

CITY OF SPRINGDALE
City Council Committee Agenda
Tuesday, February 17th, 2026
City Council Chambers (2nd Floor)
201 Spring Street, Springdale, AR 72764
Meetings begin at 5:30p.m.

Committee of the Whole

1. **An Ordinance** ordering the razing (demolition) and removal of a certain residential structure within the City of Springdale, Arkansas, located at 707 Hill Street to declare an emergency and for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 1-31
2. **An Ordinance** ordering the razing (demolition) and removal of a certain residential structure within the City of Springdale, Arkansas, located at 4001 and 4043 E. Robinson to declare an emergency and for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 32-41

Finance Committee by Chairman Jeff Watson

3. **A Resolution** authorizing the expenditure of funds to acquire property from Edgar Hernandez and Alfonzo Hernandez for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. Pgs. 42-46
4. **A Resolution** authorizing the expenditure of funds to acquire property from Fort Worth Partners, LLC, for the Sunset Avenue and Powell Street Improvement Project, Project No. 23BPS6. Presented by Ernest Cate, City Attorney. Pgs. 47-49

Ordinance Committee by Chairman Mike Lawson

5. **An Ordinance** amending Ordinance No. 6022 of the City of Springdale, Arkansas, establishing water rates to be charged by the City of Springdale; and for other purposes. Presented by Ernest Cate, City Attorney. Pg. 50
6. **An Ordinance** amending Ordinance No. 6021 of the City of Springdale, Arkansas; establishing and setting rates for sanitary sewer service; and for other purposes. Presented by Ernest Care, City Attorney. Pg. 51

Parks & Recreation Committee by Chairman Randall Harriman

7. **A Resolution** adopting the name “Spring Creek Trail” for the trail between Lake Springdale Trailhead and the AGFC Nature Center. Presented by Ben Peters, Engineering Director. Pgs. 52-54
8. Joint Work Session with Airport Commission and City Council. Pgs. 55-59

ORDINANCE NO. _____

**AN ORDINANCE ORDERING THE RAZING
(DEMOLITION) AND REMOVAL OF A CERTAIN
RESIDENTIAL STRUCTURE WITHIN THE CITY OF
SPRINGDALE, ARKANSAS, LOCATED AT 707 HILL
STREET TO DECLARE AN EMERGENCY AND FOR
OTHER PURPOSES.**

WHEREAS, P&B MH Investments, LLC, is the owner of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

A part of the South 63.75 feet of Lots 16, 15, 14, 13 and 12 in Block 4 in the R.L. Hayes Addition to the City of Springdale, Arkansas, as per plat of said Addition on file in the office of the Circuit Clerk of Washington County, Arkansas, and being more particularly described as follows: Beginning at a point 198.95 feet North of the Southwest corner of Block 4, said point being in an existing fence; thence along said fence N89°49'48" E 104.50 feet; thence South 56.76 feet to the South line of said Lots 12, 13, 14, 15 and 16; thence leaving said fence and along said South line West 104.50 feet; thence North 56.45 feet to the point of beginning, containing .136 acres more or less.

Washington County Tax Parcel No. 815-22478-000

WHEREAS, the structure on the property is unfit for human habitation, constitutes a fire hazard, otherwise is dangerous to human life, or constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, and further is unsightly, and is considered an unsafe and unsightly structure in violation of Springdale City Ordinances (§22-32 and §91-37, *et seq.*);

WHEREAS, the owner has been notified by the City of Springdale prior to the consideration of this ordinance, that the structure on the property is in violation of various ordinances of the City of Springdale, as well as the Property Maintenance Code of the City of Springdale;

WHEREAS, pursuant to Chapter 22-32 of the Ordinances of the City of Springdale, the owner was given thirty (30) days to purchase a building permit and to commence repairs on the property, or to demolish and remove the building from the property;

WHEREAS, the owner has failed, neglected, or refused to comply with the notice to repair, rehabilitate or to demolish and remove the building, and as such, the matter of removing the building may be referred to the City Council pursuant to Chapter 22 and Chapter 91 of the Ordinances of the City of Springdale;

WHEREAS, under Ark. Code Ann. § 14-56-203 and pursuant to Chapter 22 and Chapter 91 of the Springdale Code of Ordinances, if repair or removal is not done within the required time, the structure is to be razed (demolished) and/or removed;

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

Section 1. That the structure located a 707 Hill Street, Springdale, Arkansas, is dilapidated, unsightly, and unsafe; and it is in the best interests of the City of Springdale to proceed with the removal of this dilapidated, unsightly, and unsafe structure.

Section 2. That the owner is hereby ordered to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property; and, is further ordered to abate the unsightly conditions on the property. Said work shall be

commenced within ten (10) days and shall be completed within thirty (30) days from the passage of this ordinance. The manner of razing (demolishing) and removing said structure shall be to dismantle by hand or bulldoze and then dispose of all debris, completely cleaning up the property to alleviate any unsightly conditions, in a manner consistent with the Property Maintenance Code, and all other state laws and regulations pertaining to the demolition or removal of residential structures.

Section 3. If the aforesaid work is not commenced within ten (10) days or completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, is hereby directed to cause the aforesaid structure to be razed (demolished) and removed and the unsafe, unsanitary and unsightly conditions abated; and, the City of Springdale shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure and abating said aforementioned conditions, said costs to be determined at a hearing before the City Council.

Section 4. EMERGENCY CLAUSE: The City Council hereby determines that the aforesaid unsafe structure constitutes a continuing detriment to the public safety and welfare and is therefore a nuisance, and determines that unless the provisions of this ordinance are put into effect immediately, the public health, safety and welfare of the citizens of Springdale will be adversely affected. Therefore, an emergency is hereby declared to exist and this ordinance begin necessary for the public health, safety and welfare shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2026

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov



SPRINGDALE™
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

201 Spring Street • Springdale, Arkansas 72764
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Giselle Gonzalez
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Christy Pinalto
File/Discovery Clerk
cpinalto@springdalear.gov

January 12, 2026

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

P&B MH Investments, LLC
3511 SE J Street, #238
Bentonville, AR 72712-3856

RE: Property located at 707 Hill Street, Springdale, Washington County, Arkansas,
Tax Parcel No. 815-22478-000

Dear Whom It May Concern:

The Chief Building Inspector for the City of Springdale, Arkansas, has posted notice at 707 Hill Street, and has mailed notice in writing to you, via certified mail, that a structure located on property owned by you at 707 Hill Street., Springdale, Arkansas, was unsafe and could not be occupied until the property had been repaired. Furthermore, the owner was instructed to obtain a demolition or repair permit within thirty (30) days and to begin work within ten (10) days of obtaining the permit.

As of this date, you have taken no efforts to demolish or repair the structure on this property. As such, please be advised that the City Council for the City of Springdale will be reviewing the enclosed ordinance at a Committee Meeting that will take place at 5:30 p.m. on Tuesday, February 17, 2026, in the Council Chambers located on the second floor of the City Administration Building at 201 N. Spring Street, Springdale, Arkansas. Also, the enclosed ordinance will be placed on the Council Agenda to be considered on Tuesday, February 24, 2026. This meeting will take place in the Council Chambers on the second floor of the City Administration Building. I strongly encourage you to attend these meetings.

Should the City adopt the enclosed ordinance, you will be given a final opportunity to repair or remove the structure. Should you not take advantage of this opportunity; the City of Springdale will have the right to raze and remove the structure, and then charge the costs of such as a lien

against the property. The amount of any such lien would be determined by the City Council, and you would have the opportunity to be notified and be heard at this meeting. If you should have any questions, please let me know. I am also sending this letter to you via regular mail as well.

Sincerely,

A handwritten signature in dark ink, appearing to read 'E. B. Cate', with a stylized flourish at the end.

Ernest B. Cate
City Attorney

Enclosure

EC:dp

cc: Tom Evers Chief Building Inspector
Mike Chamlee Chief Building Official

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

P&B MH Investments, LLC
3511 SE J Street, #238
Bentonville, AR 72712-3856



9590 9402 9365 5002 1236 60

2. Article Number (Transfer from service label)

9589 0710 5270 3185 7792 01

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Arlie Belisle

C. Date of Delivery

1/14

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

Postmark
Here

PS Form 3500, April 2015 PSN 7530-02-000-504

☐ Restricted Delivery



SPRINGDALE™
WE'RE MAKING IT HAPPEN

September 30, 2025

P&B MH Investments LLC
3511 Southeast J St. STE 238
Bentonville, AR. 72712

RE: 707 Hill St. Springdale Ar.

To Whom It May Concern:

The Code of Ordinances for the City of Springdale provides that:

buildings or structures which are unsafe, unsanitary or not provided with adequate egress; or which are substandard, constitute a fire hazard or are otherwise dangerous to human life; or which, in relation to existing use, constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, are severally...., unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition...

Please be advised that the referenced property has been deemed an "unsafe building." We have posted notice on the property that the property is unsafe and unfit for human habitation. As such, you are required within thirty (30) days of receipt of this letter, to purchase a building permit and to begin repairs/improvements within ten (10) days of that, or to obtain a demolition permit and demolish/remove the unsafe structure within the same time frame.

Should you fail to comply with this notice to repair or remove such unsafe building, we shall ask that this matter be referred to the city council. If the city council deems the structure unsafe and that it is in the best interest of the city to proceed with the removal of the unsafe structure, it will enact an ordinance ordering you to raze and remove the unsafe structure. If you fail to do so, the City is authorized by law to raze and remove the unsafe structure and charge the costs of such removal as a lien in the property.

I wanted to make you aware of the seriousness of this situation. If you should have any questions, please feel free to contact me.

Tom Evers
Chief Building Inspector

Mike Chamlee Chief Building Official



SPRINGDALE™

WE'RE MAKING IT HAPPEN

September 30, 2025

P&B MH investments LLC
3511 Southeast J St. STE 238
Bentonville, AR. 72712

RE: 707 Hill St., Springdale, AR.

Dear Property Owners,

The Buildings Department exists to confirm adherence to minimum construction standards, codes, and local ordinances. We also serve the community by responding to complaints from citizens regarding potentially unsafe and unsanitary conditions.

A complaint was submitted to this office regarding "Conditions" at the referenced unit. I received the complaint and responded and noted the following items, some of which are items that are required by Code or by city ordinance to be remediated and some are items which we felt a property owner should be apprised of in order to insure you can safeguard your property from loss. The items are separated below.

Required items:

1. The electric service is not active at this time.
2. Wires are hanging from where walls once stood.
3. Pigtail at compressor is in need of replacing.
4. Our office requires that when walls are opened that the electrical system be brought up to current code.
5. Our office also requires that when 50% or more of a home is involved in a remodel that the entire home be rewired to current code.
6. This home meets the need to be wired to current 2020 NEC code.
7. Our office would require that this home be wired to current 2020 code requirements.
8. Houses that are not your permanent address are considered rentals; the City of Springdale has an ordinance that requires that all rentals have smoke alarms in each bedroom and in all hallways. (Within 24 hours)
9. I have not been in this home to inspect conditions at this time.
10. The water service to the home is off since 4-2023.
11. All homes are required to have a water heater capable of supplying hot water.

Mike Chamlee Chief Building Official

12. Water heaters are required to have a T&P that terminates within 6" of the ground outside.
13. Expansion device is required on water heaters since 2005 by this office and by code.
14. Water heaters are required to have a drain pan.
15. Drain pans are required to have a 3/4" drain line to the outside.
16. Dryer vent is missing its required cap.
17. Noted a PVC drain on the south side purpose is unknown.
18. I would have to tour the interior to inspect the rest of the plumbing.
19. Our office would require that the home be re-plumbed to current 2018 Arkansas Plumbing Code.
20. Gas service has not been active since 2024.
21. The home is required to have a permanently installed thermostatic controlled heating system capable of supplying heat to at least 68 degrees.
22. If central A/C is not provided than all operable windows are to have screens
23. If a new system is needed it will have to be installed to 2021 International Mechanical Code.
24. Address on the home is to be 4" numbers that are contrasting in color and visible from the street.
25. The interior walls have been opened to the studs and several interior walls appear to have been removed.
26. If the home is to be saved the exterior walls will need to be insulated with R13 with craft paper on the warm in winter side.
27. The interior floor joints have also been exposed.
28. If the home is to be saved 6 mil plastic will be required on the ground and R19 insulation with the craft paper on the warm in winter side.
29. Attic insulation will need to be R38 by final if home is to stay.
30. Siding is coming off the home is several locations.
31. Siding is rotten on the south side and possibly other locations.
32. Widow trim at several windows are rotten and need to be replaced.
33. Some widow locations are missing trim at the bottom of windows.
34. Roof appears to have reached its life span and needs to be replaced.
35. Plastic is being used to stop the intrusion of water.
36. Several windows and the back door are covered by vegetation and needs to be removed.
37. Front door has no lock so that the home is unsecured at this time.
38. Cut down and completely remove dead trees on your property.
39. Remove all downed limbs from the property.
40. Trim trees growing into or on the roof.
41. Fences are to be maintained as to what type of fence they are.
42. Fence lines are to be maintained free of vegetation or remove the fence.
43. Shed is unsecured, and should be 10' away from any other structure.
44. Shed is in rough shape and may just need to be removed.
45. The carport is within 10' and needs to be removed.
46. Our office does not find a permit for the carport.

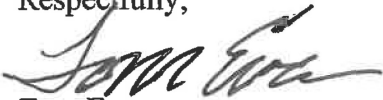
47. This is not a complete list and if you wish we could meet at the property and tour it together for all needed corrections.
48. As this is not your permanent address and a possible rental please register it with the City of Springdale on the Landlord Registry thru the City Clerk's office at 479-750-8518.
49. A Master electrician, plumber and heating contractor will need to be hired to repair or replace items.

Recommendations for your property preservation:

1. All junk, trash is to be removed from the property. (Sent to Neighborhood Services)
2. Yard is to be mowed and trimmed regularly. (Sent to Neighborhood Services)
3. All smoke alarms should be replaced every ten years.

We appreciate your assistance with these matters and look forward to hearing from you within 30 days of receipt of this letter. Please feel free to contact this office with any questions you may have.

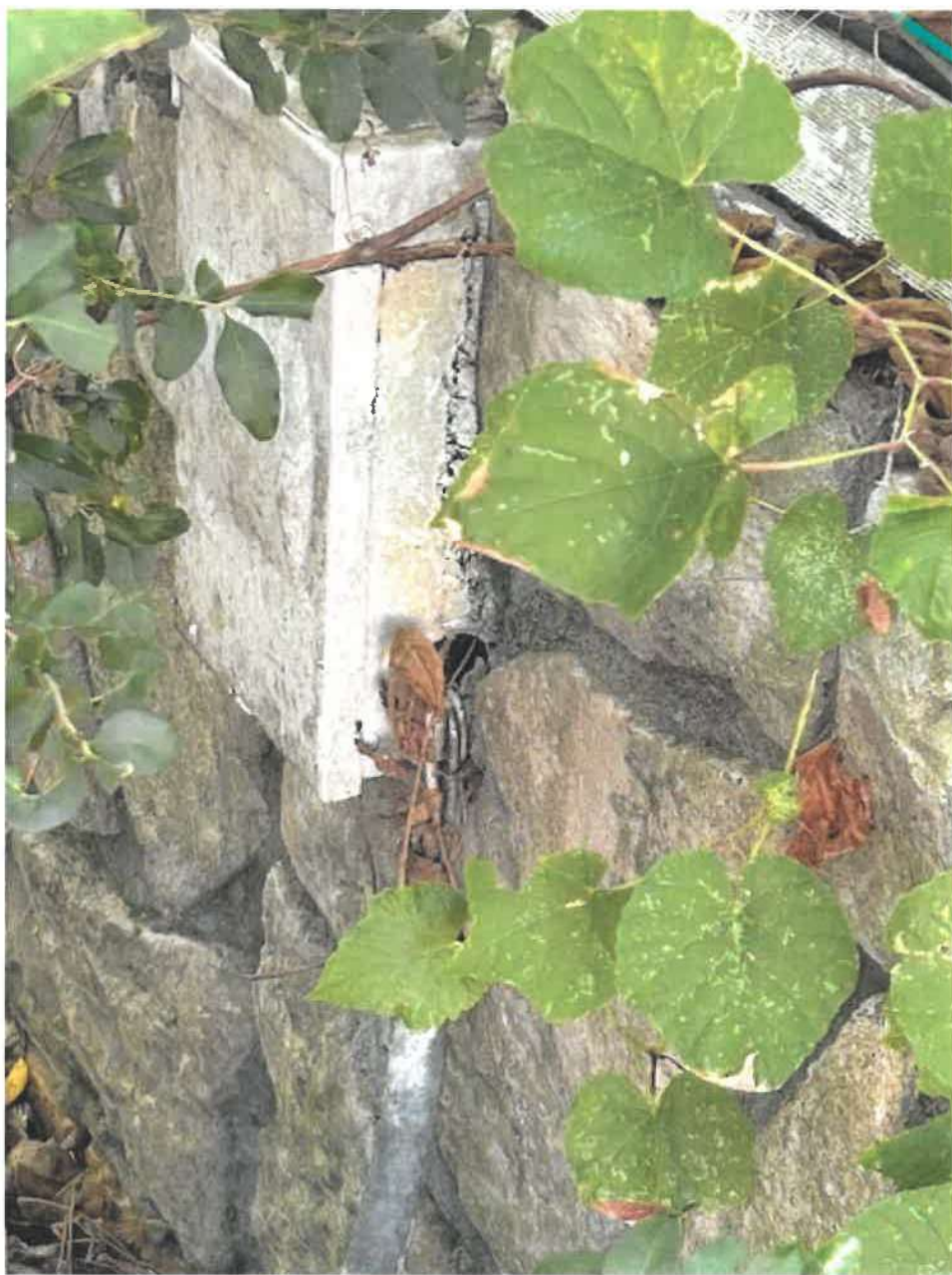
Respectfully,



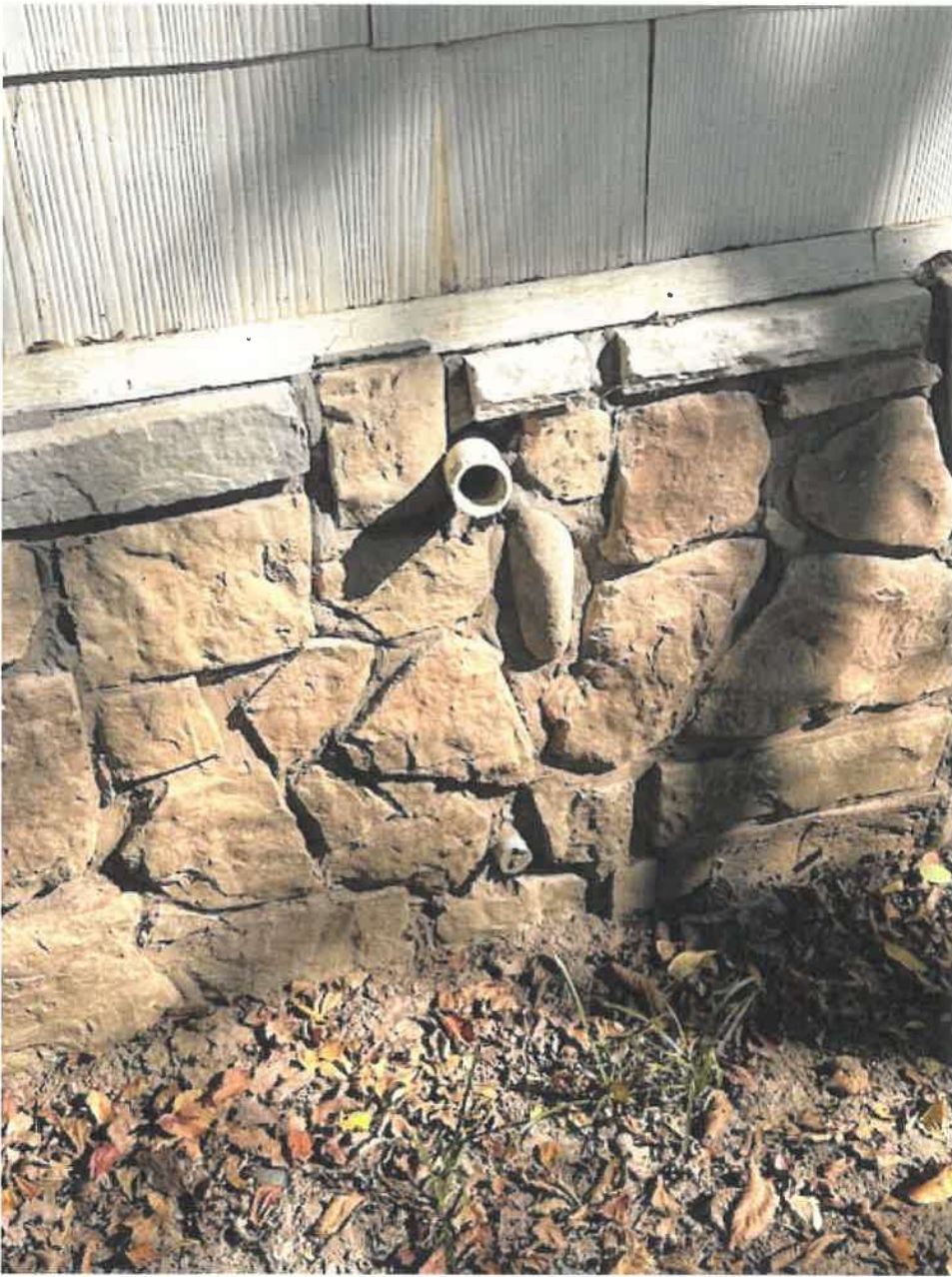
Tom Evers
Chief Building Inspector
Master Code Professional
479-750-8154























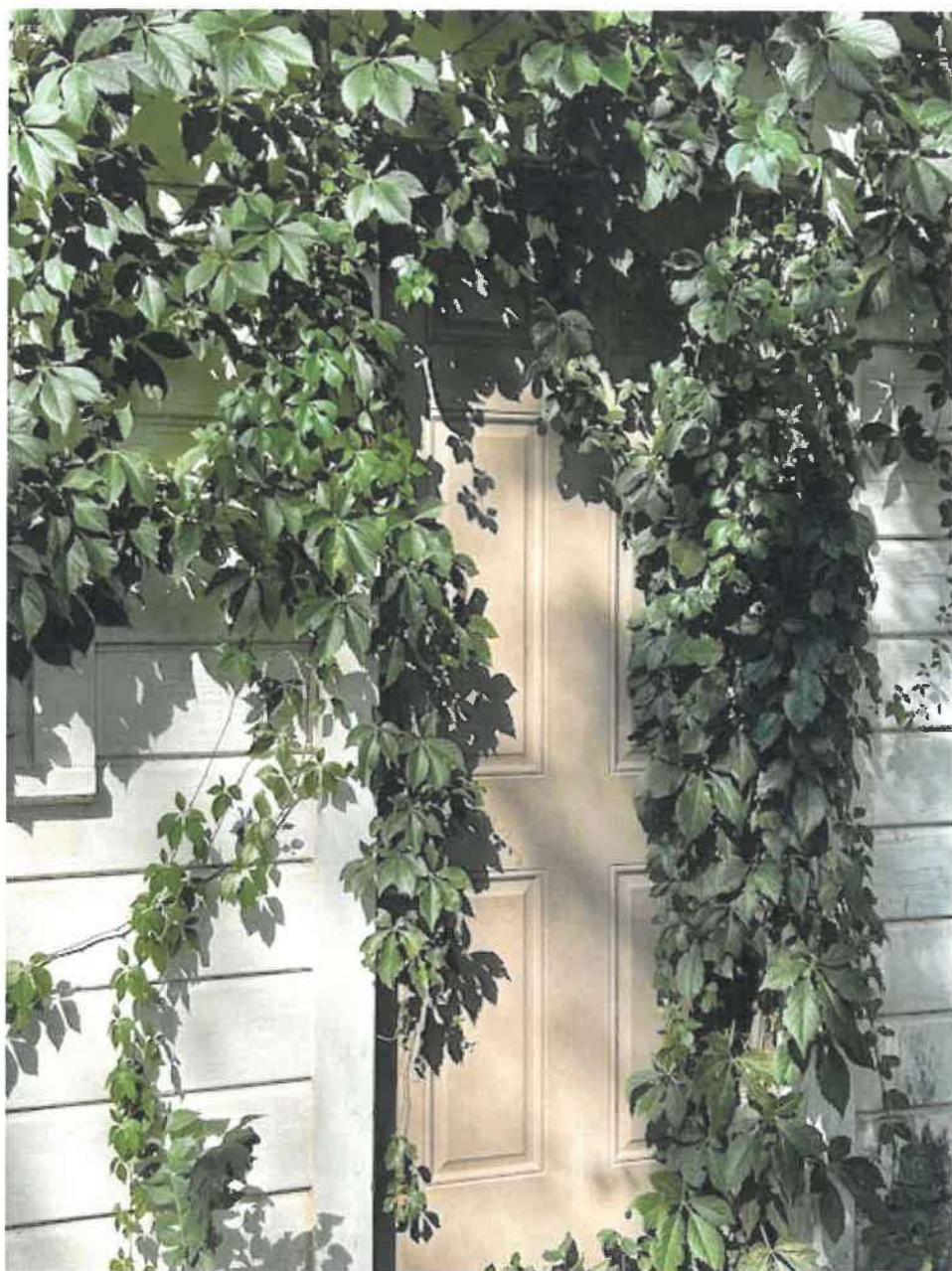




















ORDINANCE NO. _____

**AN ORDINANCE ORDERING THE RAZING (DEMOLITION)
AND REMOVAL OF CERTAIN RESIDENTIAL STRUCTURES
WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED
AT 4001 and 4043 E. ROBINSON TO DECLARE AN
EMERGENCY AND FOR OTHER PURPOSES.**

WHEREAS, P&B MH Investments, LLC, is the owner of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION EIGHT, TOWNSHIP SEVENTEEN NORTH, RANGE TWENTY-NINE WEST, WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 459 FEET WEST OF THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT: THENCE NORTH 30 DEGREES EAST 203.5 FEET TO THE CENTERLINE OF HIGHWAY NO. 68, THENCE NORTHWESTERLY WITH SAID CENTERLINE 70 FEET; THENCE SOUTH 30 DEGREES WEST 227 FEET TO THE SOUTH LINE OF SAID 40 ACRE TRACT: THENCE EAST 79 FEET TO THE POINT OF BEGINNING.

AND

PART OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY NINE (29) WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE WEST 459 FEET; THENCE NORTH 30 DEGREES EAST 203.5 FEET, TO THE CENTER OF HIGHWAY NO. 68, AT A POINT 601.5 FEET IN A SOUTHEASTERLY DIRECTION FROM THE NORTHWEST CORNER OF THE PROPERTY DEEDED TO FRED A. MADDOCKS AND WIFE, BEULAH MADDOCKS ON OCTOBER 27TH, 1954, AND RECORDED IN VOLUME 563 AT PAGE 290, WASHINGTON COUNTY, ARKANSAS RECORDS, RUNNING ALONG THE CENTER OF HIGHWAY NO. 68, THENCE SOUTHEASTERLY 411 FEET TO THE PLACE OF BEGINNING, CONTAINING .93 ACRE, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8; THENCE S87°22'42"E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 239.606 METERS; THENCE N29°25'26"E A DISTANCE OF 49.493 METERS TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY 412 FOR THE POINT OF BEGINNING: THENCE N29°25'26"E A DISTANCE OF 6.526 METERS TO A POINT ON THE EXISTING SOUTH. RIGHT OF WAY LINE OF U.S. HIGHWAY 412: THENCE S60°01'08"E ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE A DISTANCE OF 108.798 METERS TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY 412, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N67°50'57"W ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE A DISTANCE OF 51.156 METERS; THENCE N59°34'50"W ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE A DISTANCE OF 58.056 METERS TO THE POINT OF BEGINNING AND CONTAINING 0.057 HECTARES, MORE OR LESS, OR 568.535 SQUARE METERS, MORE OR LESS.

Washington County Tax Parcel No: 815-30598-000 and 815-30594-000

WHEREAS, the structures on the property are unfit for human habitation, constitute a fire hazard, otherwise is dangerous to human life, or constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, and further are unsightly, and are considered unsafe and unsightly structures in violation of Springdale City Ordinances (§22-32 and §91-37, *et seq.*);

WHEREAS, the owner has been notified by the City of Springdale prior to the consideration of this ordinance, that the structures on the property are in violation of various ordinances of the City of Springdale, as well as the Property Maintenance Code of the City of Springdale;

WHEREAS, pursuant to Chapter 22-32 of the Ordinances of the City of Springdale, the owner was given thirty (30) days to purchase a building permit and to commence repairs on the property, or to demolish and remove the buildings from the property;

WHEREAS, the owner has failed, neglected, or refused to comply with the notice to repair, rehabilitate or to demolish and remove the buildings, and as such, the matter of removing the buildings may be referred to the City Council pursuant to Chapter 22 and Chapter 91 of the Ordinances of the City of Springdale;

WHEREAS, under Ark. Code Ann. § 14-56-203 and pursuant to Chapter 22 and Chapter 91 of the Springdale Code of Ordinances, if repair or removal is not done within the required time, the structures are to be razed (demolished) and/or removed;

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

Section 1. That the structures located at 4001 and 4043 E. Robinson, Springdale, Arkansas, are dilapidated, unsightly, and unsafe; and it is in the best interest of the City of Springdale to proceed with the removal of these dilapidated, unsightly, and unsafe structures.

Section 2. That the owner is hereby ordered to raze (demolish) and remove the dilapidated, unsightly and unsafe structures located on the aforesaid property; and, is further ordered to abate the unsightly conditions on the property. Said work shall be commenced within ten (10) days and shall be completed within thirty (30) days from the passage of this ordinance. The manner of razing (demolishing) and removing said structures shall be to dismantle by hand or bulldoze and then dispose of all debris, completely cleaning up the property to alleviate any unsightly conditions, in a manner consistent with the Property Maintenance Code, and all other state laws and regulations pertaining to the demolition or removal of residential structures.

Section 3. If the aforesaid work is not commenced within ten (10) days or completed within thirty (30) days, the Mayor, or the Mayor’s authorized representative, is hereby directed to cause the aforesaid structures to be razed (demolished) and removed and the unsafe, unsanitary and unsightly conditions abated; and, the City of Springdale shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structures and abating said aforementioned conditions, said costs to be determined at a hearing before the City Council.

Section 4. EMERGENCY CLAUSE: The City Council hereby determines that the aforesaid unsafe structures constitute a continuing detriment to the public safety and welfare and are therefore a nuisance, and determines that unless the provisions of this ordinance are put into effect immediately, the public health, safety and welfare of the citizens of Springdale will be adversely affected. Therefore, an emergency is hereby declared to exist and this ordinance being necessary for the public health, safety and welfare shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2026

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

Ernest B. Cate
City Attorney
ecate@springdalear.gov

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

Cameron Baker
Deputy City Attorney
cbaker@springdalear.gov

George McManus
Deputy City Attorney
gmcmamus@springdalear.gov



SPRINGDALE
WE'RE MAKING IT HAPPEN

OFFICE OF CITY ATTORNEY

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

Giselle Gonzalez
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Dixie Putt
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Christy Pianalto
File/Discovery Clerk
cpianalto@springdalear.gov

January 12, 2026

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

P&B MH Investments, LLC
3511 SE J Street, #238
Bentonville, AR 72712-3856

RE: Property located at 4001/4043 E. Robinson Ave., Springdale, Washington
County, Arkansas, Tax Parcel No. 815-30598-000 and 815-30594-000

Dear P&B MH Investments:

The Chief Building Inspector for the City of Springdale, Arkansas, has posted notice at on the structures located at 4001 and 4043 E. Robinson Ave., and has mailed notice in writing to you, via certified mail, that the structures located on these properties owned by you at this location, are unsafe and cannot be occupied until the properties have been repaired. Furthermore, the above-referenced correspondence instructed you to obtain a demolition or repair permit within thirty (30) days and to begin work within ten (10) days of obtaining the permit.

As of this date, you have taken no efforts to demolish or repair the structures on these properties. As such, please be advised that the City Council for the City of Springdale will be reviewing the enclosed ordinance at a Committee Meeting that will take place at 5:30 p.m. on Tuesday, February 17, 2026, in the Council Chambers located on the second floor of the City Administration Building at 201 N. Spring Street, Springdale, Arkansas. If recommended for approval, the enclosed ordinance will be placed on the Tuesday, February 24, 2026, Springdale City Council agenda. This meeting will also take place in the Council Chambers on the second floor of the City Administration Building. I strongly encourage you to attend these meetings.

Should the City adopt the enclosed ordinance, you will be given a final opportunity to repair or remove the structure. Should you not take advantage of this opportunity; the City of Springdale will have the right to raze and remove the structure, and then charge the costs of such as a lien

against the property. The amount of any such lien would be determined by the City Council, and you would have the opportunity to be notified and be heard at this meeting. If you should have any questions, please let me know. I am also sending this letter to you via regular mail as well.

Sincerely,



Ernest B. Cate
City Attorney

Enclosure

EC:dp

cc: Tom Evers Chief Building Inspector
Mike Chamlee Chief Building Official

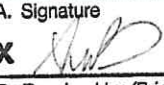
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Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ _____ ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____ Postage \$ _____ Total Postage and Fees \$ _____ Sent To _____ Street and Apt. No., or PO Box No. _____ City, State, ZIP+4® _____	Postmark Here
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: P&B MH Investments, LLC 3511 SE J Street, #238 Bentonville, AR 72712-3856  9590 9402 9365 5002 1236 77 2. Article Number (Transfer from service label) 9589 0710 5270 3185 7791 95	A. Signature ☒ Agent ☐ Addressee X  B. Received by (Printed Name) C. Date of Delivery <u>Artie Belisle</u> <u>1/14</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: 0.8em;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☒ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☒ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery (over \$500)	
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☐ Insured Mail																	
☐ Insured Mail Restricted Delivery (over \$500)																	

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







Ernest Cate

From: P&B Managed Homes [REDACTED]
Sent: Sunday, January 18, 2026 2:48 PM
To: ecate@springdalear.gov; dphillips@springdalear.gov; cbaker@springdalear.gov; gmcmanus@springdalear.gov; dputt@springdalear.gov; cpianalto@springdalear.gov; shelms@springdalear.gov; ggonzalez@springdalear.gov; tevers@springdalear.gov; mchamlee@springdalear.gov
Cc: Ines Santistevan (Business)
Subject: Request for Demolition Timeline Extension – 707 Hill Street and 4001/4043 E. Robinson Ave

Warning: Unusual sender [REDACTED]
You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

I am writing to follow up regarding the recent notices and proposed ordinances related to the properties located at 707 Hill Street and 4001/4043 East Robinson Avenue.

We acknowledge the City's determination that the structure at 707 Hill Street is unsafe and understand the City's position. We are not disputing that determination, nor are we refusing to demolish the structure. Our intent has been, and remains, to move forward with demolition as part of a broader redevelopment plan.

For context, the original notice we received in 2025 applied to the property at 707 Hill Street only. In response, I emailed Tom Evers, Chief Building Inspector, on October 22, 2025, outlining our plan to demolish the structure and requesting additional time to allow for proper planning and coordination. We did not receive a response at that time, so we wanted to ensure our intentions were clearly restated ahead of the upcoming meetings.

Since then, we have expanded our planning efforts to include the East Robinson Avenue properties as part of a coordinated redevelopment approach. We are currently working with our architect on multiple plan options for both the Hill Street and East Robinson sites, and we are coordinating financing to support the demolition and subsequent construction phases. Because these efforts are interconnected, we are requesting additional time before pulling demolition permits so the projects can be executed in an orderly and responsible manner.

We respectfully request an extension allowing demolition of the structures at 707 Hill Street and 4001/4043 East Robinson Avenue to be completed by the end of October 2026.

In the interim, the properties are being actively monitored. Our team inspects each location approximately every two weeks to ensure the structures remain properly boarded, secure, and free from unauthorized entry. During each visit, exterior photos are taken of the front and rear of the structures to confirm conditions remain safe and stable.

We take these responsibilities seriously and want to work cooperatively with the City to ensure public safety while allowing the necessary time to complete planning and financing for proper redevelopment.

We plan to attend the upcoming committee and City Council meetings and would welcome the opportunity to discuss this request in person.

Thank you for your time and consideration.

Best regards,

Shawn Phillips

[REDACTED]
P&B MH Investments, LLC

Looking forward to serving you



P & B Managed Homes

P&B Managed Homes

[REDACTED]
www.pbmanagedhomes.com

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM EDGAR HERNANDEZ AND ALFONSO HERNANDEZ FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6.

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6 (Tract 61), said lands being owned by Edgar Hernandez and Alfonso Hernandez, also known as Washington County Tax Parcel No. 815-28799-000, located at 1804 South Powell Street, Springdale, Washington County, Arkansas ("the Property");

WHEREAS, the City's estimate of compensation for the Property, as determined by an appraisal, is \$13,400.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$16,400.00 to acquire the Property; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$3,000.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 1804 South Powell Street for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Edgar Hernandez and Alfonso Hernandez, for the total sum of \$16,400.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 24th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE EDGAR HERNANDEZ
AND
ALFONSO HERNANDEZ PROPERTY
(0.69± ACRE/30,235± SQUARE FEET);
LOCATED AT 1804 POWELL STREET,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

BY

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

FILE NO. 6891-61

AS OF

DECEMBER 8, 2025

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 1804 Powell Street, Springdale, Arkansas
Client: City of Springdale
Fee Owner: Edgar Hernandez, an unmarried person, and Alfonso Hernandez, a married person, as joint tenants with rights of survivorship
Mailing Address: 1804 Powell Street, Springdale, AR 72764-6461

Area Of The Whole:	0.69± AC, or 30,235± SF	Temporary Construction Easement:	0.0± AC, 0± SF
Area Of Remainder:	0.69± AC, or 30,235± SF		
Permanent Utility Easement:	.05± AC, or 2,005± SF		

HIGHEST AND BEST USE:

Whole Property	As Vacant -Commercial Development As Improved – Continued Residential Use in Interim
Remainder Property	As Vacant -Commercial Development As Improved – Continued Residential Use in Interim

ACQUISITION COMPENSATION:

Before			
Land: 30,235± SF @ \$6.15/SF (Rounded)	\$	186,000	
Improvements: 1 Tree	\$	1,000	
Total:		\$	187,000
After			
Land: 30,235± SF @ \$5.74/SF (Rounded)	\$	173,600	
Improvements: N/A	\$	0	
Total		\$	173,600

FAIR MARKET VALUE OF ACQUISITION	\$	13,400
Temporary Construction Easement: Not Applicable		0
Total Compensation as of: December 8, 2025	\$	13,400

ALLOCATION OF COMPENSATION

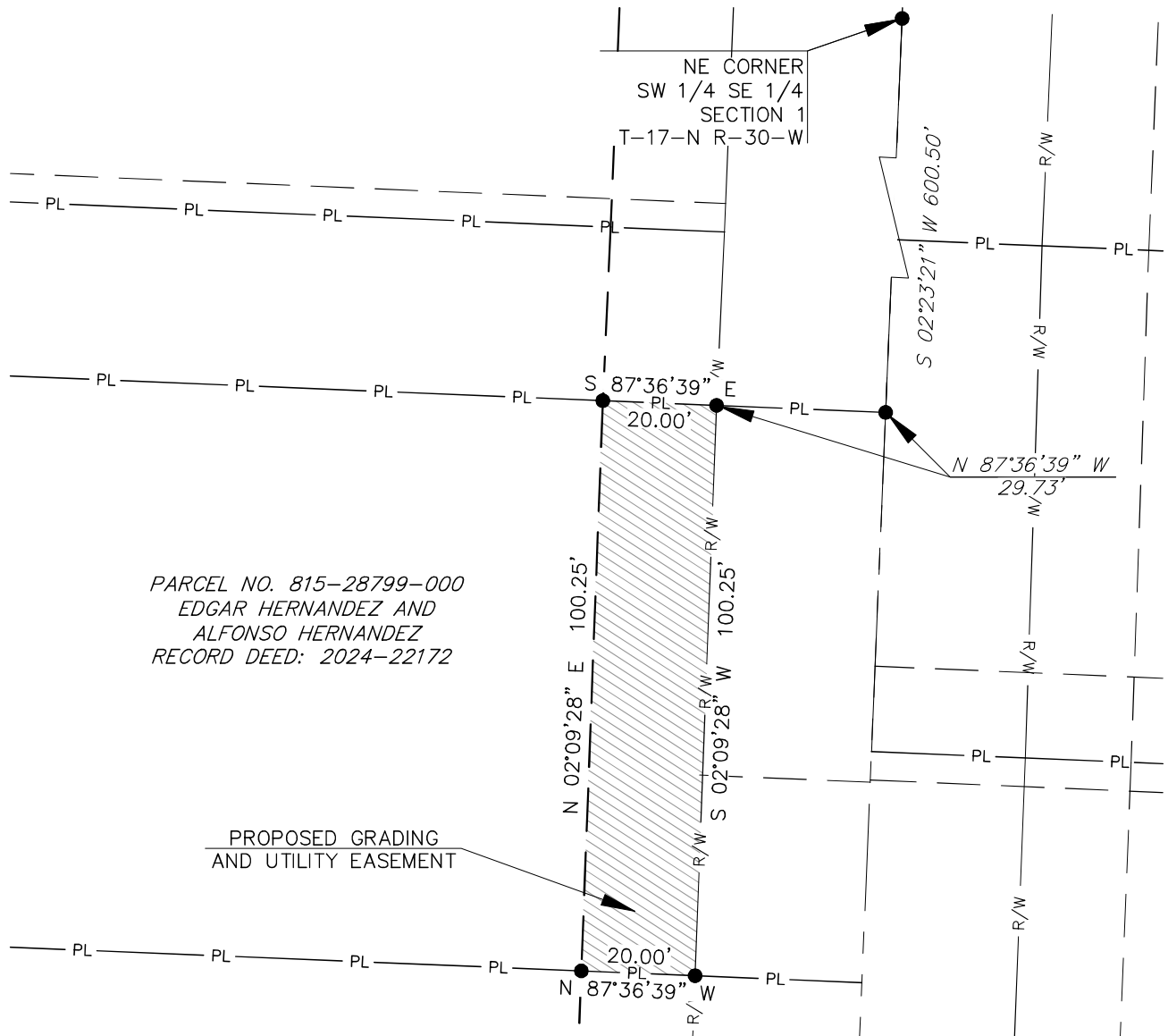
Land: Not Applicable	\$	0
Permanent Utility Easement 2,005± SF @ 6.15 (Rounded)	\$	12,400
Temporary Construction Easement: Not Applicable	\$	0
Improvements: 1 Tree	\$	1,000
Damages: Not Applicable	\$	0
Cost to Cure Items: Not Applicable	\$	0
Total Compensation:	\$	13,400

Shannon Mueller

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







PARCEL NO. 815-28799-000
EDGAR HERNANDEZ AND
ALFONSO HERNANDEZ
RECORD DEED: 2024-22172

PROPOSED GRADING
AND UTILITY EASEMENT

AREA CALCULATIONS	SQ. FT.	ACRES
PROPOSED DRAINAGE AND UTILITY EASEMENT	2,005	0.05

LEGEND

— PL —	— PL —	EXISTING PROPERTY LINE
— R/W —	— R/W —	EXISTING RIGHT OF WAY LINE
— —	— —	EXISTING EASEMENT LINE
— R/W —	— R/W —	PROPOSED RIGHT OF WAY LINE
— —	— —	PROPOSED EASEMENT LINE

THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF THE SIZE, SHAPE AND LOCATION OF THE PROPOSED EASEMENTS AND DOES NOT CONSTITUTE A PLAT OR SURVEY OF THE GRANTOR'S PROPERTY.



4300 SOUTH J.B. HUNT DRIVE
SUITE 240
ROGERS, ARKANSAS 72758
479 257-9188

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS
SUNSET AVENUE
IMPROVMENTS



JOB NO.
23T21010

DATE
AUG. 15, 2025

"EXHIBIT A"

TRACT
61

Page 46

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM FORT WORTH PARTNERS, LLC, FOR THE SUNSET AVENUE EXTENSION AND POWELL STREET IMPROVEMENT PROJECT, PROJECT NO. 23BPS6.

WHEREAS, the City of Springdale is in need of acquiring lands for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6 (Tract 72), said lands being owned by Fort Worth Partners, LLC., also known as Washington County Tax Parcel No. 815-29232-100, located at 979 E. Robinson Ave., Springdale, Washington County, Arkansas (“the Property”);

WHEREAS, the City’s estimate of compensation for the Property, as determined by an appraisal, is \$85,000.00;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$102,764.00 to acquire the Property, said amount being based on an appraisal commissioned by the property owner; and,

WHEREAS, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$17,764.00 to acquire the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the Property by eminent domain proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire the property located at 979 E. Robinson Ave. for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6, said lands being owned by Fort Worth Partners, LLC., for the total sum of \$102,764.00 to be paid from the 2023 Street Bond.

PASSED AND APPROVED this 24th day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY





ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 6022 OF THE
CITY OF SPRINGDALE, ARKANSAS; ESTABLISHING WATER
RATES TO BE CHARGED BY THE CITY OF SPRINGDALE;
AND FOR OTHER PURPOSES.**

WHEREAS, on November 26, 2024, the City Council of the City of Springdale passed Ordinance No. 6022, which established the schedule of rates for water to be supplied by Springdale Water Utilities and the Springdale Water and Sewer Commission;

WHEREAS, the City Council of the City of Springdale desires to amend Ordinance No. 6022 to freeze the minimum water rate for those 65 years of age and older in the City of Springdale as provided herein; and,

WHEREAS, the City Council finds that amending Ordinance No. 6022 as provided herein will not adversely affect the funds necessary to provide depreciation funds for replacement or repairs of the water system, to provide sufficient revenue for the reasonable operation and maintenance expenses of the water system, to pay bond indebtedness, and to provide ample reserves for future capital improvements.

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

Section 1: Ordinance No. 6022 of the City of Springdale, Arkansas is hereby amended to provide that the monthly “inside City” minimum water usage rate (1,000 Gallons) remain at the rate in effect as of October 1, 2025, which is \$14.80 per month, for those age 65 and over until such time as the rates may be subsequently established or amended by the City.

Section 2: In order to receive the rate freeze provided for herein, persons 65 years of age or over must apply to Springdale Water Utilities and present satisfactory proof of age (for example, a government issued identification card, driver’s license, passport, or birth certificate); the rate freeze shall apply only to the primary residence only. In the absence of an application supported by satisfactory proof of age, the rate freeze provided herein shall not be applied.

Section 3: Those households currently being billed the Senior Customer Rate in the City’s municipal solid waste collection, transportation, disposal and processing contract with CARDS NWA, LLC, will automatically be eligible for the rate freeze provided herein, without the necessity of making application to Springdale Water Utilities for such rate freeze.

Section 4: All other provisions of Ordinance No. 6022 not specifically amended by this ordinance shall remain in full force and effect as provided therein.

PASSED AND APPROVED this 24th day of February, 2026.

Doug Spouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 6021 OF THE
CITY OF SPRINGDALE, ARKANSAS; ESTABLISHING AND
SETTING RATES FOR SANITARY SEWER SERVICE; AND FOR
OTHER PURPOSES.**

WHEREAS, on November 26, 2024, the City Council of the City of Springdale passed Ordinance No. 6021, which established the schedule of rates for sanitary sewer service for the operation and maintenance of wastewater facilities by Springdale Water Utilities and the Springdale Water and Sewer Commission;

WHEREAS, the City Council of the City of Springdale desires to amend Ordinance No. 6021 to freeze the sanitary sewer rate for those 65 years of age and older in the City of Springdale as provided herein;

WHEREAS, after conducting a public hearing as required by Ark. Code Ann. §14-235-223, the City Council finds that amending Ordinance No. 6021 as provided herein will not adversely affect the funds necessary to provide depreciation funds for replacement or repairs of the sanitary sewer system, to provide sufficient revenue for the reasonable operation and maintenance expenses of the sanitary sewer system and wastewater facilities, to pay bond indebtedness, and to provide ample reserves for future capital improvements.

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

Section 1: Ordinance No. 6021 of the City of Springdale, Arkansas is hereby amended to provide that the monthly minimum sanitary sewer rate (1,000 Gallons) remain at the rate in effect as of October 1, 2025, which is \$19.55 per month, for those age 65 and over until such time as the rates may be subsequently established or amended by the City.

Section 2: In order to receive the rate freeze provided for herein, persons 65 years of age or over must apply to Springdale Water Utilities and present satisfactory proof of age (for example, a government issued identification card, driver's license, passport, or birth certificate); the rate freeze shall apply only to the primary residence only. In the absence of an application supported by satisfactory proof of age, the rate freeze provided herein shall not be applied.

Section 3: Those households currently being billed the Senior Customer Rate in the City's municipal solid waste collection, transportation, disposal and processing contract with CARDS NWA, LLC, will automatically be eligible for the rate freeze provided herein, without the necessity of making application to Springdale Water Utilities for such rate freeze.

Section 4: All other provisions of Ordinance No. 6021 not specifically amended by this ordinance shall remain in full force and effect as provided therein.

PASSED AND APPROVED this 24th day of February, 2026.

Doug Spouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION ADOPTING THE NAME
“SPRING CREEK TRAIL” FOR THE TRAIL
BETWEEN LAKE SPRINGDALE TRAILHEAD
AND THE AGFC NATURE CENTER**

WHEREAS, the City Council is responsible for adopting names of trails and active transportation routes as outlined in the Trail Naming Policy adopted on October 14th, 2025, and;

WHEREAS, the existing trail along Spring Creek between the Lake Springdale Trailhead at Pump Station Rd. and the AGFC J.B. and Johnelle Hunt Family Ozark Highlands Nature Center has never been formally named under the policy.

WHEREAS, the Active Transportation Committee has recommended, as required by the Trail Naming Policy, that the above-defined trail and any future extensions be named Spring Creek Trail.

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

1. The City of Springdale hereby adopts the name Spring Creek Trail for the above-mentioned trail segment and any future extensions,
2. The name Spring Creek Trail shall be reflected in all matters of public information.
3. Wayfinding signage and markings should refer to the trail by its officially adopted name.

PASSED AND APPROVED this ____ day of February, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



SPRINGDALE™

WE'RE MAKING IT HAPPEN

Mayor Sprouse and City Council Members,

With the adoption of the Trail Naming Policy under Resolution 167-25, the Active Transportation Committee is tasked with recommending names for trails and active transportation routes for adoption by the City Council. Existing trails and facilities are likewise eligible for recommendation if they have not yet had a name formally adopted under the policy.

At the January 20, 2026 regular meeting of the Active Transportation Committee, the Committee discussed naming of the existing trail that runs from the Lake Springdale Trailhead at Pump Station Rd. to the AGFC J.B. and Johnelle Hunt Family Ozark Highlands Nature Center, historically referred to as the Spring Creek Trail.



After discussion at the January meeting, the committee voted unanimously to recommend that the trail between Lake Springdale Trailhead and the Nature Center as well as any future extensions to the route be formally named Spring Creek Trail. The name Spring Creek bears geographical significance to the trail, which follows the creek along its alignment and highlights some of the most scenic natural and green spaces that the city's trail system has to offer.



SPRINGDALE™
WE'RE MAKING IT HAPPEN

It is for these reasons that the committee believes Spring Creek Trail is a fitting name for the route and adheres to the requirements and intent of the Trail Naming Policy. Please let this letter serve as the Active Transportation Committee's formal recommendation that the existing trail that runs between Lake Springdale Trailhead and the Nature Center, along with any future extensions to the route, be named Spring Creek Trail.

Thank you for your consideration.

Randy Kimbrough
Chairman, Active Transportation Committee

Mayor/Council,

Below is a comprehensive briefing on the Springdale Municipal Airport Commission, including its legal foundation, governance structure, authority, and the hangar lease and development approval process at the Springdale Municipal Airport.

I. Overview of the Springdale Municipal Airport Commission

Legal Authority & Establishment

The Springdale Municipal Airport Commission was established pursuant to the Airport Commission Act (A.C.A. § 14-359-101 et seq.) and codified in Chapter 18 of the Springdale Code of Ordinances.

The Airport Commission is a governing body of the City, and as such, must comply with all public records and public meeting requirements, as well as other provisions of the Arkansas Freedom of Information Act, Ark. Code Ann. §25-19-101, *et. seq*

The ordinance intentionally vests the Commission with full and complete authority to manage, operate, improve, extend, and maintain the municipally owned airport and its related properties and facilities. The structure centralizes aviation oversight in a specialized governing body while maintaining accountability to City leadership.

Composition & Appointment

The Commission consists of seven (7) citizens who:

- Must be qualified electors of the State of Arkansas
- Must include at least one member experienced in aviation holding a pilot aeronautical rating

Commissioners:

- Are appointed by the Mayor
- Must be confirmed by a three-fourths vote of the City Council
- Serve five-year staggered terms
- Serve without compensation

Removal of a commissioner requires a three-fourths vote of the City Council.

A safeguard within the ordinance limits financial conflicts by allowing no more than one commissioner to have financial dealings or interests in an aeronautical enterprise while serving.

II. Roles & Responsibilities of the Commission

The Springdale Municipal Airport Commission functions as the governing authority for airport operations.

1. Operational Authority

The Commission has full authority to:

- Manage and operate the airport
- Improve, extend, and maintain airport facilities
- Hire and remove airport employees
- Set and regulate employee salaries

The ordinance expressly states that it is the City’s intent to vest the Commission with “unlimited authority” in operating and managing the airport enterprise.

2. Financial Oversight & Stewardship

The airport operates as a self-sustaining enterprise fund.

Revenue generated from airport operations must:

1. Pay operating and maintenance expenses; and
2. Be reinvested into airport improvements or used to retire airport-related bonds and debt.

The Commission is required to:

- Submit monthly financial reports to the Mayor and City Council
- File an annual financial report with the City Clerk by January 15
- Submit an annual operating budget to the City by December 1

These reporting requirements ensure transparency and alignment with City fiscal oversight.

3. Regulatory & Compliance Authority

The Commission is responsible for:

- Adopting and amending airport rules and regulations
- Ensuring compliance with FAA and state aviation regulations
- Protecting aerial approaches
- Ensuring all development complies with:
 - FAA standards
 - The Airport Master Plan
 - Planning Commission requirements
 - Applicable local, state, and federal agencies

The Commission must meet at least monthly and may hold additional meetings as needed.

4. Commercial Aviation Oversight

The Commission regulates commercial aeronautical services at the airport by:

- Issuing Fixed Base Operator (FBO) licenses
- Prohibiting exclusive commercial rights
- Requiring annual license renewal
- Requiring lease agreements for ground space and structures
- Mandating nondiscriminatory service and fair pricing

No commercial aeronautical activity may operate without Commission approval.

III. Hangar Lease & Development Process

Hangar leasing at the Springdale Municipal Airport follows a structured, multi-step approval process overseen by the Commission and coordinated with the Planning Commission.

Step 1: Conceptual / Pre-Design Meeting

Prior to submitting a Letter of Intent, the applicant must meet with:

- The Chairman of the Airport Commission
- The Airport Manager
- City Planning and Engineering staff

Preliminary drawings and concepts are reviewed to ensure alignment with airport standards.

Step 2: Letter of Intent

The applicant must:

- Submit a Letter of Intent at least 15 days prior to a Commission meeting
- Express intent to lease airport land
- Provide preliminary plans

The Commission reviews for consistency with:

- The Airport Master Plan
- FAA regulations
- City development requirements

The applicant must submit FAA Form 7460-1 prior to construction.

Step 3: Commission Approval of Concept

The Commission must approve the conceptual design before a formal development plan may be submitted.

Step 4: Development Plan & Planning Commission Review

- A formal development plan is submitted pursuant to City Code Section 112-8
- The Planning Commission reviews and approves the plan
- Approved plans are forwarded back to the Airport Commission
- A lease agreement is then developed

Variance requests are reviewed by the Planning Commission acting as Board of Adjustment, with recommendations from the Airport Commission.

Step 5: Final Commission Action

The Airport Commission must approve, conditionally approve, or disapprove the project within 90 days of acceptance of preliminary plans. Failure to act within 90 days results in deemed approval.

IV. Hangar Design & Development Standards

Hangars constructed at the Springdale Municipal Airport must comply with detailed standards including:

- Minimum 2,500 square feet per unit
- Steel frame construction
- FAA-compliant height limits
- Approved roof types and slopes
- Compatible exterior materials and approved color palettes
- Impermeable finished concrete floors
- Required insulation for enclosed hangars
- Setbacks determined by the Airport Commission (no variances permitted)
- Parking and aircraft movement protections
- Landscaping fund contribution
- Barrier-to-entry safety requirements

These standards are intended to:

- Promote aviation safety
- Preserve sight lines and aircraft movement
- Ensure long-term land-use efficiency
- Maintain architectural compatibility
- Protect the City's airport asset

Conclusion

The Springdale Municipal Airport Commission operates as a specialized governing body with broad statutory authority over airport operations, finances, development, and commercial aviation activity.

The hangar leasing process is intentionally structured to ensure:

- FAA compliance
- Alignment with the Airport Master Plan
- Architectural consistency
- Aviation safety
- Long-term sustainability of the municipal airport