

- The next Committee Meeting will be held on Monday, December 5th, 2022 at 5:30p.m.
- Agenda Packet will be available on the Friday before the meeting.

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
TIERED TRAINING ROOM
2ND FLOOR OF CRIMINAL JUSTICE BUILDING
Tuesday, November 29th, 2022**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Brian Powell

1. Call to Order – Mayor Doug Sprouse
2. Roll Call – Denise Pearce, 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, November 8th, 2022.**

Pgs. 69-81

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) **7A-7E.** Motion must be approved by two-thirds (2/3) of the council members).*

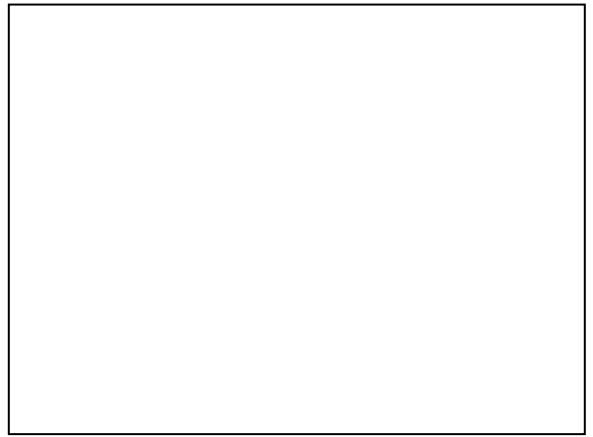
7. Planning Commission Report and Recommendation by Patsy Christie, Director of Planning and Community Development

A. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at the southeast corner of Bob Mills

Road and Oak Grove Road from Medium/High Density Multi-Family Residential District (MF-16) to Planned Unit Development (PUD) and declaring an emergency. Pgs. 1-5

- B. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at Lot 7B in Howard Acres from Low Density Multi-Family Residential District (MF-2) to Low/Medium Density Multi-Family Residential District (MF-4) and declaring an emergency. Pgs. 6-8
- C. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located south of Har-Ber Avenue, east of N. Maestri Road from Agricultural District (A-1) to Low Density Single Family Residential District (SF-1) and declaring an emergency. Pgs. 9-11
- D. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 700 S. 48th Street from Agricultural District (A-1) to Thoroughfare Commercial District (C-5) and declaring an emergency. Pgs. 12-14
- E. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 4820 Mhoon Lane from General Commercial District (C-2) to Thoroughfare Commercial District (C-5) and declaring an emergency. Pgs. 15-17
- F. **A Resolution** approving a Conditional Use at the northeast corner of E. Robinson and E. Friendship Road as set forth in Ordinance No. 4030. Pgs. 18-19
- G. **A Resolution** approving a waiver of street improvements, drainage, curbs, gutters and sidewalks as set forth in Ordinance No. 3725 to I-49 Industrial Park, Phase II in connection with L22-57 a large-scale development. Pgs. 20-21
- H. **A Resolution** approving a waiver of street improvements, drainage, curbs, gutters and sidewalks as set forth in Ordinance No. 3725 to Ozarks Electric in connection with L22-58 a large-scale development. Pgs. 22-23

- I. **A Resolution** approving a waiver of street improvements, drainage, curbs, gutters and sidewalks as set forth in Ordinance No. 3725 to the Ramsey at Springdale in connection with L22-59 a large-scale development. Pgs. 24-25
- J. **A Resolution** approving a waiver of street improvements, drainage, curbs, gutters and sidewalks as set forth in Ordinance No. 3725 to Village Travel Center in connection with L22-64 a large-scale development. Pgs. 26-27
8. Finance Committee by Chairman Jeff Watson
 - A. **A Resolution** accepting the guaranteed maximum price for the construction of the Luther George Park Improvement Project. Forwarded from Committee with recommendation for approval. Presented by Patsy Christie, Planning Director. Pgs. 28-47
 - B. **A Resolution** authorizing the Mayor and City Clerk to enter into a contract with Crossland Heavy Contractors, Inc., for construction of South Dixieland Road Extension. Forwarded from Committee with recommendation for approval. Presented by Ben Peters, Director of Engineering. Pgs. 48-55
9. **A Resolution** authorizing the grant of a General Utility/Water/Sewer Easement across property owned by the City of Springdale, Washington County, Arkansas. Presented by Ernest Cate, City Attorney. Pgs. 56-61
10. **A Resolution** authorizing the destruction of old accounting records. Presented by Colby Fulfer, Chief of Staff. Pgs. 62-66
11. **A Resolution** making an appointment to the Springdale Library Board. Presented by Anne Gresham, Library Director. Pgs. 67-68
12. Comments from Council Members.
13. Comments from City Attorney.
14. Comments from Mayor
15. Adjournment.



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-16) TO PLANNED UNIT DEVELOPMENT (PUD) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of November 1, 2022 for hearing the matter of a petition of Elm Springs Apartments requesting that the following described tract of real estate to be zoned from Medium/High Density Multi-family Residential District (MF-16) to Planned Unit Development (PUD).

Layman's Description: Southeast Corner of the intersection of Bob Mills and Oak Grove Roads

Legal Description: PARCEL: 815-29790-080, 815-29790-085, 815-29790-090, 815-29790-095

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28;
THENCE S02°28'00"W 699.23 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE CENTERLINE OF A COUNTY ROAD;
THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX COURSES:
THENCE S34°40'26"E 18.46 FEET;
THENCE N12°03'21"E 89.37 FEET;
THENCE N51°52'33"E 61.07 FEET;
THENCE N78°36'32"E 62.10 FEET;
THENCE S86°53'30"E 259.46 FEET;**

THENCE N77°38'53"E 44.38 FEET TO A POINT FROM WHICH A 1/2" IRON PIN BEARS S87°32'41"E 27.85 FEET;
THENCE LEAVING SAID CENTERLINE S87°32'41"E 415.84 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS N02°56'59"E 0.58 FEET;
THENCE N02°56'59"E 99.55 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS N02°56'59"E 12.58 FEET;
THENCE S87°06'12"E 473.02 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS N87°06'12"W 178.43 FEET;
THENCE S02°07'35"W 529.86 FEET TO A POINT FROM WHICH A 5/8" IRON PIN BEARS N02°07'35"E 0.43 FEET;
THENCE N87°04'48"W 783.80 FEET TO A POINT FROM WHICH A BENT 5/8" IRON PIN BEARS S02°19'43"W 3.73 FEET;
THENCE N02°19'43"E 240.70 FEET TO A 1/2" IRON PIN;
THENCE N87°06'12"W 193.28 FEET TO A 1/2" IRON PIN, CONTINUING 195.95 TO A 1/2" IRON PIN, CONTINUING TO A 1/2" IRON PIN FOR TOTAL DISTANCE OF 543.54 FEET TO THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28;
THENCE ALONG SAID WEST LINE N02°28'00"E 46.33 FEET TO THE POINT OF BEGINNING, CONTAINING 10.91 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD AND BOB MILLS ROAD ALONG THE WEST AND NORTH 48TH STREET ALONG THE EAST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28;
THENCE S02°28'00"W 745.56 FEET TO THE POINT OF BEGINNING;
THENCE S87°06'12"E 154.31 TO A 1/2" IRON PIN, CONTINUING 195.95 TO A 1/2" IRON PIN, CONTINUING TO A 1/2" IRON PIN FOR TOTAL DISTANCE OF 543.54 FEET;
THENCE S02°19'43"W 81.94 FEET;
THENCE N87°05'44"W 543.74 FEET TO THE WEST LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 28;
THENCE ALONG SAID WEST LINE N02°28'00"E 81.86 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD ALONG THE WEST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18

**NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF
THE SW 1/4 OF SAID SECTION 28;
THENCE S02°28'00"W 827.42 FEET TO THE POINT OF BEGINNING;
THENCE S87°05'44"E 543.74 FEET;
THENCE S02°19'43"W 76.82 FEET;
THENCE N87°05'17"W 543.93 FEET TO THE WEST LINE OF THE SE
1/4 OF THE SW 1/4 OF SAID SECTION 28;
THENCE ALONG SAID WEST LINE N02°28'00"E 76.75 FEET TO THE
POINT OF BEGINNING, CONTAINING 0.96 ACRES, MORE OR LESS
AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD
ALONG THE WEST AND SUBJECT TO ANY AND ALL EASEMENTS
OF RECORD OR FACT.**

ALSO

**PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 18
NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF
THE SW 1/4 OF SAID SECTION 28;
THENCE S02°28'00"W 904.17 FEET TO THE POINT OF BEGINNING;
THENCE S87°05'17"E 543.93 FEET;
THENCE S02°19'43"W 81.94 FEET TO A POINT FROM WHICH A BENT
5/8" IRON PIN BEARS S02°19'43"W 3.73 FEET;
THENCE N87°04'48"W 544.12 FEET TO THE WEST LINE OF THE SE
1/4 OF THE SW 1/4 OF SAID SECTION 28;
THENCE ALONG SAID WEST LINE N02°28'00"E 81.86 FEET TO THE
POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS
AND SUBJECT TO THE RIGHT-OF-WAY OF OAK GROVE ROAD
ALONG THE WEST AND SUBJECT TO ANY AND ALL EASEMENTS
OF RECORD OR FACT.**

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Medium/High Density Multi-family Residential District (MF-16) to Planned Unit Development (PUD) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

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

From Medium/High Density Multi-family Residential District (MF-16) to Planned Unit Development (PUD).

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Public Hearing Sign Posted on or Prior to: 10/21/2022

Public Hearing Sign Posted By Planning Department Staff

S PUBLIC HEARING SIGN LOCATION



City of Springdale, Clayton Sedberry

Planning Commission Meeting
November 1, 2022

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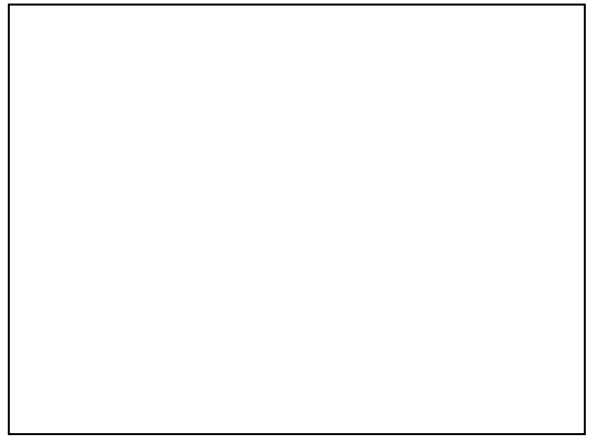


PROJECT: R22-69
APPLICANT: Elm Springs Apartments, LLC
(The Ramsey at Elm Springs)
REQUEST: From MF-16 to PUD



SPRINGDALE
WE'RE MAKING IT HAPPEN

Page 5



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-2) TO LOW/MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-4) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of November 1, 2022 for hearing the matter of a petition of Vick Enterprises, LLC, requesting that the following described tract of real estate to be zoned from Low Density Multi-family Residential District (MF-2) to Low/Medium Density Multi-family Residential District (MF-4).

Layman's Description: Lot 7B in Howard Acres

Legal Description: A PART OF LOT 7 IN BLOCK 4 IN HOWARD ACRES, A SUBDIVISION OF PART OF SW $\frac{1}{4}$ OF SECRION 19, TOWNSHIP 18 NORTH OF RANGE 29 WEST, ACCORDING TO PLAT FILED OCTOBER 2, 1964 AT PLAT RECORD E, PAGE 79, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE N02°51'53"E 112.89' TO A SET IRON PIN, THENCE S86°48'32"E 132.09' TO A SET IRON PIN, THENCE S11°15'44"W 114.02' TO A SET IRON PIN FOUND IRON PIN, THENCE N86°48'32"W 115.44' TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Low Density Multi-family Residential District (MF-2) to Low/Medium Density Multi-family Residential District (MF-4) for the purposes of that Zoning Ordinance would be

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

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

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

From: Low Density Multi-family Residential District (MF-2) to Low/Medium Density Multi-family Residential District (MF-4).

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

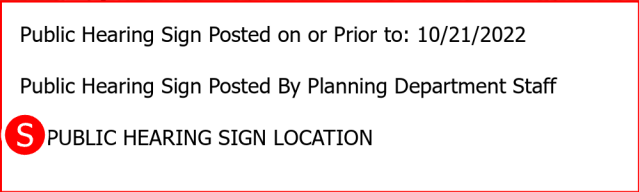
Doug Sprouse, Mayor

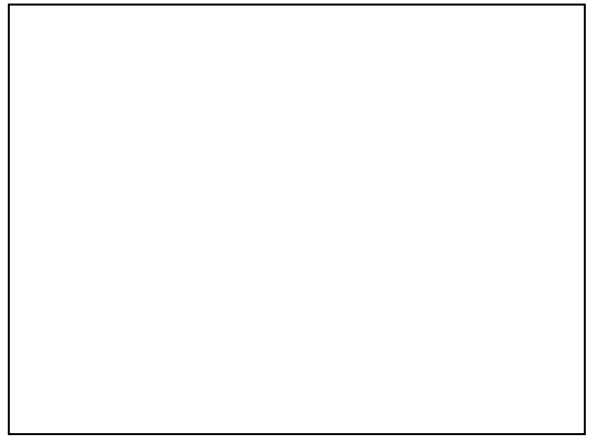
ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-1) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of November 1, 2022 for hearing the matter of a petition of Westdale Holdings, LLC, requesting that the following described tract of real estate to be zoned from Agricultural District (A-1) to Low Density Single Family Residential District (SF-1).

Layman's Description: South side of Har-Ber Avenue, east of West Elm Estates

Legal Description: A PART OF THE FRACTIONAL WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID FRACTIONAL WEST HALF AND RUNNING S86°51'50"E 594.63 FEET AND S03°09'01"W 620.94 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED IN THE CENTERLINE OF HAR BER AVENUE, AND RUNNING ALONG SAID CENTERLINE S86°47'08"E 391.02 FEET; THENCE LEAVING SAID CENTERLINE S02°43'57"W 1651.79 FEET TO THE CENTERLINE OF ARKANSAS HIGHWAY 112 (NORTH MAESTRI ROAD), AND RUNNING ALONG SAID CENTERLINE THE FOLLOWING 11 COURSES: N13°06'38"W 6.83 FEET; N19°08'47"W 49.96 FEET; N25°25'13"W 52.57 FEET; N31°54'04"W 56.15 FEET; N38°22'38"W 52.81 FEET; N44°16'21"W 52.63 FEET; N50°18'59" W 56.52 FEET; N56°04'03" W 55.34 FEET; N61°27'02" W 57.88 FEET; N67°53'18" W 60.69 FEET; N73°43'43"W 49.34 FEET THENCE

LEAVING SAID CENTERLINE N03°09'01"E 1314.41 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 12.91 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

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

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

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

From Agricultural District (A-1) to Low Density Single Family Residential District (SF-1).

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

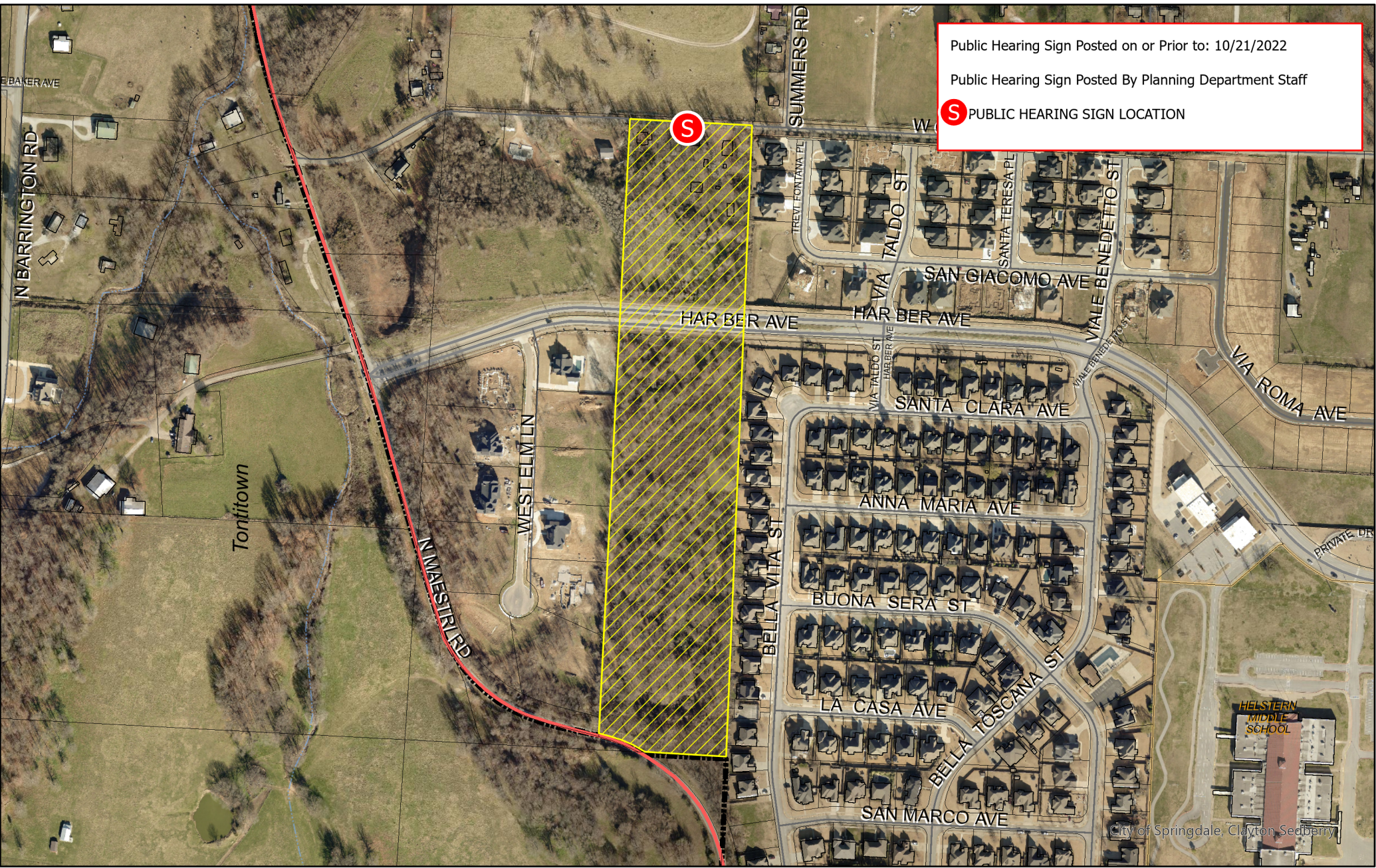
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

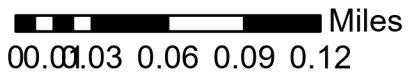


Public Hearing Sign Posted on or Prior to: 10/21/2022

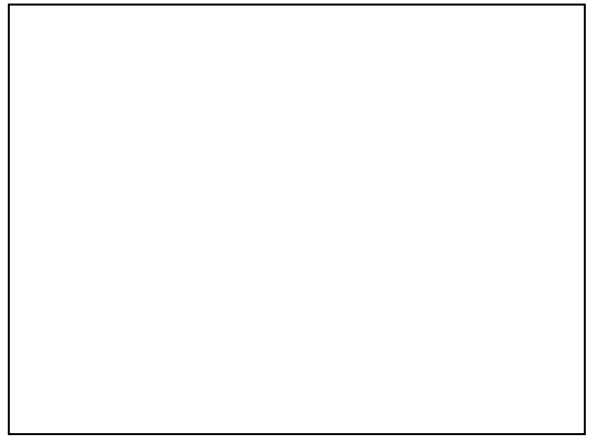
Public Hearing Sign Posted By Planning Department Staff

S PUBLIC HEARING SIGN LOCATION

Planning Commission Meeting
November 1, 2022



PROJECT: R22-71
APPLICANT: Westdale Holdings, LLC
REQUEST: From A-1 to SF-1



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO THOROUGHFARE COMMERCIAL DISTRICT (C-5) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of November 1, 2022 for hearing the matter of a petition of Partners Construction, LLC, requesting that the following described tract of real estate to be zoned from Agricultural District (A-1) to Thoroughfare Commercial District (C-5) a downgrade that Planning Commission approved.

Layman's Description: 700 S. 48th Street

Legal Description: SURVEY DESCRIPTION (Survey at Book 2018 Page 742):

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NW1/4; THENCE N01°33'45"E A DISTANCE OF 254.69 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE N88°40'48"W A DISTANCE OF 297.16 FEET TO A FOUND IRON PIN WITH CAP, "PLS 852"; THENCE N02°13'40"E A DISTANCE OF 229.90 FEET TO A FOUND IRON PIN WITH CAP, "PLS 852"; THENCE S88°40'48"E A DISTANCE OF 300.00 FEET TO A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE S02°13'40"W A DISTANCE OF 229.90 FEET TO A SET MAGNETIC NAIL WITH WASHER, "PLS 1156"; THENCE N88°40'48"W A DISTANCE OF 2.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1.58 ACRES (68,961 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF S. 48TH STREET (0.20 ACRES) ALONG THE EAST SIDE THEREOF, AND SUBJECT TO THE RIGHT-OF-WAY OF CENTRAL DRIVE (0.11 ACRES) ALONG THE SOUTH SIDE THEREOF, (NET AREA 1.27 ACRES) AND SUBJECT TO ALL

OTHER RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD
OR FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) to Thoroughfare Commercial District (C-5) a downgrade that Planning Commission approved for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

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

From Agricultural District (A-1) to Thoroughfare Commercial District (C-5) a downgrade that Planning Commission approved.

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

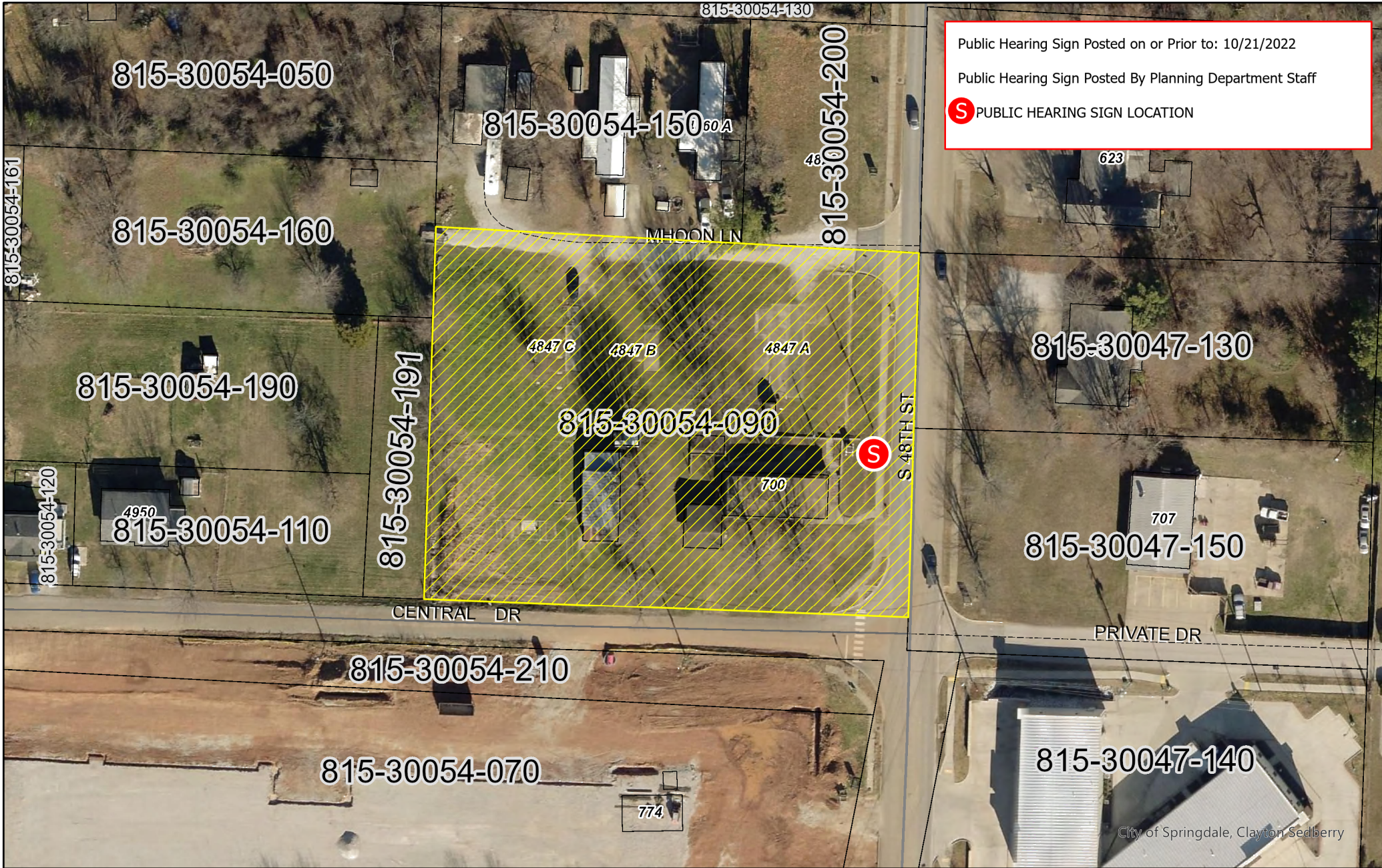
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



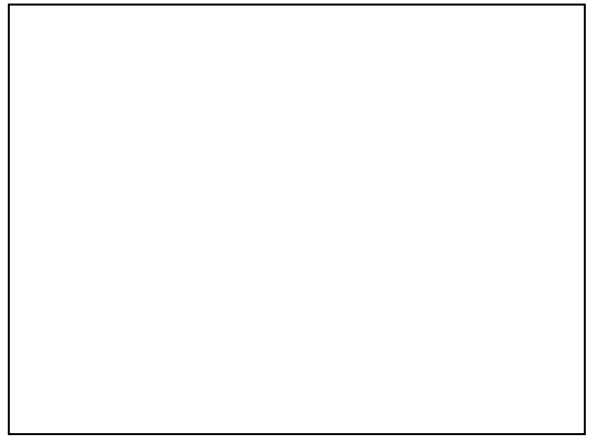
Planning Commission Meeting
November 1, 2022

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PROJECT: R22-74
APPLICANT: Partners Construction, LLC
REQUEST: From A-1 to C-6





ORDINANCE NO. _____

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

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of November 1, 2022 for hearing the matter of a petition of Commercial Space, LLC (Jeremiah Duggar) requesting that the following described tract of real estate to be zoned from General Commercial District (C-2) to Thoroughfare Commercial District (C-5) a downgrade that Planning Commission approved.

Layman's Description: Northwest corner of the intersection of S. 48th Street and Mhoon Lane.

Legal Description: Part of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), Township Seventeen (17) North, Range Thirty (30) West of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of said twenty acre tract, and running thence South 155 feet; thence West 100 feet; thence North 155 feet; thence East 100 feet; to the point of beginning. LESS and EXCEPT: 15 feet of equal and uniform width off the South side for a roadway and subject to the West right of way of Oak Grove Road.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from General Commercial District (C-2) to Thoroughfare Commercial District (C-5) a downgrade approved by the Planning Commission for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted,

citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

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

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

From General Commercial District (C-2) to Thoroughfare Commercial District (C-5) a downgrade approved by Planning Commission.

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

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Public Hearing Sign Posted on or Prior to: 10/21/2022

Public Hearing Sign Posted By Planning Department Staff

S PUBLIC HEARING SIGN LOCATION

815-30054-130

556 A

815-39353-000

815-30054-050

815-30054-150^{60 A}

815-30054-200

S

815-30047-120

623

815-30054-160

MIHOON LN

815-30047-142

815-30054-190

4847 C

4847 B

4847 A

815-30054-090

815-30047-130

815-30054-110

815-30054-191

700

815-30047-150

707

City of Springdale, Clayton Sedberry

Planning Commission Meeting
November 1, 2022

0 00.01 0.01 0.02 0.03 Miles



PROJECT: R22-75
APPLICANT: Commercial Space, LLC
REQUEST: From C-2 to C-6



SPRINGDALE
WE'RE MAKING IT HAPPEN

Page 12

RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE AT
THE NE CORNER OF E. ROBINSON & E. FRIENDSHIP
ROADS AS SET FORTH IN ORDINANCE NO. 4030**

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

WHEREAS, the Planning Commission held a public hearing on November 1, 2022 on a request by Ozarks Electric for a conditional use for a Use Unit 3 (Utility Facilities) in an Agricultural District (A-1) at the NE Corner of E. Robinson Ave. & S. Friendship Road; and

WHEREAS, following the public hearing the Planning Commission by a vote of seven (7) yes and zero (0) no recommends that a conditional use be granted to the Ozarks Electric for a Use Unit 3 (Utility Facilities) in an Agricultural District (A-1) at the NE Corner of E. Robinson Ave. & S. Friendship Road with the following conditions – No conditions set.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Ozarks Electric for a Use Unit 3 (Utility Facilities) in an Agricultural District (A-1) with the following conditions – no conditions set.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Public Hearing Sign Posted on or Prior to: 10/21/2022

Public Hearing Sign Posted By Planning Department Staff

S PUBLIC HEARING SIGN LOCATION

S

City of Springdale, Clayton Sedberry

Planning Commission Meeting
November 1, 2022

00.00 0.03 0.06 0.09 0.12 Miles



PROJECT: C22-20
APPLICANT: Ozarks Electric Cooperative Corporation
REQUEST: Use Unit 3 in an A-1



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO I-49 INDUSTRIAL PARK, PHASE II IN CONNECTION WITH L22-57 A LARGE SCALE DEVELOPMENT

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks 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 of street improvements to Graham Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-57 a Large Scale Development for I-49 Industrial Park, Phase II 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 Graham Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-57, a large scale development for I-49 Industrial Park, Phase II.

Commented [DP1]:

Option 2: Denies a waiver of street improvements to Graham Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-57, a large scale development for I-49 Industrial Park, Phase II.

Option 3: Approves payment in lieu of improvements to Graham Road in connection with L22-57, a large scale development for I-49 Industrial Park, Phase II with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to Graham Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights to be built in connection with L22-57, a large scale development for I-49 Industrial Park, Phase II.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

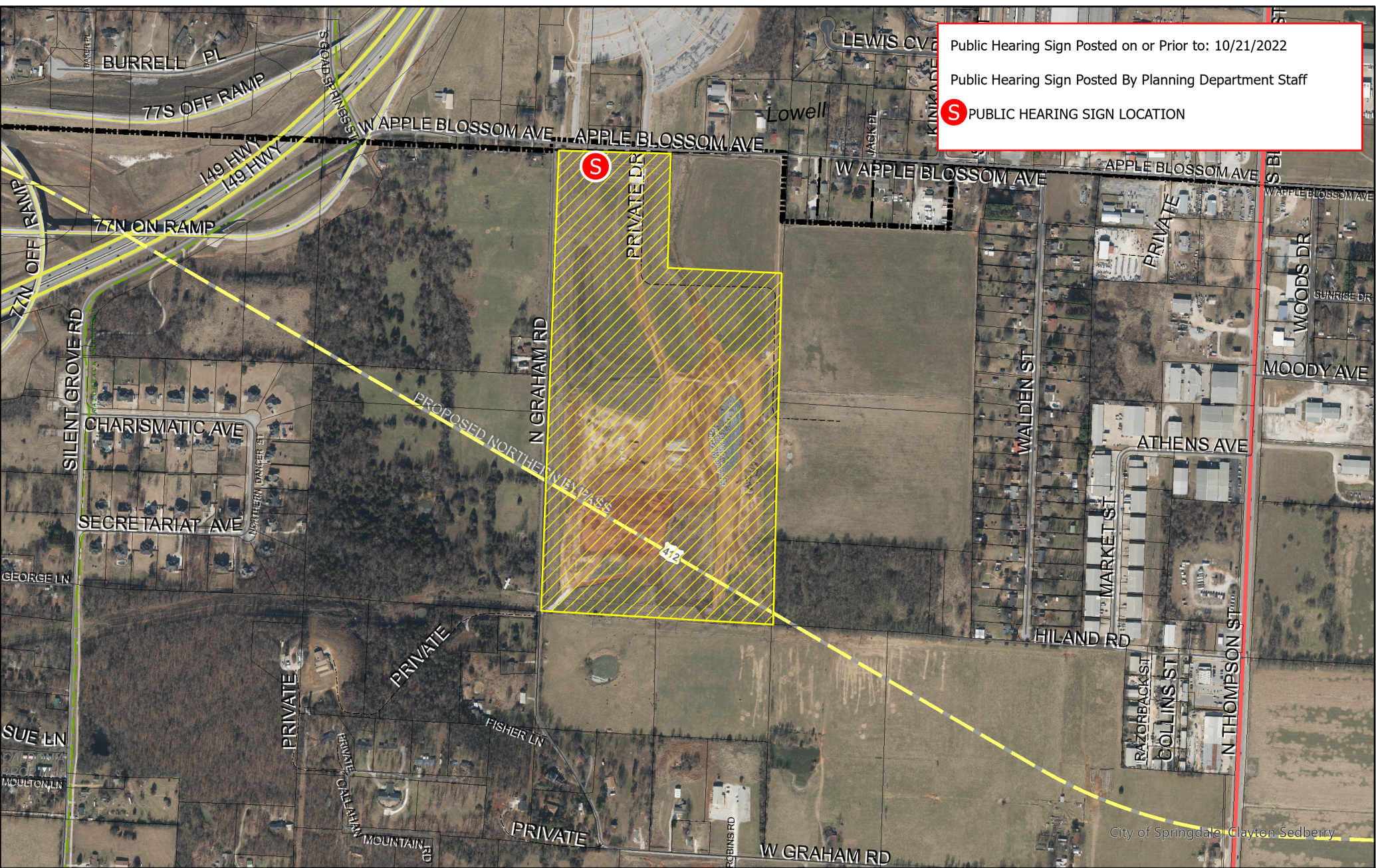
ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

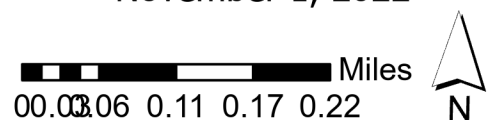
Ernest Cate, City Attorney

Public Hearing Sign Posted on or Prior to: 10/21/2022
 Public Hearing Sign Posted By Planning Department Staff
S PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
 November 1, 2022

PROJECT: W22-18
 APPLICANT: I-49 Industrial, LLC
 REQUEST: Waiver of Street Improvements



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO OZARKS ELECTRIC IN CONNECTION WITH L22-58 A LARGE SCALE DEVELOPMENT

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks 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 of street improvements to including drainage improvements related thereto, sidewalks in connection with L22-58 a Large Scale Development for Ozarks Electric and the Planning Commission recommends approval of the waiver request.

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

Option 1: Grants a waiver of street improvements to E. Robinson Avenue including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-58, a Large Scale Development for Ozarks Electric.

Option 2: Denies a waiver of street improvements to E. Robinson Avenue including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-58, a Large Scale Development for Ozarks Electric.

Option 3: Approves payment in lieu of improvements to E. Robinson Avenue in connection with L22-58, a Large Scale Development for Ozarks Electric with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to E. Robinson Avenue including drainage improvements related thereto, curbs, gutters, sidewalks and street lights to be built in connection with L22-58, a Large Scale Development for Ozarks Electric.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

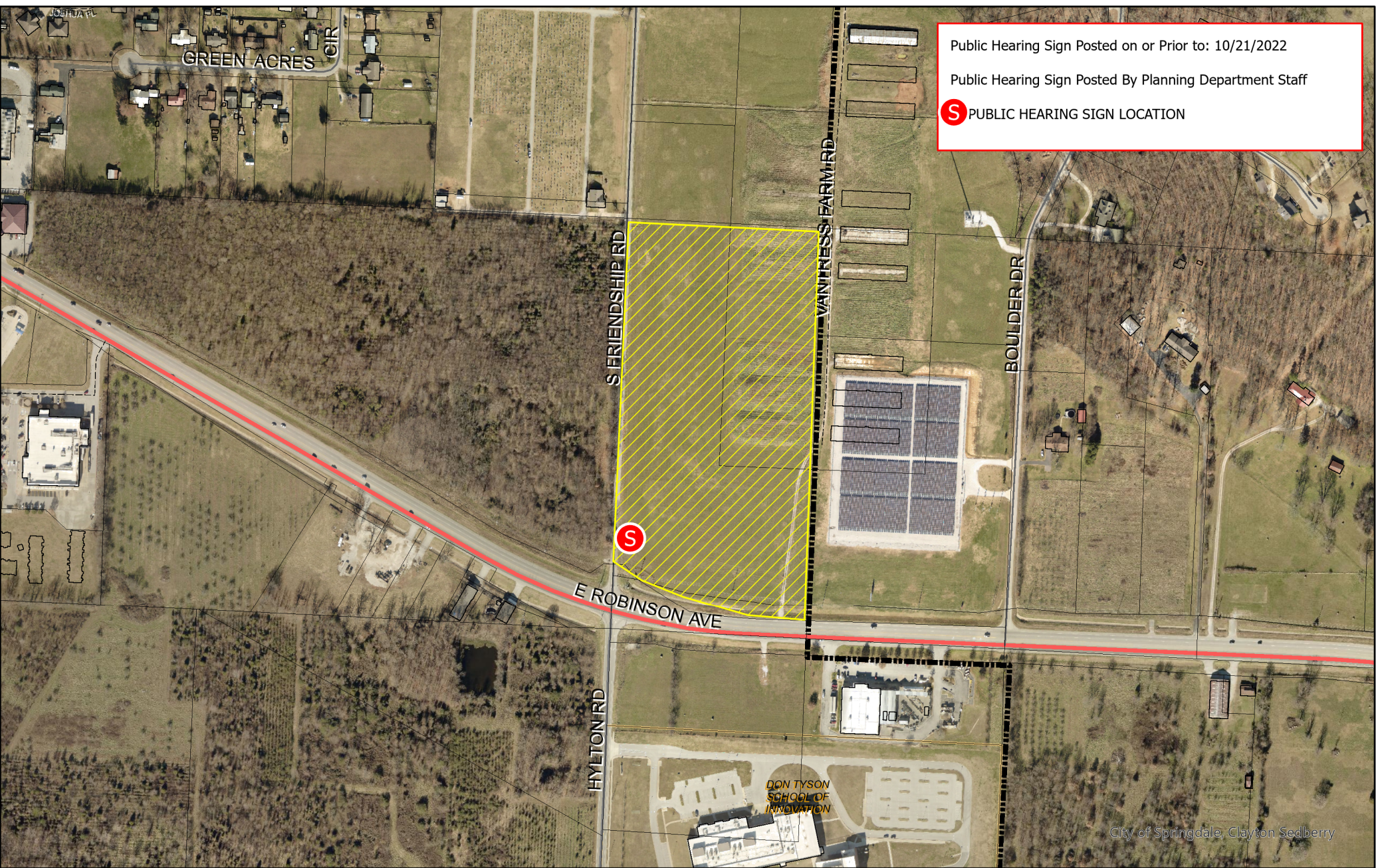
Doug Sprouse, Mayor

ATTEST:

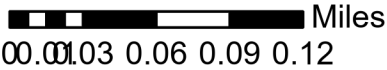
Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



Planning Commission Meeting
November 1, 2022



PROJECT: W22-19
APPLICANT: Ozarks Electric Cooperative Corporation
REQUEST: Waiver of Sidewalk Requirement



RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO THE RAMSEY AT SPRINGDALE IN CONNECTION WITH L22-59 A LARGE SCALE DEVELOPMENT

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks 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 of street improvements to E. Robinson Avenue including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-59, a large scale development for The Ramsey at Springdale 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 Bob Mills Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-59, a large scale development for Ozarks Electric.

Option 2: Denies a waiver of street improvements to Bob Mills Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-59, a large scale development for Ozarks Electric.

Option 3: Approves payment in lieu of improvements to Bob Mills Road in connection with L22-59, a large scale development for Ozarks Electric with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to E. Robinson Avenue including drainage improvements related thereto, curbs, gutters, sidewalks and street lights to be built in connection with L22-59, a Large Scale Development for Ozarks Electric.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Public Hearing Sign Posted on or Prior to: 10/21/2022

Public Hearing Sign Posted By Planning Department Staff

S PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
November 1, 2022

00.02 0.04 0.07 0.11 0.14 Miles



PROJECT: W22-20
APPLICANT: Elm Springs Apartments, LLC
(The Ramsey at Elm Springs)
REQUEST: Waiver of Street Improvements on Bob Mills Road

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO VILLAGE TRAVEL CENTER IN CONNECTION WITH L22-64 A LARGE SCALE DEVELOPMENT

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks 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 of street improvements to the end of 45th Street including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-64 a Large Scale Development for Village Travel 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 the end of N. 45th Street including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-64, a Large Scale Development for Village Travel Center.

Option 2: Denies a waiver of street improvements to the end of N. 45th Street including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-64, a Large Scale Development for Village Travel Center.

Option 3: Approves payment in lieu of improvements to the end of N. 45th Street in connection with L22-64, a Large Scale Development for Village Travel Center with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to the end of N. 45th Street including drainage improvements related thereto, curbs, gutters, sidewalks and street lights to be built in connection with L22-64, a Large Scale Development for Village Travel Center.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Public Hearing Sign Posted on or Prior to: 10/21/2022
Public Hearing Sign Posted By Planning Department Staff
S PUBLIC HEARING SIGN LOCATION



Planning Commission Meeting
November 1, 2022

00.00 0.02 0.04 0.06 0.08 Miles



PROJECT: W22-22
APPLICANT: Village Travel Center
REQUEST: Waiver of Storm Water Drainage
Requirement and Street Improvements



SPRINGDALE
WE'RE MAKING IT HAPPEN

Page 27

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING THE GUARANTEED
MAXIMUM PRICE FOR THE CONSTRUCTION OF THE
LUTHER GEORGE PARK IMPROVEMENT PROJECT.**

WHEREAS, on September 10, 2019, the City Council of the City of Springdale passed Resolution 91-19 authorizing the execution of a construction manager contract with Milestone Construction Company, LLC, for the Luther George Park Improvement Project;

WHEREAS, the Luther George Park Improvement Project has now been designed and bids taken from sub-contractors; and

WHEREAS, Milestone Construction Company, LLC, has proposed a guaranteed maximum price of \$11,738,372.00 for the Luther George Park Improvement Project.

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

1. The City Council accepts the guaranteed maximum price of \$11,738,372.00 submitted by Milestone Construction Company, LLC, for the Luther George Park Improvement Project.

2. The Mayor is hereby authorized to approve construction change orders as long as a change order does not exceed 10% of the guaranteed maximum price.

PASSED AND APPROVED this _____ day of _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

AIA® Document A133™ – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 8th day of November in the year 2022, 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 26th day of August in the year 2019 (the “Agreement”)

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

for the following **PROJECT:**

(Name and address or location)

Luther George Park
300 Park Street
Springdale, AR 72764

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

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as 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 necessary information and 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.

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 Eleven Million Seven Hundred Thirty Eight Thousand Three Hundred Seventy Two and

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User Notes: (3B9ADA3E)

no/100 (\$ 11,738,372.00), subject to additions and deductions by Change Order as provided in the Contract Documents. Two Million Dollars included in the above Guaranteed Maximum Price previously accounted for in Change Order No. 1

§ 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.)

Refer to Attachment "A" Bid Breakdown and Attachment "B" Value Engineering to Contract

§ 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
Refer to Attachment "B"	

§ 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.)

Notice to Proceed will be issued upon approval of Springdale City Council on or around November 29, 2022

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.

Init.

§ 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.)

☒ [X] Not later than Five Hundred Seventy Five (575) calendar days from the date of commencement of the Work.

☐ [] 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
Refer to Attachment "C"			

§ A.3.1.2 The following Specifications:

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

Refer to Attachment "C"

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.)

Refer to Attachment "D"

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
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Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
Refer to Attachment "A"	

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

The Performance Pavillion is scheduled to be delivered to project site in April 2024. If there are delays in manufacturing or shipment that are out of the control of Milestone Construction Company, LLC., then additional time will be granted to Milestone for delivery and installation of the Performance Pavillion.

§ 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.)

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.)

- 1) CIG for design development, engineering, fabrication and delivery of Performance Pavillion.
- 2) Nouse Engineers for engineering review and providing a State of Arkansas Engineering stamp and seal for Performance Pavillion.
- 3) CPP, Inc. for wind tunnel testing.

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

OWNER (Signature)

Doug Sprouse, Mayor
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Sam Hollis, President
(Printed name and title)

Init.



Luther George Park
300 Park Street, Springdale, AR 72764
GMP 9/20/2022

Scope of Work	Amount
Bid Package No. 3A - Concrete	\$ 971,924
Bid Package No. 3B - Polished Concrete	\$ 2,500
Bid Package No. 4A - Stone Masonry	\$ 356,209
Bid Package No. 5A - Restroom Steel Supply	\$ 277,668
Bid Package No. 5B - Restroom Steel Erection	\$ 42,514
Bid Package No. 5C - Pavilion Steel Supply Allowance	\$ 3,125,336
Bid Package No. 5D - Pavilion Steel Erection	\$ 522,725
Bid Package No. 6B - Wood Rainscreen Siding	\$ 57,780
Bid Package No. 7A - Joint Sealants	\$ 21,524
Bid Package No. 8A - Doors, Frames, & Hardware Supply	\$ 26,922
Bid Package No. 8B - Door & Hardware Installation	\$ 1,620
Bid Package No. 9A - Metal Studs, Drywall, & Insulation	\$ 19,914
Bid Package No. 9C - Flooring	\$ 500
Bid Package No. 9G - Painting	\$ 83,485
Bid Package No. 9M - Fixed Sound Absorptive Panels (Supply)	\$ 38,828
Bid Package No. 9N - Install Sound Absorptive Panels	\$ 12,314
Bid Package No. 10A - Restroom Accessories Supply	\$ 11,414
Bid Package No. 10B - Specialties Installation	\$ 1,260
Bid Package No. 10D - Signage	\$ 17,779
Bid Package No. 10K - Toilet Compartments	\$ 66,170
Bid Package No. 11H - Playground Equipment	\$ 508,042
Bid Package No. 11K - Multi-Hoop Basketball Goals	\$ 157,624
Bid Package No. 12E - Site Furnishings	\$ 188,707
Bid Package No. 22A - Plumbing	\$ 93,832
Bid Package No. 23A - HVAC	\$ 11,205
Bid Package No. 26A - Electrical	\$ 1,056,695
Bid Package No. 31A - Earthwork and Storm Drainage	\$ 1,295,453
Bid Package No. 31B - Termite Treatment	\$ 110
Bid Package No. Pavement Specialties	\$ 6,500
Bid Package No. 32D - Landscaping and Irrigation	\$ 717,235
Bid Package No. 33A - Site Utilities	\$ 561,612
Allowance #1 - Custom Wood Playground Equipment	\$ 750,000
Allowance #2 - Asbestos Survey	\$ 2,500
Allowance #3 - Playground Safety Inspector	\$ 1,000
Allowance #4 - Adjust Gas Line	\$ 7,500
Allowance #5 - Demo OH Electrical Lines	\$ 35,000
Allowance #6 - Building Permit	\$ 31,990
Allowance #7 - AV Wiring	\$ 150,000
Supervision	\$ 318,712
General Conditions	\$ 576,411
Builder's Risk Insurance	\$ 19,764
General Liability Insurance	\$ 88,682
Bond Cost	\$ 107,910
Construction Contingency	\$ 263,515
Overhead & Fee	\$ 567,377
Total	\$ 13,175,762

Luther George Park
Value Analysis / Alternates
November 7, 2022



	VA / Alternate Items	Anticipated Budget Change	Accepted	Pending	Rejected	Mutually Exclusive
1	Modify Design for Pavilion	\$ (215,860)			x	
2	Reduce or Eliminate Custom Playground Allowance	\$ (809,475)	x			
3	Restroom - Change Plumbing Fixtures	\$ (37,776)	x			
4	Restroom - Change Door Hardware	\$ (5,397)	x			
5	Restroom - Change Interior Wood Finish to Steel	\$ (33,221)	x			
6	Restroom - Change Toilet Partitions	\$ (32,379)	x			
7	Restroom - Change Color of Polished Concrete	\$ (3,238)	x			
8	Restroom - Change Light Fixtures	Pending		x		
9	Deduct AV Allowance	\$ (161,895)	x			
10	Electrical - Change Light Fixtures (Estimated)	\$ (26,983)		x		
11	Reduce Width of Main Sidewalk to 8' in Lieu of 10'	\$ (27,781)	x			
12	Landscaping - Change 10" Sycamore Trees to 5" Sycamore Trees	\$ (53,965)	x			
13	Landscaping - Change Decomposed Granite to Concrete @ Central Plaza	Pending		x		
14	Leave Existing Parks Dept. Office - Do Not Demo	\$ (26,983)	x			
15	Change Fescue Sod to Bermuda	\$ (20,291)	x			
16	Change 3" & 4" Trees to 2"	\$ (13,275)		x		
17	City Waive Building Permit Fees	\$ (34,527)	x			
18	Bid Alternate #1 - Delete Stone Seating Area	\$ (116,392)		x		
19	VE Alternate 1 - Eliminate Slide Mound	Pending		x		
20	VE Alternate 2 - Eliminate One Multi-Hoop Basketball Goal	Pending		x		
21	VE Alternate 3 - Eliminate Sensory Play Area	Pending		x		
22	Eliminate 5' East Sidewalk	\$ (19,413)	x			
23	Eliminate Painting of Concrete at Multi Hoop Basketball Goals	\$ (45,627)	x			
24	Delete Round Picnic Tables (\$2,183/EA) Up to 21 Available	\$ (49,490)	x			
25	Delete Walk-In Picnic Tables (\$2,062/EA) Up to 28 Available	\$ (62,324)	x			
26	Delete Bistro Tables w/ 3 Chairs (\$2,151/EA) Up to 5 Available	\$ (11,608)	x			
27	Milestone Deduct	\$ (2,000)	x			
28		\$ -		x		
29		\$ -		x		
30		\$ -		x		
31		\$ -		x		
32		\$ -		x		
33		\$ -		x		
34		\$ -		x		
35		\$ -		x		
36		\$ -		x		
37		\$ -		x		
38		\$ -		x		

Total APPROVED: \$ (1,437,390)
Total PENDING: \$ (156,650)
Total REJECTED: \$ (215,860)

Current Cost: \$ 13,175,762
Approved Deductive Items: (1,437,390)
Contract Amount: \$ 11,738,372

Target Budget \$ 11,738,609
Difference 237



Luther George Park – 300 Park Street, Springdale, AR 72764

Specifications dated April 15, 2021

DIVISION 00 - GENERAL CONDITIONS

Section 00 10 05.01 Landscape Architecture Certifications Page
Section 00 10 05.02 Civil Engineering Certifications Page
Section 00 10 05.03 Structural Engineering Certifications Page
Section 00 10 05.04 Architecture Certifications Page
Section 00 10 05.05 Mechanical Electrical Plumbing Engineering Certifications Page
Milestone Bid Manual
Invitation to Bid
Proposal Procedure
Contractor's Local Agents Affidavit of Qualifications
Sample Subcontract
Preliminary Schedule
Insurance Requirements
Bid Packages
Section 00 26 00 Procurement Substitution Procedures
Section 00 31 19 Existing Condition Information
Section 00 31 32 Geotechnical Data
Section 00 31 43 Permit Application
Section 00 41 13 Bid Form – Stipulated Sum (Single Prime Contract)
Section 00 43 13 Bid Security Forms
Section 00 43 21 Allowance Form
Section 00 43 23 Alternates Form
Section 00 43 73 Proposed Schedule of Values Form
Section 00 43 93 Bid Submittal Checklist
Section 00 60 00 Project Forms

DIVISION 01 - GENERAL REQUIREMENTS

Section 01 10 00 Summary
Section 01 21 00 Allowances
Section 01 23 00 Alternates
Section 01 25 00 Substitution Procedures
Section 01 26 00 Contract Modification Procedures
Section 01 29 00 Payment Procedures
Section 01 31 00 Project Management and Coordination
Section 01 32 00 Construction Progress Documentation
Section 01 32 33 Photographic Documentation
Section 01 33 00 Submittal Procedures
Section 01 40 00 Quality Requirements



Section 01 41 00 Structural Tests and Special Inspections
Section 01 42 00 References
Section 01 45 23 Testing and Inspection
Section 01 50 00 Temporary Facilities and Controls
Section 01 56 39 Landscape Protection During Construction
Section 01 60 00 Product Requirements
Section 01 73 00 Execution
Section 01 73 29 Cutting and Patching
Section 01 74 19 Construction Waste Management and Disposal
Section 01 77 00 Closeout Procedures
Section 01 78 23 Operation and Maintenance Data
Section 01 78 39 Project Record Documents
Section 01 79 00 Demonstration and Training

DIVISION 02 - EXISTING CONDITIONS

Section 02 41 19 Selective Demolition

DIVISION 03 - CONCRETE

Section 03 30 00 Cast-In-Place Concrete
Section 03 35 43 Polished Concrete Finishing

DIVISION 04

Section 04 43 00 Stone Masonry

DIVISION 05 - METALS

Section 05 12 00 Structural Steel Framing
Section 05 12 10 Structural Steel Framing (Performance Pavilion Canopy)
Section 05 70 00 Ornamental Metals

DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

Section 06 10 00 Rough Carpentry
Section 06 16 00 Sheathing
Section 06 20 00 Carpentry

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

Section 07 21 13 Rigid Board Insulation
Section 07 27 00 Self-Adhering Water-Resistant Air Barrier Membrane
Section 07 46 23 Wood Rainscreen Siding
Section 07 92 00 Joint Sealers



DIVISION 08 – OPENINGS

Section 08 11 13 Steel Doors and Frames
Section 08 71 00 Door Hardware

DIVISION 09 – FINISHES

Section 09 22 16 Non-Structural Metal Framing
Section 09 29 00 Gypsum Board
Section 09 84 13 Fixed Sound Absorptive Panels
Section 09 91 13 Exterior Painting
Section 09 91 23 Interior Painting
Section 09 96 00 High Performance Coatings

DIVISION 10 – SPECIALTIES

Section 10 14 00 Signage
Section 10 21 00 Toilet Compartments
Section 10 28 00 Restroom Accessories

DIVISION 11 - EQUIPMENT

Section 11 68 00 Playfield Equipment and Structures
Section 11 68 01 Custom Play Equipment and Structures

DIVISION 12 - FURNISHINGS

Section 12 93 00 Site Furnishings

DIVISIONS 13 - 21

These divisions not used

DIVISION 22 - PLUMBING

Section 22 00 10 Basic Mechanical Requirements for Plumbing
Section 22 05 16 Expansion Fittings and Loops for Plumbing Piping
Section 22 05 17 Sleeves and Sleeve Seals for Plumbing Piping
Section 22 05 18 Escutcheons for Plumbing Piping
Section 22 05 23.12 Ball Valves for Plumbing Piping
Section 22 05 23.14 Check Valves for Plumbing Piping
Section 22 05 29 Hangers and Supports for Plumbing Piping and Equipment
Section 22 07 19 Plumbing Piping Insulation
Section 22 11 16 Domestic Water Piping
Section 22 11 19 Domestic Water Piping Specialties



Section 22 13 16 Sanitary Waste and Vent Piping
Section 22 13 19 Sanitary Waste Piping Specialties
Section 22 33 00 Electric, Domestic-Water Heaters

DIVISION 23 – HEATING, VENTILATING AND AIR CONDITIONING

Section 23 00 10 Basic Mechanical Requirements for HVAC
Section 23 05 29 Hangers and Supports for HVAC Piping and Equipment
Section 23 05 93 Testing, Adjusting, and Balancing for HVAC
Section 23 07 13 Duct Insulation
Section 23 31 13 Metal Ducts
Section 23 37 13 Diffusers, Registers, and Grilles
Section 23 73 13 Modular Indoor Central-Station Air-Handling Units

DIVISION 24, 25

These divisions not used

DIVISION 26 - ELECTRICAL

Section 26 00 00 General Electrical Requirements
Section 26 05 19 LV Electrical Power Conductors and Cables
Section 26 05 26 Grounding and Bonding for Electrical Systems
Section 26 05 29 Hangers and Supports for Electrical Systems
Section 26 05 33 Raceways and Boxes for Electrical Systems
Section 26 05 53 Identification for Electrical Systems
Section 26 09 61 Theatre Stage Lighting System
Section 26 22 13 Low Voltage Distribution Transformers
Section 26 24 16 Panelboards
Section 26 27 26 Wiring Devices
Section 26 28 16 Enclosed Switches and Circuit Breakers
Section 26 41 16 Audio Video System Clean Technical Power Requirements
Section 26 41 17 Audio Video System Raceway Requirements
Section 26 43 13 Surge Protection Devices
Section 26 51 00 Interior Lighting
Section 26 53 00 Emergency Lighting Fixtures
Section 26 56 00 Exterior Lighting

DIVISION 27 - COMMUNICATIONS

Section 27 41 16 Integrated Audio Video Systems and Equipment

DIVISION 28



MILESTONE™
CONSTRUCTION COMPANY, LLC

These divisions not used

DIVISION 31 – EARTHWORK

Section 31 10 00 Site Clearing
Section 31 20 00 Earth Moving
Section 31 63 29 Drilled Concrete Piers and Shafts

DIVISION 32 – EXTERIOR IMPROVEMENTS

Section 32 13 13 Concrete Paving
Section 32 15 00 Aggregate Surfacing
Section 32 17 26 Tactile Warning Surfacing
Section 32 18 13 Synthetic Turf
Section 32 18 40 Playground Protective Surfaces
Section 32 84 00 Planting Irrigation
Section 32 92 00 Turfgrasses
Section 32 93 00 Planting
Section 32 93 13 Bollards
Section 32 94 50 Soil Cells
Section 32 94 60 Planting Soil for Soil Cells

DIVISION 33 – UTILITIES

Section 33 11 00 Water Utility
Section 33 41 00 Storm Utility Drainage

ATTACHMENTS

Report of Subsurface Exploration and Geotechnical Evaluation Luther George Park Improvements



Luther George Park – 300 Park Street, Springdale, AR 72764

Drawing	Name	Date
G000	COVER SHEET AND CONTEXT MAP	4/15/2021
G001	INDEX	4/15/2021
1	BOUNDARY/IMPROVEMENT SURVEY	1/27/2019
2	TRACK 1 BOUNDARY/IMPROVEMENT SURVEY	1/27/2019
3	TRACK 2 BOUNDARY/IMPROVEMENT SURVEY	1/11/2019
4	TRACK 3 BOUNDARY/IMPROVEMENT SURVEY	1/27/2019
5	TRACK 4 BOUNDARY/IMPROVEMENT SURVEY	1/27/2019
6	TRACK 5 BOUNDARY/IMPROVEMENT SURVEY	1/27/2019
7	TRACK 6 & TRACK 7 BOUNDARY/IMPROVEMENT SURVEY	1/27/2019
SP000	SITE PREPARATION KEY PLAN	4/15/2021
SP001	SITE PREPARATION PLAN ZONE 1	4/15/2021
SP002	SITE PREPARATION PLAN ZONE 2	4/15/2021
SP003	SITE PREPARATION PLAN ZONE 3	4/15/2021
SP004	SITE PREPARATION PLAN ZONE 4	4/15/2021
SP005	SITE PREPARATION PLAN ZONE 5	4/15/2021
SP006	SITE PREPARATION PLAN ZONE 6	4/15/2021
SP110	SITE PREPARATION DETAILS	4/15/2021
C100	EROSION CONTROL PLAN	4/15/2021
C200	DRAINAGE PLAN	4/15/2021
C300	UTILITY PLAN (Addendum 1)	9/15/2022
C301	SANITARY SEWER PLAN & PROFILE (Addendum 1)	9/15/2022
C400	SITE DETAILS	4/15/2021
C401	EROSION CONTROL DETAILS	4/15/2021
C402	UTILITY DETAILS 1	4/15/2021
C403	UTILITY DETAILS 2	4/15/2021
L200	MATERIAL KEY PLAN	4/15/2021
L201	MATERIAL PLAN ZONE 1	4/15/2021
L202	MATERIAL PLAN ZONE 2	4/15/2021
L203	MATERIAL PLAN ZONE 3	4/15/2021
L204	MATERIAL PLAN ZONE 4	4/15/2021
L205	MATERIAL PLAN ZONE 5	4/15/2021
L206	MATERIAL PLAN ZONE 6	4/15/2021
L210	JOINTING KEY PLAN	4/15/2021
L211	JOINTING PLAN ZONE 1	4/15/2021
L212	JOINTING PLAN ZONE 2	4/15/2021
L213	JOINTING PLAN ZONE 3	4/15/2021



L214	JOINTING PLAN ZONE 4	4/15/2021
L215	JOINTING PLAN ZONE 5	4/15/2021
L216	JOINTING PLAN ZONE 6	4/15/2021
L220	FURNISHING KEY PLAN	4/15/2021
L221	FURNISHING PLAN ZONE 1	4/15/2021
L222	FURNISHING PLAN ZONE 2	4/15/2021
L223	FURNISHING PLAN ZONE 3	4/15/2021
L224	FURNISHING PLAN ZONE 4	4/15/2021
L225	FURNISHING PLAN ZONE 5	4/15/2021
L226	FURNISHING PLAN ZONE 6	4/15/2021
L300	GRADING KEY PLAN	4/15/2021
L301	GRADING PLAN ZONE 1	4/15/2021
L302	GRADING PLAN ZONE 2	4/15/2021
L303	GRADING PLAN ZONE 3	4/15/2021
L304	GRADING PLAN ZONE 4	4/15/2021
L305	GRADING PLAN ZONE 5	4/15/2021
L306	GRADING PLAN ZONE 6	4/15/2021
L400	SOIL KEY PLAN	4/15/2021
L401	SOIL PLAN ZONE 1	4/15/2021
L402	SOIL PLAN ZONE 2	4/15/2021
L403	SOIL PLAN ZONE 3	4/15/2021
L404	SOIL PLAN ZONE 4	4/15/2021
L405	SOIL PLAN ZONE 5	4/15/2021
L406	SOIL PLAN ZONE 6	4/15/2021
L500	PLANTING KEY PLAN	4/15/2021
L501	PLANTING PLAN ZONE 1	4/15/2021
L502	PLANTING PLAN ZONE 2	4/15/2021
L503	PLANTING PLAN ZONE 3	4/15/2021
L504	PLANTING PLAN ZONE 4	4/15/2021
L505	PLANTING PLAN ZONE 5	4/15/2021
L506	PLANTING PLAN ZONE 6	4/15/2021
L507	SHRUB AND PERENNIAL ENLARGEMENT PLANS	4/15/2021
L508	SHRUB AND PERENNIAL ENLARGEMENT PLANS	4/15/2021
L550	PLANTING SCHEDULE	4/15/2021
L590	PLANTING DETAILS	4/15/2021
L591	PLANTING DETAILS	4/15/2021
L592	PLANTING DETAILS	4/15/2021
L593	PLANTING DETAILS	4/15/2021
L600	IRRIGATION PLAN	4/15/2021
L801	CREEK STONE EMBANKMENT ENLARGEMENT	4/15/2021



L802	CREEK STONE EMBANKMENT DETAILS	4/15/2021
L803	CREEK STONE EMBANKMENT LAYOUT PLANS	4/15/2021
L804	PAINTING ENLARGEMENT PLAN A	4/15/2021
L805	PAINTING ENLARGEMENT PLAN B	4/15/2021
L806	CREEK SEATING AREA ENLARGEMENT, ALTERNATE	4/15/2021
L807	CREEK SEATING AREA SECTIONS, ALTERNATE 1	4/15/2021
L808	CREEK SEATING AREA SECTIONS & DETAILS, ALTERNATE 1	4/15/2021
L811	PLAYGROUND ENLARGEMENT KEY PLAN	4/15/2021
L812	PLAYGROUND ENLARGEMENT ZONE A	4/15/2021
L813	PLAYGROUND ENLARGEMENT ZONE B	4/15/2021
L814	MULTI-HOOP BASKETBALL GOAL DETAILS	4/15/2021
L815	CONTRABASS CHIMES DETAILS	4/15/2021
L816	SWINGSET DETAILS	4/15/2021
L817	SENSORY PLAY EQUIPMENT	4/15/2021
L818	STONE EMBANKMENT & SLIDES	4/15/2021
L819	STONE EMBANKMENT & SLIDES	4/15/2021
L890	PLAYGROUND MATERIALS DETAILS	4/15/2021
L901	LANDSCAPE DETAILS	4/15/2021
L902	LANDSCAPE DETAILS	4/15/2021
L903	LANDSCAPE DETAILS	4/15/2021
L904	LANDSCAPE DETAILS	4/15/2021
L905	LANDSCAPE DETAILS	4/15/2021
L920	SITE FURNISHING DETAILS	4/15/2021
S.000	GENERAL NOTES AND SCHEDULE OF SPECIAL INSPECTIONS	4/15/2021
S.100	FOUNDATION PLAN - PERFORMANCE PAVILION	4/15/2021
S.101	FOUNDATION AND FRAMING PLAN - RESTROOM PAVILION	4/15/2021
S.102	STAGE PLAN AND DETAILS - PERFORMANCE PAVILION	4/15/2021
S.201	EXPLODED VIEW AND CONSTRUCTION SEQUENCE - RESTROOM PAVILION	4/15/2021
AG.100	PROJECT DESCRIPTION	4/15/2021
AG.300	3D VIEWS - PERFORMANCE PAVILION	4/15/2021
AG.301	3D VIEWS - PERFORMANCE PAVILION	4/15/2021
AG.302	3D VIEWS - PERFORMANCE PAVILION	4/15/2021
AG.303	3D VIEWS - PERFORMANCE PAVILION	4/15/2021
AG.310	3D VIEWS - RESTROOM PAVILION	4/15/2021
A.100	PLANS - PERFORMANCE PAVILION	4/15/2021
A.100.1	GEOMETRY - PERFORMANCE PAVILION	4/15/2021
A.101	PLANS - RESTROOM PAVILION	4/15/2021
A.200	BUILDING ELEVATIONS - PERFORMANCE PAVILION	4/15/2021
A.201	BUILDING ELEVATIONS - RESTROOM PAVILION	4/15/2021
A.210	BUILDING SECTIONS - PERFORMANCE PAVILION	4/15/2021



A.211	BUILDING SECTIONS - PERFORMANCE PAVILION	4/15/2021
A.212	BUILDING SECTIONS - RESTROOM PAVILION	4/15/2021
A.300	ENLARGED PLAN - PERFORMANCE PAVILION STAGE	4/15/2021
A.301	ENLARGED ELEVATIONS - PERFORMANCE PAVILION STAGE	4/15/2021
A.310	ENLARGED PLANS & INTERIOR ELEVATIONS - RESTROOM PAVILION	4/15/2021
A.311	ENLARGED PLANS & INTERIOR ELEVATIONS - RESTROOM PAVILION	4/15/2021
A.312	ENLARGED PLANS & INTERIOR ELEVATIONS - RESTROOM PAVILION	4/15/2021
A.400	REFLECTED CEILING PLAN - PERFORMANCE PAVILION	4/15/2021
A.401	REFLECTED CEILING PLAN - RESTROOM PAVILION	4/15/2021
A.500	WALL SECTIONS - PERFORMANCE PAVILION	4/15/2021
A.501	WALL SECTIONS - PERFORMANCE PAVILION	4/15/2021
A.510	WALL SECTIONS - RESTROOM PAVILION	4/15/2021
A.511	WALL SECTIONS - RESTROOM PAVILION	4/15/2021
A.520	DETAILS - PERFORMANCE PAVILION	4/15/2021
A.521	DETAILS - PERFORMANCE PAVILION	4/15/2021
A.530	DETAILS - RESTROOM PAVILION	4/15/2021
A.531	DETAILS - RESTROOM PAVILION	4/15/2021
A.600	SCHEDULES - FINISH/DOOR/WALL	4/15/2021
A.700	ARCHITECTURAL SIGNAGE	4/15/2021
TE1.1	STAGE LIGHTING SYSTEM - PANEL AND POWER LAYOUT, GROUND LEVEL PLAN	4/15/2021
TE1.2	STAGE LIGHTING SYSTEM - PANEL AND POWER LAYOUT, GROUND LEVEL RCP	4/15/2021
TE6.1	STAGE LIGHTING SYSTEM - ONE-LINE DIAGRAM AND SCHEDULE	4/15/2021
TE7.1	STAGE LIGHTING SYSTEM - FACEPLATE DETAILS	4/15/2021
AC001	ACOUSTICS NARRATIVE	4/15/2021
EA001	AUDIO VIDEO NARRATIVE	4/15/2021
EA002	AUDIO VIDEO NARRATIVE	4/15/2021
AV001	AUDIO VIDEO SYSTEMS LEGENDS AND NOTES	4/15/2021
AV002	AUDIO VIDEO SYSTEMS LEGENDS AND NOTES	4/15/2021
AV100	DEVICE LOCATIONS - OVERALL SITE	4/15/2021
AV101	DEVICE LOCATIONS - PERFORMANCE PAVILION	4/15/2021
AV102	DEVICE LOCATIONS - PERFORMANCE LAWN	4/15/2021
AV103	DEVICE LOCATIONS - PERFORMANCE PAVILION REFLECTED CEILING PLAN	4/15/2021
AV200	AV DETAILS	4/15/2021
AV300	AV PANEL ELEVATIONS	4/15/2021
AV400	AV SIGNAL FLOW DIAGRAMS	4/15/2021
AV501	AUDIO VIDEO INFRASTRUCTURE DETAILS	4/15/2021
AV502	AUDIO VIDEO INFRASTRUCTURE DETAILS	4/15/2021
AV602	AUDIO VIDEO TERMINATION AND CABLE SCHEDULE	4/15/2021
M0.01	GENERAL MECHANICAL INFORMATION	4/15/2021
M4.01	MECHANICAL ENLARGED PLANS	4/15/2021



M6.00	MECHANICAL DETAILS	4/15/2021
M7.00	MECHANICAL SCHEDULES	4/15/2021
P4.01	PLUMBING ENLARGED PLANS	4/15/2021
P5.00	SANITARY AND VENT RISER	4/15/2021
P6.00	PLUMBING DETAILS	4/15/2021
P7.00	PLUMBING SCHEDULES	4/15/2021
E0.01	GENERAL ELECTRICAL INFORMATION	4/15/2021
E2.00	ELECTRICAL SITE LIGHTING PHOTOMETRICS PLAN	4/15/2021
E2.01	ELECTRICAL SITE POWER PLAN	4/15/2021
E4.01	ELECTRICAL ENLARGED RESTROOM PLAN	4/15/2021
E4.02	ELECTRICAL ENLARGED YARD PLAN	4/15/2021
E4.03	ELECTRICAL ENLARGED PAVILION PLAN - RCP	4/15/2021
E5.00	ELECTRICAL DIAGRAMS	4/15/2021
E6.00	ELECTRICAL DETAILS	4/15/2021
E7.00	ELECTRICAL PANEL SCHEDULES	4/15/2021

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 14:06:21 ET on 11/08/2022.

PAGE 1

This Amendment dated the 8th day of November in the year 2022, 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 26th day of August in the year 2019 (the "Agreement")

...

Luther George Park
300 Park Street
Springdale, AR 72764

...

City of Springdale
201 Spring Street
Springdale, AR 72764

...

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

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Eleven Million Seven Hundred Thirty Eight Thousand Three Hundred Seventy Two and no/100 (\$ 11,738,372.00), subject to additions and deductions by Change Order as provided in the Contract Documents. Two Million Dollars included in the above Guaranteed Maximum Price previously accounted for in Change Order No. 1

...

Refer to Attachment "A" Bid Breakdown and Attachment "B" Value Engineering to Contract

...

Refer to Attachment "B"

...

[X] Established as follows:

...

Notice to Proceed will be issued upon approval of Springdale City Council on or around November 29, 2022

PAGE 3

[X] Not later than Five Hundred Seventy Five (575) calendar days from the date of commencement of the Work.

...

Refer to Attachment
"C"

...

Refer to Attachment "C"

...

Refer to Attachment "D"

PAGE 4

Refer to Attachment "A"

...

The Performance Pavillion is scheduled to be delivered to project site in April 2024. If there are delays in manufacturing or shipment that are out of the control of Milestone Construction Company, LLC., then additional time will be granted to Milestone for delivery and installation of the Performance Pavillion.

...

- 1) CIG for design development, engineering, fabrication and delivery of Performance Pavillion.
- 2) Nouse Engineers for engineering review and providing a State of Arkansas Engineering stamp and seal for Performance Pavillion.
- 3) CPP, Inc. for wind tunnel testing.

...

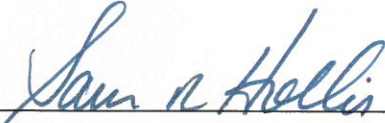
Doug Sprouse, Mayor
(Printed (Printed name and title))

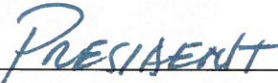
Sam Hollis, President
(Printed name and title)

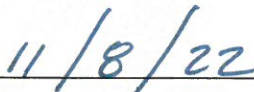
Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Sam Hollis, 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 14:06:21 ET on 11/08/2022 under Order No. 2114308287 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, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)


(Title)


(Dated)

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH CROSSLAND HEAVY CONTRACTORS, INC. FOR CONTRUCTION OF SOUTH DIXIELAND ROAD EXTENSION

WHEREAS, The City of Springdale opened sealed bids on November 1, 2022 with three bids received; and

WHEREAS, The apparent low bidder submitted an irregular bid and;

WHEREAS, Crossland Heavy Contractors, Inc. has successfully completed many projects of similar scope and size within the region; and

WHEREAS, the bid received is by Crossland Heavy Contractors, Inc. is 25% under the Engineers Estimate for the project:

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

Section 1. The Mayor and City Clerk are authorized to enter into a contract for the construction of South Dixieland Road Extension with Crossland Heavy Contractors, Inc. for \$7,741,106.75.

Section 2. The Mayor is authorized to execute change orders for the project up to 10% of the contract price.

PASSED AND APPROVED this 29th day of November, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Memo

To: Mayor Doug Sprouse, City Council
From: Ben Peters P.E.
Date: November 9, 2022
RE: South Dixieland Road Extension

Garver Engineers, acting as the City's agent opened sealed bids for the above referenced project via a zoom on November 1, 2022 at 2:00pm. Three bids were received, opened, and read aloud per the advertisement for bid.

The total project costs for each bid are as follows:

Boyles Construction, Inc.	\$	6,484,480.59
Crossland Heavy Contractors, Inc.	\$	7,741,106.75
APAC-Central, Inc.	\$	7,835,579.88
Engineer's Estimate	\$	10,340,596.50

After reviewing the bid tabulations and comparing the submitted bids to the Engineer's Estimate, it was discovered that the apparent low bidder, Boyles Construction, Inc., made an error in line item #68, Roadway Illumination Poles w/LED Luminaires. The Engineers estimate for line item #68 is \$600,000.00 while the line item for Boyles Construction is \$25,000.00

Because of this bid irregularity and because Boyles Construction Inc. has not worked with the City of Springdale before, we vetted their previous projects, financial condition, references, and current capacity to perform a contract of this size and scope.

It is our combined recommendation that the City reject the apparent low bid by Boyles Construction and award the contract to Crossland Heavy Contractors, Inc. Crossland Heavy Contractors, Inc. is currently constructing the Har-Ber/Emma Ave project and is ahead of schedule and under budget. They have a demonstrated ability to perform projects of this size and scope.



2049 E. Joyce Blvd.
Suite 400
Fayetteville, AR 72703
TEL 479.527.9100
FAX 479.527.9101
www.GarverUSA.com

November 10, 2022

Ben Peters, PE
City of Springdale
201 Spring Street
Springdale, AR 72764

Re: City of Springdale
S. Dixieland Road Extension
Recommendation of Award

Dear Ben:

Bids were received for the "S. Dixieland Road Extension" on Tuesday, November 1, 2022, at 2:00 p.m. The City received three (3) bids with Boyles Construction being the apparent low bidder.

Upon further review of the bid pricing from Boyles Construction we have found an irregularity in the unit price bid for Item #68, Roadway Illumination Poles. Boyles Construction's lump sum unit price bid for this item was \$25,000 compared to \$600,000 in the Engineer's Opinion of Probable Cost. The other two bids received for Item #68 were \$394,000 and \$611,900.

In addition, the Contractors' Statement of Qualifications for Boyles Construction listed the available credit in the amount of \$400,000 and listed limited available equipment. According to Boyles Construction, they are also about to start construction of a \$4.75 million dollar roadway project for the City of Little Rock, Arkansas. Boyles Construction listed the completion date for this Little Rock project in the bid documents as 6/30/2022. Per our discussion with Boyles Construction this completion date should have been in 2023 which will coincide with the construction of the S. Dixieland Road project.

The Unit Price Bid Proposal, signed by the Contractor, states that "*Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.*" The bids are also subject to review per Section 102.01, Qualifications of Bidders, of the City Standard Specifications for Street and Drainage Construction, which states "*The Owner may make such investigations as deemed necessary to determine the ability of the Bidder to perform the work, and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the contract and to complete the work contemplated therein.*"

The second lowest bidder, Crossland Heavy Contractors, submitted a bid for the project in the total amount of \$7,741,106.75. The Engineer's Opinion of Probable Cost was \$10,340,596.50. Crossland Heavy's bid for this project was 25% below the Engineer's Opinion of Probable Cost. Upon review of the available information provided by Boyes Construction, we are recommending that the City consider

utilizing the rights as listed in the project bid documents and award the S. Dixieland Road project to Crossland Heavy Contractors.

Please call me if you have any questions.

Sincerely,

GARVER, LLC

A handwritten signature in blue ink that reads "D. Jeffrey Webb". The signature is written in a cursive, flowing style.

D. Jeffrey Webb, P.E.
Project Manager

Attachments: Bid Tabulation

CITY OF SPRINGDALE
S. DIXIELAND ROAD EXTENSION EDA# 08-79-05591
BID TABULATION - SCHEDULE 1
November 1, 2022 - 2:00 p.m.

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Boyles Construction		Crossland Heavy Contractors		APAC-Central Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	111	Roadway Construction Control	LS	1	\$350,000.00	\$350,000.00	\$80,000.00	\$80,000.00	\$152,000.00	\$152,000.00	\$97,500.00	\$97,500.00
2	112	Trench and Excavation Safety Systems	LS	1	\$85,000.00	\$85,000.00	\$20,000.00	\$20,000.00	\$8,000.00	\$8,000.00	\$5,400.00	\$5,400.00
3	201	Clearing and Grubbing	LS	1	\$250,000.00	\$250,000.00	\$65,000.00	\$65,000.00	\$120,000.00	\$120,000.00	\$126,500.00	\$126,500.00
4	202, SP-7	Undercut and Backfill	CY	16,000	\$37.00	\$592,000.00	\$20.30	\$324,800.00	\$28.00	\$448,000.00	\$34.50	\$552,000.00
5	202, SP-7	Rock Excavation	CY	500	\$175.00	\$87,500.00	\$44.00	\$22,000.00	\$165.00	\$82,500.00	\$156.80	\$78,400.00
6	202, SP-7	Unclassified Excavation (Plan Quantity)	CY	14,691	\$15.00	\$220,365.00	\$12.00	\$176,292.00	\$14.00	\$205,674.00	\$17.20	\$252,685.20
7	202, SP-7	Embankment (Plan Quantity)	CY	4,425	\$25.00	\$110,625.00	\$18.00	\$79,650.00	\$22.00	\$97,350.00	\$17.40	\$76,995.00
8	203	Subgrade Preparation (Plan Quantity)	SY	22,987	\$5.00	\$114,935.00	\$2.50	\$57,467.50	\$3.50	\$80,454.50	\$1.80	\$41,376.60
9	204	Curb Backfill and Grading	Sta.	56	\$3,900.00	\$218,400.00	\$400.00	\$22,400.00	\$3,000.00	\$168,000.00	\$1,330.00	\$74,480.00
10	204, SP-8	4" Topsoil Placement (Yard Areas)	SY	57,463	\$5.00	\$287,315.00	\$5.50	\$316,046.50	\$3.75	\$215,486.25	\$4.10	\$235,598.30
11	205	Undercut and Stone Backfill	Ton	2,500	\$65.00	\$162,500.00	\$31.00	\$77,500.00	\$30.00	\$75,000.00	\$29.10	\$72,750.00
12	301	18" Class III R.C. Pipe	LF	1,580	\$181.00	\$285,980.00	\$94.60	\$149,468.00	\$110.00	\$173,800.00	\$67.70	\$106,966.00
13	301	24" Class III R.C. Pipe	LF	139	\$190.00	\$26,410.00	\$106.80	\$14,845.20	\$125.00	\$17,375.00	\$101.90	\$14,164.10
14	301	36" Class III R.C. Pipe	LF	68	\$240.00	\$16,320.00	\$188.90	\$12,845.20	\$245.00	\$16,660.00	\$194.70	\$13,239.60
15	301	30" x 19" Class III Elliptical R.C. Pipe	LF	1,320	\$215.00	\$283,800.00	\$138.60	\$182,952.00	\$140.00	\$184,800.00	\$125.80	\$166,056.00
16	301	38" x 24" Class III Elliptical R.C. Pipe	LF	688	\$300.00	\$206,400.00	\$168.00	\$115,584.00	\$200.00	\$137,600.00	\$125.20	\$86,137.60
17	301	24" R.C. F.E.S.	EA	6	\$1,100.00	\$6,600.00	\$1,000.00	\$6,000.00	\$1,200.00	\$7,200.00	\$1,650.20	\$9,901.20
18	301	36" R.C. F.E.S.	EA	1	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$4,580.70	\$4,580.70
19	301	38" x 24" Elliptical R.C. F.E.S.	EA	1	\$1,600.00	\$1,600.00	\$1,500.00	\$1,500.00	\$1,800.00	\$1,800.00	\$4,211.00	\$4,211.00
20	302	4' Drop Inlet (Type MO)	EA	15	\$9,850.00	\$147,750.00	\$4,200.00	\$63,000.00	\$10,000.00	\$150,000.00	\$5,800.00	\$87,000.00
21	302	5' Drop Inlet (Type MO)	EA	3	\$10,900.00	\$32,700.00	\$4,900.00	\$14,700.00	\$11,000.00	\$33,000.00	\$8,640.00	\$25,920.00
22	302	6' Drop Inlet (Type MO)	EA	4	\$11,300.00	\$45,200.00	\$6,000.00	\$24,000.00	\$11,500.00	\$46,000.00	\$11,031.00	\$44,124.00
23	302	4' x 5' Rectangular Drop Inlet	EA	1	\$10,000.00	\$10,000.00	\$6,000.00	\$6,000.00	\$12,500.00	\$12,500.00	\$9,204.10	\$9,204.10
24	302	4' x 6' Rectangular Drop Inlet	EA	4	\$11,000.00	\$44,000.00	\$6,500.00	\$26,000.00	\$11,000.00	\$44,000.00	\$9,455.70	\$37,822.80
25	302	4' Junction Box (Type MO)	EA	1	\$9,850.00	\$9,850.00	\$4,200.00	\$4,200.00	\$9,800.00	\$9,800.00	\$8,140.00	\$8,140.00
26	302	5' Junction Box (Type MO)	EA	2	\$21,800.00	\$21,800.00	\$4,900.00	\$9,800.00	\$11,000.00	\$22,000.00	\$9,510.00	\$19,020.00
27	302	6' x 4' Type ST Junction Box	EA	1	\$13,500.00	\$13,500.00	\$6,500.00	\$6,500.00	\$12,500.00	\$12,500.00	\$11,497.00	\$11,497.00
28	302	7' x 5' Type ST Junction Box	EA	1	\$16,500.00	\$16,500.00	\$7,500.00	\$7,500.00	\$13,500.00	\$13,500.00	\$15,500.00	\$15,500.00
29	302	7' x 7' Type ST Junction Box	EA	1	\$17,100.00	\$17,100.00	\$8,000.00	\$8,000.00	\$14,500.00	\$14,500.00	\$16,080.00	\$16,080.00
30	302	4' Drop Inlet Extension	EA	10	\$1,950.00	\$19,500.00	\$3,150.00	\$31,500.00	\$2,000.00	\$20,000.00	\$1,600.00	\$16,000.00
31	302	8' Drop Inlet Extension	EA	15	\$3,500.00	\$52,500.00	\$4,525.00	\$67,875.00	\$3,650.00	\$54,750.00	\$2,420.00	\$36,300.00
32	303	4' x 3' Precast Concrete Box Culvert	LF	162	\$600.00	\$97,200.00	\$480.00	\$77,760.00	\$675.00	\$109,350.00	\$558.00	\$90,396.00
33	303	Wingwalls & Appurtenances (Single 4' x 3')	LS	1	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00	\$22,591.00	\$22,591.00
34	305	Channel Excavation (Plan Quantity)	CY	4,445	\$31.00	\$137,795.00	\$10.00	\$44,450.00	\$12.00	\$53,340.00	\$16.90	\$75,120.50
35	305	Erosion Control Fabric	SY	1,975	\$33.00	\$65,175.00	\$9.00	\$17,775.00	\$68.00	\$134,300.00	\$7.50	\$14,812.50
36	306	Rip Rap (20" Thick) (D50=9")	SY	70	\$60.00	\$4,200.00	\$34.00	\$2,380.00	\$78.00	\$5,460.00	\$170.00	\$11,900.00
37	306	Rip Rap (27" Thick) (D50=12")	SY	35	\$75.00	\$2,625.00	\$46.00	\$1,610.00	\$94.00	\$3,290.00	\$232.00	\$8,120.00
38	401, SP-9	4" Aggregate Base Course (Class 7)	SY	678	\$15.00	\$10,170.00	\$12.80	\$8,678.40	\$12.00	\$8,136.00	\$13.30	\$9,017.40
39	401, SP-9	6" Aggregate Base Course (Class 7)	SY	22,309	\$16.00	\$356,944.00	\$11.80	\$263,246.20	\$11.50	\$256,553.50	\$9.50	\$211,935.50
40	403, SP-10	Asphalt Concrete Hot Mix Surface Course	Ton	3,353	\$160.00	\$536,480.00	\$156.00	\$523,068.00	\$157.00	\$526,421.00	\$136.00	\$456,008.00
41	403, SP-10	Asphalt Concrete Hot Mix Binder Course	Ton	4,471	\$135.00	\$603,585.00	\$114.00	\$509,694.00	\$115.00	\$514,165.00	\$110.00	\$491,810.00
42	405	Asphalt Concrete Patching for Maintenance of Traffic	Ton	200	\$500.00	\$100,000.00	\$200.00	\$40,000.00	\$425.00	\$85,000.00	\$327.00	\$65,400.00
43	501, SP-11	Concrete Curb and Gutter	LF	8,194	\$30.00	\$245,820.00	\$22.00	\$180,268.00	\$24.00	\$196,656.00	\$24.00	\$196,656.00
44	501, SP-11	Concrete Rolled Curb and Gutter	LF	2,533	\$28.00	\$70,924.00	\$21.00	\$53,193.00	\$26.00	\$65,858.00	\$35.10	\$88,908.30
45	502	4" Thick Concrete Sidewalk	SY	1,646	\$80.00	\$131,680.00	\$54.20	\$89,213.20	\$73.00	\$120,158.00	\$59.50	\$97,937.00
46	502	6" Thick Concrete Sidewalk	SY	1,407	\$85.00	\$119,595.00	\$69.00	\$97,083.00	\$76.00	\$106,932.00	\$79.00	\$111,153.00
47	502 & SP-4	6" Thick Concrete Trail	SY	6,904	\$85.00	\$586,840.00	\$66.25	\$457,390.00	\$78.00	\$538,512.00	\$73.00	\$503,992.00
48	503	Concrete Aprons	SY	134	\$105.00	\$14,070.00	\$102.50	\$13,735.00	\$104.00	\$13,936.00	\$97.80	\$13,105.20
49	503	Concrete Driveway	SY	87	\$110.00	\$9,570.00	\$134.00	\$11,658.00	\$100.00	\$8,700.00	\$132.20	\$11,501.40
50	503	Aggregate Base Course Driveway	SY	69	\$16.00	\$1,104.00	\$38.00	\$2,622.00	\$28.00	\$1,932.00	\$94.00	\$6,486.00

CITY OF SPRINGDALE
S. DIXIELAND ROAD EXTENSION EDA# 08-79-05591
BID TABULATION - SCHEDULE 1
November 1, 2022 - 2:00 p.m.

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Boyles Construction		Crossland Heavy Contractors		APAC-Central Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
51	505, SP-16	Seeding	AC	8	\$6,000.00	\$48,000.00	\$2,940.00	\$23,520.00	\$5,000.00	\$40,000.00	\$2,400.00	\$19,200.00
52	505, SP-16	Sodding	SY	17,724	\$6.50	\$115,206.00	\$6.40	\$113,433.60	\$4.00	\$70,896.00	\$4.60	\$81,530.40
53	505, SP-16	Additional Watering	MG	224	\$95.00	\$21,280.00	\$40.00	\$8,960.00	\$90.00	\$20,160.00	\$11.30	\$2,531.20
54	SS&507	6" Striping (Thermoplastic)	LF	17,134	\$1.50	\$25,701.00	\$2.20	\$37,694.80	\$1.25	\$21,417.50	\$1.20	\$20,560.80
55	SS&507	12" Striping (Thermoplastic)	LF	1,482	\$15.00	\$22,230.00	\$15.00	\$22,230.00	\$15.00	\$22,230.00	\$13.50	\$20,007.00
56	SS&507	Pavement Symbols (Thermoplastic)	EA	30	\$600.00	\$18,000.00	\$312.50	\$9,375.00	\$600.00	\$18,000.00	\$450.00	\$13,500.00
57	SS&507	Yield Lines (Thermoplastic)	LF	24	\$38.00	\$912.00	\$31.25	\$750.00	\$32.00	\$768.00	\$28.00	\$672.00
58	509	Erosion Control	LS	1	\$150,000.00	\$150,000.00	\$52,875.00	\$52,875.00	\$60,000.00	\$60,000.00	\$36,200.00	\$36,200.00
59	510, SP-14	Traffic Control	LS	1	\$50,000.00	\$50,000.00	\$37,000.00	\$37,000.00	\$45,000.00	\$45,000.00	\$27,540.00	\$27,540.00
60	511	Mobilization (not to exceed 5% of contract price)	LS	1	\$450,000.00	\$450,000.00	\$280,000.00	\$280,000.00	\$220,000.00	\$220,000.00	\$285,600.00	\$285,600.00
61	512	6' Wood Privacy Fence	LF	2,703	\$50.00	\$135,150.00	\$32.00	\$86,496.00	\$32.00	\$86,496.00	\$41.40	\$111,904.20
62	512	Gates for 6' Wood Privacy Fence	LF	40	\$300.00	\$12,000.00	\$50.00	\$2,000.00	\$154.00	\$6,160.00	\$65.50	\$2,620.00
63	512	Barbed Wire Fence	LF	7,000	\$14.00	\$98,000.00	\$9.00	\$63,000.00	\$9.00	\$63,000.00	\$6.70	\$46,900.00
64	512, SP-28	15' Steel Gate	EA	2	\$2,100.00	\$4,200.00	\$2,030.00	\$4,060.00	\$2,100.00	\$4,200.00	\$1,010.00	\$2,020.00
65	513	Cast-in-Place Tactile Panel	SF	482	\$40.00	\$19,280.00	\$50.00	\$24,100.00	\$35.00	\$16,870.00	\$55.20	\$26,606.40
66	513	Handicap Ramp Concrete	SY	203	\$85.00	\$17,255.00	\$100.00	\$20,300.00	\$76.00	\$15,428.00	\$103.20	\$20,949.60
67	601	12" Cast-in Place Concrete Pavement	SY	633	\$175.00	\$110,775.00	\$160.00	\$101,280.00	\$165.00	\$104,445.00	\$154.00	\$97,482.00
68	SP-3	Roadway Illumination Poles w/LED Luminares	LS	1	\$600,000.00	\$600,000.00	\$25,000.00	\$25,000.00	\$394,000.00	\$394,000.00	\$611,900.00	\$611,900.00
69	SP-12	Permanent Regulatory Signs	SF	132	\$90.00	\$11,880.00	\$70.00	\$9,240.00	\$70.00	\$9,240.00	\$56.10	\$7,405.20
70	SP-13	Building Demolition and Disposal	LS	1	\$50,000.00	\$50,000.00	\$35,000.00	\$35,000.00	\$70,000.00	\$70,000.00	\$46,900.00	\$46,900.00
71	SP-19	Rectangular Rapid Flashing Beacon	EA	4	\$19,500.00	\$78,000.00	\$15,600.00	\$62,400.00	\$13,000.00	\$52,000.00	\$15,300.00	\$61,200.00
72	SP-20	Standard Mid-Block Crossing	EA	2	\$41,100.00	\$82,200.00	\$29,000.00	\$58,000.00	\$20,000.00	\$40,000.00	\$27,600.00	\$55,200.00
73	SP-27	4' Decorative Fence	LF	29	\$59.00	\$1,711.00	\$250.00	\$7,250.00	\$256.00	\$7,424.00	\$130.00	\$3,770.00
74	701, SP-26	System Local Controller TS2-Type 2 (8 Phases)	EA	1	\$65,000.00	\$65,000.00	\$59,375.00	\$59,375.00	\$45,000.00	\$45,000.00	\$49,100.00	\$49,100.00
75	702	Traffic Signal Head, LED, (3 Section, 1 Way)	EA	8	\$1,650.00	\$13,200.00	\$1,438.00	\$11,504.00	\$1,450.00	\$11,600.00	\$1,840.00	\$14,720.00
76	702	Traffic Signal Head, LED, (4 Section, 1 Way)	EA	1	\$1,800.00	\$1,800.00	\$160.00	\$160.00	\$1,650.00	\$1,650.00	\$2,700.00	\$2,700.00
77	704	Countdown Pedestrian Signal Head, Led	EA	6	\$2,100.00	\$12,600.00	\$1,690.00	\$10,140.00	\$1,700.00	\$10,200.00	\$2,700.00	\$16,200.00
78	705	Traffic Signal Cable (5c/14 A.W.G.)	LF	1,337	\$3.50	\$4,679.50	\$3.12	\$4,171.44	\$3.00	\$4,011.00	\$4.50	\$6,016.50
79	705	Traffic Signal Cable (7c/14 A.W.G.)	LF	145	\$4.25	\$616.25	\$3.50	\$507.50	\$4.00	\$580.00	\$5.60	\$812.00
80	705	Traffic Signal Cable (20c/14 A.W.G.)	LF	521	\$5.50	\$2,865.50	\$6.00	\$3,126.00	\$6.00	\$3,126.00	\$13.50	\$7,033.50
81	706	Galvanized Steel Conduit (2")	LF	14	\$60.00	\$840.00	\$43.75	\$612.50	\$44.00	\$616.00	\$93.50	\$1,309.00
82	707	Non-Metallic Conduit (2")	LF	23	\$31.00	\$713.00	\$18.75	\$431.25	\$19.00	\$437.00	\$44.90	\$1,032.70
83	707	Non-Metallic Conduit (3")	LF	407	\$54.00	\$21,978.00	\$46.25	\$18,823.75	\$47.00	\$19,129.00	\$61.70	\$25,111.90
84	708	Concrete Pull Box (Type 2 HD)	EA	7	\$1,950.00	\$13,650.00	\$1,875.00	\$13,125.00	\$1,906.00	\$13,342.00	\$2,250.00	\$15,750.00
85	709	38' Traffic Signal Mast Arm And Pole With Foundation	EA	1	\$45,000.00	\$45,000.00	\$31,875.00	\$31,875.00	\$32,408.00	\$32,408.00	\$43,200.00	\$43,200.00
86	709	42' Traffic Signal Mast Arm And Pole With Foundation	EA	1	\$50,000.00	\$50,000.00	\$33,625.00	\$33,625.00	\$34,187.00	\$34,187.00	\$48,800.00	\$48,800.00
87	709	48' Traffic Signal Mast Arm And Pole With Foundation	EA	1	\$55,000.00	\$55,000.00	\$34,940.00	\$34,940.00	\$35,522.00	\$35,522.00	\$49,320.00	\$49,320.00
88	710	Traffic Signal Pedestal Pole With Foundation	EA	2	\$6,000.00	\$12,000.00	\$5,312.50	\$10,625.00	\$5,401.00	\$10,802.00	\$6,060.00	\$12,120.00
89	713, SP-26	Local Radio (E-Net 5.8) With Antenna	EA	1	\$6,000.00	\$6,000.00	\$4,375.00	\$4,375.00	\$4,448.00	\$4,448.00	\$1,502.00	\$1,502.00
90	713, SP-26	E-Net Cable (Exterior CAT-5e)	LF	127	\$6.25	\$793.75	\$5.00	\$635.00	\$5.00	\$635.00	\$3.70	\$469.90
91	714	Electrical Conductors-In-Conduit (1c/8 A.W.G., E.G.C.)	LF	533	\$2.75	\$1,465.75	\$2.20	\$1,172.60	\$2.00	\$1,066.00	\$3.36	\$1,790.88

CITY OF SPRINGDALE
S. DIXIELAND ROAD EXTENSION EDA# 08-79-05591
BID TABULATION - SCHEDULE 1
November 1, 2022 - 2:00 p.m.

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Boyles Construction		Crossland Heavy Contractors		APAC-Central Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
92	714	Electrical Conductors-In-Conduit (1c/12 A.W.G., E.G.C.)	LF	165	\$3.00	\$495.00	\$1.25	\$206.25	\$1.00	\$165.00	\$1.60	\$264.00
93	714	Electrical Conductors-In-Conduit (2c/6 A.W.G.)	LF	37	\$5.45	\$201.65	\$4.40	\$162.80	\$4.00	\$148.00	\$8.20	\$303.40
94	716	Electrical Conductors For Luminaires	LF	686	\$3.85	\$2,641.10	\$3.15	\$2,160.90	\$3.00	\$2,058.00	\$2.80	\$1,920.80
95	715	LED Luminaire Assembly	EA	3	\$1,500.00	\$4,500.00	\$1,375.00	\$4,125.00	\$1,398.00	\$4,194.00	\$3,000.00	\$9,000.00
96	SP-22	Battery Backup System	EA	1	\$20,000.00	\$20,000.00	\$16,500.00	\$16,500.00	\$16,776.00	\$16,776.00	\$20,400.00	\$20,400.00
97	SP-23	Grid Smart Video Detector System	LS	1	\$120,000.00	\$120,000.00	\$68,238.00	\$68,238.00	\$69,380.00	\$69,380.00	\$81,610.00	\$81,610.00
98	SP-24	Service Point Assembly (2 Circuits)	EA	1	\$4,500.00	\$4,500.00	\$5,625.00	\$5,625.00	\$5,719.00	\$5,719.00	\$5,520.00	\$5,520.00
99	SP-25	18" Street Name Sign	EA	3	\$1,500.00	\$4,500.00	\$1,250.00	\$3,750.00	\$1,271.00	\$3,813.00	\$1,240.00	\$3,720.00
100	SP-26	Ethernet Switch, T100 Hardened (8-Port)	EA	1	\$4,500.00	\$4,500.00	\$4,625.00	\$4,625.00	\$4,702.00	\$4,702.00	\$946.00	\$946.00
101	707	2" Non-Metallic Conduit with Pull String for Future City Fiber installed in same trench with Street Lighting	LF	11,200	\$20.00	\$224,000.00	\$15.00	\$168,000.00	\$8.00	\$89,600.00	\$23.60	\$264,320.00
102	708	Concrete Pull Box (Type 2 HD for Future Fiber)	EA	13	\$1,950.00	\$25,350.00	\$2,625.00	\$34,125.00	\$1,181.00	\$15,353.00	\$2,600.00	\$33,800.00
103	SP-2	Sanitary Sewer Line A - Utility Erosion Control	LS	1	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$1,234.00	\$1,234.00	\$4,800.00	\$4,800.00
104	SP-2	Sanitary Sewer Line A - Utility Traffic Control	LS	1	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$4,140.00	\$4,140.00	\$5,500.00	\$5,500.00
105	SP-2	Sanitary Sewer Line A - Utility Mobilization (not to exceed 5%)	LS	1	\$2,000.00	\$2,000.00	\$2,300.00	\$2,300.00	\$12,604.00	\$12,604.00	\$4,900.00	\$4,900.00
106	SP-2	Sanitary Sewer Line A - Utility Trench Excavation Safety Systems	LS	1	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$2,129.00	\$2,129.00	\$14,040.00	\$14,040.00
107	SP-2	Sanitary Sewer Line A - Utility Construction Staking and Record Drawing Data	LS	1	\$1,500.00	\$1,500.00	\$6,000.00	\$6,000.00	\$2,179.00	\$2,179.00	\$14,100.00	\$14,100.00
108	SP-2	Sanitary Sewer Line A - Spot Dig and Verify Existing Utility Locations	LS	1	\$2,500.00	\$2,500.00	\$3,750.00	\$3,750.00	\$3,583.00	\$3,583.00	\$4,810.00	\$4,810.00
109	SP-2	Sanitary Sewer Line A - Material and Acceptance Testing	LS	1	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$1,239.00	\$1,239.00	\$1,650.00	\$1,650.00
110	SP-2	Sanitary Sewer Line A - 4' ID Manhole, 0' to 6' Depth	EA	3	\$7,000.00	\$21,000.00	\$4,125.00	\$12,375.00	\$6,740.00	\$20,220.00	\$8,700.00	\$26,100.00
111	SP-2	Sanitary Sewer Line A - 4' ID Manhole Additional Depth, Over 6'	VF	12	\$350.00	\$4,200.00	\$400.00	\$4,800.00	\$563.00	\$6,756.00	\$750.00	\$9,000.00
112	SP-2	Sanitary Sewer Line A - Core Drill and Connect to Existing Manhole	EA	1	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$4,002.00	\$4,002.00	\$5,320.00	\$5,320.00
113	SP-2	Sanitary Sewer Line A - Compacted Class 7 Aggregate Base Coarse (Backfill)	CY	50	\$50.00	\$2,500.00	\$90.00	\$4,500.00	\$41.00	\$2,050.00	\$102.00	\$5,100.00
114	SP-2	Sanitary Sewer Line A - Trench Undercut and Backfill	CY	5	\$60.00	\$300.00	\$125.00	\$625.00	\$62.00	\$310.00	\$90.00	\$450.00
115	SP-2	Sanitary Sewer Line A - Rock Excavation for Utilities	CY	25	\$300.00	\$7,500.00	\$125.00	\$3,125.00	\$367.00	\$9,175.00	\$487.00	\$12,175.00
Total - Schedule 1						\$9,743,096.50		\$6,087,430.59		\$7,293,471.75		\$7,261,335.38
Total - Schedule 2						\$597,500.00		\$397,050.00		\$447,635.00		\$574,244.50
Total of Schedule 1 + Schedule 2						\$10,340,596.50		\$6,484,480.59		\$7,741,106.75		\$7,835,579.88

CITY OF SPRINGDALE
S. DIXIELAND ROAD EXTENSION EDA# 08-79-05591
BID TABULATION - SCHEDULE 2
November 1, 2022 - 2:00 p.m.

ITEM NO.	SPEC. NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ENGINEER'S ESTIMATE		Boyles Construction		Crossland Heavy Contractors		APAC-Central Inc.	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
116	SP-2	Utility Erosion Control	LS	1	\$5,000.00	\$5,000.00	\$3,750.00	\$3,750.00	\$4,024.00	\$4,024.00	\$7,420.00	\$7,420.00
117	SP-2	Utility Traffic Control	LS	1	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$4,291.00	\$4,291.00	\$5,696.00	\$5,696.00
118	SP-2	Utility Mobilization (not to exceed 5%)	LS	1	\$20,000.00	\$20,000.00	\$1,000.00	\$1,000.00	\$14,384.00	\$14,384.00	\$25,000.00	\$25,000.00
119	SP-2	Utility Trench Excavation Safety Systems	LS	1	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$2,129.00	\$2,129.00	\$2,830.00	\$2,830.00
120	SP-2	Utility Construction Staking and Record Drawing Data	LS	1	\$5,000.00	\$5,000.00	\$6,000.00	\$6,000.00	\$4,357.00	\$4,357.00	\$5,790.00	\$5,790.00
121	SP-2	Spot Dig and Verify Existing Utility Locations	LS	1	\$5,000.00	\$5,000.00	\$3,200.00	\$3,200.00	\$2,866.00	\$2,866.00	\$3,850.00	\$3,850.00
122	SP-2	Material and Acceptance Testing	LS	1	\$4,800.00	\$4,800.00	\$5,000.00	\$5,000.00	\$9,975.00	\$9,975.00	\$13,240.00	\$13,240.00
123	SP-2	8" DI (Special Thickness Class 50) Water Line	LF	840	\$175.00	\$147,000.00	\$150.00	\$126,000.00	\$121.00	\$101,640.00	\$151.30	\$127,092.00
124	SP-2	12" PVC (SDR-26) Gravity Sewer	LF	400	\$200.00	\$80,000.00	\$130.00	\$52,000.00	\$141.00	\$56,400.00	\$183.80	\$73,520.00
125	SP-2	8" PVC (SDR-26) Gravity Sewer	LF	600	\$150.00	\$90,000.00	\$90.00	\$54,000.00	\$93.00	\$55,800.00	\$122.00	\$73,200.00
126	SP-2	Ductile Iron Fittings for Water Line	LB	1,000	\$40.00	\$40,000.00	\$19.00	\$19,000.00	\$31.00	\$31,000.00	\$34.80	\$34,800.00
127	SP-2	24"X8" Tapping Sleeve and Valve	EA	2	\$20,000.00	\$40,000.00	\$20,000.00	\$40,000.00	\$17,911.00	\$35,822.00	\$22,240.00	\$44,480.00
128	SP-2	Tracer Wire Port	EA	1	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$736.00	\$736.00	\$980.00	\$980.00
129	SP-2	8" Gate Valve	EA	5	\$10,000.00	\$50,000.00	\$3,000.00	\$15,000.00	\$3,396.00	\$16,980.00	\$4,520.00	\$22,600.00
130	SP-2	Fire Hydrant Assembly	EA	2	\$10,000.00	\$20,000.00	\$6,950.00	\$13,900.00	\$9,526.00	\$19,052.00	\$12,610.00	\$25,220.00
131	SP-2	4' ID Manhole, 0' to 6' Depth	EA	6	\$7,000.00	\$42,000.00	\$4,125.00	\$24,750.00	\$6,740.00	\$40,440.00	\$8,691.00	\$52,146.00
132	SP-2	4' ID Manhole Additional Depth, Over 6'	VF	18	\$350.00	\$6,300.00	\$400.00	\$7,200.00	\$563.00	\$10,134.00	\$747.50	\$13,455.00
133	SP-2	Compacted Class 7 Aggregate Base Coarse (Backfill)	CY	50	\$50.00	\$2,500.00	\$90.00	\$4,500.00	\$183.00	\$9,150.00	\$102.00	\$5,100.00
134	SP-2	Trench Undercut and Backfill	CY	15	\$60.00	\$900.00	\$125.00	\$1,875.00	\$62.00	\$930.00	\$89.70	\$1,345.50
135	SP-2	Rock Excavation for Utilities	CY	75	\$300.00	\$22,500.00	\$125.00	\$9,375.00	\$367.00	\$27,525.00	\$486.40	\$36,480.00

Total Bid - Schedule 2 \$597,500.00

\$397,050.00

\$447,635.00

\$574,244.50

Deductive Alternate 1 - Water Line "B"

\$ 87,280.00

\$ 65,410.00

\$ 65,410.00

Deductive Alternate 2 - Sanitary Sewer Line "B"

\$ 60,000.00

\$ 71,153.00

\$ 71,153.00

Deductive Alternate 3 - Water Line "A"

\$ 153,900.00

\$ 119,910.00

\$ 119,910.00



Certified as Received Bids
Dixieland Road Extension
EDA# 08-79-05591
D. Jeffrey Webb, P.E.
Garver 11/10/2022

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE GRANT OF A
GENERAL UTILITY/WATER/SEWER EASEMENT
ACROSS PROPERTY OWNED BY THE CITY OF
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.**

WHEREAS, the City of Springdale, Arkansas, owns property known as Parcel No. 815-28754-000, Washington County, Arkansas ("the Property");

WHEREAS, the Springdale Water and Sewer Commission is in need of a utility/water/sewer easement across the Property for water/sewer improvements, as shown on the attached Exhibit "A";

WHEREAS, the utility/water/sewer easement is necessary for the construction and improvement of water/sewer facilities at the Springdale Municipal Airport;

WHEREAS, Ark. Code Ann. §14-54-302 provides that the Mayor and City Clerk may execute the attached easement document (Exhibit "B") when authorized to do so by Resolution approved by the City Council.

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 execute the attached easement document granting a utility/water/sewer easement across the Property.

PASSED AND APPROVED this ____ day of _____, 2022.

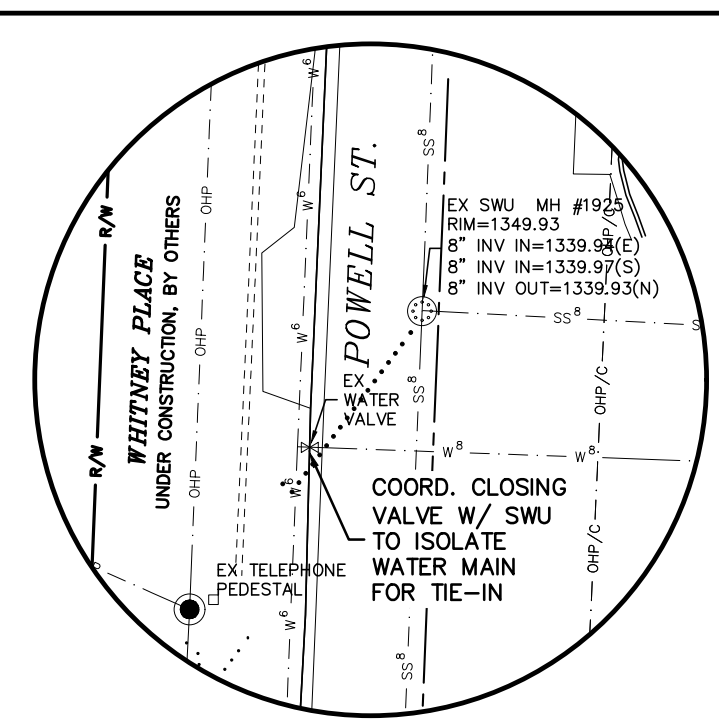
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



FIELD VERIFY VALVE ARRANGEMENT PRIOR TO BEGINNING WORK. INSTALL ANCHOR COLLAR PER DETAIL. SHUT VALVES AT MIDNIGHT (OR OTHER PERIOD OF LOW DEMAND AS DIRECTED BY SWU). REMOVE CAP, & INSTALL 8" GATE VALVE. FIELD VERIFY DIMENSIONS & ANCHOR COLLAR PRIOR TO ORDERING PARTS. COORDINATE WITH SWU. BEGIN WATER MAIN 1.

PARCEL 815-28751-001
ROGERS WAREHOUSE DEVELOPMENT LLC
3801 WALNUT
ROGERS AR 72756
ZONE 1-1

ATCO RUBBER
1407 POWELL STREET
5250 SF

INSTALL 8"x6" REDUCER & 6" FIRE HYDRANT ASSEMBLY. HYDRANT MUST BE 4' CLEAR. ALL DIRECTIONS PER SWU DET S-42. STAKE HYDRANT FOR SWU APPROVAL PRIOR TO INSTALLATION.

INSTALL 8" 90° BEND & TRACER WIRE PORT

- NOTES:
- 1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
 - 2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
 - 3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE
*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

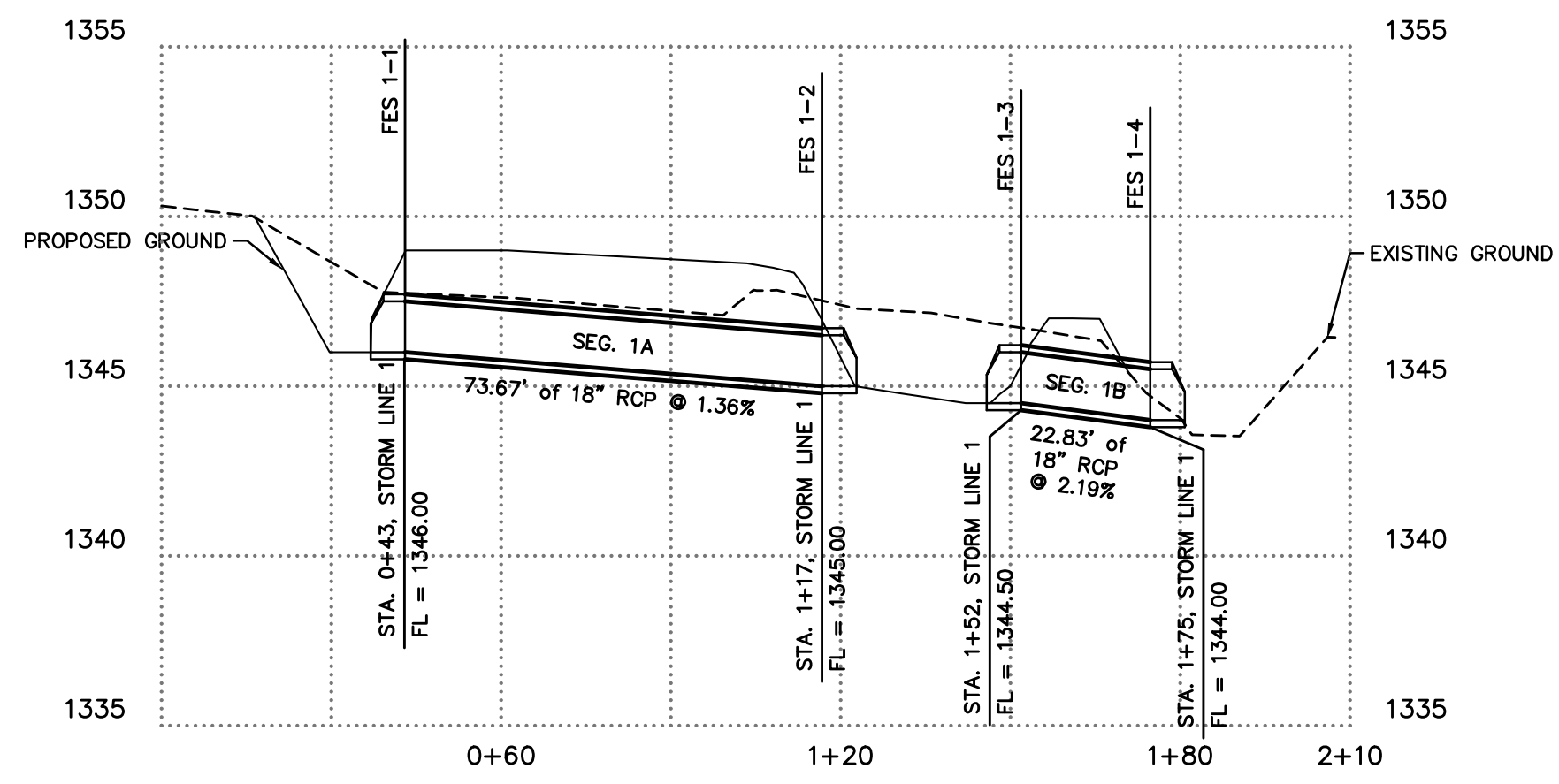
*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED
AREA OF SOIL DISTURBANCE: 6.42 ACRES

- CONSTRUCTION SEQUENCE:
- 1.) INSTALL EROSION CONTROL.
 - 2.) STRIP EXISTING TOP SOIL.
 - 3.) PREPARE SUB-GRADE AND BASE MATERIAL.
 - 4.) POUR CONCRETE AND ASPHALT.
 - 5.) FINAL GRADING AND ESTABLISH VEGETATION.

TOTAL DISTURBED AREA: 0.54 ACRES

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

STORM LINE 1



LEGEND

- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE

City of Springdale
Approved For Construction
09/19/2022 12:51:30 PM ronhr

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- EX. CONTOUR
- PROPOSED CONTOUR
- EX. OVERHEAD POWER LINE
- EX. GAS LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HANDICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
THOMAS JASON ADAMS
9/12/2022

STATE OF ARKANSAS
ENGINEERING SERVICES, INC.
131

- LANDSCAPE NOTES:
1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS
 2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION
 3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING
 4. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING
 5. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL
 6. ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION
 7. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
 8. SHADE TREES SHALL HAVE A MIN. CALIPER OF 3" AND A HEIGHT OF 8'
 9. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 1.5" AND A HEIGHT OF 4'
 10. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON
 11. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES
 12. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
 13. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
 14. PLANT MATERIAL TO BE GUARANTEED FOR A MINIMUM PERIOD OF THREE (3) YEARS FROM DATE OF INSTALLATION.
 15. TREES FRONTING LOCAL STREETS WILL REQUIRE LOWER BRANCHES TO BE TRIMMED.

INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
①	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	8	3 GAL.
②	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	5	3 GAL.

PARCEL 815-28754-000

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE FRACTIONAL NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17), NORTH RANGE TWENTY NINE (29) WEST, EXCEPT THAT PART OF THE LAST NAMED FORTY ACRE TRACT WHICH LIES EAST OF THE "OLD MISSOURI ROAD", ALSO THE EAST SEVEN ACRES OF THE NORTHWEST QUARTER OF SECTION SIX (6), IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY NINE (29) WEST, ALSO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE (1) IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST.

- NOTES:
1. REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
 2. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'0" AS TO BACK OF CURB).
 3. ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
 4. MODIFIED CURB REQUIRED AT ALL DRIVES.
 5. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
 6. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983). STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
 7. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
 8. STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL

- ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
- 8.1. DEVELOPMENT AND GRADING WITH THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
 - 8.2. THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
 - 8.3. NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING.
 - 8.4. NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
 - 8.5. ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.
 9. ALL EXISTING STREET LIGHTS ARE PUBLICLY OWNED & MAINTAINED. NO PRIVATE STREET LIGHTS PROPOSED. ALL PARKING LOT LIGHTS ARE PRIVATELY OWNED & MAINTAINED.
 10. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.
 11. ALL CROSSINGS UNDER ROADWAYS BY OPEN CUT MUST BE BACKFILLED WITH FLOWABLE FILL
 12. CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
 13. FIELD LOCATE AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND

- PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE AND EASEMENTS SHALL BE PROVIDED SUCH THAT 10' IS BETWEEN THE UTILITY AND EASEMENT LINE.
14. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS
 15. ALL WATER AND SEWER MAIN LINE EXTENSIONS AND SERVICES MUST BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR SPRINGDALE WATER UTILITIES REVISED JANUARY 20, 2021 AND SEALED MAY 6, 2021.
 16. CONSTRUCTION PLANS AND SPECIFICATIONS WILL NEED TO BE SUBMITTED AND APPROVED BY SWU AND THE ARKANSAS DEPARTMENT OF HEALTH PRIOR TO BEGINNING ANY WATER AND SEWER CONSTRUCTION.
 17. A PRE-CONSTRUCTION MEETING IS TO BE HELD WITH THE WATER AND SEWER CONTRACTOR AND SWU PRIOR TO BEGINNING ANY CONSTRUCTION.
 18. ALL WATER MAIN SHALL BE PVC (AWWA C-900 DR-14).
 19. ALL LOT LINES SHALL BE STAKED IN ADVANCE OF WATER AND SANITARY SEWER CONSTRUCTION PER SWU STANDARD SPECIFICATIONS.
 20. CONTRACTOR SHALL CONTACT SWU PRIOR TO PERFORMING WORK.
 21. SWU STAFF SHALL BE PRESENT DAY OF TAPPING, DISINFECTION AND FLUSHING.
 22. SWU SHALL PERFORM AND BE PRESENT FOR ALL TAPS TO EXISTING SYSTEM.
 23. STAKE ALL FIRE HYDRANTS FOR SWU APPROVAL PRIOR TO INSTALLATION.
 24. TRACER WIRE PORTS SHALL BE INSTALLED AT EVERY CHANGE IN DIRECTION OR EVERY 400'.

N22-15



NON-LARGE SCALE DEVELOPMENT
PROPOSED HANGAR
703 AIRPORT AVENUE
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

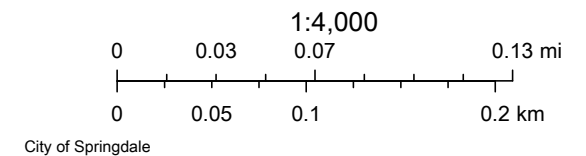
SCALE: NOTED
DATE: Sep 12, 2022
DRAWN BY: BA
W.O. #: 22938

UE Exhibit



November 4, 2022

- Water Lines
- Hydrants



EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned **City of Springdale, Arkansas**, a municipal corporation, Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to us in hand paid by the **Springdale Water and Sewer Commission, Springdale, Arkansas**, Grantee, does hereby grant, bargain and sell unto the said **Springdale Water and Sewer Commission, Springdale, Arkansas**, and unto its successors and assigns, an easement for a water transmission line(s), and/or sewer collection or force main line(s), over, under or across the hereinafter described land in **Washington County, Arkansas**, to-wit:

PROPERTY DESCRIPTION (PARCEL NO. 815-28754-000):

The South Half of the South-west Quarter of the North-west Quarter and the fractional North-west Quarter of the Southwest Quarter of Section Six (6), Township Seventeen (17), North Range Twenty Nine (29) West, except that part of the last named forty acre tract which lies East of the "Old Missouri Road".

Also The East Seven Acres of the North-west Quarter of the Southwest Quarter of the North-west Quarter of Section (6), In Township Seventeen (17) North, Range Twenty Nine (29) West.

Also The North-east Quarter of the South-east Quarter of Section One (1) in Township Seventeen (17) North, Range Thirty (30) West.

As described in **WARRANTY DEED BOOK 404 at PAGE 301** of the records of the Circuit Clerk and Ex-Officio Recorder, Washington County, Arkansas.

PERMANENT EASEMENT DESCRIPTION: (See Attached "Easement Exhibit A")

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 1, SAID POINT BEING A FOUND BRASS MONUMENT; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°23'43"E A DISTANCE OF 385.56 FEET; THENCE LEAVING SAID WEST LINE, S87°57'05"E A DISTANCE OF 387.28 FEET TO THE **POINT OF BEGINNING**; THENCE N03°02'55"E A DISTANCE OF 20.00 FEET; THENCE S86°57'05"E A DISTANCE OF 86.12 FEET, THENCE N03°07'29"E A DISTANCE OF 11.10 FEET; THENCE S86°52'31"E A DISTANCE OF 20.00 FEET; THENCE S03°07'29"W A DISTANCE OF 31.07 FEET; THENCE N86°57'05"W A DISTANCE OF 106.09 FEET TO THE **POINT OF BEGINNING**, CONTAINING **0.05 ACRES (2,344 SQ.FT)**.

Together with the right of ingress and egress across adjacent lands for the purpose of laying, repairing, inspecting, maintaining, removing, or replacing, said water transmission line(s) and/or sewer collection or

force main line(s), and the right of exercising all other rights necessary to carry out the purposes for which this Easement is created.

TO HAVE AND TO HOLD the above-described easement and rights unto said Grantee, its successors and assigns, forever or until said right of way is abandoned.

And Grantor agrees to warrant and forever defend all and singular the above-described easement and rights unto said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or seek to claim the same or any part thereof.

This Easement is declared to and does inure to the benefit of the public generally and shall be binding upon the successors in title to the lands herein described or any other part thereof, their mortgagees, lessees, heirs, administrators, executors, successors, and assigns.

IN WITNESS WHEREOF, the hand(s) and seal(s) of Grantor, is/are hereunto set this the _____ day of _____, 2022.

City of Springdale, Arkansas
A municipal corporation

By: _____
Doug Sprouse, Mayor

By: _____
Denise Pearce, City Clerk/Treasurer

ACKNOWLEDGMENT

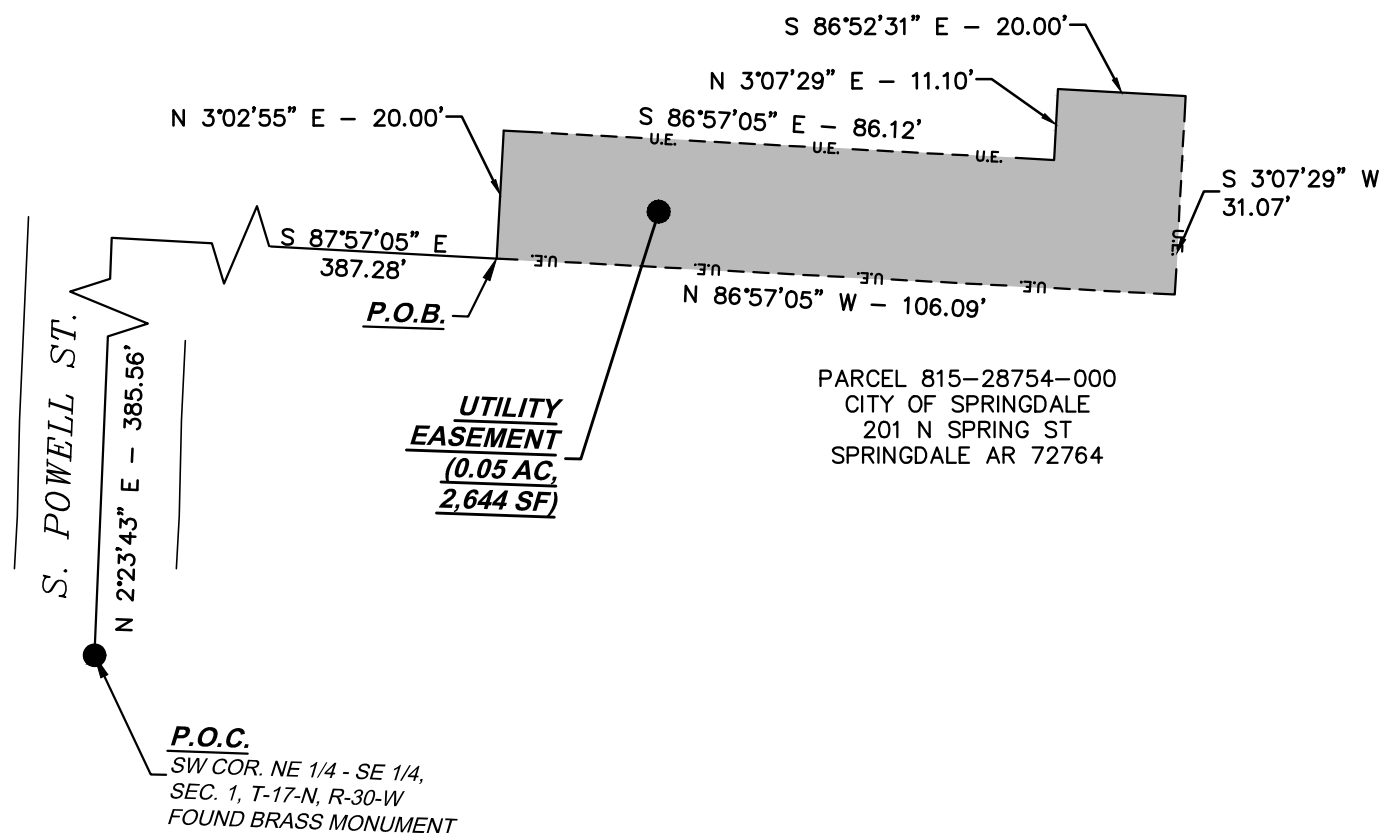
STATE OF ARKANSAS }
} SS
COUNTY OF WASHINGTON }

On this the _____ day of _____, 2022, before me, _____, the undersigned Notary Public, personally appeared **Doug Sprouse** and **Denise Pearce**, known to me to be the persons whose names are subscribed to the within instrument, who acknowledged themselves to be respectively, the **Mayor** and **City Clerk/Treasurer** of **the City of Springdale, Arkansas**, a municipal corporation, and that they, as such **Mayor** and **City Clerk/Treasurer**, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____



UTILITY EASEMENT:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 1, SAID POINT BEING A FOUND BRASS MONUMENT; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°23'43"E A DISTANCE OF 385.56 FEET; THENCE LEAVING SAID WEST LINE, S87°57'05"E A DISTANCE OF 387.28 FEET TO THE **POINT OF BEGINNING**; THENCE N03°02'55"E A DISTANCE OF 20.00 FEET; THENCE S86°57'05"E A DISTANCE OF 86.12 FEET, THENCE N03°07'29"E A DISTANCE OF 11.10 FEET; THENCE S86°52'31"E A DISTANCE OF 20.00 FEET; THENCE S03°07'29"W A DISTANCE OF 31.07 FEET; THENCE N86°57'05"W A DISTANCE OF 106.09 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.05 ACRES (2,344 SQ.FT).

A

SCALE: N.T.S.
DATE: Nov 3, 2022
ENGINEER: SJP
DRAWN BY: SJP
W.O. #: 22938

**UTILITY EASEMENT EXHIBIT
MILESTONE HANGAR
SPRINGDALE, ARKANSAS**



RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE
DESTRUCTION OF OLD ACCOUNTING
RECORDS**

WHEREAS, there is presently a shortage of storage space to maintain old records, and

WHEREAS, the storage of a large amount of paper accounting records could present a fire hazard, and

WHEREAS, the City Clerk/Treasurer has identified old accounting records to be destroyed, and

WHEREAS, Arkansas Code Ann. § 14-59-114 provides for the destruction of old accounting records with the permission of the City Council,

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

Section 1. The Mayor is hereby authorized to arrange for the destruction, by shredding, of the accounting records indicated on the attached affidavit, in accordance with Arkansas Code Ann. §14-59-114.

PASSED AND APPROVED this 29th day of November, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RECORDS TO BE DESTROYED IN 2022

BOX # DESCRIPTION

1. 2017 & 2018 ARKANSAS MUNICIPAL LEAGUE VEHICLE INSURANCE
2. 2005-2011 OPERATING FUND BOOKS
3. 2012, 2013, 2014 ADVERTISING AND PROMOTION MONTHLY REPORTS, REPORTING FORMS, RECEIPTS #1
4. 2014, 2015 ADVERTISING AND PROMOTION MONTHLY REPORTS, REPORTING FORMS, RECEIPTS #2
5. 2016 ACCOUNTS RECEIVABLES-POLICE, FIRE FALSE ALARMS, HANGAR RENT, STREET CUTS
6. 2016 ADVERTISING AND PROMOTION MONTHLY REPORTS, REPORTING FORMS, RECEIPTS #3
7. 2011-FINANCE DIRECTOR WORK PAPERS
8. 2013 JOURNAL ENTRIES
9. 2016 BUILDINGS DEPT DEPOSITS & BANK STATEMENTS; 2015-2016 TRAVEL ADVANCES & EXPENSES
10. 2013-2014 GENERAL PENSION GENERAL LEDGERS; FIREMENS PENSION GENERAL LEDGERS; POLICE PENSION GENERAL LEDGERS
11. 2010 FINANCE DIRECTOR WORKPAPERS
12. 2013-2015 941 FORMS; 2015 941 TAXES; 2013-2015 945 FORMS; 2008-2015 ADVANCE PAYMENTS; 2013-2015 AFLAC; 2013-2015 APERS; 2013-2015 AR BLUE CROSS CHANGES; 2013-2015 ARK NEW HIRES; 2013-2015 DEPT OF LABOR REPORTS; 2013-2015 DIR DEPOSIT CONFIRMATIONS; 2009-2015 FRINGE BENEFITS; 2013-2014 GARNISHMENT PAYMENTS; 2014-2015 H.S.A. CONTRIBUTIONS; 2013-2014 ING/ICMA; 2014-2015 ING/VOYA; 2013-2015 LEGALSHEILD; 2013-2015 NATIONWIDE; 2013-2015 OCSE; 2011-2015 OVERTIME REPORTS; 2015 PAYROLL JOURNAL ENTRIES; 2013-2015 SOUTHERN STATES; 2013-2015 STATE UNEMPLOYMENT REPORTS; 2013-2015 STATE WITHHOLDING REPORTS; 2013-2015 TRANSAMERICA; 2008-2015 UNEMPLOYMENT CLAIMS PAID; 2013-

2015 UNITED WAY; 2014-2015 UNUM LIFE; 2013-2015 UNUM LTD; 2013-2015 US LIFE;
2012-2015 WASHINGTON COUNTY COMPTROLLER; 2011-2015 WORK COMP PAYROLL
PROJECTIONS; 2012-2015 YEAR END INFORMATION

13. 2013 FINANCE DIRECTOR WORKPAPERS

14. 2015 CITY COUNCIL/PLANNING COMMISSION PAYROLL REGISTERS; 2014 PAYROLL
AUDIT; 2014-2015 QUARTER END REPORTS; JAN-JUNE 2015 TIMESHEETS

15. 2016 BANK DRAWER; 2016 YOUTH CENTER DEPOSITS, BANK STATEMENTS, & CREDIT
CARDS

16. 2015 NOV & DEC PAYROLL REGISTERS/ 2015 HOLIDAY PAY

17. 2015 APRIL, MAY, JUNE, & JULY PAYROLL REGISTERS

18. 2016 POLICE CREDIT CARDS, BANK STATEMENTS, & DEPOSITS/2016-1099 MISC & 1099S

19. 2015 JULY-DEC TIME SHEETS & HOURS PROOF/2015 HSA CONTRIBUTION FORMS

20. 2015 JAN-MARCH PAYROLL REGISTERS/2015 SICK LEAVE BONUS/2015 CLOTHING
ALLOWANCE

21. 2011 FINANCE DIRECTOR WORK PAPERS/2004 FSB TRUST STATEMENTS/2004-2009
BOND REPORTS; 2006-2010 POLICE & FIRE PENSION REPORTS; 2004-2010 DRUG
SEIZURE FUND REPORTS

22. 2016 CASH RECEIPTS

23. 2016 UTILITIES CARROLL-OZARKS & SWEPCO-SPRINGDALE WATER

24. 2015 JULY 21, AUG, SEPT, & OCT PAYROLL REGISTERS

25. 2016 UTILITIES-SPRINT & VERIZON

26. DECEMBER 2016 PAYROLL TIMESHEETS, HOURS PROOF, REGISTERS, COUNCIL PAYROLL

27. 2012 FINANCE DIRECTOR WORKPAPERS

28. 2015 GENERAL PENSION, FIRE PENSION, POLICE PENSION GENERAL LEDGERS

29. SEPT-NOV 2016 PAYROLL TIMESHEETS, HOURS PROOF, PAYROLL REGISTERS, CLOTHING ALLOWANCE
30. JAN-MAY 2016 PAYROLL TIMESHEETS, HOURS PROOF, PAYROLL REGISTERS, CLOTHING ALLOWANCE
31. 2014 POLICE DEPARTMENT DEPOSITS
32. 2017 UTILITIES – SPRINGDALE WATER
33. 2011-2014 FIREMENS PENSION – IRS 1099’S, INSURANCE TURNBACK, ELECTION OF OFFICERS, INVESTMENT CO. REPORTS, BANK STATEMENTS; 2013-2015 CHECK COPIES
34. MAY 20, 2016 – AUGUST 26, 2016 PAYROLL TIMESHEETS; PAYROLL REGISTERS
35. 2016 -2017 OPERATING FUND BANK STATEMENTS; 2017 BANK RECONCILIATIONS
36. 2017 UTILITIES – SWEPCO
37. 2014 BUILDING INSPECTION AND YOUTH CENTER DEPOSITS
38. 2017 ACCOUNTS RECEIVABLE – HANGAR RENT, FALSE ALARMS, CODE SUPPLEMENTS, STREET CUTS
39. 2012-2017 OPERATING FUND DEPOSIT BOOKS
40. 2017 BANK STATEMENTS
41. 2011-2014 POLICE PENSION – IRS 1099’S, INSURANCE TURNBACK, ELECTION OF OFFICERS, INVESTMENT CO. REPORTS, BANK STATEMENTS; 2013-2015 CHECK COPIES
42. 2017 POLICE DEPARTMENT DEPOSITS
43. 2017 BUILDING INSPECTION AND YOUTH CENTER DEPOSITS
44. 2016-2017 BUSINESS LICENSE RECEIPTS
45. 2014 ACCOUNTS PAYABLE REPORTS
46. 2016 SALES TAX BANK RECONCILIATIONS, 2012 BOND CONSTRUCTION FUND BANK STATEMENTS, 2015 COURT REPORTS/BANK RECONCILIATIONS

CITY OF SPRINGDALE
RECORDS DESTRUCTION
AFFIDAVIT

The attached list of files correctly describes the accounting records being proposed for destruction to the City Council on November 29, 2022. They have been previously audited and will be destroyed by shredding upon approval.

Signature of City Employee

Date

Signature of City Council Member

Date

RESOLUTION NO._____

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

WHEREAS, due to a resignation on the board we currently have a vacancy;
and

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

WHEREAS, the Mayor recommends Matt Fryar be appointed to fill this
vacant position with a term ending 12/31/2028; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
FOR THE CITY OF SPRINGDALE, ARKANSAS** that Matt Fryar is
hereby appointed to the Springdale Library Board with a term ending
December 31, 2028.

PASSED AND APPROVED this 29th day of December, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



Springdale Public Library

Library in the Park

November 23, 2022:

Mayor Sprouse and Springdale City Council:

The seven-member Springdale Public Library Board has a vacant seat after the resignation of member Betty Andrews in October 2022. The Board recommends to Mayor Sprouse that Matt Fryar be appointed to fill that position. Matt is a partner at Crouch, Harwell, Fryar, and Ferner, the oldest law firm in Springdale. He is also a former officer and board member of the Springdale Public Library Board and Habitat for Humanity of Washington County, as well as a past president of the Springdale Rotary Club. His experience and familiarity with the Library and with the community, as well as his legal expertise, would be welcome additions to the Board.

Regards,

Anne Gresham
Library Director
Springdale Public Library

The City Council of the City of Springdale met in regular session on Tuesday, November 8, 2022, in the tiered training room in the new Criminal Justice 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
Amelia Williams	Ward 4
Jeff Watson	Ward 3
Mike Overton	Ward 2
Mike Lawson	Ward 1
Rex Bailey	Ward 2
Randall Harriman	Ward 1
Mark Fougrousse	Ward 4
Ernest Cate	City Attorney
Denise Pearce	City Clerk/Treasurer

Department heads present:

Colby Fulfer	Chief of Staff
Blake Holte	Fire Chief
Frank Gamble	Police Chief
Patsy Christie	Planning Director
Mike Chamlee	Building Official
John Oliver	Neighborhood Services
James Smith	Public Works Director
Ben Peters	Engineering Director
Chad Wolf	Parks & Recreation Director

APPROVAL OF MINUTES

Council Member Williams moved the minutes of the October 25, 2022 City Council meeting be approved as presented. Council Member Harriman made the second.

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

PUBLIC HEARING – ORDINANCE AUTHORIZING THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS

A public hearing was held on an Ordinance authorizing the issuance of Industrial Development Revenue Bonds for the benefit of Today’s Power, Inc.

There were no comments made.

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 Williams made the second.

The vote:

Yes: Powell, Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse

No: None

CITY OF SPRINGDALE EMPLOYEE RECOGNITION

Mayor Sprouse recognized City of Springdale employee Ryan Carr, Deputy Engineering Director.

Engineer Director Ben Peters said Ryan came to the city in 2016 and is a Professional Engineer, Professional Transportation Operations Engineer, Professional Transportation Planner and a Certified Flood Plain Manager. Ryan has been the glue holding the department together while staff was down 50%. If there were any questions, Ryan was the one who had the answers.

WASTE MANAGEMENT QUARTERLY REPORT

Jamie Vernon, Public Sector Manager, presented a third quarter report on Waste Management operations.

REPORT ON ECONOMIC DEVELOPMENT

Bill Rogers, Springdale Chamber of Commerce President, gave a 3rd Quarter 2022 report on economic development in the City of Springdale. (Report on file in City Clerk's Office)

RESOLUTION NO. 127-22 – MAKING THE APPOINTMENT OF RICK BARROWS TO THE PUBLIC FACILITIES BOARD

Mayor Doug Sprouse presented a Resolution appointing Rick Barrows to the Public Facilities Board.

RESOLUTION NO. ____

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

WHEREAS, Rex Bailey, Seat #4 with a term set to expire on January 31, 2023, is no longer on the Public Facilities Board, and

WHEREAS, the Public Facilities Board is looking to fill Seat #4, which was vacated in September 2022, and

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

WHEREAS, the Public Facilities Board has recommended the appointment of Rick Barrows to Seat #4 with a term expiring on January 31, 2028,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Rick Barrows is hereby appointed as a board member to Seat #4 of the Public Facilities Board with a term expiring on January 31, 2028.

PASSED AND APPROVED this ____ day of November, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

The vote:

Yes: Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell

No: None

The Resolution was numbered 127-22.

RESOLUTION NO. 128-22 – MAKING REAPPOINTMENTS TO THE ADVERTISING
AND PROMOTION COMMISSION

Mayor Doug Sprouse presented a Resolution making reappointments to the Advertising and Promotion Commission.

RESOLUTION NO. ____

**A RESOLUTION MAKING REAPPOINTMENTS TO
THE ADVERTISING AND PROMOTION
COMMISSION OF THE CITY OF SPRINGDALE**

WHEREAS, the term of Mike Overton, Seat #5, will expire on December 31, 2022 and Mike Lawson, Seat #6, his term is set to expire December 31, 2022; and

WHEREAS, A.C.A. 26-75-605 and Ordinance No. 3293 provide that appointments for these positions will be made by the remaining members of the Commission subject to approval of the City Council, and

WHEREAS, the Advertising and Promotion Commission has recommended the reappointment of Mike Overton, Seat #5, and Mike Lawson, Seat #6; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that Mike Overton, Seat #5 is hereby reappointed with a term set to expire December 31, 2024; and Mike Lawson, Seat #6 is hereby reappointed with a term set to expire on December 31, 2024 on the Advertising and Promotion Commission.

PASSED AND APPROVED this ____ day of November, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

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

The vote:

Yes: Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams

No: None

The Resolution was numbered 128-22.

RESOLUTION NO. 129-22 – MAKING REAPPOINTMENTS TO THE PUBLIC VEHICLE COMMISSION

Mayor Doug Sprouse presented a Resolution making reappointments to the Public Vehicle Commission.

RESOLUTION NO. ____

A RESOLUTION MAKING REAPPOINTMENTS TO THE PUBLIC VEHICLE COMMISSION OF THE CITY OF SPRINGDALE

WHEREAS, terms of all three members of the Public Vehicle Commission are set to expire on December 31, 2022, and

WHEREAS, the Mayor has recommended the reappointments of Amelia Williams, Rex Bailey, and Mark Fougrousse to this Commission, and

WHEREAS, Section 122-26 of the Springdale Code of Ordinances provides for the appointment of members of the Public Vehicle Commission by the Mayor with the confirmation of the City Council,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Amelia Williams, Rex Bailey, and Mark Fougrousse are hereby reappointed to the Public Vehicle Commission with their terms to expire on December 31, 2023.

PASSED AND APPROVED this ____ day of November, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

The vote:

Yes: Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams, Watson

No: None

The Resolution was numbered 129-22.

ORDINANCE NO. 5780 – ACCEPTING THE FINAL REPLAT OF LOT 2, HAAGBROWN COMMERCIAL ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance accepting the Final Replat of Lot 2, HaagBrown Commercial Addition to the City of Springdale, Arkansas; and declaring an emergency.

Planning Commission recommended approval.

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

The vote:

Yes: Lawson, Bailey, Harriman, Fougrousse, Powell, Williams, Watson, Overton

No: None

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

The vote:

Yes: Bailey, Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson

No: None

The Ordinance was numbered 5780.

ORDINANCE NO. 5781 – ACCEPTING THE REPLAT OF LOTS 64, 65, 66 AND 70, SILENT KNOLLS SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS; DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance accepting the Replat of Lots 64, 65, 66 and 71, Silent Knolls Subdivision to the City of Springdale, Arkansas; declaring an emergency.

Planning Commission recommended approval.

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

The vote:

Yes: Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson, Bailey

No: None

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

The vote:

Yes: Fougrousse, Powell, Williams, Watson, Overton, Lawson, Bailey, Harriman

No: None

The Ordinance was numbered 5781.

ORDINANCE NO. 5782 – ACCEPTING THE FINAL PLAT OF SPRINGDALE BEST STORAGE SUBDIVISION TO THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance accepting the Final Plat of Springdale Best Storage Subdivision to the City of Springdale, Arkansas; and declaring an emergency.

Planning Commission recommended approval.

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

The vote:

Yes: Powell, Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse

No: None

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

The vote:

Yes: Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell

No: None

The Ordinance was numbered 5782.

RESOLUTION NO. 130-22 – APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO ERIC AND JILL MILLER IN CONNECTION WITH 6200 COPPERHEAD ROAD, A SINGLE-FAMILY DWELLING

Planning Director Patsy Christie presented a Resolution approving a waiver of street improvements, drainage, curbs, gutters and sidewalks as set forth in Ordinance No. 3725 to Eric and Jill Miller in connection with 6200 Copperhead Road, a single-family dwelling.

Planning Commission recommended approval.

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

RESOLUTION NO. ____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO ERIC AND JILL MILLER IN CONNECTION WITH 6200 COPPERHEAD ROAD, A SINGLE-FAMILY DWELLING

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks 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 of street improvements to including drainage improvements related thereto, sidewalks in

connection with 6200 Copperhead Road a single family dwelling for Eric and Jill Miller 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 Copperhead Road including drainage improvements related thereto, sidewalks in connection with 6200 Copperhead Road, a single family dwelling for Eric and Jill Miller.

PASSED AND APPROVED THIS ____ DAY OF November, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

The vote:

Yes: Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams

No: None

The Resolution was numbered 130-22.

RESOLUTION NO. 131-22 – AMENDING THE 2023 BUDGET OF THE SPRINGDALE POLICE DEPARTMENT AND APPROVING SALARY INCREASES FOR LAW ENFORCEMENT OFFICERS

Council Member Jeff Watson presented a Resolution amending the 2023 Budget of the Springdale Police Department and approving salary increases for law enforcement officers.

Chief of Staff Colby Fulfer explained during budget meetings, it was decided to approve salary increases for law enforcement officers. This would take this money out of the unrestricted general fund and amend the 2023 budget leaving a surplus still at \$4 million. After the budget is approved, this Resolution will amend the approved 2023 budget on January 1st.

Police Chief Gamble said the department is opening up applications for the January testing tomorrow and these salaries, if approved, will help the recruiting process. The department has 17 openings right now.

RESOLUTION NO. ____

A RESOLUTION AMENDING THE 2023 BUDGET OF THE SPRINGDALE POLICE DEPARTMENT AND APPROVING SALARY INCREASES FOR LAW ENFORCEMENT OFFICERS.

WHEREAS, the City Council of the City of Springdale, Arkansas, recognizes the importance of law enforcement, and it is therefore imperative that compensation for these positions be such as will attract and retain qualified individuals in these positions;

WHEREAS, the Springdale Police Department has recently experienced high turnover in law enforcement officers, and currently has over 15 open positions for law enforcement officers;

WHEREAS, it has been determined that adjustments need to be made to the salary of newly sworn law enforcement officers, and that adjustments to the pay scale for currently employed law enforcement officers also need to be made; and

WHEREAS, the Police Department wishes to implement these salary increases effective January 1, 2023, but be paid from the 2023 budget, and as such, the 2023 Springdale Police Department budget is requested to be amended in an amount necessary to fund the salary increases, said amount not to exceed amount \$2,290,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the compensation for newly sworn law enforcement officers, and adjustments to the pay scale for currently employed law enforcement officers at the Springdale Police Department are hereby approved, and the 2023 budget of the Springdale Police Department is hereby amended in an amount not to exceed \$2,290,000.00 to be paid from the Unrestricted General Fund, and to be effective January 1, 2023.

PASSED AND APPROVED this ____ day of November, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

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

The vote:

Yes: Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams, Watson

No: None

The Resolution was numbered 131-22.

RESOLUTION NO. 132-22 – APPROVING THE CITY OF SPRINGDALE, ARKANSAS, BUDGET FOR THE YEAR 2023

Council Member Jeff Watson presented a Resolution approving the City of Springdale, Arkansas, Budget for the Year 2023.

RESOLUTION NO. ____

A RESOLUTION APPROVING THE CITY OF SPRINGDALE, ARKANSAS, BUDGET FOR THE YEAR 2023.

WHEREAS, the Mayor of the City of Springdale, Arkansas, has presented a budget for the calendar year 2023 to the City Council for the City of Springdale, Arkansas, as required by Ark. Code Ann. §14-58-201; and

WHEERAS, the Mayor’s proposed budget includes salary increases for City employees;

WHEREAS, the Finance Committee of the Springdale City Council held budget work sessions to review, study, discuss, and adjust the 2023 budget proposed by the Mayor and has requested this resolution be placed on the City Council agenda;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2023 Mayor’s budget, the salary increases included therein, the changes in authorized positions included therein, and any changes made by the Finance Committee, are hereby passed and approved with the compensation increases to be effective January 1, 2023.

PASSED AND APPROVED this ____ day of November, 2022.

Doug Sprouse, MAYOR

ATTEST:

Denise Pearce, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

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

The vote:

Yes: Lawson, Bailey, Harriman, Powell, Williams, Watson

No: Fougrousse, Overton

The Resolution was numbered 132-22.

ORDINANCE NO. 5783 – SETTING THE SALARIES OF THE ELECTED OFFICIALS AND PLANNING COMMISSION MEMBERS OF THE CITY OF SPRINGDALE, ARKANSAS AND REPEALING ORDINANCE NO. 5674

Council Member Jeff Watson presented an Ordinance setting the salaries of the elected officials and Planning Commission members of the City of Springdale, Arkansas and repealing Ordinance No 5674.

Effective January 1, 2023, the annual compensation for Springdale elected officials and Planning Commission members shall be as follows:

City Council Members	\$	12,720
Planning Commission Members	\$	5,088
Mayor	\$	156,390
City Clerk/Treasurer	\$	109,562
City Attorney	\$	143,275

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

The vote:

Yes: Bailey, Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson

No: None

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

The vote:

Yes: Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson, Bailey

No: None

The Ordinance was numbered 5783.

Chief of Staff Colby Fulfer recognized Cody Loerts, Finance Director, for all the hard work he put into this year's budget.

RESOLUTION NO. 133-22 – AUTHORIZING THE MAYOR AND CITY CLERK TO APPROVE A CHANGE ORDER WITH MILESTONE CONSTRUCTION FOR WATER AND SEWER IMPROVEMENTS RELATED TO THE RAZORBACK GREENWAY REALIGNMENT PROJECT

Council Member Jeff Watson presented a Resolution authorizing the Mayor and City Clerk to approve a change order with Milestone Construction for water and sewer improvements related to the Razorback Greenway realignment project.

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO APPROVE A CHANGE ORDER WITH MILESTONE CONSTRUCTION FOR WATER AND SEWER IMPROVEMENTS RELATED TO THE RAZORBACK GREENWAY REALIGNMENT PROJECT

WHEREAS, The City of Springdale has contracted with Milestone Construction for improvements known as the Razorback Greenway Alignment; and

WHEREAS, Springdale Water Utilities desires to make improvements to its facilities related to the Razorback Greenway Alignment and;

WHEREAS, Springdale Water Utilities agrees to reimburse the City of Springdale for said improvements:

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

Section 1. The Mayor and City Clerk are authorized to execute Change Order #1 to the Razorback Greenway Realignment Project for a change order of \$326,716.00 for water and sewer upgrades.

Section 2. The Mayor and City Clerk are authorized to execute additional change orders for water and sewer improvements as approved for reimbursement by Springdale Water Utilities.

PASSED AND APPROVED this ____ day of November, 2022.

Doug Sprouse, MAYOR

ATTEST:

Denise Pearce, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

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

The vote:

Yes: Fougrousse, Powell, Williams, Watson, Overton, Lawson, Bailey, Harriman

No: None

The Resolution was numbered 133-22.

RESOLUTION NO. 134-22 – AUTHORIZING THE PURCHASE OF TWO SNOW
PLOWS FOR THE PUBLIC WORKS DEPARTMENT TO WAIVE COMPETITIVE
BIDDING; AND FOR OTHER PURPOSES

Council Member Jeff Watson presented a Resolution authorizing the purchase of two snow plows for the Public Works Department from Bruckner Truck Sales Inc. in an amount not to exceed \$401,778.00 to be paid from the General Fund.

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING THE PURCHASE OF TWO
SNOW PLOWS FOR THE PUBLIC WORKS DEPARTMENT; TO
WAIVE COMPETITIVE BIDDING; AND FOR OTHER
PURPOSES.**

WHEREAS, the Public Works Department is in need of purchasing two (2) new snow plows to adequately clear City streets in a winter weather event;

WHEREAS, prepayment of the snow plows will save the City a significant amount of money;

WHEREAS, the snow plows are available on the Arkansas buy board which allows the governing body to waive competitive bidding;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS that due to the complexities and unique nature of this kind of equipment competitive bidding is not deemed feasible or practical in the purchase of snow plows and therefore competitive bidding is hereby waived, and the Mayor is hereby authorized to execute any contracts related to the purchase of two (2) snow plows from Bruckner Truck Sales, Inc., in an amount not to exceed \$401,778.00, to be paid from the General Fund.

PASSED AND APPROVED this ____ day of November, 2022

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

The vote:

Yes: Powell, Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse

No: None

The Resolution was numbered 134-22.

ORDINANCE NO. 5784 – AN ORDINANCE AUTHORIZING THE ISSUANCE OF AN INDUSTRIAL DEVELOPMENT REVENUE BOND UNDER THE AUTHORITY OF ACT NO. 9 OF 1960, AS AMENDED, FOR THE PURPOSE OF SECURING AND DEVELOPING INDUSTRY NEAR THE CITY; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT PROVIDING FOR THE SALE OF THE BOND; AUTHORIZING THE EXECUTION AND DELIVERY OF A TRUST INDENTURE SECURING THE BOND; AUTHORIZING THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT BETWEEN THE CITY, AS LESSOR, AND TODAY’S POWER, INC., AS LESSEE; AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT FOR PAYMENTS IN LIEU OF TAXES; AUTHORIZING THE EXECUTION AND DELIVERY OF OTHER DOCUMENTS RELATING TO THE ISSUANCE OF THE BOND; AND PRESCRIBING OTHER MATTERS RELATING THERETO

City Attorney Ernest Cate presented an Ordinance authorizing the issuance of an Industrial Development Revenue Bond under the authority of Act No. 9 of 1960, as amended, for the purpose of securing and developing industry near the city; authorizing the execution and delivery of a bond purchase agreement providing for the sale of the bond; authorizing the execution and delivery of a trust indenture securing the bond; authorizing the execution and delivery of a lease agreement between the city, as Lessor, and Today’s Power, Inc., as Lessee; authorizing the execution and delivery of an agreement for payments in lieu of taxes; authorizing the execution and delivery of other documents relating to the issuance of the bond; and prescribing other matters relating thereto.

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

The vote:

Yes: Williams, Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell

No: None

The Ordinance was numbered 5784.

ORDINANCE NO. 5785 – AUTHORIZING THE CITY CLERK TO FILE A CLEAN-UP LIEN FOR THE REMOVAL OF OVERGROWN BRUSH AND DEBRIS ON PROPERTY LOCATED WITHIN THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY

City Attorney Ernest Cate presented an Ordinance authorizing the City Clerk to file a clean-up lien for the removal of overgrown brush and debris on property located at 800 Henryetta Street within the City of Springdale, Arkansas; and declaring an emergency.

Alston & Morrison Properties LLC are the owners.

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

The vote:

Yes: Watson, Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams

No: None

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

The vote:

Yes: Overton, Lawson, Bailey, Harriman, Fougrousse, Powell, Williams, Watson

No: None

The Ordinance was numbered 5785.

SECOND COUNCIL MEETING IN NOVEMBER

It was decided to hold the next City Council meeting on November 29, 2022 instead of November 22, 2022 which falls on Thanksgiving week.

ADJOURNMENT

Council Member Overton made the motion to adjourn. Council Member Lawson made the second.

After a voice vote of all ayes and no nays, the meeting adjourned at 6:58 p.m.

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer