of The Goring to the City of Springdale, Arkansas, and declaring an emergency. **Pgs. 20-26**

D. An Ordinance accepting the final plat (FP25-06) of County Line Square to the City of Springdale, Arkansas, and declaring an emergency. **Pgs. 27-32**

11. Finance Committee by Chairman Jeff Watson – **Item(s) A-E forwarded from Committee with recommendation for approval.**

A. A Resolution authorizing the creation of a new position. Presented by Colby Fulfer, Chief of Staff. **Pg. 33**

B. A Resolution to refund capital designated for improvement projects. Presented by Colby Fulfer, Chief of Staff. **Pg. 34**

C. **A Resolution** expressing support for the Springdale Veterans Memorial on property owned by the City of Springdale, Arkansas. Presented by Ernest Cate, City Attorney. Pgs. 35-39

D. **A Resolution** approving the purchase of a transportation vehicle for the new Springdale Senior Center. Presented by Colby Fulfer, Chief of Staff. Pgs. 40-44

E. **A Resolution** establishing Retirement Contribution Support Fund & authorizing the transferring of funds from the Unrestricted General Fund to the Retirement Contribution Support Fund, and for other purposes. Presented by Colby Fulfer, Chief of Staff. Pgs. 45-46

F. **A Resolution** authorizing payment of an invoice (2023 Bond Project No. 23BSC1). Presented by Colby Fulfer, Chief of Staff. Pg. 47

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

A. **A Resolution** entering into a Guaranteed Maximum Price contract with Milestone Construction Company for the construction of Fire Station 10 (2023 Bond Project No. 23BPF1 & 2023 Street Bond). Presented by Colby Fulfer, Chief of Staff. Pgs. 48-63

13. Comments from Council Members.

14. Comments from City Attorney.

15. Comments from Mayor

16. Adjournment.

RESOLUTION NO. _____

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

WHEREAS, Joel Gardner currently serves on the Springdale Airport Commission, with a term that expired on July 1, 2025, 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, the Springdale Airport Commission has recommended the reappointment of Joel Gardner, and

WHEREAS, the Mayor has recommended the reappointment of Joel Gardner to the Springdale Airport Commission for a four-year term, set to expire on July 1, 2029,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Joel Gardner is hereby reappointed to the Springdale Airport Commission for a four-year term, set to expire on July 1, 2029.

PASSED AND APPROVED this 8th day of July, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



Springdale National Airport

June 25, 2025

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

The term for Airport Commissioner Joel Gardner expires July 1, 2025. Commissioner Gardner has been an asset to the Commission and I am submitting his name for reappointment for the next four-year term.

Thank you for your consideration.

Respectfully Submitted,


Greg Collier, Chairman
Springdale Airport Commission

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 5717; AUTHORIZING A REVISED REPAYMENT SCHEDULE FOR THE OUTSTANDING CITY OF SPRINGDALE, ARKANSAS WATER AND SEWER REVENUE BOND, SERIES 2022B; AND PRESCRIBING OTHER MATTERS RELATING THERETO.

WHEREAS, the City of Springdale, Arkansas (the "City") has issued its Water and Sewer Revenue Bond, Series 2022B (the "Series 2022B Bond") and its Water and Sewer Revenue Bond, Series 2022C (the "Series 2022C Bond") in order to finance the costs of the decommission and remediation of the wastewater treatment facilities in the territory formerly known as Bethel Heights and acquisition and construction of approximately 6,000 linear feet of sanitary gravity sewer main to alter existing flows from the former Bethel Heights area to the City's wastewater collection system (the "Project"); and

WHEREAS, the City entered into a Series 2022B Bond Purchase Agreement, dated May 24, 2022 (the "Bond Purchase Agreement"), with the Arkansas Natural Resources Commission (the "Commission") and the Arkansas Development Finance Authority (the "Bondholder") providing for the purchase by the Bondholder of the Series 2022B Bond in the maximum principal amount of \$2,054,083; and

WHEREAS, the purchase price for the Series 2022B Bond under the Agreement is paid in multiple advances to the maximum principal amount; and

WHEREAS, the Project has been completed without the maximum principal amount of the Series 2022B Bond being drawn by the City; and

WHEREAS, the Series 2022C Bond was issued as a principal forgiveness bond and is no longer outstanding; and

WHEREAS, all payments of principal and interest on the Series 2022B Bond are current through April 15, 2025 and there is \$1,090,718.04 in principal amount outstanding as of April 15, 2025; and

WHEREAS, the Series 2022B Bond will need to be reamortized over the remaining term of the Series 2022B Bond; and

WHEREAS, the Series 2022B Bond was issued under and pursuant to Ordinance No. 5717, adopted May 24, 2022;

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

Section 1. Section 5 of Ordinance No. 5717 is hereby amended by adding at the end thereof the following:

"Notwithstanding the above, effective April 15, 2025, the principal repayment schedule for the Series 2022B Bond shall be changed to reflect an outstanding principal balance of the Series 2022B Bond in the principal amount of \$1,090,718.04. Such principal amount shall be payable in installments on October 15, 2025 and each April 15 and October 15 thereafter until the unpaid principal is paid in full as follows:

<u>Date</u>	<u>Principal Amount</u>	<u>Date</u>	<u>Principal Amount</u>
10/15/25	\$58,060.81	04/15/30	\$60,726.42
04/15/26	58,351.11	10/15/30	61,030.05
10/15/26	58,642.87	04/15/31	61,335.20
04/15/27	58,936.08	10/15/31	61,641.87
10/15/27	59,230.76	04/15/32	61,950.08
04/15/28	59,526.92	10/15/32	62,259.83
10/15/28	59,824.55	04/15/33	62,571.13
04/15/29	60,123.68	10/15/33	62,883.99
10/15/29	60,424.29	04/15/34	63,198.40

Section 2. The Mayor, for and on behalf of the City, is hereby authorized and directed to enter into a supplement to the Bond Purchase Agreement having terms consistent with the provisions of this Ordinance.

Section 3. The Mayor and City Clerk, for and on behalf of the City, are authorized to execute and deliver a new bond certificate providing (a) that this Ordinance has been adopted, (b) for the new principal payment schedule, (c) for the new principal amount, and (d) such other terms as consistent with this Ordinance. The new bond certificate shall be a Series 2022B Bond issued under the provisions of Ordinance No. 5717 and shall be entitled to the benefits, security and terms of Ordinance No. 5717, except as to the repayment terms set forth herein.

Section 4. The provisions of this Ordinance are hereby declared to be separable, and if any provision shall for any reason be held illegal or invalid, it shall not affect the validity of the remainder of this Ordinance.

Section 5. All ordinances and resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Ordinance No. 5717, as amended and supplemented hereby, shall remain in full force and effect.

PASSED: _____, 2025.

APPROVED:

ATTEST:

Mayor

City Clerk

(SEAL)

CERTIFICATE

The undersigned, City Clerk of the City of Springdale, Arkansas (the "City"), hereby certifies that the foregoing pages are a true and perfect copy of Ordinance No. _____, adopted at a regular session of the City Council of the City, held at the regular meeting place in the City at _____ o'clock p.m., on the _____ day of _____, 2025, and that the Ordinance is of record in Ordinance Record Book No. _____, Page _____, now in my possession.

GIVEN under my hand and seal on this _____ day of _____, 2025.

City Clerk

(SEAL)

SUPPLEMENT TO SERIES 2022B BOND PURCHASE AGREEMENT

This SUPPLEMENT TO SERIES 2022B BOND PURCHASE AGREEMENT entered into effective as of April 15, 2025, by and among the CITY OF SPRINGDALE, ARKANSAS (the "Issuer"), the ARKANSAS NATURAL RESOURCES COMMISSION and the ARKANSAS DEVELOPMENT FINANCE AUTHORITY.

WHEREAS, the Issuer has entered into a Series 2022B Bond Purchase Agreement, dated May 22, 2022 (the "Agreement"), with the Arkansas Natural Resources Commission (the "Commission") and the Arkansas Development Finance Authority (the "Authority") providing for the purchase by the Authority of the Issuer's Water and Sewer Revenue Bond, Series 2022B, dated July 12, 2022, in the maximum principal amount of \$2,054,083 (the "bond"); and

WHEREAS, the bond and the City's Water and Sewer Revenue Bond, Series 2022C (the "2022C Bond") were issued to finance the decommission and remediation of the wastewater treatment facilities in the territory formerly known as Bethel Heights and the acquisition and construction of approximately 6,000 linear feet of sanitary gravity sewer main to alter existing flows from the former Bethel Heights area to the City's wastewater collection system (the "Project"); and

WHEREAS, the purchase price for the bond under the Agreement is paid in multiple advances to the maximum principal amount; and

WHEREAS, the Project has been completed without the maximum principal amount of the bond being drawn by the City; and

WHEREAS, the 2022C Bond was issued as a principal forgiveness bond and is no longer outstanding; and

WHEREAS, all payments of principal and interest on the bond are current through April 15, 2025 and there is \$1,090,718.04 in principal amount outstanding as of April 15, 2025; and

WHEREAS, the Agreement provides that if, for any reason, the City does not utilize the entire bond proceeds, then in such event the principal amount of the bond will be reduced to the amount actually withdrawn and any reduction of the bond pursuant to this provision shall result in pro rata reductions of the remaining installments of principal so that the weighted average life of the bond immediately following any such reduction shall be substantially equal to the weighted average life of the bond immediately prior to such reduction; and

WHEREAS, the City Council of the Issuer adopted Ordinance No. ____ on _____, 2025 (the "Ordinance") authorizing the Mayor to enter into this Supplement;

NOW, THEREFORE, for good and valuable consideration, the Issuer, the Commission and the Authority agree as follows:

1. Exhibit A attached hereto reflects the new principal amount of the bond and repayment schedule effective April 15, 2025 and shall replace the amortization schedule on Exhibit A to the Agreement.

2. The Issuer shall execute and deliver a new bond to the Authority providing (a) that the Ordinance has been adopted, (b) for the new principal payment schedule, (c) for the new principal amount, and (d) such other terms as consistent with the Ordinance. The new bond shall be entitled to the benefits, security and terms of the Agreement, except as provided herein.

3. The Authority will return to the Issuer for cancellation the bond now held by the Authority.

4. This Supplement will inure to the benefit of and be binding upon the parties hereto and their successors and will not confer any rights upon any other person. This Supplement shall be governed by and construed in accordance with the laws of the State of Arkansas.

5. As amended and supplemented hereby, the Agreement shall remain and be in full force and effect.

ARKANSAS NATURAL RESOURCES
COMMISSION

BY _____
Title:

ARKANSAS DEVELOPMENT FINANCE
AUTHORITY

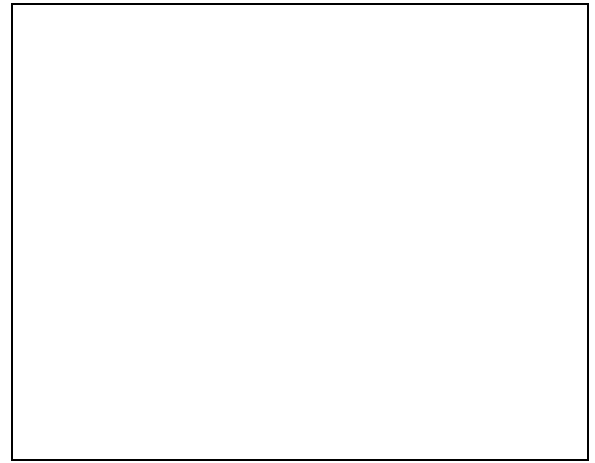
BY _____
Title:

CITY OF SPRINGDALE, ARKANSAS

BY _____
Mayor

EXHIBIT A

Natural Resources Division							Date : 04/15/2025
Springdale - 01366-CWRLF-L							
Loan Amortization Report							
Bond	Disbursement	First	Repayment	Total	Amortization	Annual	
Swap	Cut-off	Payment	Length	Number of	Interst Start	Lending	Total
Date	Date	Date	Years	Payments	Date	Rate	Principal
TBD	N/A	Oct 15, 2025	9	18	Apr 16, 2025	1.00%	\$1,090,718.04
				0%	1%		
Num	Date	Principal	Rate	Interest	Fees	Total	Contracted Bal
0	/ /	\$0.00	0%	\$0.00	\$0.00	\$0.00	\$1,090,718.04
1	10/15/2025	\$58,060.81	0%	\$0.00	\$5,453.59	\$63,514.40	\$1,032,657.23
2	04/15/2026	\$58,351.11	0%	\$0.00	\$5,163.29	\$63,514.40	\$974,306.12
3	10/15/2026	\$58,642.87	0%	\$0.00	\$4,871.53	\$63,514.40	\$915,663.25
4	04/15/2027	\$58,936.08	0%	\$0.00	\$4,578.32	\$63,514.40	\$856,727.17
5	10/15/2027	\$59,230.76	0%	\$0.00	\$4,283.64	\$63,514.40	\$797,496.41
6	04/15/2028	\$59,526.92	0%	\$0.00	\$3,987.48	\$63,514.40	\$737,969.49
7	10/15/2028	\$59,824.55	0%	\$0.00	\$3,689.85	\$63,514.40	\$678,144.94
8	04/15/2029	\$60,123.68	0%	\$0.00	\$3,390.72	\$63,514.40	\$618,021.26
9	10/15/2029	\$60,424.29	0%	\$0.00	\$3,090.11	\$63,514.40	\$557,596.97
10	04/15/2030	\$60,726.42	0%	\$0.00	\$2,787.98	\$63,514.40	\$496,870.55
11	10/15/2030	\$61,030.05	0%	\$0.00	\$2,484.35	\$63,514.40	\$435,840.50
12	04/15/2031	\$61,335.20	0%	\$0.00	\$2,179.20	\$63,514.40	\$374,505.30
13	10/15/2031	\$61,641.87	0%	\$0.00	\$1,872.53	\$63,514.40	\$312,863.43
14	04/15/2032	\$61,950.08	0%	\$0.00	\$1,564.32	\$63,514.40	\$250,913.35
15	10/15/2032	\$62,259.83	0%	\$0.00	\$1,254.57	\$63,514.40	\$188,653.52
16	04/15/2033	\$62,571.13	0%	\$0.00	\$943.27	\$63,514.40	\$126,082.39
17	10/15/2033	\$62,883.99	0%	\$0.00	\$630.41	\$63,514.40	\$63,198.40
18	04/15/2034	\$63,198.40	0%	\$0.00	\$315.99	\$63,514.39	\$0.00
	Totals:	\$1,090,718.04		\$0.00	\$52,541.15	\$1,143,259.19	



ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE REPLAT (RP25-05) OF LYNN ESTATES, BLOCK 2, LOTS 20 & 21 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:

LOTS 20 AND 21, BLOCK 2, LYNN ESTATES, IN THE CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AS SHOWN PER PLAT RECORD "W" AT PAGE 13 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING PIPE ON THE EAST RIGHT-OF-WAY OF WALDEN STREET MARKING THE NORTHWEST CORNER OF SAID LOT 21 AND RUNNING THENCE S86°18'38"E 274.87' TO AN EXISTING REBAR, THENCE S02°36'49" W 87.54', THENCE S01°53'41" W 87.82' TO AN EXISTING REBAR, THENCE N86°24'20"W 274.66' TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF WALDEN STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°11'24"E 175.82' TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the replat 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 replat (RP25-05) of Lynn Estates, Block 2, Lots 20 & 21 to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the replat (RP25-05) of Lynn Estates, Block 2, Lots 20 & 21 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 _____, 2025.

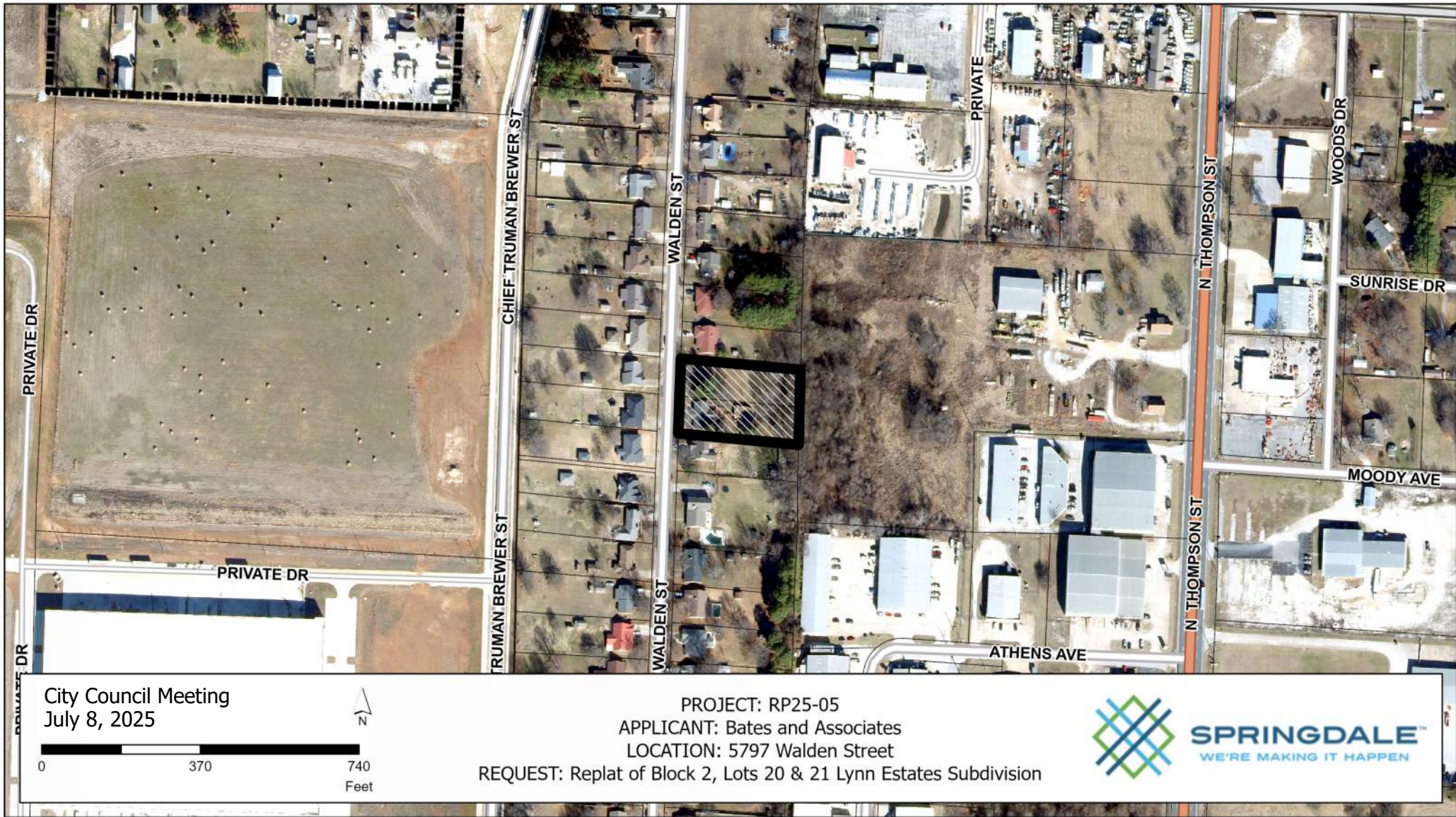
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

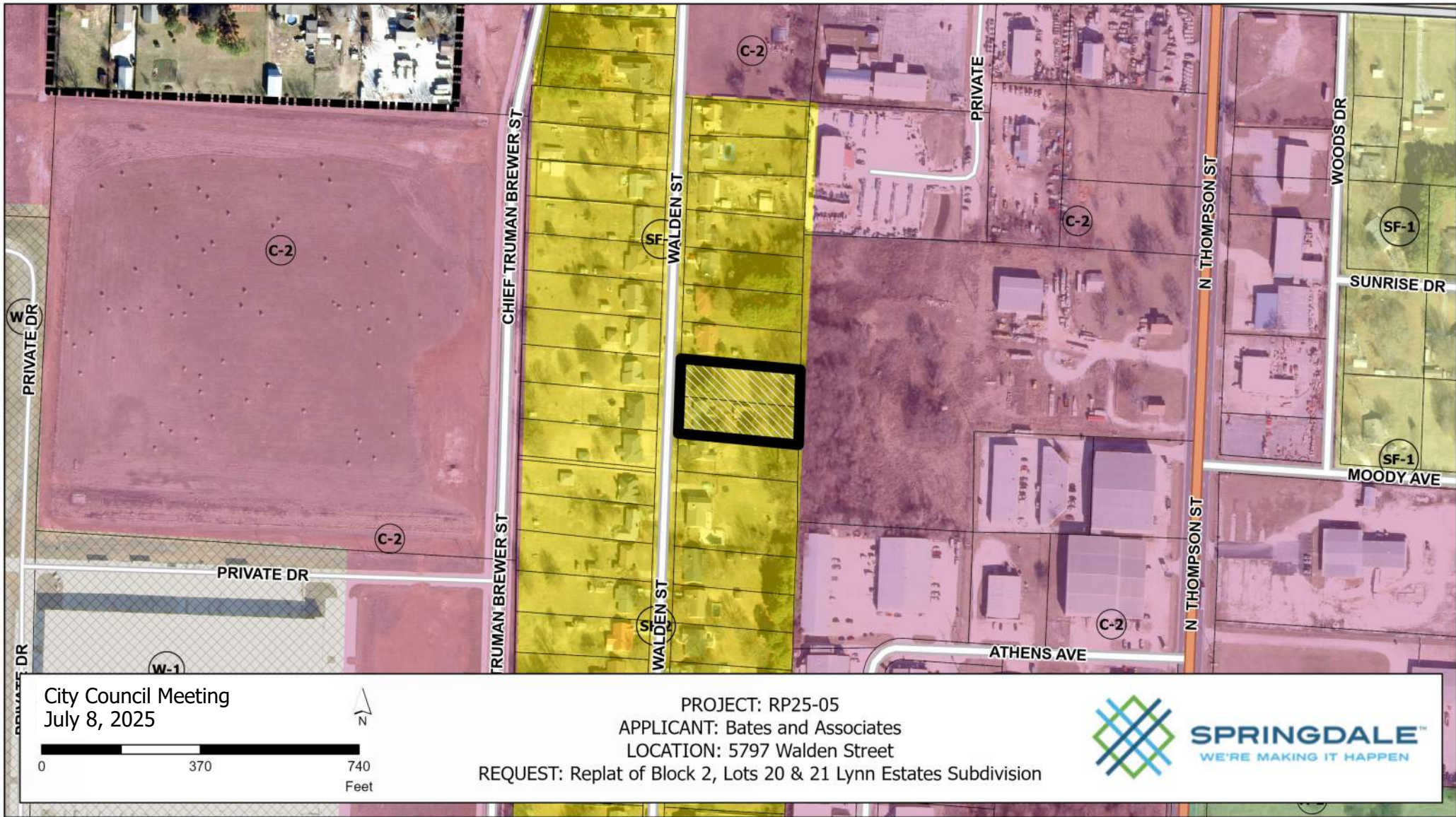
Ernest B. Cate, City Attorney

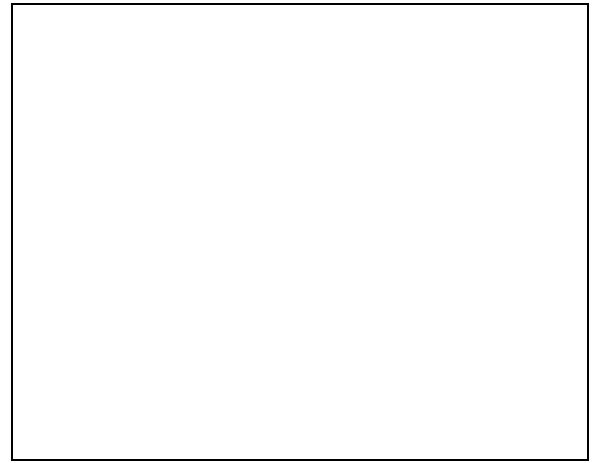


City Council Meeting
July 8, 2025

PROJECT: RP25-05
APPLICANT: Bates and Associates
LOCATION: 5797 Walden Street
REQUEST: Replat of Block 2, Lots 20 & 21 Lynn Estates Subdivision







ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE REPLAT (RP25-07) OF HOLCOMB'S SECOND ADDITION, LOTS 1 & 2 TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

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

LOT 1, HOLCOMB'S 2ND ADDITION, LESS AND EXCEPT NINETY (90) FEET OF EQUAL AND UNIFORM WIDTH OFF OF THE NORTH SIDE THEREOF.

AND

THE SOUTH HALF (1/2) OF LOT 2, HOLCOMB'S 2ND ADDITION, AS SHOWN ON PLAT OF HOLCOMB'S 2ND ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, FILED IN THE WASHINGTON COUNTY, ARKANSAS RECORDS, ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156", THENCE ALONG THE WEST LINE OF SAID LOT 2, N 02°40'55" E A DISTANCE OF 100.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S 87°19'05" E A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 2 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE N 02°40'55" E A DISTANCE OF 10 FEET TO A FOUND 5/8 INCH REBAR; THENCE S 87°19'05" E A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 1 AND A SET IRON PIN WITH CAP "PLS 1156", THENCE ALONG SAID EAST LINE, S 02°40'55" W A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE SOUTH LINES OF SAID LOTS 1 AND 2, N 87°19'05" W A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES (21,000 SQUARE FEET) MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY,

EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT., AS SHOWN ON A BOUNDARY SURVEY DATED FEBRUARY 25, 2020 BY S. CRAIG DAVIS, LICENSED PROFESSIONAL SURVEYOR, STATE OF ARKANSAS NO. 1156.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the replat 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 replat (RP25-07) of Holcomb's Second Addition, Lots 1 & 2 to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the replat (RP25-07) of Holcomb's Second Addition, Lots 1 & 2 to the City of Springdale, Arkansas as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

PASSED AND APPROVED this _____ day of _____, 2025.

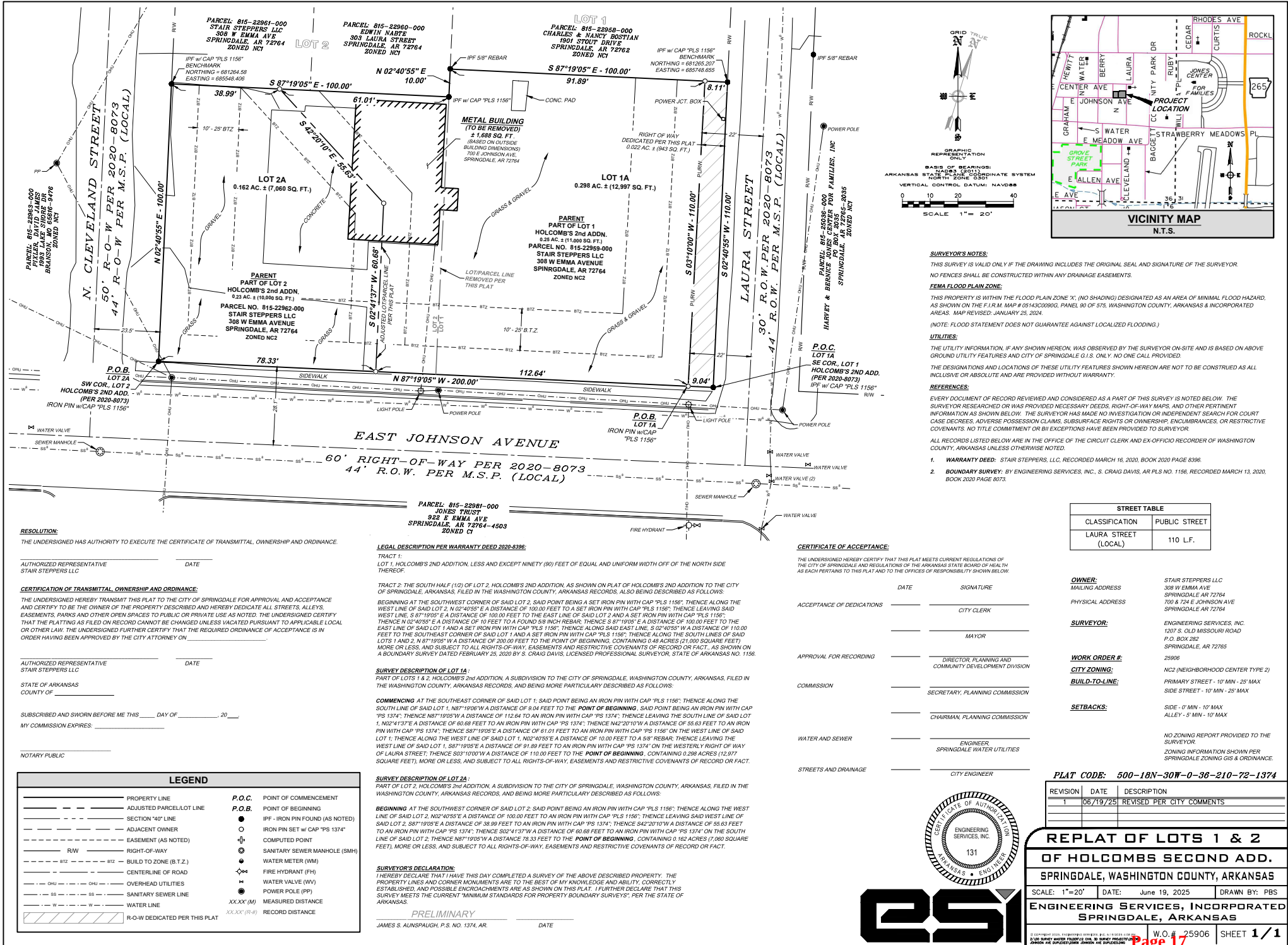
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

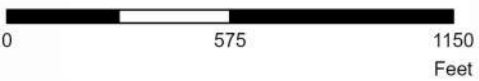
APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



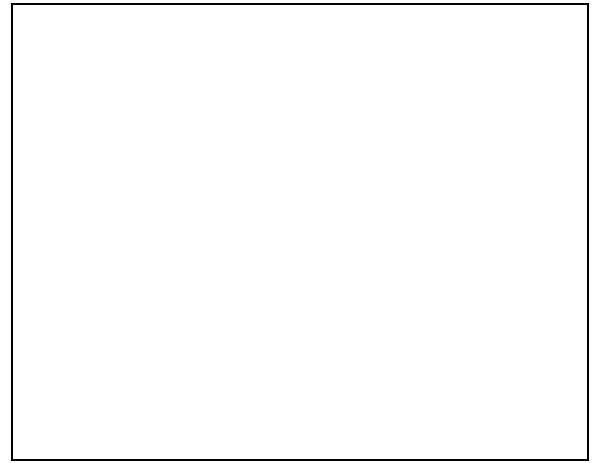


City Council Meeting
July 8, 2025



PROJECT: RP25-07
APPLICANT: Stair Steppers, LLC & ESI
LOCATION: 700 E. Johnson
REQUEST: Replat of Holcomb's Second Addition, Lots 1A & 2A





ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE FINAL PLAT (FP25-05) OF THE GORING 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:

PART OF THE NORTH HALF OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SAID FRACTIONAL NORTHWEST QUARTER; THENCE S 87°10'46" E ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 972.15 FEET TO A NAIL AND WASHER SET IN ASPHALT (PLS#1441) AND THE POINT OF BEGINNING; THENCE CONTINUING S 87°10'46" E ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHWEST QUARTER, A DISTANCE OF 423.52 FEET TO A NAIL AND WASHER SET IN ASPHALT (PLS#1441); THENCE S 02°17'09" W, A DISTANCE OF 1168.05 FEET TO A FOUND 5/8" REBAR IN CONCRETE LYING ON THE NORTHERLY LINE OF LOT 8 OF BAYYARI BUSINESS PARK (PLAT#18A-8); THENCE N 87°40'04" W ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 420.87 FEET TO A FOUND 5/8" REBAR IN CONCRETE; THENCE N 02°09'26" E, A DISTANCE OF 1171.67 FEET TO THE POINT OF BEGINNING, CONTAINING 11.33 ACRES MORE OR LESS. SUBJECT TO MCRAV AVE RIGHT OF WAY.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said plat and join with the said petitioner in petitioning the City Council to accept the said plat (FP25-05) of The Goring to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the plat (FP25-05) of The Goring, as shown on the 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, 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 _____, 2025.

Doug Sprouse, Mayor

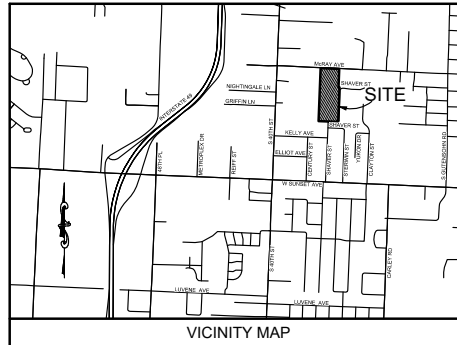
ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

THE GORING FINAL PLAT FP25-05



SHEET LIST:

FP 0.0 COVER PAGE - 1 of 3
FP 1.1 FINAL PLAT - 2 of 3
FP 1.2 FINAL PLAT - 3 of 3

OWNER/DEVELOPER:
MATHIAS SHOPPING CENTERS, INC
5571 BLEAUX AVE STE A
SPRINGDALE, AR 72762
TELEPHONE: 479-750-9100
PARCEL ID #815-29028-120, 815-29028-130, & 815-29028-110

CIVIL ENGINEER:
DEVELOPMENT CONSULTANTS, INC.
1 EAST CENTER STREET, SUITE 290
FAYETTEVILLE, ARKANSAS 72701
TELEPHONE: 479-444-7880

JUNE 19, 2025

Surveyed Property Description:

Parcel Numbers 815-29028-120, 815-29028-130, & 815-29028-110

Part of the North Half of the Fractional Northwest Quarter of Section 3, Township 17 North, Range 30 West, City of Springdale, Washington County, Arkansas, being more particularly described as follows:

Commencing at the Northwest corner of the North Half of the said Fractional Northwest Quarter; Thence S 87°10'46" E along the North line of said Fractional Northwest Quarter, a distance of 972.15 feet to a nail and washer set in asphalt (PLS#1441) and the Point of Beginning; Thence continuing S 87°10'46" E along the North line of said Fractional Northwest Quarter, a distance of 423.52 feet to a nail and washer set in asphalt (PLS#1441); Thence S 02°17'09" W, a distance of 1168.05 feet to a found 5/8" rebar in concrete lying on the Northerly line of Lot 8 of Baylari Business Park (Plat#18A-8); Thence N 87°40'04" W along the Northerly line of said Lot 8, a distance of 420.87 feet to a found 5/8" rebar in concrete; Thence N 02°09'26" E, a distance of 1171.67 feet to the Point of Beginning, containing 11.33 Acres more or less. Subject to McRay Ave right of way.

NOTES:

Based on scaled map location and graphic plotting only, the subject property is in Flood Zone X, which is an area determined to be outside the 0.2% Annual Chance Floodplain, according to Flood Insurance Rate Map, City of Springdale, Washington County, Arkansas, Map Number 05143C0070G, map revised January 25, 2024.

Bearings are based on Arkansas State Plane Coordinates - North Zone, NAD83 (NSRS2011), per GPS observation.

Contour interval = 1'. Elevation basis is NAVD88, per GPS observation.

Rights of way and Easements are shown hereon as per documents provided to the surveyor. Additional Rights of way and Easements recorded or not a part of the public record, may or may not exist that affect the subject property.

The locations of utilities as shown hereon are based on aboveground structures, markings by Arkansas one-call and record documents. Locations of underground utilities may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of the survey to locate buried utilities/structures.

WAIVER: W23-20

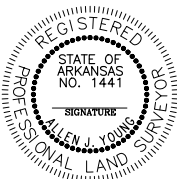
Waiver was approved with prior Preliminary Plat submission for this project for improvements of adjacent existing roads. All of Lots 1 through 9 will be accessed from the new street being extended with this project. Shaver Street is an existing improved road with curb and gutter and will be improved at the intersection with our new street. McRay Avenue will not connect and is not being improved with this development.

Certification:

I, Allen J. Young, certify that a Boundary Survey was performed on the Property shown hereon by a D.C.I. Field Crew under my supervision and this drawing is an accurate representation of the Survey results. All property corners not found are set in accordance with existing found monuments in the area.

Arkansas Registered Professional
Land Surveyor No. 1441
Allen J. Young

Date



Certificates of Acceptance:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

Date	Signature
Acceptance of Dedications	City Clerk
	Mayor
Commission	Secretary, Planning
	Chairman, Planning Commission
Approval for Recording	Director, Community Development Division
Water and Sewer	Engineer, Springdale Water Utilities
Streets and Drainage	Director, Engineering

Certificate of Ownership and Transmittal:

The undersigned hereby transmits this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as shown on the plat. The undersigned certifies that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law.

Date	Name (print)	Name (signature)

State of Arkansas)

County of)

Subscribed and sworn before me this ____ day of _____, 2025.

My Commission Expires: Notary Public

Transmittal, Ownership, and Ordinance:

The undersign hereby transmit this plat to the city of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicated all streets, alleys, easements, parks, and other open spaces to public or private use as shown on the plat. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law.

Owner/Developer: Mathias Shopping Centers, INC -
5571 Bleaux AVE STE A
Springdale, AR 72762

Signature Date

Resolution: Resolved that Mathias Shopping Centers, INC., hereby authorizes Lee DuChanois to execute the certificate of ownership and dedication as shown on the final plat.

Certificate: We, Mathias Shopping Centers, INC - Do hereby certify that the foregoing is a true and correct copy of the resolution.

Signature Date

DEVELOPMENT

CONSULTANTS

INCORPORATED

FP0.0

22-153

THE GORING
SPRINGDALE, ARKANSAS

FINAL PLAT - FP25-05

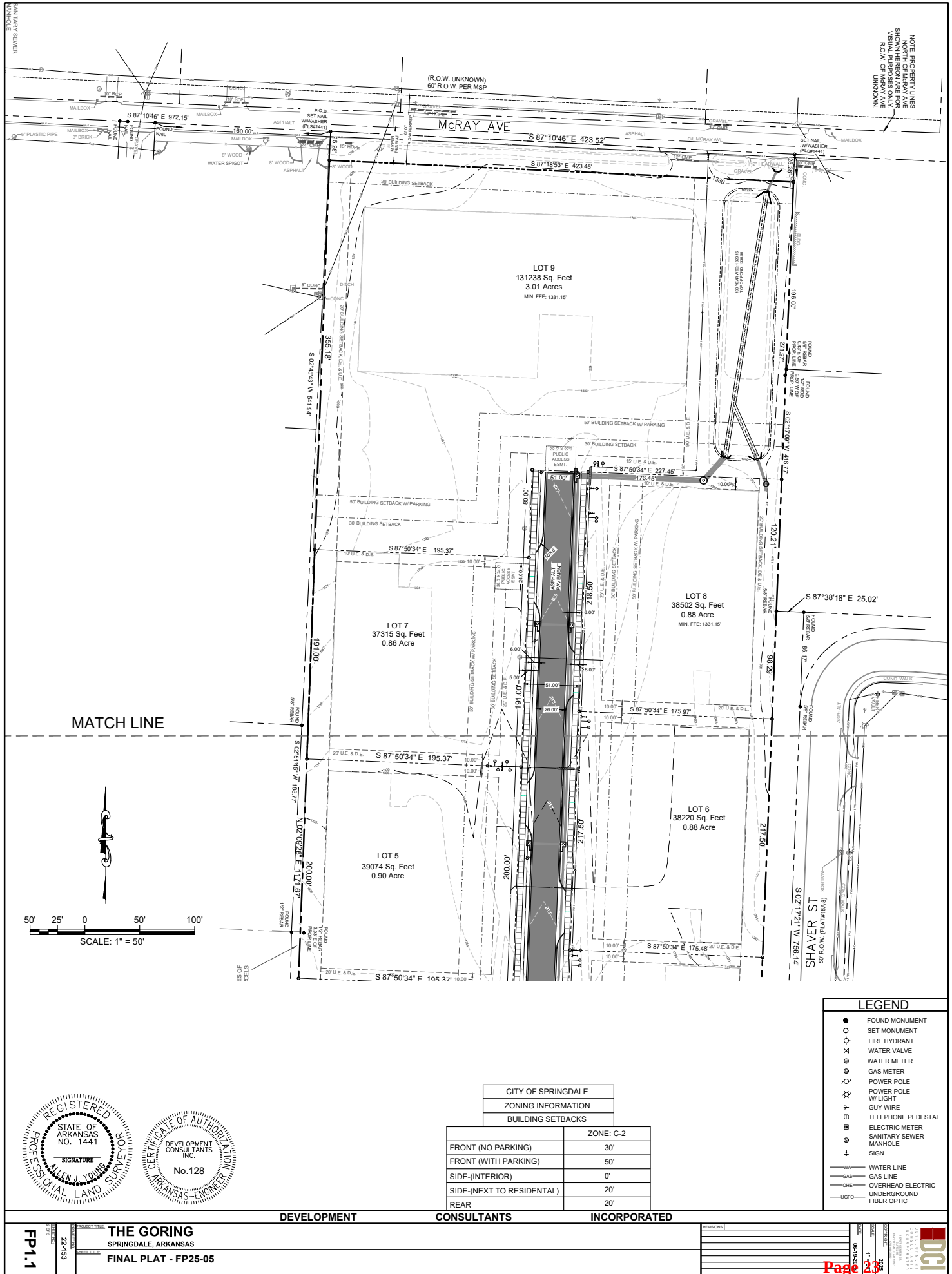
REVISIONS

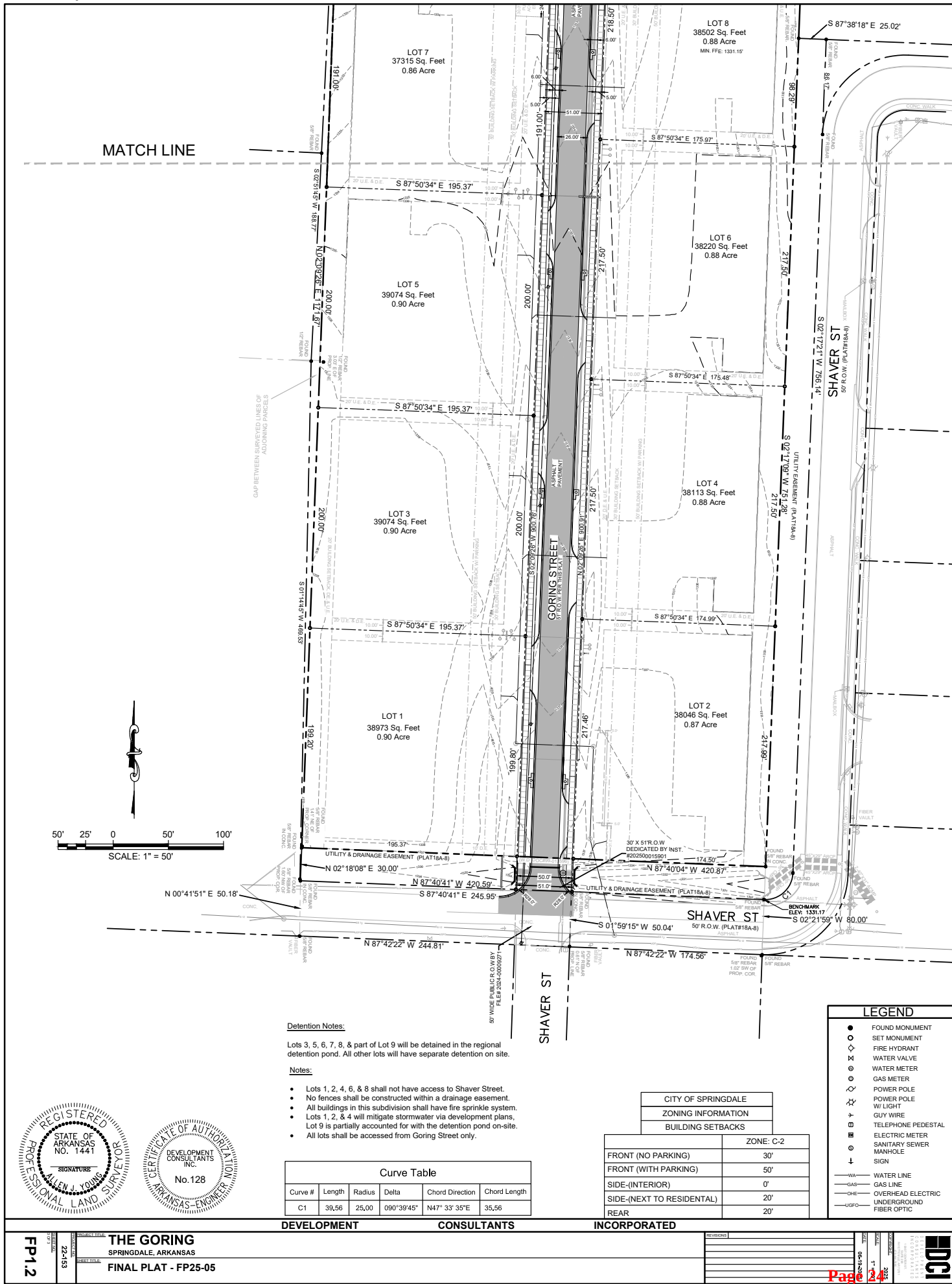
NO.	DATE	DESCRIPTION

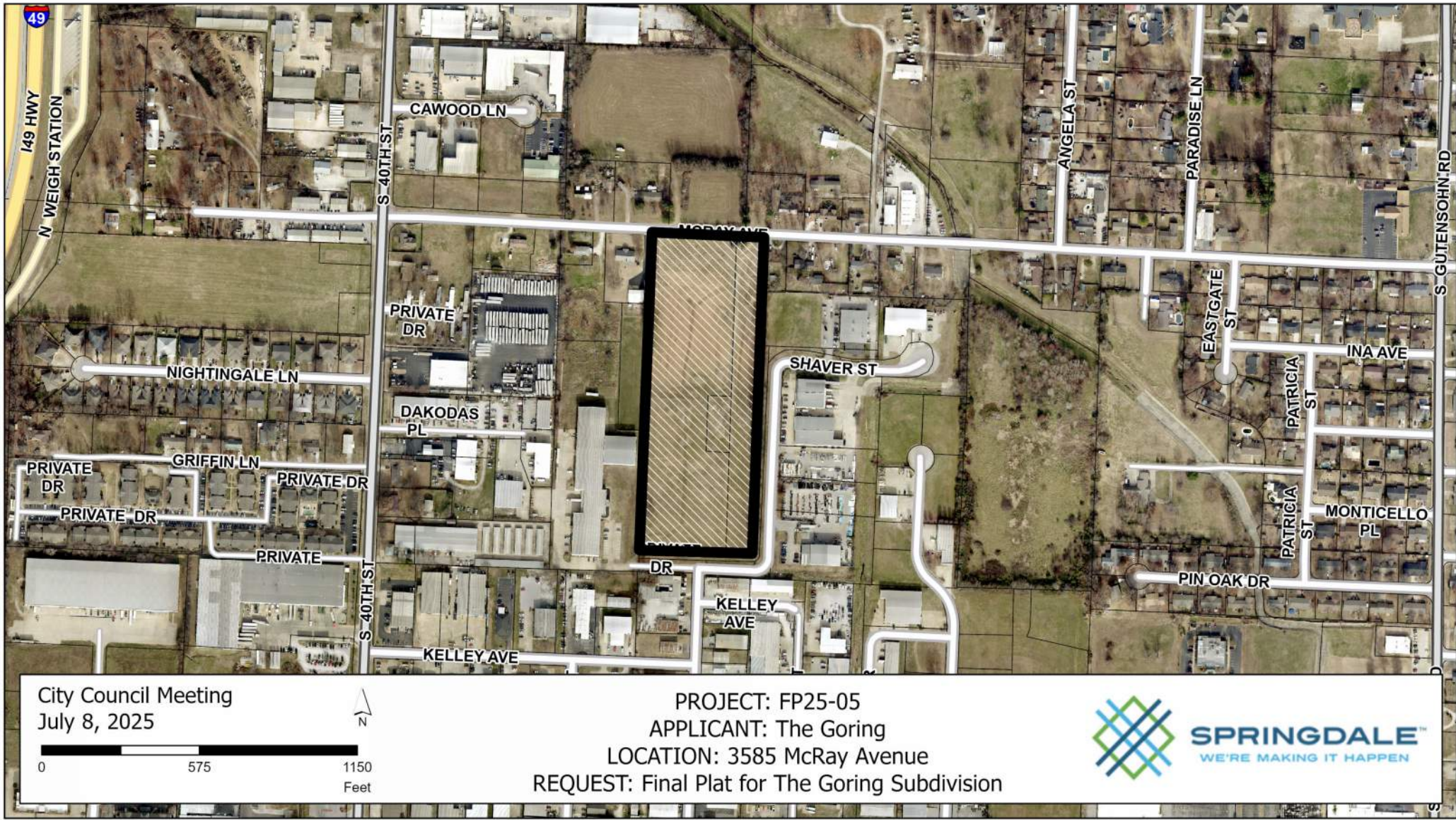
06-19-2025

2025

NLS





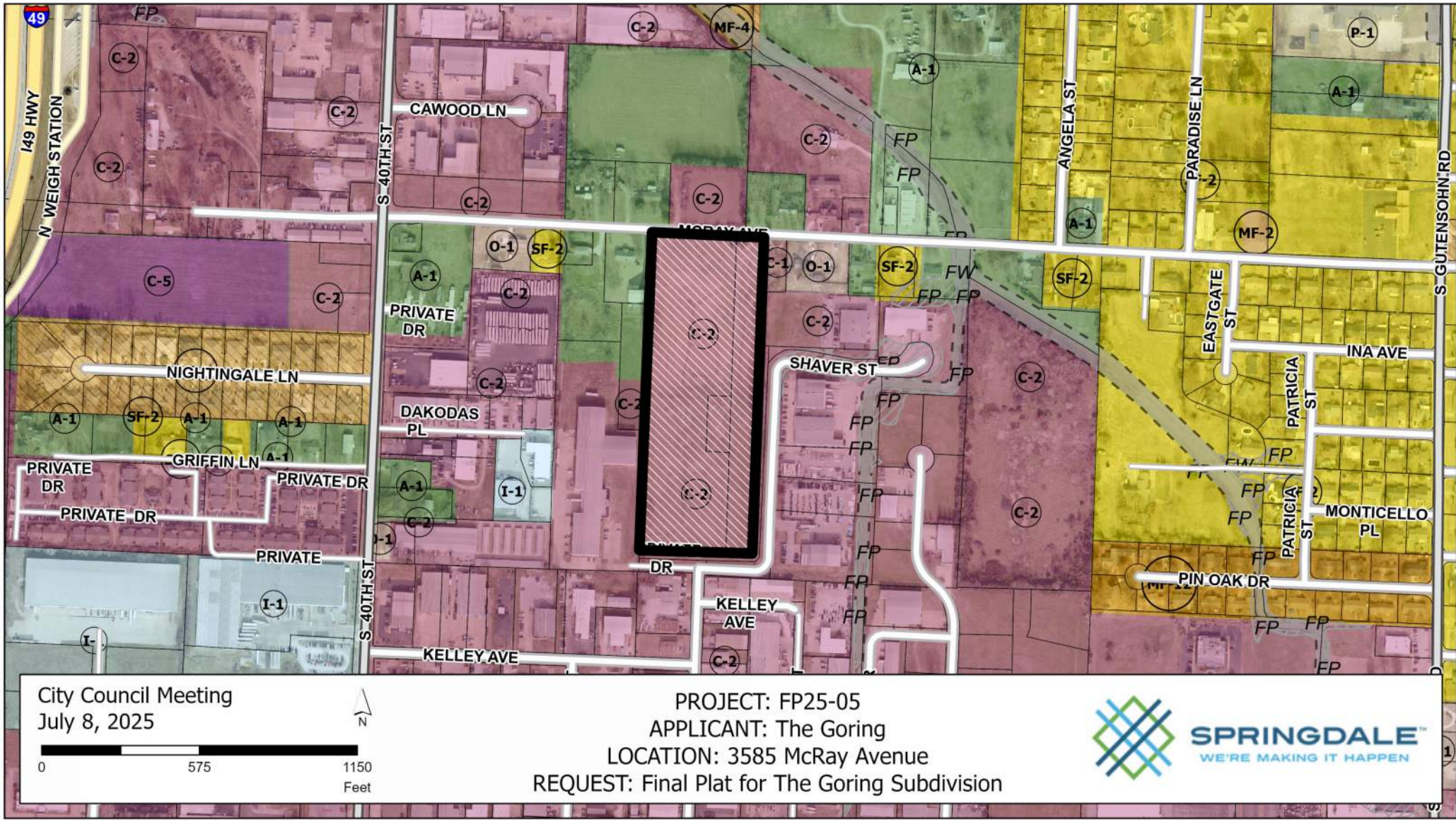


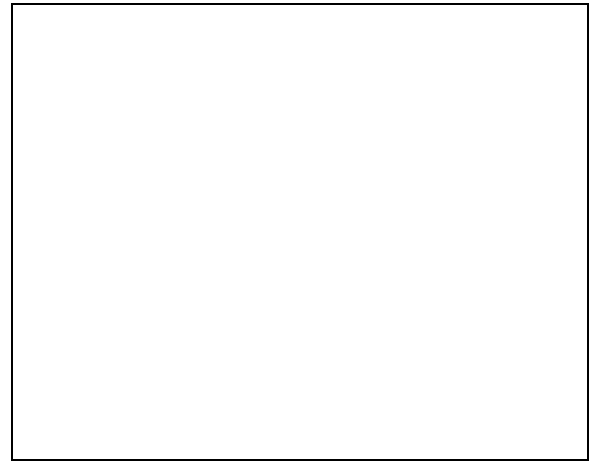
City Council Meeting
July 8, 2025



PROJECT: FP25-05
APPLICANT: The Goring
LOCATION: 3585 McRay Avenue
REQUEST: Final Plat for The Goring Subdivision







ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE FINAL PLAT (FP25-06) OF COUNTY LINE SQUARE 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:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING P/K NAIL MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S86°43'32"E 16.88", THENCE N00°42'50"E 34.50' TO AN EXISTING REBAR, THENCE N88°48'39"W 45.82' TO AN EXISTING REBAR, THENCE N86°26'38"W 20.68' TO A POINT ON THE NORTH MASTER STREET PLAN RIGHT-OF-WAY OF WEST COUNTY LINE ROAD MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N86°26'38"W 872.65', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' FOR A CHORD BEARING AND DISTANCE OF N41°59'51"W 42.01' TO THE EAST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTH DOWNUM ROAD, THENCE ALONG SAID RIGHT-OF-WAY N02°26'56"E 822.35', THENCE LEAVING SAID RIGHT-OF-WAY S86°39'32"E 502.09' TO AN EXISTING REBAR, THENCE N02°24'10"E 102.50', THENCE S86°35'13"E 438.13' TO AN EXISTING REBAR, THENCE S02°30'32"W 250.38" TO AN EXISTING REBAR, THENCE S03°26'08"W 375.17', THENCE S00°41'58"W 330.43' TO THE NORTH MASTER STREET PLAN RIGHT-OF-WAY OF WEST COUNTY LINE ROAD, THENCE ALONG SAID RIGHT-OF-WAY N88°35'23"W 41.48' TO THE POINT OF BEGINNING, CONTAINING 19.40 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said plat and join with the said petitioner in petitioning the City Council to accept the said plat (FP25-06) of County Line Square to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the plat (FP25-06) of County Line Square, as shown on the 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 _____, 2025.

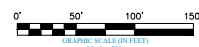
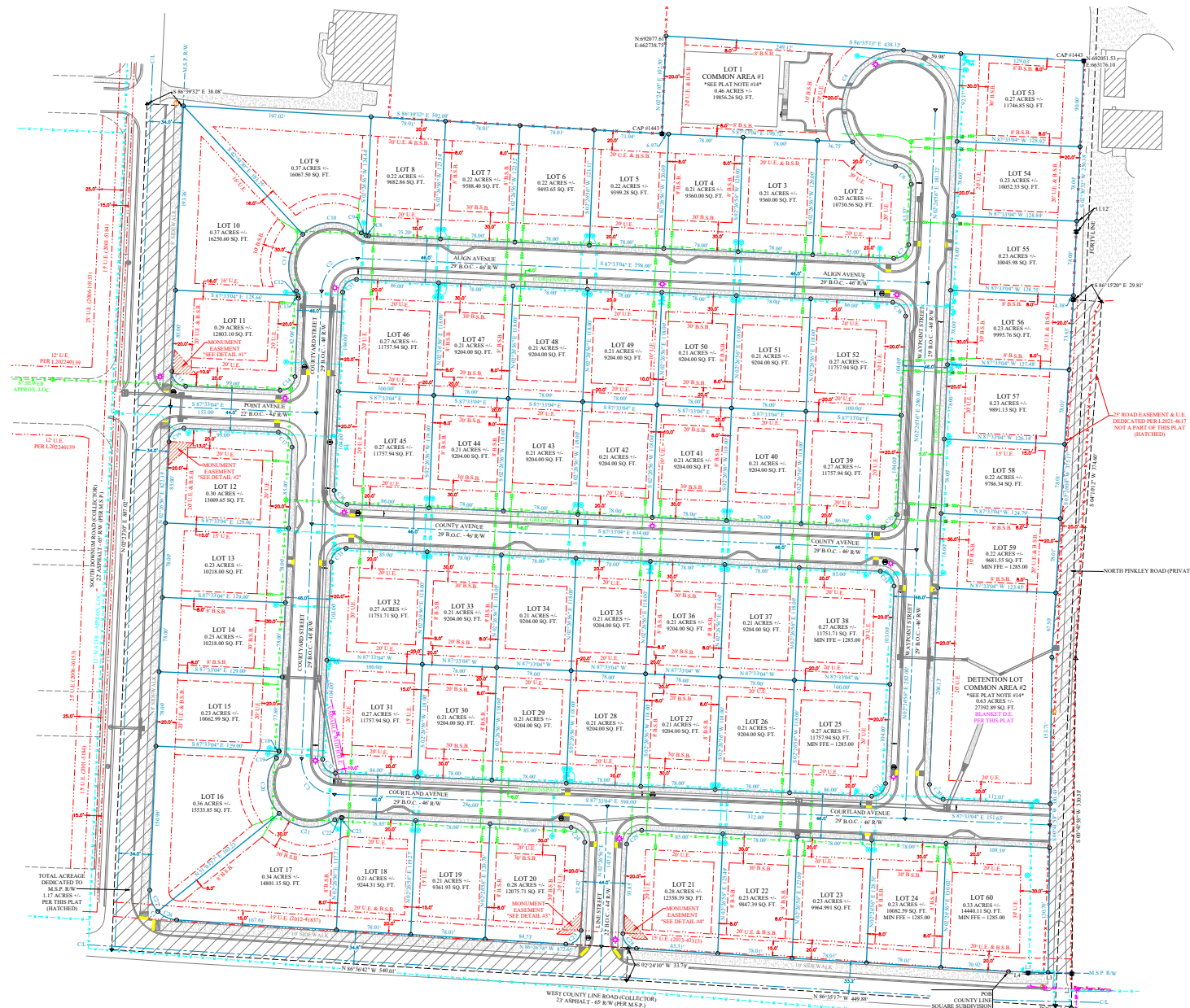
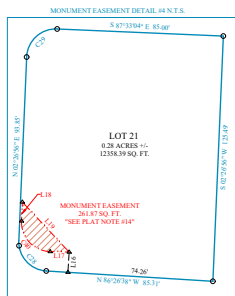
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

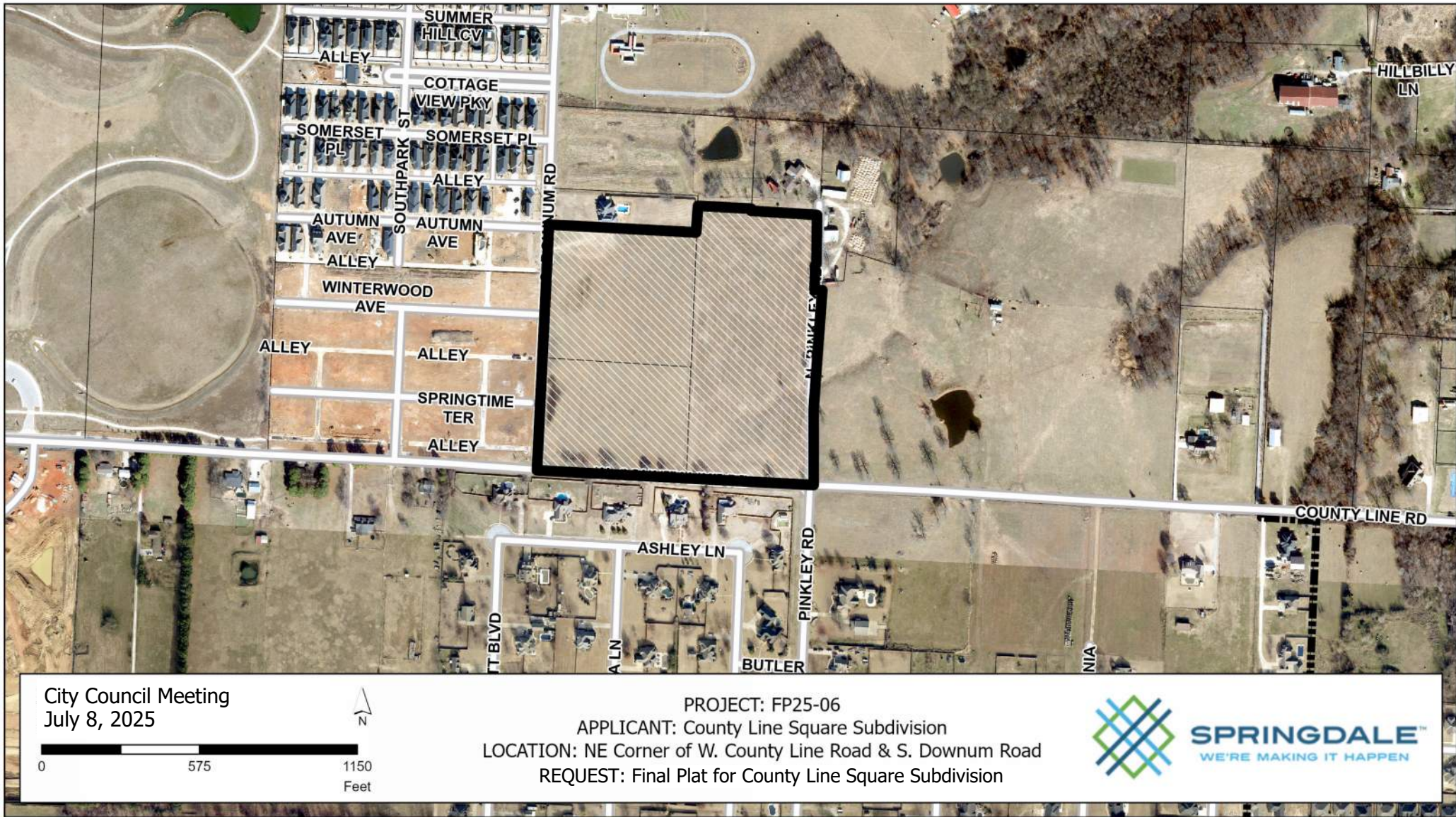
Ernest B. Cate, City Attorney

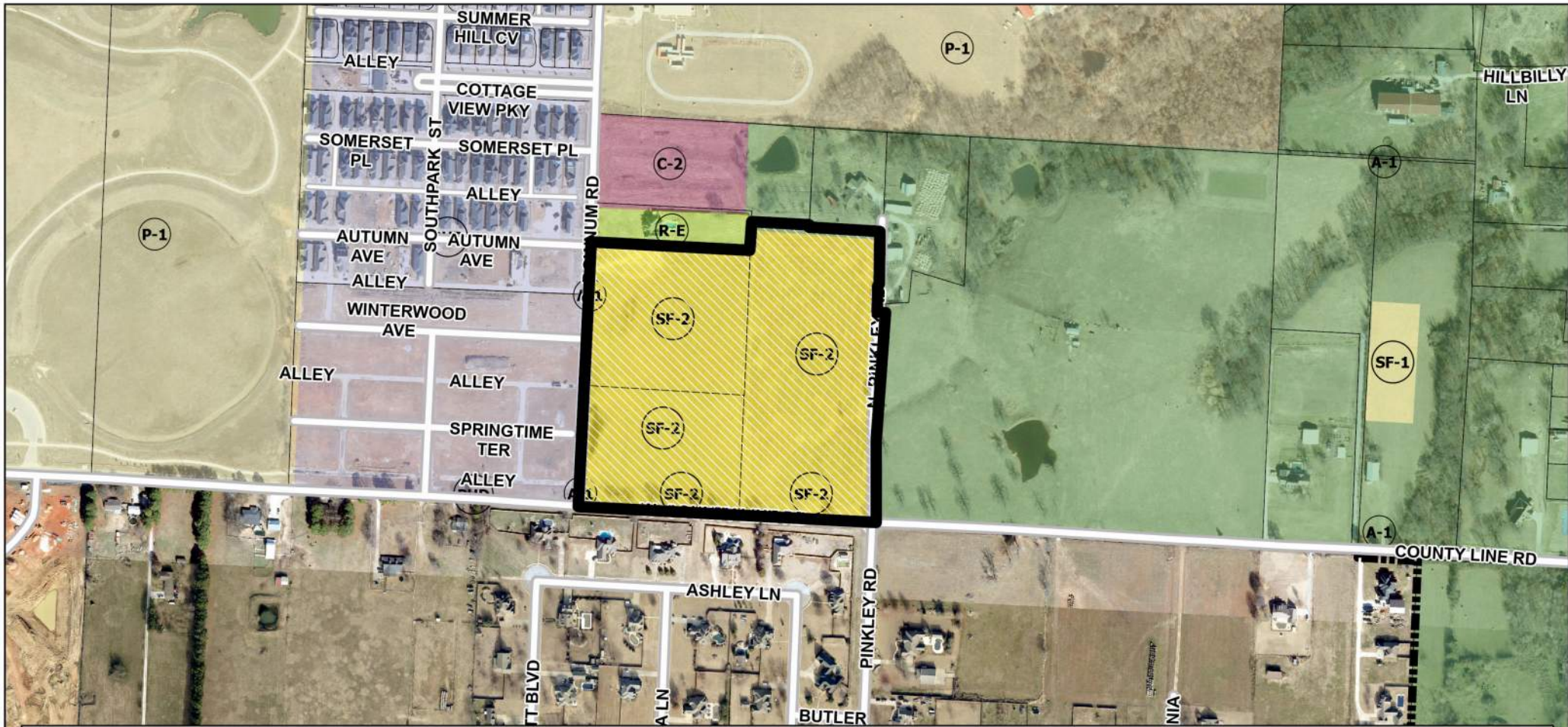
[illegible]

LEGEND:
THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

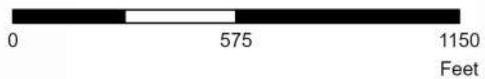
[illegible]

FOR USE AND BENEFIT OF COUNTY LINE SQUARE DEVELOPMENT LLC.	
ADDRESS COUNTY LINE ROAD & S. JOHNSON ROAD SPRINGFIELD, ARKANSAS	DATE 09/18/15 SCALE 1"=60'
LOCATION SECTION 33 NORTH RANGE 30 WEST	SURVEYED NW DRAWN AM BY DT
CGA #1336	





City Council Meeting
July 8, 2025



PROJECT: FP25-06
 APPLICANT: County Line Square Subdivision
 LOCATION: NE Corner of W. County Line Road & S. Downum Road
 REQUEST: Final Plat for County Line Square Subdivision



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CREATION OF A
NEW POSITION**

WHEREAS, Springdale residents overwhelmingly approved a new Senior Center in the 2023 Bond Program, and

WHEREAS, the Senior Center should make changes to the personnel structure due to the increase of participants and needs associated with the new facility, and

WHEREAS, the Senior Center Director is requesting an Assistant Director position, and

WHEREAS, the Assistant Senior Center Director position is graded as grade 23 with a pay range of \$54,611 - \$81,917,

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

An Assistant Senior Center Director position will be created in the 2025 Springdale City Budget.

PASSED AND APPROVED this 8th day of July, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION TO REFUND CAPITAL DESIGNATED FOR
IMPROVEMENT PROJECTS.**

WHEREAS, the Code of Ordinances of the City of Springdale Section 112-6 addresses guarantees in lieu of installed improvements, and

WHEREAS, an internal audit of these payments was conducted in order to review previous capital contributions from July 1993 – December 31, 2025, and

WHEREAS, the city identified projects that had previously been completed and should reimburse the General Fund or the Street Fund totaling \$721,188.28, and

WHEREAS, the city also identified \$37,486.90 in payments that were made in which the projects were not done and are not likely to be completed by the city and the city should attempt to reimburse the entity or individual,

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

Section 1. That the City of Springdale should transfer \$721,188.38 designated as capital contributions as payment in lieu of, to the General Fund and Street fund to reimburse the city for completed projects.

Section 2. That the City of Springdale should attempt to reimburse \$37,486.90 designated as capital contributions as payment in lieu of, to entities or individuals in which the projects were not completed by the city and those projects have been identified as projects we are not likely to complete.

PASSED AND APPROVED this 8th day of July, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION EXPRESSING SUPPORT FOR THE
SPRINGDALE VETERANS MEMORIAL ON PROPERTY
OWNED BY THE CITY OF SPRINGDALE, ARKANSAS**

WHEREAS, the City owns property located in Washington County, Arkansas, more commonly known as Washington County Tax Parcel No. 815-29726-000, consisting of 8.02 acres, more less, located along N. Pump Station Road, and comprising the eastern boundary of J.B. Hunt Park ("the Property");

WHEREAS, the Springdale Veterans Memorial Organization ("SVMO") is an Arkansas Non-Profit Corporation whose mission is to establish a memorial in Springdale, Arkansas, to honor the values of liberty, freedom, and respect for veterans from all branches of service, where those who have answered our country's call can be cherished and remembered forever;

WHEREAS, in 2019, SVMO announced a design competition for a veterans' memorial, with the winning design having been selected in June of 2020;

WHEREAS, SVMO is in the process of raising funds to build and maintain the Springdale Veterans Memorial;

WHEREAS, SVMO is applying for a grant through the Arkansas Community Assistance Grant Program (CAGP) for funds to be applied towards the construction of the Springdale Veterans Memorial;

WHEREAS, SVMO would like to utilize a portion of the Property for the location of the Springdale Veterans Memorial, said site consisting of 5 acres, more or less, and as shown on the attached Exhibit "A" and incorporated herein by reference; and,

WHEREAS, the City of Springdale wishes to support the efforts of SVMO in its pursuit of a location for the Springdale Veterans Memorial.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City of Springdale expresses its support for a Springdale Veterans Memorial, and wishes for the Springdale Veterans

Memorial to be located on property as shown on the attached Exhibit “A”, contingent and conditioned upon adequate funding being obtained and allocated for the construction of the Springdale Veteran’s Memorial from the Arkansas Community Assistance Grant Program (CAGP), said funding to be determined by the end of 2025.

PASSED AND APPROVED this ____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

SPRINGDALE VETERANS MEMORIAL PARK



Springdale Veterans Memorial Park is a seven-acre destination honoring military veterans. Its varied elements provide a range of opportunities for contemplation and commemoration by visitors of all ages, abilities, and backgrounds. The main elements of the park provide meaningful experiences for all offered sizes of gatherings, from individuals to large groups of up to hundreds of people during special events. The Memorial Wall and Plaza occupy the center of the site and are cupped by densely planted tree groves and masses of spring bulbs and flowering perennials. Gently rising terraces encircle the park, buffering noise and light, and providing a visual backdrop. The one-acre Great Lawn is a flexible space for a range of activities including picnicking or watching events on the plaza. Its gentle-upward slope of nearly four feet helps provide views down towards the plaza. The Water Ribbon encircles the lawn, creating a sense of enclosure, reflecting the sky, and creating a cooling effect on the microclimate.

FILED FOR RECORD

'98 OCT 6 PM 3 08

WASHINGTON CO AR
K. HARNESS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

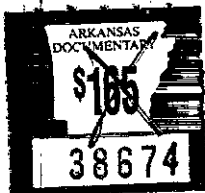
That I, George L. Smallen, Trust Manager of the George Smallen Trust dated August 2, 1990, hereinafter called Grantor, for and in consideration of One Dollar and other valuable consideration, to me in hand paid by the City of Springdale, Arkansas, a municipal corporation, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's successors and assigns, the following described land situate in Washington County, State of Arkansas, to-wit:

Part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 26, in Township 18 North, Range 30 West, being more particularly described as follows, to-wit: Beginning at a point that is North 0°49'55" East 115.00 feet from the Southwest corner of said 40 acre tract; thence North 0°49'55" East 163.85 feet to a found iron pin; thence North 0°14'56" West 620.28 feet; thence South 88°34'06" East 252.04 feet to the centerline of Pump Station Road; thence along said centerline of Pump Station Road as follows: South 60°39'21" East 111.22 feet; thence South 57°09'10" East 85.88 feet; thence South 41°43'21" East 64.39 feet; thence South 14°19'47" East 68.92 feet; thence South 6°15' West 132.37 feet; thence South 5°07'33" West 69.01 feet; thence South 2°39" West 67.00 feet; thence South 1°11'24" East 304.07 feet to a found railroad spike; thence leaving said centerline North 88°50'28" West 463.39 feet to the Point of Beginning; containing 8.02 acres, more or less. Subject to a road right-of-way for Pump Station Road along the east side thereof and all easements of record.

TO HAVE AND TO HOLD the said lands and appurtenances thereto belonging unto the said Grantee, its successors and assigns, forever. And, I, the said Grantor, hereby covenant that I am lawfully seized of said land and premises, that the same is unincumbered, and that I will forever warrant and defend the title to the said land against all legal claims whatever.

WITNESS my hand and seal on this 2nd day of October, 1998.

GEORGE SMALLEN TRUST
dated August 2, 1990



BY George L. Smallen Trust MANAGER
George L. Smallen, Trust Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS)

COUNTY OF Washington)

)SS

On this the 2nd day of October, 1998, before me, a notary public, personally appeared George L. Smallen, Trust Manager of the George Smallen Trust dated August 2, 1990, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he had executed the same for the purposes therein set forth.

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

My Commission Expires

April 21, 2002



OFFICIAL SEAL
PAMELA L. WEF
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY

MY COMMISSION EXPIRES 4-21-2002

Notary Public

98086361

WACO 98-4244 ap

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE PURCHASE OF A
TRANSPORTATION VEHICLE FOR THE NEW
SPRINGDALE SENIOR CENTER**

WHEREAS, the City of Springdale is currently constructing a new Senior Center, a 2023 Bond Project, with a completion date set for August 2025, and

WHEREAS, there is a need for a shuttle to transport new attendees and members from various parking lots in downtown Springdale to the new facility, and

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

WHEREAS, after review, staff has requested to purchase a 2024 Cushman Shuttle 6 Elite from Arkansas Golf & Powersports of NWA in an amount not to exceed \$17,000.00, to be paid for out of the Senior Center Restricted Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor is hereby authorized to execute any contracts related to the purchase of the aforementioned shuttle for the new Springdale Senior Center, in an amount not to exceed \$17,000.00, to be paid from the Senior Center Restricted Fund.

PASSED AND APPROVED this day 8th day of July, 2025.

Doug Sprouse, MAYOR

ATTEST:

Sabra Jeffus, CITY CLERK

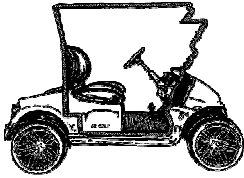
APPROVED:

Ernest B. Cate, CITY ATTORNEY



DEPARTMENT FUNDING REQUEST

Department:		Date:
Point of Contact:	Amount Requested: \$	
Date to be Presented to Committee: ____/____/20____		
Brief Description of Funding Request:		
Funding Source: (General Fund, Special Fund, etc.)		
IS IT BUDGETED?		
YES ☐		NO ☐
\$0 - \$42,920.00 No Council Approval Needed		☐ \$0 - \$4,999
Request to Waive Bidding? BUY BOARD SOLE SOURCE		☐ \$5,000 - \$42,920.00 Requires 3 Quotes
Signature:		☐ \$42,921.00 + Requires Bid
Please attach supplemental information		Request to waive bidding? ☐ Buy Board ☐ Sole Source



Arkansas Golf & Powersports of NWA

2733 N. McConnell Ave, Ste 4
Fayetteville, AR 72704

479-858-1012 ~ shawn@arpowersports.com

Estimate

Date	Estimate #
6/25/2025	Shuttle 6

Name / Address
Springdale Senior Center Lori Proud 203 Park St Springdale, AR 72764

Ship To
Springdale Senior Center Lori Proud 203 Park St Springdale, AR 72764

ESTIMATES ARE VALID FOR 30 DAYS

P.O. No.	Rep
	SR

Description	Qty	Rate	Total
2024 Cushman Shuttle 6 Elite 4.2 (Non Lifted) -STD Color Black -Extended Range Twin Lithium Battery Pack -5 Year Commercial Battery Warranty -Headlights/Taillights/Brake Lights -Horn -STD Seat Cushions -Elite World Charger -State of Charge Meter	1	15,099.00	15,099.00T
140" Canopy Shuttle 8 White - Kit	1	975.00	975.00T
Flat Clear Windshield	1	155.00	155.00T
Hub Cap - Silver Assembly	1	41.00	41.00T
OMNIA State Contract Discount (10%)		-1,627.00	-1,627.00
Vehicle Freight Charge	1	458.00	458.00T
Vehicle Prep	1	125.00	125.00T
Vehicle Delivery	1	150.00	150.00T
		Subtotal	\$15,376.00
		Sales Tax (9.75%)	\$1,499.16
		Total	\$16,875.16

Customer Signature _____

E-mail
info@arpowersports.com

ESTIMATE

Lone Star Golf Cars - Arkansas
7520 Counts Massie Rd
N Little Rock, AR 72113

Sales@LoneStarGolfCars.com
+1 (501) 527-1466
www.LoneStarGolfCars.com



Bill to

Lori Proud
203 Park St
Springdale, AR 72764
United States

Ship to

Lori Proud
203 Park St
Springdale, AR 72764
United States

Estimate details

Estimate no.: 1154
Estimate date: 05/08/2025

Sales Rep: Amber Lashley
Customer Phone Number: (479) 799-5229

#	Product or service	Description	Qty	Rate	Amount
1.	Evolution D5 Ranger 6	2025 Evolution D5 Ranger 6 (Color) Body (Color) Seats Microphone Cup Holders Storage Compartment, Sound Bar, Cup Holders, Rear Storage Compartment, Golf Ball Holder, USB Charging Port, Charging Socket, Back Up Camera 2 Year Warranty On Parts 8 Year Warranty On Batteries S/N: TBD	1	\$10,595.00	\$10,595.00
2.	Delivery fee		1	\$322.00	\$322.00
Subtotal					\$10,917.00
Sales tax					\$1,064.41
Total					\$11,981.41

Accepted date

Accepted by



sure you trust this sender before taking any

Here is go Lori.

This is a 6-pass Villager.

Sourcewell Contract #122220-CCR

\$15,877.82

Canopy

Solid Windshield

Delivered to the center

Ground clearance is 4.5".

12" to step into the vehicle.

Thanks,



Nick Rousey

Store Manager / Sales at Clear Creek G

Utility Vehicles



mail.springdalear.gov



RESOLUTION NO. _____

**A RESOLUTION ESTABLISHING RETIREMENT
CONTRIBUTION SUPPORT FUND & AUTHORIZING THE
TRANSFERRING OF FUNDS FROM THE UNRESTRICTED
GENERAL FUND TO THE RETIREMENT CONTRIBUTION
SUPPORT FUND, AND FOR OTHER PURPOSES.**

WHEREAS, the City of Springdale makes a 6% contribution towards non-civil service employee retirements, and

WHEREAS, a forfeiture account captures forfeited retirement contributions when an employee is not fully vested and ceases to be employed by the City of Springdale, and

WHEREAS, the forfeiture account has accumulated approximately \$900,000 that can only be used towards retirement contributions, and

WHEREAS, the City Council finds that the sum of \$900,000.00 should be transferred from the unrestricted general fund to create the Retirement Contribution Support Fund as a mechanism to invest for future retirement contributions, and

WHEREAS, it would be beneficial for the City of Springdale to create the Retirement Contribution Support Fund as a restricted account within the General fund to be fiscally responsible

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

Section 1. That the Retirement Contribution Support Fund be established.

Section 2. That \$900,000.00 shall be transferred from the Unrestricted General Fund to the Retirement Contribution Support Fund.

Section 3. That future forfeiture account balances greater than \$50,000 may be used towards the city's retirement contributions and an equal amount should be transferred from the unrestricted general fund to the Retirement Contribution Support Fund.

PASSED AND APPROVED this 8th day of July, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

RESOLUTION NO.

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

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

WHEREAS, the City has received an invoice for \$1,614,489.65 from Buffalo Builders, LLC.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to pay Buffalo Builders, LLC., \$1,614,489.65 with funds from the 2023 Bond Program.

PASSED AND APPROVED this 8th day of July, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION ENTERING INTO A GUARANTEED
MAXIMUM PRICE CONTRACT WITH MILESTONE
CONSTRUCTION COMPANY FOR THE
CONSTRUCTION OF FIRE STATION 10
(2023 BOND PROJECT NO. 23BPF1 & 2023 STREET
BOND)**

WHEREAS, the City of Springdale desires to build a new fire station, and

WHEREAS, the City hired Milestone Construction Company for Construction Management Services, and

WHEREAS, Milestone Construction Company, LLC has proposed a construction contract with a Guaranteed Maximum price of \$4,790,869.00 for the construction of Fire Station #10, to be paid for out of the 2023 Fire Bond Funds (Project No. 23BPF1) and 2023 Street Bond Funds.

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

1. The Mayor and City Clerk are authorized to enter into a construction contract with a Guaranteed Maximum Price with Milestone Construction Company, LLC, with a price not to exceed \$4,790,869.00, for the construction of Fire Station 10, to be paid for out of the 2023 Fire Bond Funds (Project No. 23BPF1) and 2023 Street Bond Funds.

2. The Mayor is authorized to approve construction change orders up to a cumulative amount not exceed 10% of the contract amount.

PASSED AND APPROVED this 8th day of July, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the Tenth day of June in the year Two Thousand Twenty-Five, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Fourteenth day of November in the year Two Thousand Twenty-Three (the “Agreement”)

(In words, indicate day, month, and year.)

for the following **PROJECT**:

(Name and address or location)

Fire Station #10 - Springdale, AR
Wagon Wheel Road, Springdale, AR 72762

THE OWNER:

(Name, legal status, and address)

City of Springdale
201 Spring Street
Springdale, AR 72764

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Milestone Construction Company, LLC
2002 S. 48th Street Suite A
Springdale, AR 72762

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Four Million Seven Hundred and Ninety Thousand Eight Hundred Sixty-Nine Dollars and Zero Cents (\$ 4,790,869.00), subject to additions and deductions by Change Order

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.

(Provide itemized statement below or reference an attachment.)

See Attachment "A"

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
------	-------

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

Issuance of a grading permit from the City of Springdale

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☒ Not later than Three Hundred Thirty (330) calendar days from the date of commencement of the Work.

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User Notes:

(6838441bd56c5d40cc580bfd)

[] By the following date:

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Attachment "B" Specification Listing

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Attachment "C" Drawing Listing

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
-------	------	-------

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item	Price
1. Building Access Control	\$20,000.00
2. Station Alerting System(Locution System)	\$62,119.00

3. Architectural Fencing @ Mechanical Courtyard & Dumpster	\$20,060.00
4. Building Permit Fee (Act 474 only)	\$1,000.00
5. Electric Utility Fees	\$500.00
6. Station Alerting System Installation	\$17,800.00
7. Bicycle Racks	\$2,000.00

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

1. Windows H, I & J are to be a vinyl framed window with black exterior and interior in lieu of the wood window shown.
2. Metal wall panels at the Apparatus Bay will be Metal Sales EM series in 24ga in lieu of 22ga as specified
3. Delete sod at the detention pond and replace with seed. Grass will still be established prior to project completion.
4. Delete trench drain at apparatus exit and replace with area inlets on either side of the drive.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

Addendum #001 dated May 22, 2025

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

BY: Mike Davis, Vice President

(Printed name and title)

Additions and Deletions Report for AIA® Document A133® – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 06:26:59 CDT on 06/23/2025.

Changes to original AIA text

PAGE 3

Item	Price
<u>1. Building Access Control</u>	<u>\$20,000.00</u>
<u>2. Station Alerting System (Locution System)</u>	<u>\$62,119.00</u>
<u>3. Architectural Fencing @ Mechanical Courtyard & Dumpster</u>	<u>\$20,060.00-</u>
<u>4. Building Permit Fee (Act 474 only)</u>	<u>\$1,000.00</u>
<u>5. Electric Utility Fees</u>	<u>\$500.00</u>
<u>6. Station Alerting System Installation</u>	<u>\$17,800.00</u>
<u>7. Bicycle Racks</u>	<u>\$2,000.00</u>

Variable Information

PAGE 1

This Amendment dated the Tenth day of June in the year Two Thousand Twenty-Five, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the Fourteenth day of November in the year Two Thousand Twenty-Three (the "Agreement") (In words, indicate day, month, and year.)

Fire Station #10 - Springdale, AR

Wagon Wheel Road, Springdale, AR 72762

City of Springdale

201 Spring Street
Springdale, AR 72764

Milestone Construction Company, LLC

2002 S. 48th Street Suite A
Springdale, AR 72762

PAGE 2

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User Notes:

See Attachment "A"

☐ The date of execution of this Amendment.

☒ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

Issuance of a grading permit from the City of Springdale

☒ Not later than Three Hundred Thirty (330) calendar days from the date of commencement of the Work.

☐ By the following date:

PAGE 3

Attachment "B" Specification Listing

Attachment "C" Drawing Listing

PAGE 4

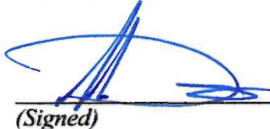
1. Windows H, I & J are to be a vinyl framed window with black exterior and interior in lieu of the wood window shown.
2. Metal wall panels at the Apparatus Bay will be Metal Sales EM series in 24ga in lieu of 22ga as specified
3. Delete sod at the detention pond and replace with seed. Grass will still be established prior to project completion.
4. Delete trench drain at apparatus exit and replace with area inlets on either side of the drive.

Addendum #001 dated May 22, 2025

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Mike Davis, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 06:26:59 CDT on 06/23/2025 under Order No. 20250119623 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ - 2019 Exhibit A, Guaranteed Maximum Price Amendment, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)



(Title)



(Dated)



Springdale Fire Station #10
Budget Proposal

Scope of Work	Cost
Concrete	356,689.00
Polished Concrete	20,534.00
Masonry	239,059.00
Structural Steel Supply	132,798.00
Structural Steel Erection	29,309.00
Millwork	155,207.00
Rough Carpentry	71,900.00
Glue Laminated Wood	71,650.00
Wood Trim Installation	9,425.00
Waterproofing	37,460.00
Roofing	114,108.00
Metal Wall Panels / Metal Soffit Panels	90,846.00
Cementitious Panel Siding System	24,720.00
Spray Insulation	40,600.00
Doors, Frames, & Hardware Supply	81,830.00
Door & Hardware Installation	14,460.00
Glass & Glazing	130,000.00
Overhead Doors	178,179.00
Sliding Fire Doors	31,174.00
Shower Doors	8,634.00
Metal Studs, Drywall, Insulation, & Acoustical Ceilings	205,717.00
Flooring	24,900.00
Painting	42,945.00
Specialties Supply	8,835.00
Specialties Installation	6,690.00
Signage	29,514.00
Lockers	16,148.00
Flagpoles	1,482.00
Residential Equipment	46,118.00
Window Coverings	10,139.00
Fire Sprinkler System	116,547.00
Plumbing	364,399.00
HVAC	290,648.00



Springdale Fire Station #10
Budget Proposal

Scope of Work	Cost
Earthwork & Storm Drainage	302,700.00
Termite Control	883.00
Asphalt Paving	54,119.00
Pavement Specialties	2,421.00
Fencing	15,125.00
Landscaping	89,265.00
Site Utilities	41,323.00
Allowance #1 - Building Access Control	20,000.00
Allowance #2 - Station Alerting System - Locution System	By Others
Allowance #3 - Architectural Fencing @ Mech. Courtyard &	20,060.00
Allowance #4 - Building Permit Fee	1,000.00
Allowance #5 - Power Company Charges	5,000.00
Allowance #6 - Locution System Installation	By Others
Allowance #7 - Bike Racks	2,000.00
Allowance #8 - Unimatic extractor	By Others
General Conditions	181,183.00
Supervision	169,873.00
Professional Services	4,500.00
Insurance	52,624.00
Bond	40,383.00
Contractor Contingency	20,433.00
Owner Contingency	24,973.00
Fee	206,368.00
TOTAL	4,842,697.00
Alt.1 - Change Metal Panels at Apparatus Bay from 22ga to 24ga	(12,080.00)
Alt.2 - Seed pond in lieu of sod	(3,560.00)
Alt.3 - Tap water main west of apparatus exit and install all lines	(10,638.00)
Alt.4 - Delete trench drain from apparatus bay and install two ar	(25,550.00)
TOTAL INCLUDING ALTERNATES	4,790,869.00

Springdale Fire Station #10 Specification Listing

DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS

- 00 01 07 Seals Page
- 00 01 10 Construction Managers Bid Manual
- 00 31 32 Geotechnical Investigation: 1500 Wagon Wheel Road
- 00 61 13 Performance And Payment Bond
- 00 65 19.16 Consent Of Surety
- 00 65 19.19 Release Of Claims
- 00 72 00 General Conditions (AIA Document A201-2007)
- 00 73 00 Supplementary General Conditions

SPECIFICATIONS GROUP:

DIVISION 01 GENERAL REQUIREMENTS

- 01 11 00 Summary of Work
- 01 21 00 Allowances
- 01 33 00.01 Submittals and Substitutions
- 01 33 00.02 Substitution Request Form
- 01 45 29 Testing And Inspection Services
- 01 50 00 Construction Facilities and Temporary Controls

FACILITY CONSTRUCTION SUBGROUP:

DIVISION 02 EXISTING CONDITIONS

- 02 41 19 Selective Demolition

DIVISION 03 CONCRETE

- 03 30 00 Cast-In-Place Concrete
- 03 35 10 Polished Concrete

DIVISION 04 MASONRY

- 04 20 00 Unit Masonry

DIVISION 05 METALS

- 05 12 00 Structural Steel Framing
- 05 21 00 Steel Joist Framing
- 05 31 00 Steel Decking
- 05 40 00 Cold-Formed Metal Framing
- 05 50 00 Metal Fabrications And Miscellaneous Metals

DIVISION 06 WOODS, PLASTICS, AND COMPOSITES

- 06 10 00 Carpentry
- 06 16 00 Exterior Grade Sheathing
- 06 18 00 Glue Laminated Structural Units
- 06 40 00 Architectural Woodwork

DIVISION 07 THERMAL AND MOISTURE PROTECTION

- 07 19 00 Water Repellent Coating
- 07 21 00 Building Insulation
- 07 21 29 Sprayed Insulation
- 07 27 26 Liquid Applied Air/Vapor Barrier
- 07 42 13.13 Metal Wall Panels
- 07 46 46 Fiber Cement Siding
- 07 54 00 Thermoplastic Membrane Roofing
- 07 60 00 Flashing and Sheet Metal
- 07 81 28 Intumescent Thermal Barriers
- 07 92 00 Joint Sealants

DIVISION 08 OPENINGS

- 08 11. 13.13 Interior Steel Doors And Frames
- 08 11 13.14 Galvanneal Steel Doors And Frames
- 08 15 13 High Pressure Plastic Laminated Faced Doors
- 08 36 00 Overhead Sectional Doors
- 08 38 00 Four-Fold Door System
- 08 41 00 Aluminum Entrances, Storefront And Fixed Framing
- 08 44 13 Glazed Curtain Wall System
- 08 52 13 Metal-Clad Wood Windows
- 08 70 00 Finish Hardware
- 08 80 00 Glazing

DIVISION 09 FINISHES

- 09 21 00 Gypsum Board
- 09 30 00 Tiling
- 09 51 00 Acoustical Ceilings
- 09 65 13 Resilient Base And Accessories
- 09 68 13 Carpeting
- 09 84 36 Sound Absorbing Wall Panels
- 09 90 00 Painting

DIVISION 10 SPECIALTIES

- 10 11 00 Visual Display Surfaces
- 10 14 00 Face Lit Metal Chandel & Cut Numerical Sign
- 10 14 53 Signage
- 10 26 13 Stainless Steel Corner Guards
- 10 28 13 Toilet Accessories
- 10 44 00 Fire Protections Specialties
- 10 51 13 Metal Lockers
- 10 75 00 Flagpole

DIVISION 11 EQUIPMENT

- 11 30 00 Appliances
- 11 33 00 Retractable Stairs

DIVISION 12 FURNISHINGS

12 24 00 Shades

FACILITY SERVICES SUBGROUP:**DIVISION 21 FIRE SUPPRESSION**

21 01 00 General Fire Suppression Provisions
21 05 01 Common Work Results for Fire Suppression
21 05 48 Vibration & Seismic Controls for Fire Suppression Piping & Equipment
21 05 53 Identification for Fire Suppression Piping and Equipment
21 13 01 Fire-Suppression Sprinkler Systems

DIVISION 22 PLUMBING

22 01 00 General Plumbing Provisions
22 05 48 Vibration & Seismic Control for Plumbing Piping & Equipment
22 05 53 Identification for Plumbing Piping and Equipment
22 07 19 Piping Insulation
22 10 05 Plumbing Piping
22 10 06 Plumbing Specialties
22 10 08 Plumbing Solder
22 30 00 Plumbing Equipment
22 40 00 Plumbing Fixtures

DIVISION 23 HEATING VENTILATING AND AIR CONDITIONING

23 01 00 General HVAC Provisions
23 05 48 Vibration & Seismic Controls for HVAC piping and equipment
23 05 53 Identification for HVAC Piping and Equipment
23 05 93 Testing, Adjusting, and Balancing
23 07 13 Duct Insulation
23 09 24 VRV Advanced MultiZone Controller
23 23 00 Refrigerant Piping and Specialties
23 31 00 Ducts
23 33 00 Duct Accessories
23 33 30 Air Duct Sealants
23 34 23 Power Ventilators
23 35 16 Engine Exhaust Systems
23 37 00 Air Outlets and Inlets
23 40 00 Air Cleaning Devices
23 40 20 AirMation Vehicle Exhaust Removal/Filtration System
23 54 00 Furnaces
23 55 24 Gas-Fired Radiant Heaters
23 55 33 Electric Heaters
23 62 13 Air Cooled Condensing Units
23 75 31 LG VRV 6-42 Ton Outdoor Heat Recovery Units
23 81 40 LG VRV Indoor Air Handling Units
23 82 16 Air Coils

DIVISION 26 ELECTRICAL

- 26 00 10 General Electrical Provisions
- 26 00 15 Seismic/Vibration Isolation Specification for Electrical & Conduit
- 26 05 19 Wires and Cables
- 26 05 26 Grounding
- 26 05 29 Supporting Devices
- 26 05 34 Conduit
- 26 05 37 Outlet and Pull Boxes
- 26 05 53 Identification
- 26 05 73 Overcurrent Protective Devices
- 26 21 02 Underground Distribution
- 26 24 16 Panelboards
- 26 27 26 Wall Switches, Receptacles, and Plate Covers
- 26 28 18 Motor and Circuit Disconnects
- 26 32 15 Generator and Automatic Transfer Switch
- 26 51 00 Interior Building Lighting
- 26 56 00 Exterior Lighting

DIVISION 27 COMMUNICATIONS

- 27 10 05 Telephone/Data and TV Raceway System
- 27 10 11 Structure Telecommunications Cabling & Enclosure

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

- 27 31 05 Fire Alarm System

SITE AND INFRASTRUCTURE SUBGROUP**DIVISION 31 EARTHWORK**

- 31 31 00 Soil Treatment

DIVISION 32 EXTERIOR IMPROVEMENTS

- Refer to site work/ Civil package for other specifications

DIVISION 33 UTILITIES

- Refer to site-work specifications



MILESTONE™

CONSTRUCTION COMPANY, LLC

Fire Station #10 Drawing Listing

Drawing	Name	Date	Drawing	Name	Date
G0.0	Cover Sheet	5/29/2024	C0.0	Civil Cover Sheet	5/9/2025
C1	Informal Plat	1/10/2024	C2	Large Scale Development	5/22/2025
C3	Grading Plan	5/9/2025	C4	Storm Drainage Plan	5/22/2025
C5	Storm Drainage Details	5/9/2025	C5A	Storm Drainage Details 2	5/9/2025
C6	Paving Plan	5/22/2025	C7	Typical Details	5/9/2025
C8	Utility Plan	9/24/2024	C9	Utility Details	5/9/2025
C10	Landscaping Plan	5/9/2025	C11	Stormwater Pollution Prevention Plan	5/9/2025
G0.1	Life Safety & Code Information	5/22/2025	G0.2	General Information	5/9/2024
G0.3	Assembly Details	5/9/2024	G0.3	Assembly Details	5/9/2024
S0.1	General Notes	5/9/2025	S0.2	General Notes	5/9/2025
S1.1	Foundation Plan	5/9/2025	S1.2	Shearwall Plan	5/9/2025
S2.1	Typ. Foundation Details	5/9/2025	S2.2	Foundation Sections	5/9/2025
S2.3	Foundation Sections	5/9/2025	S2.4	Foundation Sections	5/9/2025
S3.1	Roof Framing Plan	5/9/2025	S3.2	Roof Framing Plan	5/9/2025
S3.3	Roof Framing Plan	5/9/2025	S4.1	Typ. Masonry Details	5/9/2025
S4.2	Typ. Light Gauge Details	5/9/2025	S4.3	Typ. Steel Details	5/9/2025
S4.4	Framing Sections	5/9/2025	S4.5	Framing Sections	5/9/2025
S4.6	Framing Sections	5/9/2025	S4.7	Framing Elevation	5/9/2025
AS0.1	Architectural Site Plan	5/9/2025	AS0.2	Exterior Site Details	5/9/2024
A1.1	Floor Plan	5/9/2024	A1.2	Enlarged Plans	5/22/2025
A1.3	Enlarged Plans	5/22/2025	A1.5	Mech. Mezzanine & Clerestory	5/9/2024
A1.6	Reflected Ceiling Plan	5/9/2024	A1.7	Roof Plan	5/9/2024
A2.1	Building Elevations	5/9/2024	A3.1	Building Sections	5/9/2024
A4.1	Wall Sections	5/9/2024	A4.2	Wall Sections	5/9/2024
A4.3	Wall Sections	5/9/2024	A4.4	Wall Sections	5/9/2024
A5.1	Plan Details	5/9/2024	A5.2	Plan Details	5/9/2024
A5.5	Interior Elevations	5/9/2024	A5.6	Interior Elevations	5/22/2025
A5.7	Interior Elevations	5/22/2025	A5.8	Interior Elevations	5/9/2024
A6.1	Millwork Details	5/9/2024	A6.2	Door Schedules & Types	5/9/2024
A6.3	Storefront & Windows	5/9/2024	A6.4	Door & Window Details, Misc. Details	5/9/2024
A7.1	Finish Schedule & Materials	5/9/2024	P1.1	Plumbing Notes & Legend	5/9/2025
P2.1	Plumbing Plans	5/9/2025	P2.1A	Enlarged Plumbing Plan - Area A	5/9/2025
P2.1B	Enlarged Plumbing Plan - Area B	5/9/2025	P3.1	Plumbing Details	5/9/2025
P3.2	Plumbing Details	5/9/2025	P3.3	Plumbing Details	5/9/2025
P4.1	Plumbing Risers	5/9/2025	P4.2	Plumbing Risers	5/9/2025
P4.3	Plumbing Risers	5/9/2025	P4.4	Plumbing Risers	5/9/2025
P5.1	Plumbing Schedules	5/9/2025	U2.1	Site Utility Plan	5/9/2025
M2.1	HVAC Plan, Notes, and Legend	5/9/2025	M2.2	Mechanical Piping Plans	5/9/2025
M3.1	HVAC Details	5/9/2025	M3.2	HVAC Details	5/9/2025
M5.1	HVAC Schedules	5/9/2025	MP2.1	Mechanical Roof Plan	5/9/2025
E1.1	Electrical Legend, Notes, and Details	5/9/2025	E2.1	Lighting Plan	5/9/2025
E2.2	Power Plan	5/9/2025	E2.3	Mechanical Power Plan	5/9/2025
E2.4	Special Systems Plan	5/9/2025	E2.5	Alerting System	5/9/2024
E3.1	Electrical Details	5/9/2025	E4.1	Electrical Risers Diagrams	5/9/2025
E5.1	Electrical Schedules	5/9/2025	E5.2	Electrical Schedules	5/9/2025
E5.3	Electrical Schedules	5/9/2025	ES1.0	Electrical Site Plan	5/9/2025
ES1.1	Electrical Site Photometric Plan	5/9/2025			

The City Council of the City of Springdale met in regular session on Tuesday, June 24, 2025 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

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

Department heads present:

Colby Fulfer	Chief of Staff
Anna McKinney	Deputy Chief of Staff
Ben Peters	Director of Engineering
Sharon Tromburg	Director of Planning
James Smith	Director of Airport/Public Works
Blake Holte	Fire Chief
Tom Evers	Building Department

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the June 10, 2025 City Council meeting be approved as presented. Council Member Harriman made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

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

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

ACTION

City Attorney Ernest Cate requested that Item #9A be withdrawn from the agenda. This was an Ordinance, ordering the removal of a certain residential structure located at 599 Lawndale Drive in Springdale. The property has sold and closed this past week and the building inspector has been out to the property and there’s progress on cleaning it up. Council Member Overton made a motion to remove Item #9A from the agenda. Council Member Harriman seconded the motion.

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

APPOINTMENTS AND REAPPOINTMENTS

**RESOLUTION NO. 84 – 25: MAKING A REAPPOINTMENT TO THE SPRINGDALE
AIRPORT COMMISSION OF THE CITY OF SPRINGDALE, ARKANSAS**

Mayor Doug Sprouse read and presented the Resolution

RESOLUTION NO. 84-25

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

WHEREAS, Micah Thomason currently serves on the Springdale Airport Commission, with a term that is set to expire on July 1, 2025, 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, the Springdale Airport Commission has recommended the reappointment of Micah Thomason, and

WHEREAS, the Mayor has recommended the reappointment of Micah Thomason to the Springdale Airport Commission for a four-year term, set to expire on July 1, 2029,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Micah Thomason is hereby reappointed to the Springdale Airport Commission for a four-year term, set to expire on July 1, 2029.

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

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

The Resolution was numbered 84-25.

PLANNING COMMISSION

**ORDINANCE NO. 6100 - AMENDING ARTICLE 3, SECTION 1; ARTICLE 4, SECTION 3;
AND ARTICLE 6, SECTION 3.13 OF THE ZONING ORDINANCE OF THE CITY OF
SPRINGDALE, ARKANSAS, FOR THE CREATION OF A C-7 RECREATIONAL VEHICLE
PARK ZONING DISTRICT, AND CREATING CORRESPONDING SUPPLEMENTARY
DISTRICT REGULATIONS RELATING THERETO; AND DECLARING AN EMERGENCY.**

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6100.

ORDINANCE NO. 6101 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-32) CERTAIN LANDS LOCATED AT 5555 W. SUNSET AVENUE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6101.

ORDINANCE NO. 6102 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-33) CERTAIN LANDS LOCATED AT 100 S. THOMPSON STREET & TRACT TO THE WEST ALONG W. EMMA AVENUE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO AN INSTITUTIONAL DISTRICT (P-1) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance. The property owner is Springdale Public Schools and they plan to build an Industrial Arts Building.

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

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

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

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

The Ordinance was numbered 6102.

ORDINANCE NO. 6103 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-35) CERTAIN LANDS LOCATED AT 1311 S. 48TH STREET FROM AN AGRICULTURAL DISTRICT (A-1) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6103.

ORDINANCE NO. 6104 – ACCEPTING THE REPLAT (RP25-04) OF LOT 1, BLOCK 1, RUGEL ADDITION & TRACT 4 OF THE INFORMAL PLAT OF BLUFF CEMETERY CREATING LOT 1 OF MILL STREET VILLAGE & TRACT 5 OF BLUFF CEMETERY TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Planning Director Sharon Tromburg read and presented the Ordinance.

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

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

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

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

The Ordinance was numbered 6104.

RESOLUTION NO. 85 – 25: APPROVING A WAIVER (W25-16) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FELIPE TRUJILLO IN CONNECTION WITH 4304 KELLY ROAD, A SINGLE-FAMILY DWELLING.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 85-25

A RESOLUTION APPROVING A WAIVER (W25-16) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FELIPE TRUJILLO IN CONNECTION WITH 4304 KELLY ROAD, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W25-16) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-16) of street improvements to Kelly Road, including drainage improvements related thereto, sidewalks in connection with 4304 Kelly 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 Kelly Road, including drainage improvements related thereto, sidewalks in connection with 4304 Kelly Road, a single-family dwelling.

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

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

The Resolution was numbered 85-25.

RESOLUTION NO. 86 – 25: APPROVING A WAIVER (W25-17) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LORETTA & WILLIAM TANNER IN CONNECTION WITH 201 SHORELINE DRIVE, A SINGLE-FAMILY DWELLING.

Planning Director Sharon Tromburg read and presented the Resolution. The property owner, William Tanner stated there are no sidewalks on the streets and a trail is behind the property.

RESOLUTION NO. 86-25

A RESOLUTION APPROVING A WAIVER (W25-17) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LORETTA & WILLIAM TANNER IN CONNECTION WITH 201 SHORELINE DRIVE, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W25-17) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-17) of street improvements to Shoreline Drive, including drainage improvements related thereto, sidewalks in connection with 201 Shoreline Drive, 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 Shoreline Drive, including drainage related thereto, sidewalks in connection with 201 Shoreline Drive, a single-family dwelling.

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

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

The Resolution was numbered 86-25.

RESOLUTION NO. 87 – 25: APPROVING A WAIVER (W25-18) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO UAMS ORTHOPEDIC AND SPORTS MEDICINE CENTER IN CONNECTION WITH L25-10, A LARGE-SCALE DEVELOPMENT.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 87-25

A RESOLUTION APPROVING A WAIVER (W25-18) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO UAMS ORTHOPEDIC AND SPORTS MEDICINE CENTER IN CONNECTION WITH L25-10, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-18) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, bike lanes, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-18) of street improvements to Mary Frances Lane including drainage improvements related thereto, curbs, gutters, sidewalks, bike lanes, and street lights in connection with L25-10, a Large-Scale Development for UAMS Orthopedic and Sports Medicine Center, 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 Mary Frances Lane, including drainage improvements related thereto, curbs, gutters, sidewalks, bike lanes, and street lights in connection with L25-10, a Large-Scale Development for UAMS Orthopedic and Sports Medicine Center.

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

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

The Resolution was numbered 87-25.

RESOLUTION NO. 88 – 25: APPROVING A WAIVER (W25-19) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO DANIEL & HEATHER DOUGLAS IN CONNECTION WITH 647 NICHOLS ROAD, A SINGLE-FAMILY DWELLING.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 88-25

A RESOLUTION APPROVING A WAIVER (W25-19) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO DANIEL & HEATHER DOUGLAS IN CONNECTION WITH 647 NICHOLS ROAD, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W25-19) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-19) of street improvements to Nichols Road, including drainage improvements related thereto, sidewalks in connection with 647 Nichols 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 Nichols Road, including drainage improvements related thereto, sidewalks in connection with 647 Nichols Road, a single-family dwelling.

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

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

The Resolution was numbered 88-25.

RESOLUTION NO. 89 – 25: APPROVING A WAIVER (W25-22) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO REBECCA NELL THOMPSON REVOCABLE TRUST IN CONNECTION WITH EAST OF 8692 EAST WAGON WHEEL ROAD, A SINGLE-FAMILY DWELLING.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 89-25

A RESOLUTION APPROVING A WAIVER (W25-22) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO REBECCA NELL THOMPSON REVOCABLE TRUST IN CONNECTION WITH EAST OF 8692 EAST WAGON WHEEL ROAD, A SINGLE-FAMILY DWELLING.

WHEREAS, Ordinance #3047 provides for the waiver (W25-22) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-22) of street improvements to East Wagon Wheel Road, including drainage improvements related thereto, sidewalks in connection with East of 8692 East Wagon Wheel 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 East Wagon Wheel Road, including drainage improvements related thereto, sidewalks in connection with 8692 East Wagon Wheel Road, a single-family dwelling.

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

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

The Resolution was numbered 89-25.

RESOLUTION NO. 90 – 25: APPROVING A WAIVER (W25-23) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO RELIABLE POULTRY, EXPANSION IN CONNECTION WITH N25-16, A NON-LARGE DEVELOPMENT.

Planning Director Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 90-25

A RESOLUTION APPROVING A WAIVER (W25-23) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO RELIABLE POULTRY, EXPANSION IN CONNECTION WITH N25-16, A NON-LARGE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-23) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-23) of street improvements to East Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-15, a non-large development for Reliable Poultry, Expansion, 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 East Huntsville Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-15, a non-large development for Reliable Poultry, Expansion.

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

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

The Resolution was numbered 90-25.

COMMITTEE OF THE WHOLE

RESOLUTION NO. 91 – 25: AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH THE CITY OF CAVE SPRINGS CONCERNING THE WATER TERRITORY BOUNDARY BETWEEN THE TWO CITIES.

Council Member Harriman read the Resolution and City Attorney Ernest Cate presented the Resolution.

RESOLUTION NO. 91-25

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH THE CITY OF CAVE SPRINGS CONCERNING THE WATER TERRITORY BOUNDARY BETWEEN THE TWO CITIES.

WHEREAS, the City of Springdale is a party to a Memorandum of Understanding in 1967 with the Beaver Water District which pertained to the furnishing of water to various jurisdictions;

WHEREAS, in 2007, the Springdale Water and Commission, the City of Springdale, Arkansas, and the City of Cave Springs, Arkansas, entered into a Water Purchase Agreement, which established the boundaries for water service between Springdale and Cave Springs;

WHEREAS, the Water Purchase Agreement contains provisions whereby the water service boundary between two member cities may be amended upon mutual consent of the affected cities;

WHEREAS, the City of Springdale has recently annexed certain property which was previously located in the City of Cave Springs;

WHEREAS, the City of Springdale desires to cooperate with the City of Cave Springs to amend the current territorial boundary between the two cities by entering into an Agreement, a copy of which is attached hereto as Exhibit “A” and made a part hereof as though set out herein word for word; and,

WHEREAS, on January 21, 2025, the Springdale Water and Sewer Commission approved the adjustment to the water service boundary between Springdale and Cave Springs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk are hereby authorized to enter into an agreement with the City of Cave Springs to adjust the water service boundaries created by the Water Purchase Contract entered into between the parties in 2007.

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

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

The Resolution was numbered 91-25.

RESOLUTION NO. 92 – 25: AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM ERIC EGBERTS FOR THE GENE GEORGE BLVD. EXTENSION PROJECT (ELM SPRINGS RD. TO COUNTY LINE RD.), PROJECT NO. 23BPS4.

City Attorney Ernest Cate read and presented the Resolution.

RESOLUTION NO. 92-25

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM ERIC EGBERTS FOR THE GENE GEORGE BLVD. EXTENSION PROJECT (ELM SPRINGS RD. TO COUNTY LINE RD.), PROJECT NO. 23BPS4.

WHEREAS, the City of Springdale is in need of acquiring a right-of-way easement across lands for the Gene George Blvd. Extension Project (Elm Springs Rd. to County Line Rd.), Project No. 23BPS4 (Tract 108), said lands being owned by Eric Egberts, also known as Benton County Tax Parcel No. 21-00167-780, located at 3339 N. 56th Street, Springdale, Benton County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the easement across the Property, as determined by an appraisal, is \$3,450.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$4,000.00 to acquire the easement across the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$550.00 to acquire the easement across the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the easement across the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the easement needed across the aforementioned parcel of land for the Gene George Blvd. Extension Project (Elm Springs Rd. to County Line Rd.), Project No. 23BPS4 (Tract 108), said lands being owned by Eric Egberts for the total sum of \$4,000.00 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 7-0.

The Resolution was numbered 92-25.

COMMENTS FROM COUNCIL MEMBERS

A discussion was held regarding the next City Council Committee Meeting. Mayor Sprouse suggested moving it back to June 30th to avoid having a City Council Committee meeting and City Council Meeting in the same week.

COMMENTS FROM DEPARTMENT HEADS

None

ADJOURNMENT

Mayor Sprouse made the motion to adjourn. Council Member Overton made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 6:44 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer