

CITY OF SPRINGDALE
City Council Committee Agenda
Tuesday, January 20, 2026
City Council Chambers (2nd Floor)
201 Spring Street, Springdale, AR 72764
Meetings begin at 5:30p.m.

Committee of the Whole

1. **A Discussion** regarding median on Har-Ber Avenue. Pg. 1
2. **A Resolution** appointing the Chief of Staff Colby Fulfer as the Mayor's Designee. Presented by Ernest Cate, City Attorney. Pg. 2

Finance Committee by Chairman Jeff Watson

3. **A Resolution** authorizing the execution of a Professional Services Agreement for Construction Phase Services for Sunset Avenue Improvements Project (Project No. 23BPS6). Presented by Ben Peters, Engineering Director. Pg. 3
4. **A Resolution** authorizing the execution of a Guaranteed Maximum Price for construction on Sunset Avenue Extension (Project No. 23BPS6). Presented by Ben Peters, Engineering Director. Pg. 4
5. **A Resolution** authorizing an amendment to the Engineering Services Contract for Smart School Connections, Project No. 23BPS16. Presented by Ben Peters, Engineering Director. Pgs. 5-15

PROJECT LOCATION



City Council Committee
January 20, 2026



0 800 1600
Feet

Appeal: Traffic Committee Decision
Median on Har Ber Avenue
Location: North of Sweet Magnolia Lane &
Har Ber Avenue



RESOLUTION NO. _____

**A RESOLUTION APPOINTING THE CHIEF OF STAFF
COLBY FULFER AS THE MAYOR’S DESIGNEE.**

WHEREAS, the Mayor for the City of Springdale, Arkansas, Doug Sprouse, was elected by Springdale voters on November 5th, 2024, and

WHEREAS, the Mayor is the principal officer of the city and it is recommended that he should appoint a designee to perform the functions of the mayor if there should be a disability or absence of the mayor, and;

WHEREAS, pursuant to Ark. Code Ann. §14-43-501(b)(3), If the mayor is unable to perform the duties of office or cannot be located, one of the following individuals may perform all functions of a mayor during the disability or absence of the mayor (A) The city clerk; (B) Another elected official of the city if designated by the mayor; (C) An unelected employee or resident of the city if designated by the mayor and approved by the city council; and

WHEREAS, pursuant to Ark. Code Ann. §14-43-501(b)(3)(C), Mayor Sprouse finds that Colby Fulfer, Chief of Staff for the City of Springdale, should be appointed as his designee if he is unable to perform the duties of the office or cannot be located;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Chief of Staff Colby Fulfer be appointed as the Mayor’s designee if the Mayor is unable to perform the duties of his office or is unable to be located.

PASSED AND APPROVED, this 27th day of January, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____
A RESOLUTION AUTHORIZING THE EXECUTION
OF A PROFESSIONAL SERVICES AGREEMENT
FOR CONSTRUCTION PHASE SERVICES FOR
SUNSET AVENUE IMPROVEMENTS
PROJECT NO. 23BPS6

WHEREAS, The City of Springdale contracted with Garver for the design of the Sunset Avenue Extension and Powell Street Improvements from Shipley Street to Aspenridge Drive; and

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

WHEREAS, Garver has submitted an agreement for these services at an hourly not to exceed cost of \$904,800.

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

Section 1. The Mayor and City Clerk are authorized to execute a professional services agreement with Garver in the amount of \$904,800.00 for Sunset Avenue Extension and Powell Street Improvements to be paid from the 2023 Street Bond Fund.

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

PASSED AND APPROVED this ____ day of January, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION
OF A GUARANTEED MAXIMUM PRICE FOR
CONSTRUCTION ON SUNSET AVENUE
EXTENSION
PROJECT NO 23BPS6**

WHEREAS, The City of Springdale has entered into a CMAR contract with Nabholz Excavation for the preconstruction services on the Sunset Avenue Extension and Powell Street Improvements, and

WHEREAS, the guaranteed maximum price for construction of the Sunset and Powell improvements shall be \$22,419,974.80,

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a Guaranteed Maximum Price for Construction agreement with Nabholz Excavation for the construction of the Sunset Avenue Extension and Powell Street Improvements for \$22,419,974.80 to be paid from the 2023 Street Bond Fund.

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

PASSED AND APPROVED this ____ day of January, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING AN
AMENDMENT TO THE ENGINEERING
SERVICES CONTRACT FOR SMART SCHOOL
CONNECTIONS, PROJECT NO. 23BPS16**

WHEREAS, The City of Springdale contracted with CEI Engineering Associates, Inc. for engineering services related to the Smart School Connections project on September 18, 2023; and

WHEREAS, the project was selected for \$444,800 in additional construction funding through the Transportation Alternatives Program, requiring further professional services including civil project design, construction specifications and bidding, and environmental clearance in order to maintain compliance with state and federal funding requirements; and

WHEREAS, these additional services are outside the scope of the original engineering services contract

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

Section 1. The Mayor and City Clerk are hereby authorized to execute a contract amendment with CEI Engineering Associates, Inc. for the amount of \$115,000, to be paid out of the 2023 Street Bond Fund.

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

PASSED AND APPROVED this ____ day of January, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Scope Change 1 To Contract 33645

1. Background Data:

- a. Effective Date of Contract: 09/15/2023
- b. Owner: City of Springdale, Arkansas
- c. Engineer: CEI Engineering Associates, Inc.
- d. Specific Project: 23BPS16 Smart School Connections

2. Description of Modifications

- a. Engineer shall perform the following Additional Services:

Civil Project Design

CEI shall provide the professional design services associated with the design of the 4 projects identified in the recommended project summary of the original scope of this project as shown in Exhibit A and listed below:

- Parsons Hills Connecting Path (535' suggested sidewalks)
- Knapp Crosswalk Relocation (405' suggested sidewalks, including crossings)
- Turnbow Creek Crossing (253' suggested sidewalks, including crossing)
- Turnbow Frontage Sidewalk (191' suggested sidewalks, including crossing)

CEI will coordinate with ARDOT on necessary TAP Funding requirements. The engineer will provide the civil design of sidewalks, grading, drainage (where necessary). The engineer will be responsible for the coordination with franchise utilities but not necessarily the relocation of. Engineer will provide design plans to be submitted at a 30%, 60%, and final interval to both the City of Springdale and ARDOT.

Scope includes bidding administration up to and including bid tabulation and letter of recommendation of the apparent low bidder.

Fees..... \$55,000 HNTE
ARDOT Coordination Fees.....\$10,000 HNTE

Drainage, SWPPP, Construction Specifications and Bidding, STAA Permitting

CEI will evaluate the impacts made to the existing channel and drainage structures along the west side of Habberton Rd. CEI will determine drainage area hydrology to the channel, determine hydraulics for directing flow into the existing structures, and analyze the proposed modifications. CEI will develop a drainage letter summarizing the modifications to and sizing of the drainage elements.

CEI will prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the City of Springdale. CEI expects the project to disturb less than 5 acres and will not require permitting with ADEE and submittal of Notice of Intent (NOI). CEI will prepare any needed calculations, reports, and coordinate submittal of documents for permitting with the City.

CEI shall provide required bidding support as requested by the City of Springdale. Services to include cost estimates, construction specifications, bidding coordination and administration, review of contractor qualifications, and recommendation of award.

CEI will evaluate the impacts to Clear Creek along Don Tyson Parkway as a result of the proposed improvements. CEI will prepare the STAA application, including a description of the proposed activities, anticipated impacts, and appropriate best management practices (BMPs). CEI will provide supporting figures, submit the application to ADEQ, and coordinate with the agency until authorization is issued.

Fees.....\$16,500 HNTE

Turnbow Creek Crossing Culvert Extension – Flood Study Floodplain Analysis & Modeling

The proposed sidewalk will extend over the FEMA special flood hazard zone AE of Clear Creek at E Don Tyson Pkwy. CEI will obtain the effective model from FEMA to start the evaluation of the channel and proposed changes to accommodate the sidewalk. CEI will create a corrected model based on current site conditions and site survey per FEMA standards. A new model will be created to evaluate the proposed impacts to the floodplain and floodway by the desired improvements and compare the pre and post conditions. It is anticipated that the initial impacts of the improvements may create a minor rise in the base flood elevations upstream or downstream of the road crossing. In that case, mitigation would be required to achieve a no rise resolution. Using initial findings, CEI will work on a first iteration to establish a no rise. CEI will complete AHJ floodplain development permit documents.

Upon completion of the first iteration, should a no rise not yet be achieved or the Client desires further changes; CEI will perform up to one additional iteration (2 total iterations) to the model and impacts to the adjacent property. This modeling will be done in an iterative approach in collaboration with the design team and client.

Items Not included:

- FEMA Conditional Letter of Map Revision (CLOMR)
- FEMA Letter of Map Revision (LOMR)
- FEMA Elevation Certificates

Fees.....\$20,000 HNTE

Topographic Survey

CEI shall perform a Topographical Survey of said project, consisting of 1’ contours derived from a digital terrain model and shown in accordance with the National Mapping Standards. Topographic survey will include all above-ground physicals and underground utilities. Location of underground utilities will be based on evidence found during the survey, markings by One Call service, and utility plans provided by Client. Areas to be Surveyed are shown in Exhibit B.

Fees..... \$6,000 HNTE

Reimburseables.....\$1000

Environmental Clearance

CEI’s environmental sub consultant will provide a USACE delineation report and USACE 404 permitting. If USACE request additional studies during permitting such as cultural resources or threatened and endangered species surveys, additional fees will be required.

Fees.....\$6.500 HNTE

- b. The Scope of Services currently authorized to be performed by Engineer in accordance with the Task Order and previous amendments, if any, is modified as follows:
[\$51,000.00]
- c. The responsibilities of Owner with respect to the Task Order are modified as follows:
[NONE]
- d. For the Additional Services or the modifications to services set forth above, Owner shall pay Engineer the following additional or modified compensation: [\$115,000.00]
- e. The schedule for rendering services under this Task Order is modified as follows:
- f. Other portions of the Task Order (including previous amendments, if any) are modified as follows: [NONE]

3. Contract Summary (Reference only)

- a. Original Contract amount: \$[51,000.00]
- b. Net change for prior amendments: \$[0.00]
- c. This amendment amount: \$[115,00.00]
- d. Adjusted Contract amount: \$[166,000.00]

Owner and Engineer hereby agree to modify the above-referenced Contract as set forth in this Amendment. All provisions of the Agreement and Contract not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is December 2nd, 2025.

OWNER: CITY OF SPRINGDALE, ARKANSAS

ENGINEER: CEI Engineering Associates, Inc.

By: _____

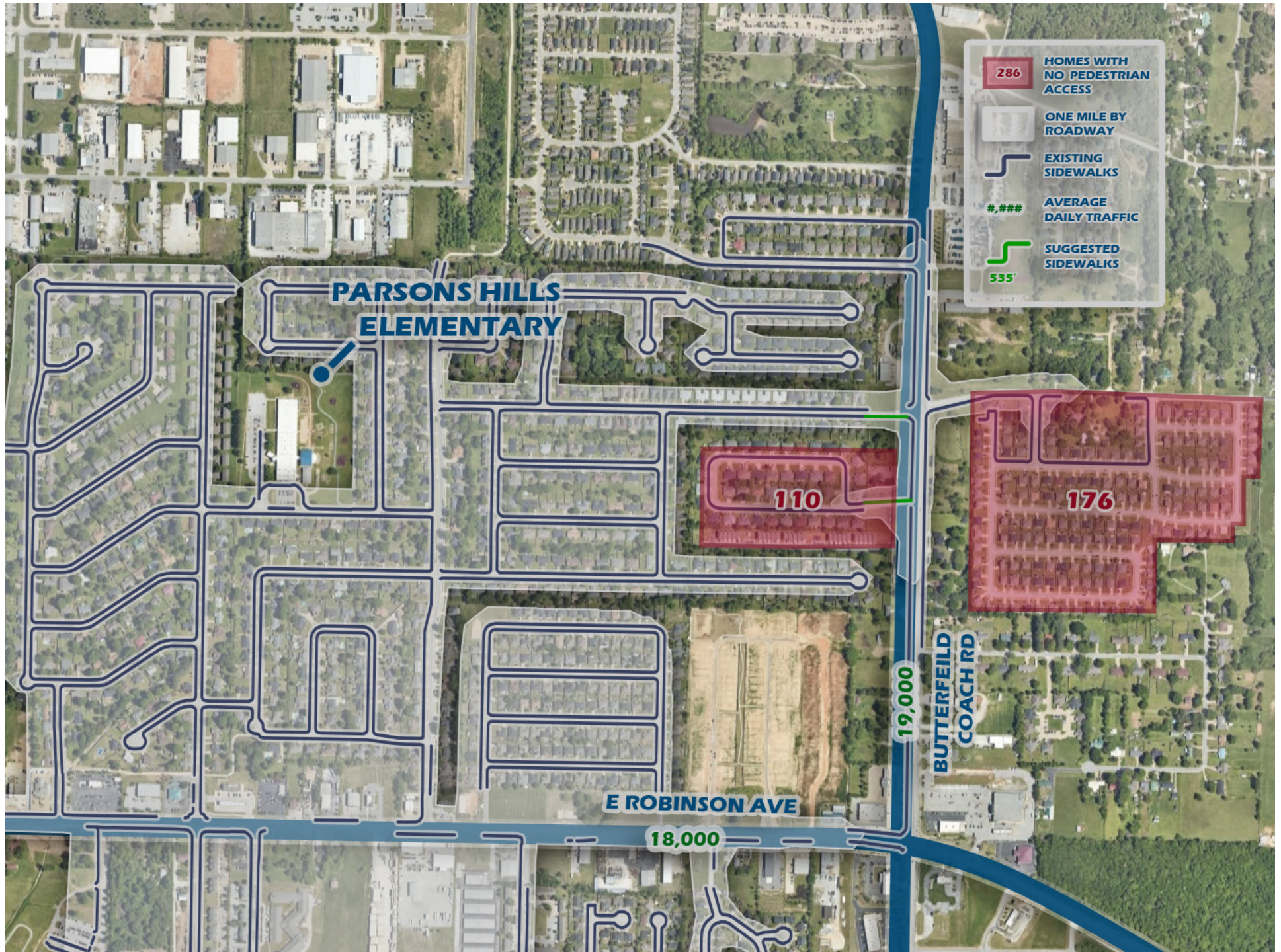
By: Anna Stamps _____

Title: _____

Title: Department Manager _____

Date
Signed: _____

Date
Signed: _____





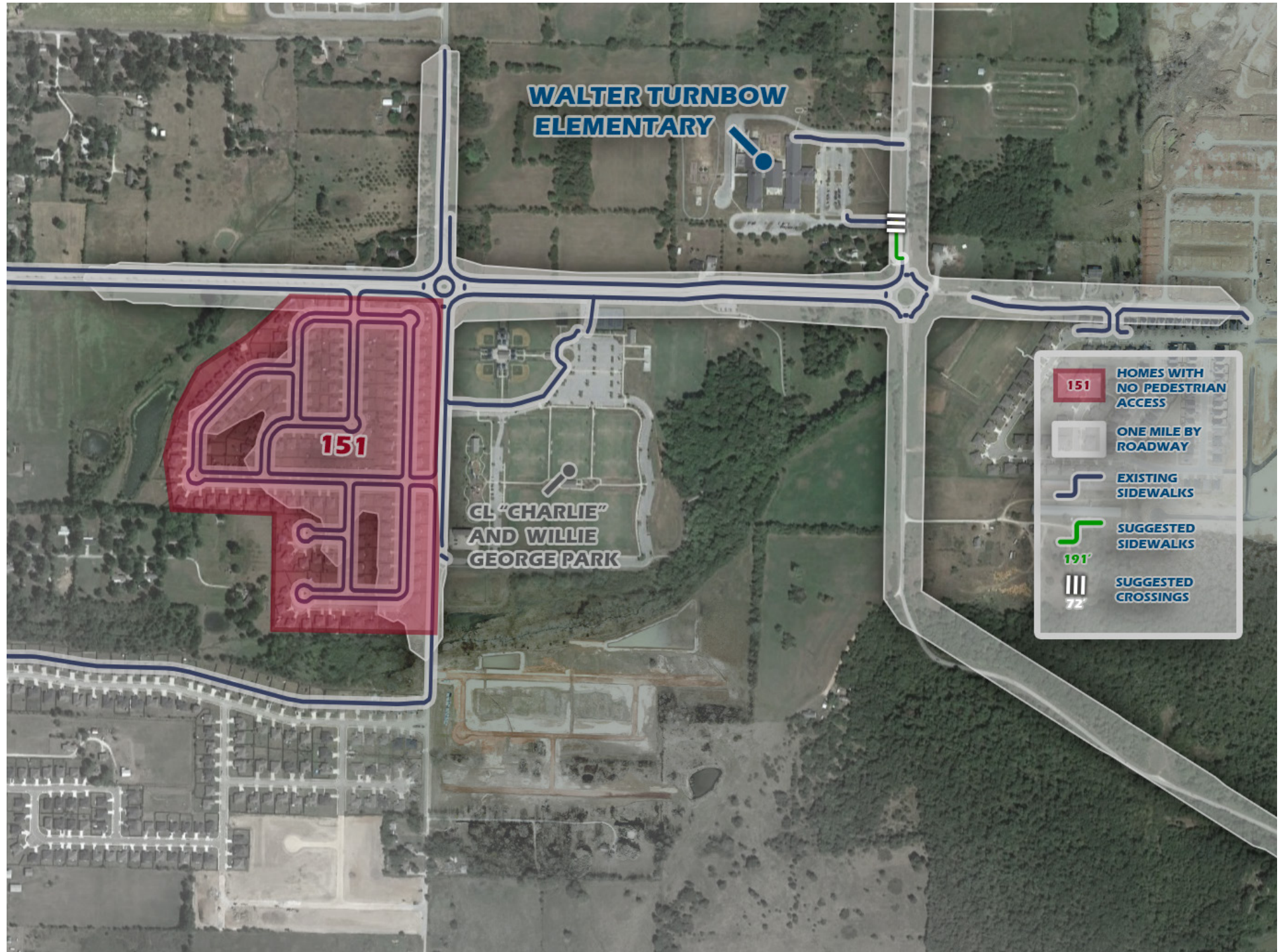




Exhibit B:

Typical Features to Locate:

All Curb and Gutter within ROW.

All connecting sidewalks within ROW.

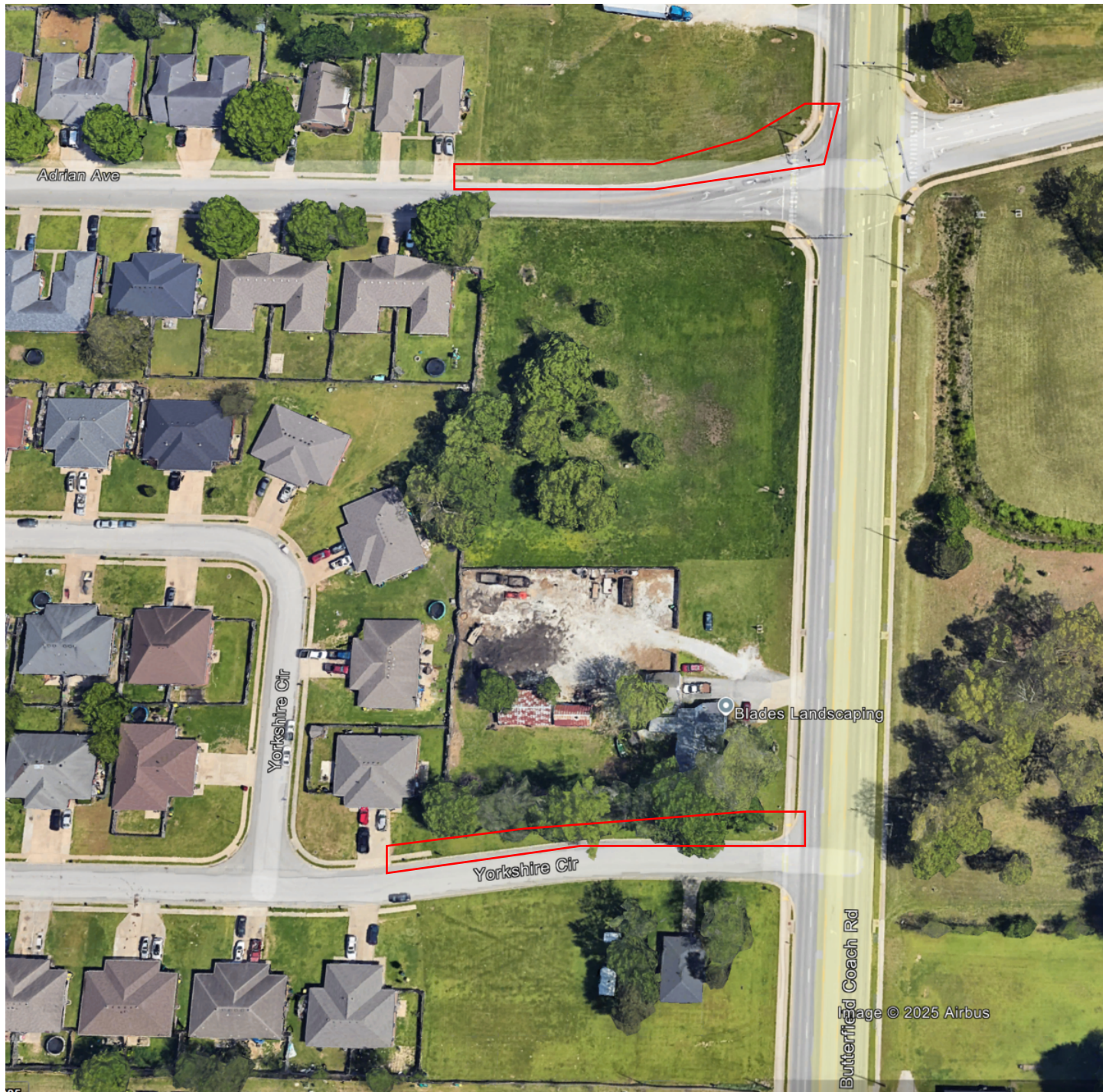
All retaining walls or other features within ROW.

All Water and sewer appurtenances and structures within ROW including Rim and Invert Elevations.

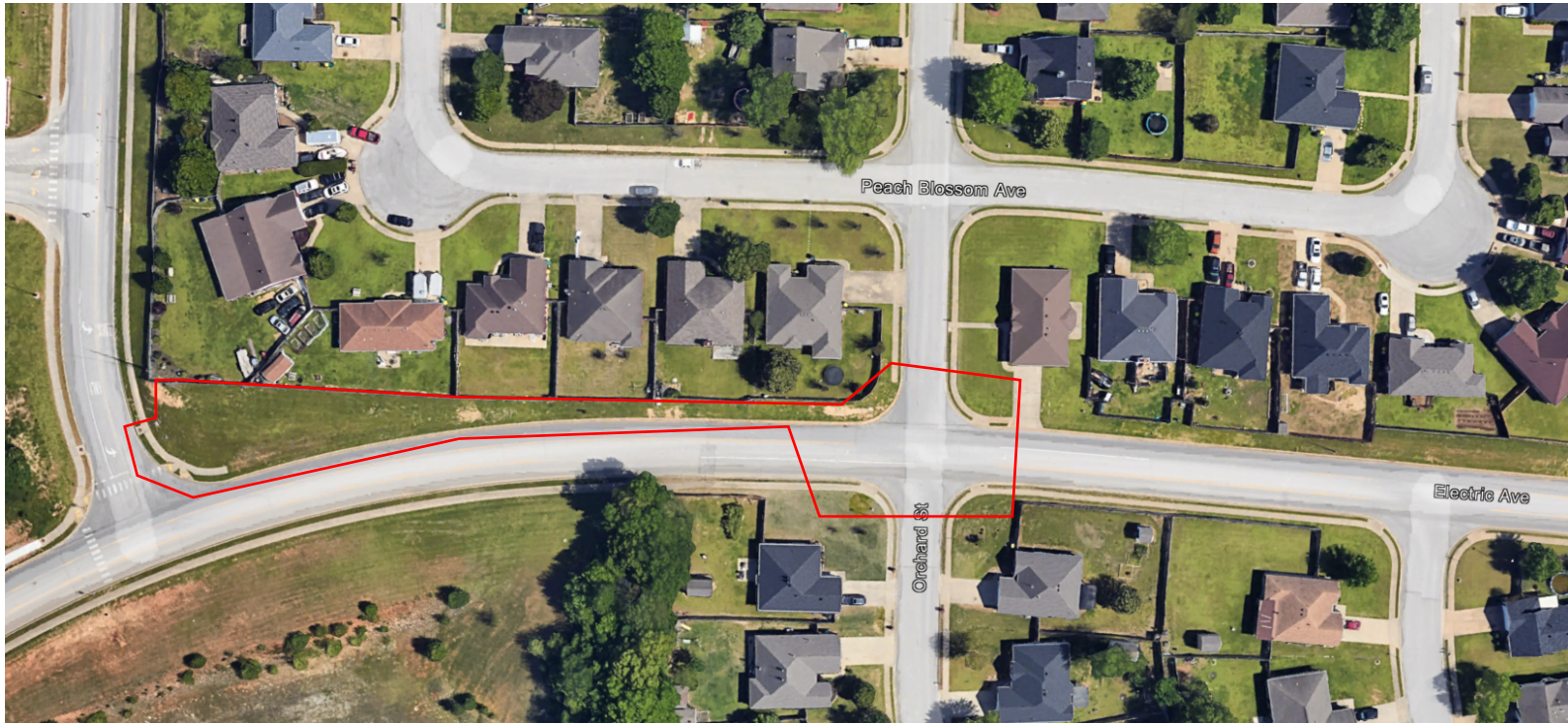
All Trees within ROW and 15' offset of ROW

All Signs within indicated Area

Parson Hills Elementary - Connecting Paths



Knapp Crosswalk Relocation



Turnbow Creek Crossing and Turnbow Frontage Sidewalk

