- **The next City Council Committee Meeting will be Monday, November 16th, 2026.**
- **Agenda Packet will be available on the Friday before the meeting.**

SPRINGDALE CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS
201 SPRING STREET (2ND FLOOR)
Tuesday, November 10th, 2026

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance
Invocation – Councilman Rex Bailey

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

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

5. Approval of Minutes – **Tuesday, October 26th, 2026.** Pgs. 118-132

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)* ***9B; 10B; 12; 13; 14*** *(Motion must be approved by two-thirds (2/3) of the council members).*

7. ***A Presentation*** by CACHE regarding its work, programs, and creative initiatives in downtown Springdale and Northwest Arkansas. Presented by Kelsey Howard and Amber Perrodin.

8. Committee of the Whole – Item (s) forwarded with recommendation for approval

   A. ***A Resolution*** authorizing the exchange of right of way and property to the City of Johnson for Gene George Boulevard South Extension, Phase III – Project No. 23BPS18. Presented by Ben Peters, Engineering Director. Pgs. 1-23

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

   A. ***A Resolution*** adopting a revised Master Trail Plan for the City of Springdale, Arkansas. Pgs. 24-25

   B. ***An Ordinance*** accepting the replat (RP26-01) of the removal of Lot 4 from Dixie Industrial Center to the City of Springdale, Arkansas, and declaring an emergency. Pgs. 26-30

   C. ***A Resolution*** concerning a waiver (W26-45) of street improvement requirements along Butterfield Coach Road for Stagecoach Subdivision, pursuant to Ordinance No. 3725. Pgs. 31-34

   D. ***A Resolution*** concerning a waiver (W26-50) of street improvement requirements along Main Drive for Main Street Office, pursuant to Ordinance No. 3725. Pgs. 35-39

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

    A. ***A Resolution*** approving the City of Springdale, Arkansas, budget for the year 2027. Presented by Colby Fulfer, Chief of Staff. Pgs. 40-42

B. ***An Ordinance*** setting the salaries of elected officials and Planning Commission Members of the City of Springdale, Arkansas; repealing Ordinance No. 6175; declaring an emergency; and for other purposes. Presented by Colby Fulfer, Chief of Staff. Pgs. 43-44

C. ***A Resolution*** amending the 2026 budget of the City of Springdale Public Works Department. Presented by James Smith, Public Works Director. Pg. 45

D. ***A Resolution*** amending Resolution No. 211-25; Entering into a guaranteed maximum priced contract for renovations to Shiloh Museum of Ozark History; and for other purposes. Presented by Angie Albright, Director of Shiloh Museum of Ozark History. Pgs. 46-49

E. ***A Resolution*** authorizing the execution of a payment to Black Hills Energy for Gene George Boulevard North Extension, Project No. 23BPS4. Presented by Ben Peters, Engineering Director. Pgs. 50-52

F. ***A Resolution*** accepting a grant from the Walton Family Foundation for the Downtown Infill Infrastructure Pilot Program and authorizing execution of the grant agreement. Presented by Sharon Tromburg, Planning Director. Pgs. 53-54

G. ***A Resolution*** authorizing the expenditure of funds to acquire property from Farrell Sexton Enterprises, Inc for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6. Presented by Garrett Harlan, City Attorney. Pgs. 59-81

11. Police & Fire Committee by Chairman Brian Powell – All Item (s) forwarded with recommendation for approval

A. ***A Resolution*** amending the 2026 budget of the City of Springdale Fire Department. Presented by Blake Holte, Fire Chief. Pgs. 82-83

B. ***A Resolution*** amending the 2026 budget of the City of Springdale Fire Department to accept donated funds from Harps Food Stores and Black Hills Energy. Presented by Blake Holte, Fire Chief. Pg. 84

12. ***An Ordinance*** 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. Presented by Garrett Harlan, City Attorney. Pgs. 85-97

13. ***An Ordinance*** 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. Presented by Garrett Harlan, City Attorney. Pgs. 98-106

14. ***An Ordinance*** authorizing the City Clerk to file a lien for the razing and removal of a structure within the City of Springdale, Arkansas, located at 4001 and 4043 E. Robinson Ave., Springdale, Arkansas; and declaring an emergency. Presented by Tom Evers. Pgs. 107-117

15. Comments from Council Members.
16. Comments from Department Heads.
17. Comments from City Attorney.
18. Comments from Mayor.
19. Adjournment.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXCHANGE OF RIGHT OF WAY AND PROPERTY TO THE CITY OF JOHNSON FOR GENE GEORGE BOULEVARD SOUTH EXTENSION, PHASE III - PROJECT NO. 23BPS18

WHEREAS, The City of Springdale has acquired right of way and easements within the Johnson city limits as part of the Gene George South Phase 3 project; and

WHEREAS, An remnant parcel from the Johnson Road project is owned by the City of Springdale within the Johnson city limits; and,

WHEREAS, ACA 14-54-302 authorizes the Mayor to convey property when it has been authorized by a majority vote of the Council via resolution

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

The Mayor and City Clerk are authorized to execute a Right of Way and property exchange with the City of Johnson for all right of way and easements acquired as part of the Gene George South Phase 3 project as well as parcel number 785-18034-000.

PASSED AND APPROVED this ____ day of November, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

Type: REAL ESTATE
Kind: EASEMENT
Recorded: 10/8/2024 1:51:24 PM
Fee Amt: $35.00 Page 1 of 5
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00026393

RIGHT-OF-WAY EASEMENT

PARCEL NO. 785-18023-500
TRACT NO. 21

STATE OF ARKANSAS
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of $1.00 and other valuable considerations to the undersigned, **CLEAR CREEK VENTURES, LLC, an Arkansas limited liabilty company,** paid the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, SELL and CONVEY unto the City of Springdale, Arkansas, a municipal corporation (herein styled Grantee), its successors and assigns forever, the right of way and easement for the purpose of constructing, maintaining, repairing and replacing a public street and utility lines on, over, across and under the following described real estate, to-wit:

Property Description

TRACT 1:

A PARCEL OF LAND SITUATED IN THE SOUTH HALF (S/2) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND ALUMINUM STATE SURVEY MONUMENT REPRESENTING THE SOUTHWEST CORNER OF SAID SECTION SIXTEEN (16); THENCE NORTH 87°06'26" EAST, A DISTANCE OF 1157.10 FEET TO AN IRON PIN, SAID IRON PIN BEING THE POINT OF BEGINNING. THENCE NORTH 03°02'03" WEST – 26.2 FEET TO A FOUND CONCRETE MONUMENT, THENCE CONTINUE ALONG THE SAME LINE 1290.07 FEET TO AN IRON PIN SET IN CONCRETE; THENCE NORTH 86°57'29" EAST – 1602.58 FEET TO AN ALUMINUM RIGHT-OF-WAY MONUMENT ON THE EAST – 628.80 FEET TO AN IRON PIN SET IN CONCRETE; THENCE LEAVING THE RIGHT-OF-WAY OF U.S. HIGHWAY 71 SOUTH 87°19'08" WEST – 871.20 FEET TO AN IRON PIN SET IN CONCRETE; THENCE SOUTH 01°50'14" EAST - 670.28 FEET TO AN IRON PIN; THENCE ALONG THE SAME LINE 26.6 FEET TO A SET IRON PIN, THENCE SOUTH 87°06'26" WEST 764.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING IN ALL 35.58 ACRES, MORE OR LESS.

TRACT 2:

A PART OF THE N1/2 OF THE SW1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 16 AND RUNNING THENCE S89°53'49"E 2394.6 FEET TO THE WEST RIGHT OF WAY LINE OF

INTERSTATE 540; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING: S24°45'E 23.3 FEET, S17°16'E 208.8 FEET, S17°30E 479.3 FEET, S16°03'E 53.6 FEET; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S1°06'E 590.5 FEET TO THE SOUTHEAST CORNER OF SAID 80 ACRE TRACT; THENCE N89°58'W 2202.5 FEET ALONG THE SOUTH LINE OF SAID 80 ACRE TRACT TO AN IRON PIN; THENCE LEAVING SAID SOUTH LINE AND RUNNING NORTH 1029.37 FEET TO AN IRON PIN; THENCE N62°45'34"W 150.0 FEET TO AN IRON PIN; THENCE N0°22'35"E 45.2 FEET TO AN IRON PIN; THENCE 127.0 FEET ALONG A CURVE TO THE LEFT (RADIUS 220.64, DELTA ANGLE 32°58'57") TO AN IRON PIN; THENCE S88°55'45"W 41.36 FEET TO THE WEST LINE OF SAID 40 ACRE TRACT; THENCE NORTH 39.2 FEET TO THE POINT OF BEGINNING, CONTAINING 65.5 ACRES, MORE OR LESS, WASHINGTON COUNTY, ARKANSAS.

SAID TRACT OF LAND BEING DESIGNATED AS PARCEL NUMBER 785-18023-500.

Permanent Street Right-of-Way Description

A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN WARRANTY DEED FILE NUMBER 2005-12485:

EASEMENT 1:
COMMENCING AT THE NORTHWEST CORNER OF SAID PROPERTY; THENCE S87°35'00"E A DISTANCE OF 2.01 FEET TO THE POINT OF BEGINNING; THENCE S87°35'00"E A DISTANCE OF 132.85 FEET TO THE NEW EASTERLY RIGHT OF WAY LINE OF SOUTH 56TH STREET; THENCE ALONG SAID NEW RIGHT OF WAY LINE, S11°29'54"E A DISTANCE OF 145.14 FEET; THENCE N76°47'13"E A DISTANCE OF 5.00 FEET; THENCE S13°12'47"E A DISTANCE OF 20.00 FEET; THENCE S76°47'13"W A DISTANCE OF 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 948.00 FEET, AN ARC LENGTH OF 69.17 FEET AND A CHORD BEARING AND DISTANCE OF S15°54'28"E – 69.16 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 46.14 FEET, AN ARC LENGTH OF 53.64 AND A CHORD BEARING AND DISTANCE OF S51°18'02"E – 50.67 FEET; THENCE S05°23'48"E A DISTANCE OF 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 51.14 FEET, AN ARC LENGTH OF 20.13 FEET AND A CHORD BEARING & DISTANCE OF N84°07'13"E – 20.00 FEET; THENCE S23°38'58"E A DISTANCE OF 10.00 FEET; THENCE N66°21'02"E A DISTANCE OF 45.76 FEET; THENCE S23°38'58"E A DISTANCE OF 56.00 FEET; THENCE S66°21'02"W A DISTANCE OF 45.76 FEET; THENCE S23°38'58"E A DISTANCE OF 9.52 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 53.00 FEET, AN ARC LENGTH OF 20.37 FEET AND A CHORD BEARING AND DISTANCE OF S46°54'47"W – 20.25 FEET; THENCE S54°05'53"E A DISTANCE OF 20.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET, AN ARC LENGTH OF 37.60 FEET AND A CHORD BEARING AND DISTANCE OF S03°15'29"W – 35.60 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 933.00 FEET, AN ARC LENGTH OF 36.45 FEET AND A CHORD BEARING & DISTANCE OF S30°30'17"E – 36.45 FEET; THENCE S31°37'26"E A DISTANCE OF 732.87 FEET; THENCE ALONG A CURVE TO THE LEFT

HAVING A RADIUS OF 433.00 FEET, AN ARC LENGTH OF 57.41 FEET AND A CHORD BEARING & DISTANCE OF S35°25'21"E – 57.37 FEET; THENCE LEAVING SAID NEW EASTERLY RIGHT OF WAY LINE, S02°38'14"W A DISTANCE OF 185.84 FEET; THENCE N53°41'45"W A DISTANCE OF 4.72 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 43.91 FEET AND A CHORD BEARING & DISTANCE OF S84°6'31"W – 40.09 FEET; THENCE S42°40'43"W A DISTANCE OF 37.72 FEET; THENCE S64°04'38"W A DISTANCE OF 61.29 FEET; THENCE N87°29'06"W A DISTANCE OF 635.37 FEET; THENCE N02°25'58"E A DISTANCE OF 40.50 FEET TO THE NEW WESTERLY RIGHT OF WAY LINE OF SOUTH 56TH STREET; THENCE ALONG SAID NEW WESTERLY RIGHT OF WAY, S87°29'06"E A DISTANCE OF 177.17 FEET; THENCE S02°30'54"W A DISTANCE OF 4.51 FEET; THENCE S85°36'16"E A DISTANCE OF 97.18 FEET; THENCE S87°10'27"E A DISTANCE OF 257.01 FEET; THENCE N77°12'58"E A DISTANCE OF 109.80 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 37.21 FEET AND A CHORD BEARING & DISTANCE OF N48°46'12"E – 37.14 FEET; THENCE N42°40'43"E A DISTANCE OF 9.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 44.60 FEET AND A CHORD BEARING & DISTANCE OF N00°05'31'E – 40.60 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 577.00 FEET, AN ARC LENGTH OF 21.12 FEET AND A CHORD BEARING & DISTANCE OF N41°26'47"W – 21.12 FEET; THENCE S49°36'08"W – 5.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 582.00 FEET, AN ARC LENGTH OF 89.12 FEET AND A CHORD BEARING & DISTANCE OF N36°00'39"W – 89.03 FEET; THENCE N31°37'26"W A DISTANCE OF 110.20 FEET; THENCE N58°22'34"E A DISTANCE OF 5.00 FEET; THENCE N31°37'26"W A DISTANCE OF 323.18 FEET; THENCE S58°22'34"W A DISTANCE OF 5.00 FEET; THENCE N31°37'26"W A DISTANCE OF 256.76 FEET; THENCE N58°22'34"E A DISTANCE OF 5.00 FEET; THENCE N31°37'26"W A DISTANCE OF 34.58 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1077.00 FEET, AN ARC LENGTH 121.90 FEET AND A CHORD BEARING & DISTANCE OF N28°22'54"W – 121.83 FEET; THENCE S66°21'02"W A DISTANCE OF 65.86 FEET; THENCE N23°38'58"W A DISTANCE OF 56.00 FEET; THENCE N66°21'02"E A DISTANCE OF 65.86 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1077.00 FEET, AN ARC LENGTH OF 201.92 FEET AND A CHORD BEARING & DISTANCE OF N16°47'19"W – 201.63 FEET; THENCE N11°25'03"W A DISTANCE OF 157.20 FEET TO THE POINT OF BEGINNING. CONTAINING 233,703 SQ.FT., MORE OR LESS.

Temporary Easement Description

A TEN FOOT (10') TEMPORARY CONSTRUCTION EASEMENT LYING ADJACENT TO AND PARALLEL WITH THE PERMANENT STREET RIGHT OF WAY OR AS SHOWN ON THE ATTACHED EXHIBIT

It is hereby understood and agreed that the party securing this grant in behalf of the Grantee is without authority to make any covenant or agreement not herein expressed.

TO HAVE AND TO HOLD the same unto the said City of Springdale, Arkansas, and to its successors and assigns forever.

WITNESS the execution hereof this the 15th day of August, 2023.

Grantor: Clear Creek Ventures, LLC, an Arkansas limited liability company

Les Baledge

By: WL Ventures, L.P., its Managing Member,
by Baledge, LLC, its General Partner,
by Les R. Baledge, Sole Member

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BE IT REMEMBER, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting personally appeared Les R. Baledge, Who acknowledged that he (she) is duly authorized to execute the foregoing instrument for the above described GRANTOR, and further stated and acknowledged that he (she) has executed the same for the consideration and purpose therein mentioned and set forth.

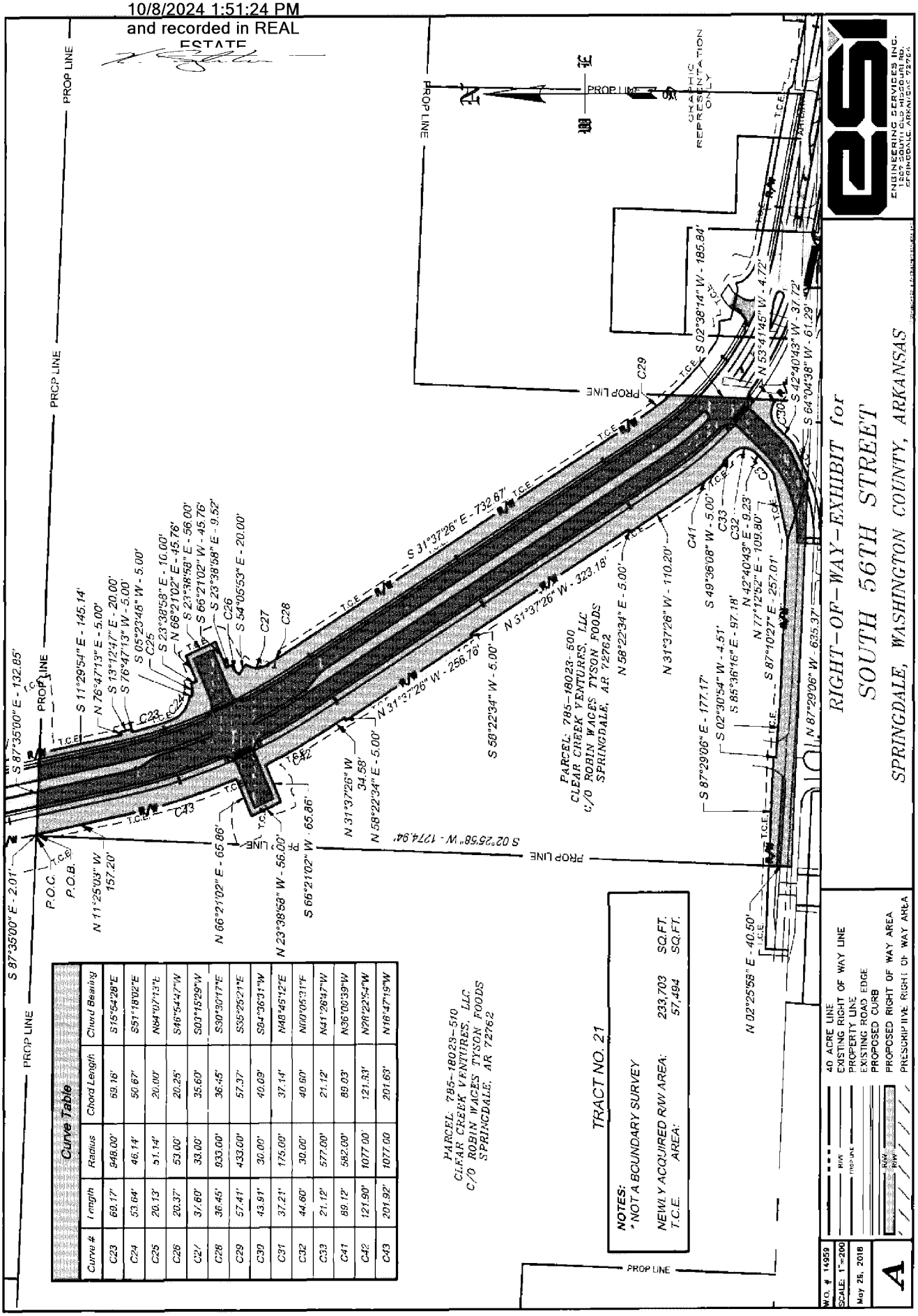
WITNESS my hand and seal on this 15 day of August, 2023.

T. Craig Jones
Notary Public

My commission expires:

STATE OF ARKANSAS NOTARY PUBLIC
T. CRAIG JONES
MY COMMISSION # 12359090
EXPIRES: April 15, 2027
Washington County

Washington County, AR
I certify this instrument was
filed on
10/8/2024 1:51:24 PM
and recorded in REAL
ESTATE



Type: REAL ESTATE
Kind: EASEMENT
Recorded: 4/22/2025 9:01:23 AM
Fee Amt: $30.00 Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2025-00010303

RIGHT-OF-WAY EASEMENT

PARCEL NO. 785-18023-540
TRACT NO. 25

STATE OF ARKANSAS
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of $1.00 and other valuable considerations to the undersigned, **WILMER INVESTMENTS LLC,** paid the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, SELL and CONVEY unto the City of Springdale, Arkansas, a municipal corporation (herein styled Grantee), its successors and assigns forever, the right of way and easement for the purpose of constructing, maintaining, repairing and replacing a public street and utility lines on, over, across and under the following described real estate, to-wit:

Property Description

PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 16, T17N, R30W IN WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE 1/4, SW 1/4, THENCE N01°54'36"E 38.63 FEET TO THE POINT OF BEGINNING, THENCE N87°33'24"W 228.79 FEET, THENCE N01°16'29"E 654.86 FEET, THENCE S87°28'22"E 236.05 FEET, THENCE S01°54'36"W 4.28 FEET, THENCE S87°31'14"E 172.62 FEET, THENCE S01°05'21"W 126.41 FEET, THENCE S15°02'36"W 204.51 FEET, THENCE S02°26'36"E 343.03 FEET, THENCE S76°53'06"W 126.41 FEET, THENCE N80°06'19"W 34.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.71 ACRES, MORE OR LESS.

SAID TRACT OF LAND BEING DESIGNATED AS PARCEL NUMBER 785-18023-540.

Permanent Street Right-of-Way Description

BEGINNING AT THE SOUTHWEST CORNER OF SAID PROPERTY LOCATED ON THE NORTHERLY ARDOT RIGHT OF WAY LINE; THENCE N01°16'29"E A DISTANCE OF 24.56 FEET TO THE NEW NORTHERLY RIGHT OF WAY LINE OF SOUTH 56TH STREET; THENCE ALONG SAID NEW NORTHERLY RIGHT OF WAY LINE, S78°56'36"E A DISTANCE OF 8.07 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 13.33 FEET, AN ARC LENGTH OF 13.18 FEET AND A CHORD BEARING & DISTANCE OF S50°37'02"E A DISTANCE OF 12.65 FEET; THENCE S78°56'36"E A DISTANCE OF 100.77 FEET; THENCE S02°26'55"W A DISTANCE OF 0.74 FEET TO THE SAID NORTHERLY ARDOT RIGHT OF WAY LINE; THENCE ALONG SAID NORTHERLY ARDOT RIGHT OF WAY LINE, N87°30'54"W A DISTANCE OF 117.21 FEET TO THE POINT OF BEGINNING. CONTAINING 1,191 SQ.FT., MORE OR LESS.

Temporary Easement Description

A TEN FOOT (10') TEMPORARY CONSTRUCTION EASEMENT LYING ADJACENT TO AND PARALLEL WITH THE PERMANENT STREET RIGHT OF WAY OR AS SHOWN ON THE ATTACHED EXHIBIT

It is hereby understood and agreed that the party securing this grant in behalf of the Grantee is without authority to make any covenant or agreement not herein expressed.

TO HAVE AND TO HOLD the same unto the said City of Springdale, Arkansas, and to its successors and assigns forever.

WITNESS the execution hereof this the 31st day of March, 2025.

Grantor:

Linda Bailey Wilcox, Mgr.
WILMER INVESTMENTS LLC

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF Washington

BE IT REMEMBER, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting personally appeared Audra Bailey Wilcox, Who acknowledged that he (she) is duly authorized to execute the foregoing instrument for the above described GRANTOR, and further stated and acknowledged that he (she) has executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal on this 31st day of March, 2025.

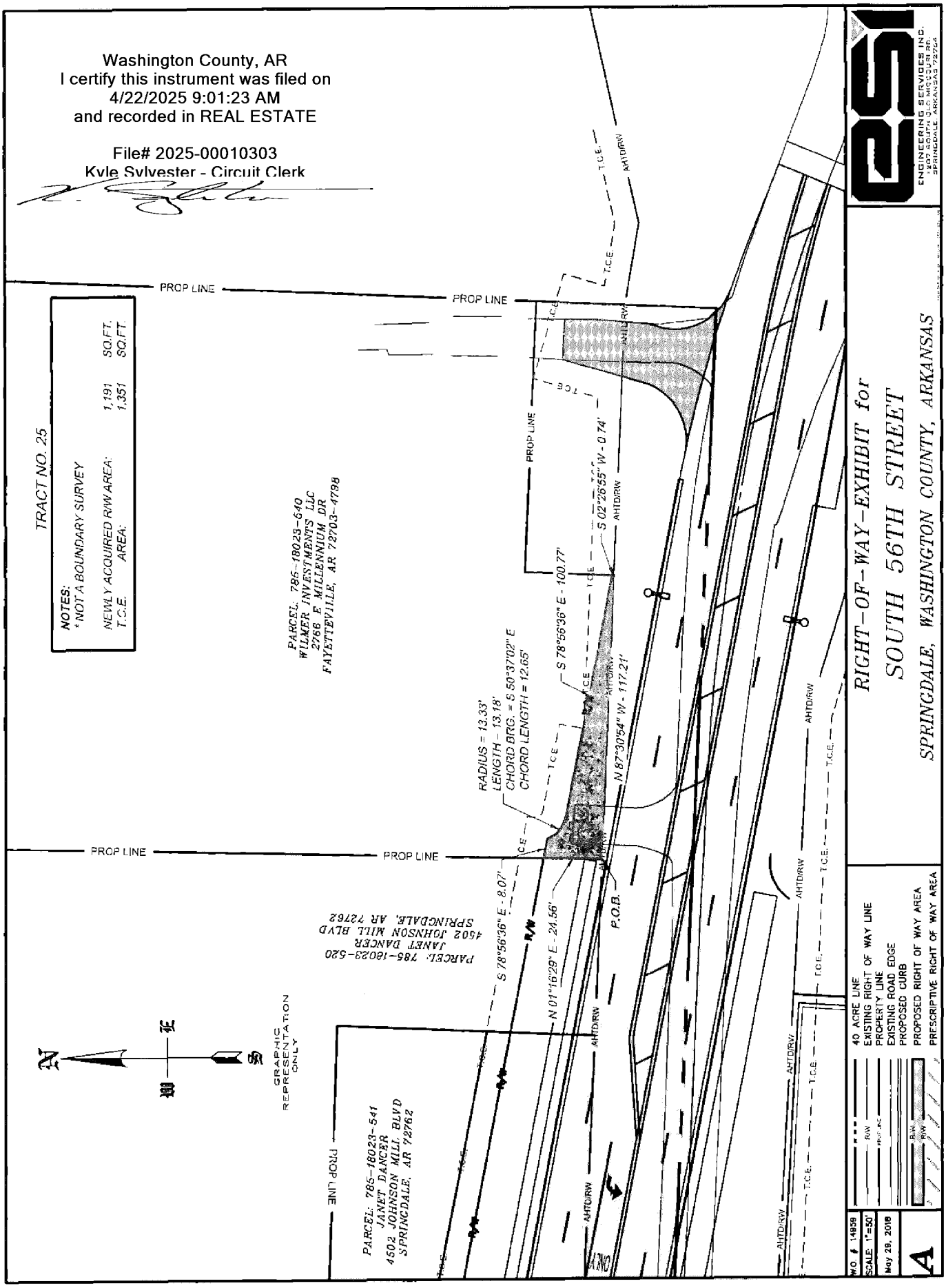
KATIE ELISE BURNS
Notary Public-Arkansas
Washington County
My Commission Expires 05-06-2029
Commission # 12707557

Katie Elise Burns
Notary Public

My commission expires 05/06/2029

Washington County, AR
I certify this instrument was filed on
4/22/2025 9:01:23 AM
and recorded in REAL ESTATE

File# 2025-00010303
Kyle Sylvester - Circuit Clerk



Type: REAL ESTATE
Kind: EASEMENT
Recorded: 10/8/2024 2:22:18 PM
Fee Amt: $30.00 Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00026408

RIGHT-OF-WAY EASEMENT

PARCEL NO. 785-18023-510
TRACT NO. 26

STATE OF ARKANSAS
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of $1.00 and other valuable considerations to the undersigned, **CLEAR CREEK VENTURES, LLC, an Arkansas limited liability company,** paid the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, SELL and CONVEY unto the City of Springdale, Arkansas, a municipal corporation (herein styled Grantee), its successors and assigns forever, the right of way and easement for the purpose of constructing, maintaining, repairing and replacing a public street and utility lines on, over, across and under the following described real estate, to-wit:

Property Description

A TRACT OF LAND AS DESCRIBED IN WARRANTY DEED, FILE NUMBER 2004-40981 OF THE INSTRUMENT RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

SAID TRACT OF LAND BEING DESIGNATED AS PARCEL NUMBER 785-18023-510.

Permanent Street Right-of-Way Description

A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN WARRANTY DEED FILE NUMBER 2004-40981:

EASEMENT 1
COMMENCING AT THE NORTHWEST CORNER OF SAID PROPERTY; THENCE S02°34'54"W A DISTANCE OF 497.15 FEET; THENCE S87°31'00"E A DISTANCE OF 17.98 FEET TO THE POINT OF BEGINNING; THENCE S87°31'00"E A DISTANCE OF 12.36 FEET TO THE NEW EASTERLY RIGHT OF WAY LINE OF NEW HOPE ROAD; THENCE ALONG SAID NEW EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO CALLS, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 20.13 FEET AND A CHORD BEARING AND DISTANCE OF S26°20'37"E – 19.29 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A

RADIUS OF 58.50 FEET, AN ARC LENGTH OF 141.55 FEET AND A CHORD BEARING AND DISTANCE OF S14°08'55"W – 109.46 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE, N02°42'02"E A DISTANCE OF 124.10 FEET TO THE POINT OF BEGINNING. CONTAINING 4,430 SQ.FT., MORE OR LESS.

EASEMENT 2
COMMENCING AT THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE N87°29'10"W A DISTANCE OF 135.04 FEET; THENCE N02°30'54"E A DISTANCE OF 40.50 FEET TO THE NEW NORTHERLY RIGHT OF WAY LINE OF JOHNSON MILL ROAD; THENCE ALONG SAID NEW NORTHERLY RIGHT OF WAY LINE, S87°29'06"E A DISTANCE OF 134.98 FEET; THENCE LEAVING SAID NEW NORTHERLY RIGHT OF WAY LINE, S02°25'58"W A DISTANCE OF 40.50 FEET TO THE POINT OF BEGINNING. CONTAINING 5,468 SQ.FT., MORE OR LESS.

Temporary Easement Description

A TEN FOOT (10') TEMPORARY CONSTRUCTION EASEMENT LYING ADJACENT TO AND PARALLEL WITH THE PERMANENT STREET RIGHT OF WAY OR AS SHOWN ON THE ATTACHED EXHIBIT

It is hereby understood and agreed that the party securing this grant in behalf of the Grantee is without authority to make any covenant or agreement not herein expressed.

TO HAVE AND TO HOLD the same unto the said City of Springdale, Arkansas, and to its successors and assigns forever.

WITNESS the execution hereof this the 15 day of August, 2024.

Grantor: CLEAR CREEK VENTURES, LLC, an Arkansas limited liability company

Les R. Baledge

By: WL Ventures, L.P., its Managing Member,
by Baledge, LLC, its General Partner,
by Les R. Baledge, Sole Member

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BE IT REMEMBER, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting personally appeared Les R. Baledge, Who acknowledged that he (she) is duly authorized to execute the foregoing instrument for the above described GRANTOR, and further stated and acknowledged that he (she) has executed the same for the consideration and purpose therein mentioned and set forth.

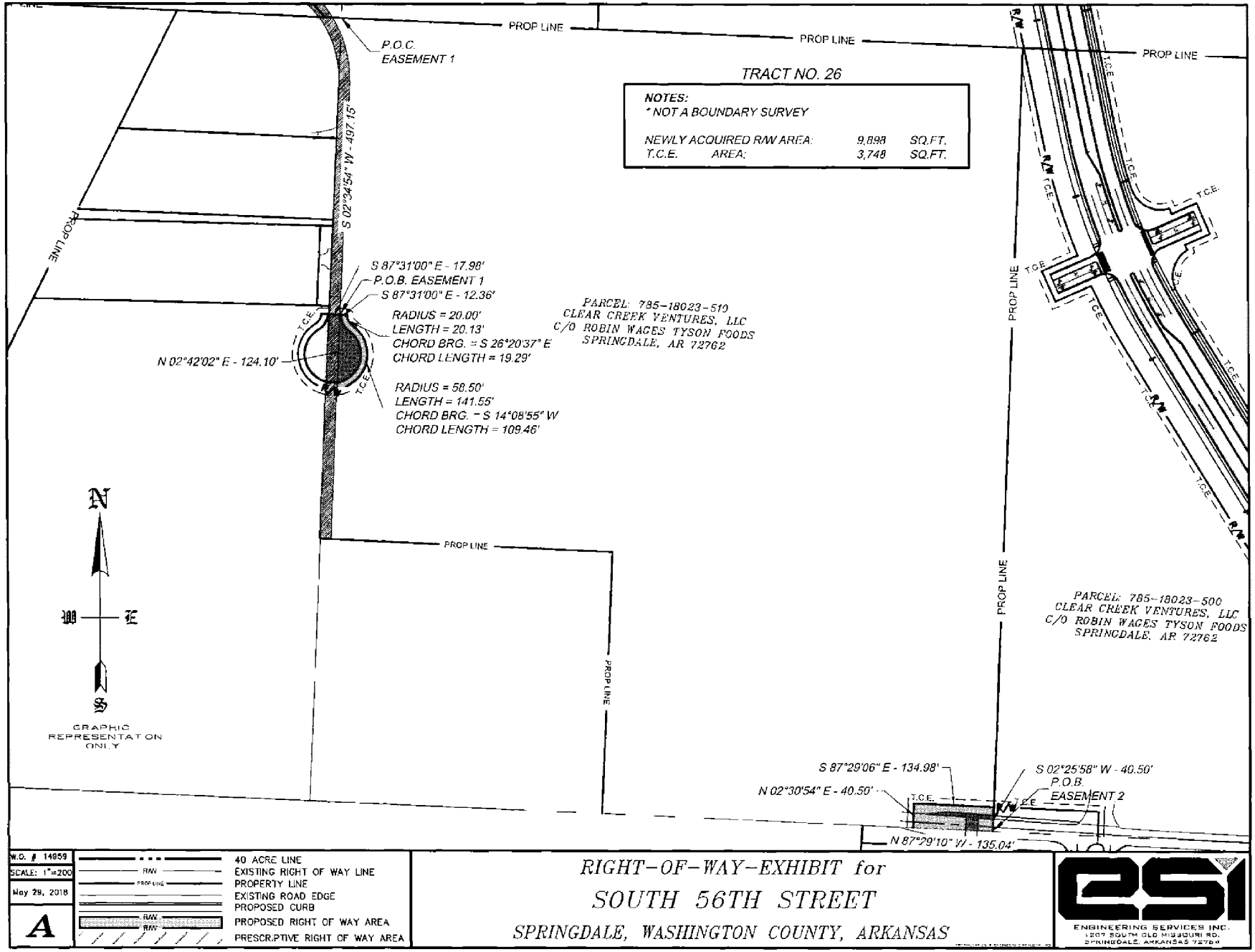
WITNESS my hand and seal on this 15 day of August, 2024.

T. Craig Jones
Notary Public

My commission expires:

STATE OF ARKANSAS NOTARY PUBLIC
T. CRAIG JONES
MY COMMISSION # 12359990
EXPIRES: April 15, 2027
Washington County

File Number: 2024-00026408 Page 4 of 4



Washington County, AR
I certify this instrument was filed on 10/8/2024 2:22:18 PM

Type: REAL ESTATE
Kind: EASEMENT
Recorded: 10/8/2024 2:26:16 PM
Fee Amt: $25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00026413

RIGHT-OF-WAY EASEMENT

PARCEL NO. 785-18023-600
TRACT NO. 27

STATE OF ARKANSAS
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of $1.00 and other valuable considerations to the undersigned, **CLEAR CREEK, LLC, an Arkansas limited liability company** paid the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, SELL and CONVEY unto the City of Springdale, Arkansas, a municipal corporation (herein styled Grantee), its successors and assigns forever, the right of way and easement for the purpose of constructing, maintaining, repairing and replacing a public street and utility lines on, over, across and under the following described real estate, to-wit:

Property Description

A TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED, FILE NUMBER 2002-21890 OF THE INSTRUMENT RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

SAID TRACT OF LAND BEING DESIGNATED AS PARCEL NUMBER 785-18023-600.

Permanent Street Right-of-Way Description

A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN WARRANTY DEED FILE NUMBER 2002-21890:

COMMENCING AT THE NORTHEAST CORNER OF SAID PROPERTY; THENCE S02°34'54"W A DISTANCE OF 14.04 FEET; THENCE N87°31'00"W A DISTANCE OF 1.60 FEET TO THE POINT OF BEGINNING; THENCE S02°40'21"W A DISTANCE OF 123.90 FEET TO THE NEW WESTERLY RIGHT OF WAY LINE OF NEW HOPE ROAD; THENCE ALONG SAID NEW WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO CALLS, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 58.50 FEET, AN ARC LENGTH OF 140.35 FEET AND A CHORD BEARING AND DISTANCE OF N08°35'39"W – 109.03 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 20.13 FEET AND A CHORD BEARING AND DISTANCE OF N31°18'37"E 19.29 FEET; THENCE LEAVING SAID NEW WESTERLY RIGHT OF WAY

LINE, S87°31'00"E A DISTANCE OF 12.06 FEET TO THE POINT OF BEGINNING. CONTAINING 4,338 SQ.FT., MORE OR LESS.

Temporary Easement Description

A TEN FOOT (10') TEMPORARY CONSTRUCTION EASEMENT LYING ADJACENT TO AND PARALLEL WITH THE PERMANENT STREET RIGHT OF WAY OR AS SHOWN ON THE ATTACHED EXHIBIT

It is hereby understood and agreed that the party securing this grant in behalf of the Grantee is without authority to make any covenant or agreement not herein expressed.

TO HAVE AND TO HOLD the same unto the said City of Springdale, Arkansas, and to its successors and assigns forever.

WITNESS the execution hereof this the 15 day of August, 2024.

Grantor: Clear Creek, LLC, an Arkansas limited liability company

Les R. Baledge

By: Les R. Baledge, Authorized Agent

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BE IT REMEMBER, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting personally appeared Les R. Baledge, as an Authorized Agent of Clear Creek, LLC, Who acknowledged that he is duly authorized to execute the foregoing instrument for the above described GRANTOR, and further stated and acknowledged that he has executed the same for the consideration and purpose therein mentioned and set forth.

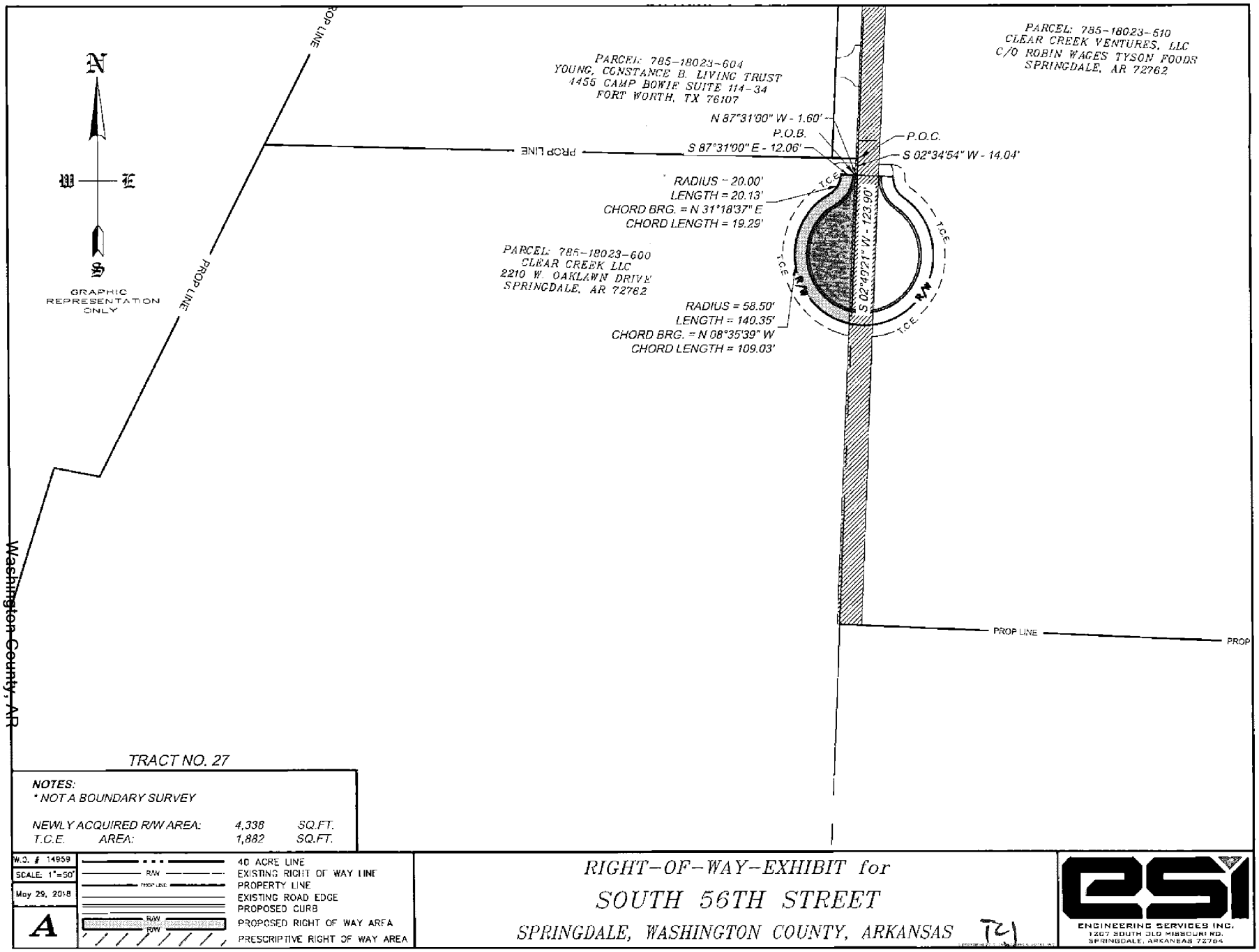
WITNESS my hand and seal on this 15 day of August, 2024.

T. Craig Jones
Notary Public

My commission expires:

T. CRAIG JONES
MY COMMISSION # 12359990
EXPIRES: April 15, 2027
Washington County

File Number: 2024-00026413 Page 3 of 3



TRACT NO. 27

NOTES:
* NOT A BOUNDARY SURVEY

NEWLY ACQUIRED R/W AREA:	4,336	SQ.FT.
T.C.E. AREA:	1,882	SQ.FT.

W.O. # 14959
SCALE: 1"=50'
May 29, 2018
A

40 ACRE LINE
EXISTING RIGHT OF WAY LINE
PROPERTY LINE
EXISTING ROAD EDGE
PROPOSED CURB
PROPOSED RIGHT OF WAY AREA
PRESCRIPTIVE RIGHT OF WAY AREA

RIGHT-OF-WAY-EXHIBIT for
SOUTH 56TH STREET
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

ESI
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

Washington County, AR
I certify this instrument
was filed on
10/8/2024 2:26:16 PM
and recorded in REAL

ELECTRONICALLY FILED
Washington County Circuit Court
Kyle Sylvester, Circuit Clerk
2023-Dec-12 13:48:51
72CV-23-3449
C04D02 : 3 Pages

IN THE CIRCUIT COURT OF WASHINGTON COUNTY, ARKANSAS
CIVIL DIVISION

CITY OF SPRINGDALE, ARKANSAS,
A Municipal Corporation **PLAINTIFF**

VS. **NO. 72CV-23-3449**

JANET DANCER **DEFENDANT**

AGREED ORDER OF POSSESSION

Now on this _____ day of _____, 2023, comes on to be heard the Plaintiff, City of Springdale, Arkansas, a municipal corporation, (the "City"), for an Order granting the entry and possession of the real property set forth and described in Exhibit "A" of the City's Complaint, which is made a part hereof by reference. The Court specifically finds and decrees as follows:

1. The lands in Washington County, Arkansas, as set forth in Exhibit "A" and attached to the City's Complaint, and made a part thereof by reference, are needed by the public for the construction and improvements of the 56th Street South Road Improvement Project, Project No. CP1408, by the City.

2. The determination of the questions and controversy in this proceeding are likely to retard the progress of this roadway improvement project.

3. A sum of money designated and approved by the Court as estimated just compensation for the lands taken has been deposited in the Registry of this Court and pursuant to the terms of Ark. Code Ann. §18-15-303, *et. seq.*, the City is entitled to have the right of entry and possession of the real property more specifically described in Exhibit "A" of the Complaint, for the purposes described in the Complaint.

4. The estimated just compensation for the lands taken has been disbursed to the Defendant by Joint Order entered by this Court on November 27, 2023.

IT IS, THEREFORE, CONSIDERED, ORDERED AND ADJUDGED by this Court that the City of Springdale, Arkansas shall have the right of entry onto and possession of the real property more specifically described in Exhibit "A" of the Complaint for the purposes set out in the Complaint, and the Defendants are hereby required and directed to surrender possession of said property to the City of Springdale, Arkansas, on April 30, 2024.

IT IS SO ORDERED.

_____
Hon John Threet, Circuit Judge

APPROVED AS TO FORM AND CONTENT:

_____
Ernest B. Cate, City Attorney, Attorney
for the Plaintiff, City of Springdale, Arkansas

/S/ Steve Lisle
Steve Lisle, Attorney for the Defendant,
Janet Dancer

Case Title: CITY OF SPRINGDALE V JANET DANCER

Case Number: 72CV-23-3449

Type: AGREED ORDER

So Ordered



Honorable John C Threet

Electronically signed by JCTHREET on 2023-12-12 page 3 of 3

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 4/2/2012 8:32:21 AM
Fee Amt: $25.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk

File# 2012-00008914

Prepared under the supervision of:
Blake Hanby, Attorney
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

WARRANTY DEED
(With Relinquishment of Dower and Curtesy)

CTCFile # 12-1336

KNOW ALL MEN BY THESE PRESENTS:

That we, **Ida Cornelia Connie Test and Loyd Scott Test, wife and husband**, hereinafter called Grantors, for and in consideration of the sum of One and No/100-----Dollars---($1.00) and other good and valuable consideration in hand paid by City of Springdale, a municipal corporation, hereinafter called Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **City of Springdale, a municipal corporation**, and unto its successors and assigns, forever, the following described land, situated and being in the County of Washington, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the same unto the said Grantee and unto its successors and assigns, forever with all appurtenances thereunto belonging. And we hereby covenant with said Grantee that we will forever warrant and defend the title to the said lands against all claims whatsoever. And we, Ida Cornelia Connie Test and Loyd Scott Test, wife and husband, for and in consideration of said sum of money, do hereby release and relinquish unto the said Grantee all our rights of curtesy, dower and homestead in and to the said lands.

WITNESS our hands and seals on 30th day of March, 2012.

I hereby certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this document.

No Revenue
GRANTEE/AGENT: City of Springdale by agent
GRANTEES ADDRESS: 201 Spring Street
Springdale, AR 72764

Ida Cornelia Connie Test
Ida Cornelia Connie Test

Loyd Scott Test
Loyd Scott Test

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) **SS**
COUNTY OF WASHINGTON)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Ida Cornelia Connie Test and Loyd Scott Test, wife and husband, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 30th day of March, 2012.

Notary Public

Official Seal
PAMELA L. WEEKS-DOFFIN
Notary Public - Arkansas
WASINGTON COUNTY
My Commission Expires 4-21-2012

My Commission Expires: 4-21-12

After recording return to:
City Title & Closing LLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

EXHIBIT "A"

Part of the Northeast quarter of the Northeast quarter of Section Twenty- two (22) in Township Seventeen (17) North of Range Thirty (30) West, being described as beginning at a point Forty-six and one half (46 ½) rods South of the North West corner of said forty acre tract, which point is the point of intersection of the West line of said forty acre tract and the North right of way line of the St. Louis and San Francisco Railroad, and running, thence North Three hundred forty seven and twenty five hundredths (347.25) feet, thence East Two hundred ten (210) feet; thence North Twenty (20) feet, thence East Ten (10) feet, thence North One hundred ninety (190) feet; thence East Two hundred ten (210) feet; thence North Two hundred ten (210) feet to the North line of said forty acre tract, thence East Four hundred forty eight and twelve hundredths (448.12) feet; thence South 24°58' West Two hundred ninety two and eighteen hundredths (292.18) feet to North line of said railroad right of way; thence Southwesterly along said railroad right of way to the point of beginning. Subject to existing roadways.

Subject to easements, right-of-ways, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases, if any.

Washington County, AR
I certify this instrument was filed on
4/2/2012 8:32:21 AM
and recorded in REAL ESTATE

File# 2012-00008914
Bette Stamps - Circuit Clerk

by _____

RESOLUTION NO._____

A RESOLUTION ADOPTING A REVISED MASTER TRAIL PLAN FOR THE CITY OF SPRINGDALE, ARKANSAS

WHEREAS, the City of Springdale's trail and active transportation network continues to expand to meet the needs of a growing population, and;

WHEREAS, the most recent Master Trail Plan was adopted by resolution of the Springdale City Council in 2015, prior to significant expansions to the system and new developments, and;

WHEREAS, a new plan was drafted by city staff in 2026 and recommended for approval by the Active Transportation Committee at their September 15th, 2026 regular meeting, and;

WHEREAS, public comment periods were held on October 3rd, 2026 and October 20th, 2026, and;

WHEREAS, the Planning Commission reviewed the proposed plan at its November 3rd 2026, regular meeting and recommended it for adoption.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the above-mentioned 2026 Master Trail Plan map is hereby adopted to be used in guiding future decisions regarding active transportation facilities and trail development in the City of Springdale.

PASSED AND APPROVED this ___ day of November, 2026.

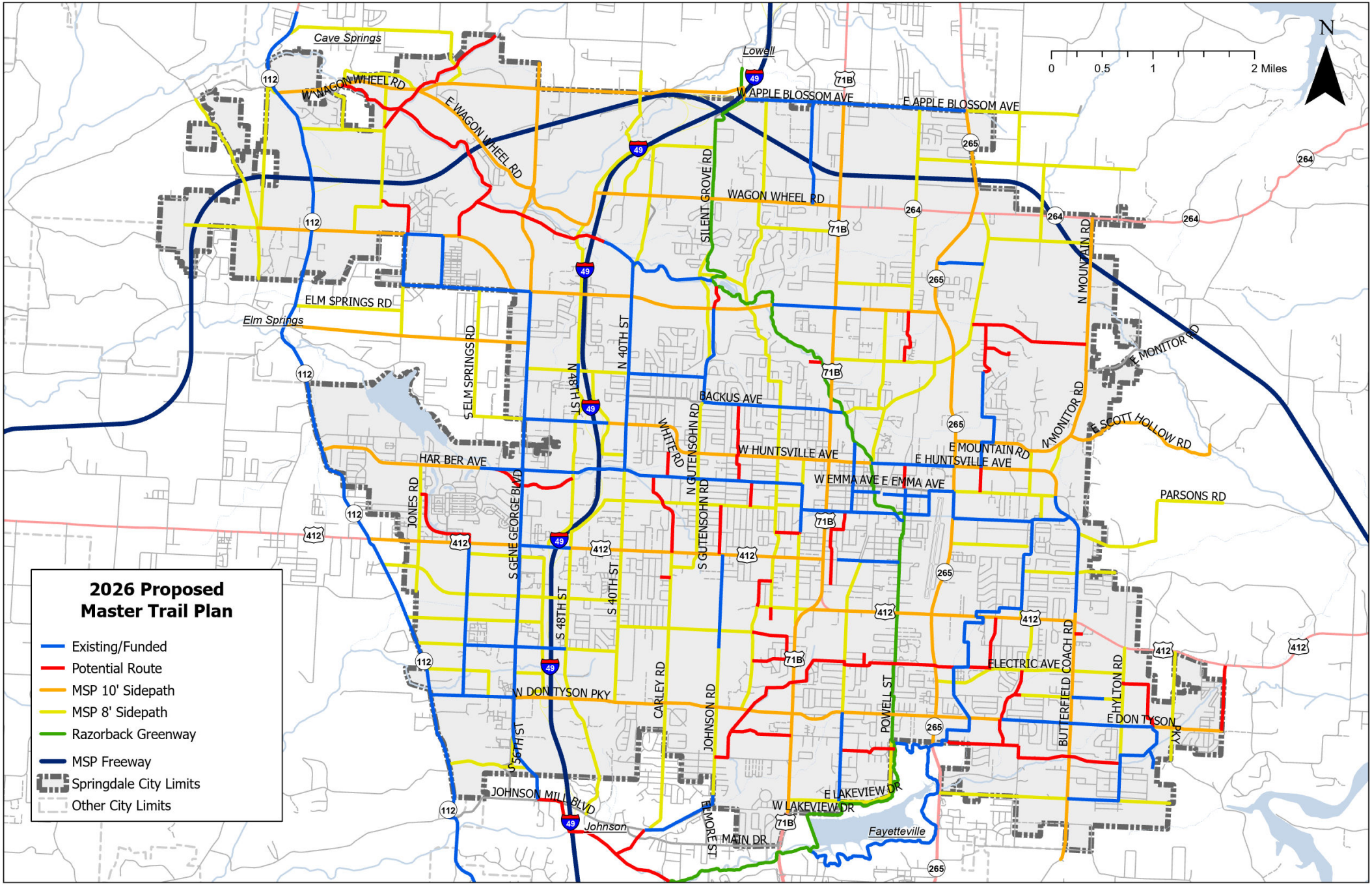
_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney


2026 Proposed
Master Trail Plan
Existing/Funded
Potential Route
MSP 10' Sidepath
MSP 8' Sidepath
Razorback Greenway
MSP Freeway
Springdale City Limits
Other City Limits
N
0
0.5
1
2 Miles
Cave Springs
Lowell
Elm Springs
Johnson
Fayetteville
W WAGON WHEEL RD
E WAGON WHEEL RD
WAGON WHEEL RD
W APPLE BLOSSOM AVE
E APPLE BLOSSOM AVE
ELM SPRINGS RD
S ELM SPRINGS RD
SILENT GROVE RD
N 48TH ST
N 40TH ST
BACKUS AVE
WHITE RD
N GUTENSOHN RD
S GUTENSOHN RD
N MOUNTAIN RD
E MONITOR RD
N MONITOR RD
E SCOTT HOLLOW RD
E MOUNTAIN RD
W HUNTSVILLE AVE
E HUNTSVILLE AVE
HAR BER AVE
W EMMA AVE
E EMMA AVE
PARSONS RD
JONES RD
S GENE GEORGE BLVD
S 48TH ST
S 40TH ST
CARLEY RD
JOHNSON RD
POWELL ST
ELECTRIC AVE
BUTTERFIELD COACH RD
E HYLTON RD
E DON TYSON PKY
W DON TYSON PKY
S 56TH ST
JOHNSON MILL BLVD
E LAKEVIEW DR
W LAKEVIEW DR
E MORE ST
MAIN DR
112
412
49
71B
264
265

Replat Memo

TO: Planning Commission Members

FROM: Sharon Tromburg, Planning Director

DATE: November 10, 2026

RE: RP26-01

This replat intends to remove Lot 4 from the Dixie Industrial Center subdivision, which contains a total of 4 lots originally platted in 2006.

APPLICANT/OWNER
Alan Reid & Associates on behalf of the Miller Commercial, LLC

PROPERTY SIZE
1.05 acres

PENDING ACTIONS
Applicant proposes to remove lot 4 from the Dixie Industrial Center S/D and ultimately develop the lot further.

EXISTING ZONING
C-2 General Commercial

LOCATION
388 N. 40th Street

REQUESTED ZONING:
N/A

PC VOTE
Yes – 7
No – 0

OPPOSITION AND SUPPORT
N/A

ORDINANCE NO. _____

AN ORDINANCE ACCEPTING THE REPLAT (RP26-01) OF THE REMOVAL OF LOT 4 FROM DIXIE INDUSTRIAL CENTER TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

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

Legal Description
(PIN 815-37963-000)
PROPERTY DESCRIPTION - **LOT BEING REMOVED FROM DIXIE INDUSTRIAL CENTER LOT 4, DIXIE INDUSTRIAL CENTER**, TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23 AT PAGE 261, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

PROPERTY DESCRIPTION - AREA OF NEW OUT-LOT

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE S02°19'22"W 297.34 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE N86°59'22"W 40.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE S02°19'39"W 93.14 FEET; THENCE N86°59'17"W 284.08 FEET; THENCE S02°05'19"W 110.00 FEET; THENCE N86°59'17"W 101.20 FEET; THENCE N05°37'29"E 203.32 FEET; THENCE S86°59'22"E 373.13 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.05 ACRE TRACT BEING FORMERLY KNOWN AS LOT 4, DIXIE INDUSTRIAL CENTER, TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23 AT PAGE 261, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

AND WHEREAS, said Planning Commission after conducting a public hearing, has approved the re-plat as presented by petitioner and has approved the dedication of streets, rights-of-way, and utility easements as shown upon said re-plat and join with the said petitioner in petitioning the City Council to accept the said replat (**RP26-01**) of **The Removal of Lot 4 from Dixie Industrial Center** to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the replat of **(RP26-01)** of **The Removal of Lot 4 from Dixie Industrial Center**, to the City of Springdale, Arkansas, as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

PASSED AND APPROVED this _____day of _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

REPLAT OF DIXIE INDUSTRIAL CENTER, REMOVING LOT 4 FROM DIXIE INDUSTRIAL CENTER SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	40.20'	36.01'	N46°57'10"E	92°07'54"
C2	25.00'	19.89'	19.37'	N70°13'26"E	45°35'21"

LINE	BEARING	DISTANCE
L1	N86°59'22"W	40.04'
L2	S02°19'39"W	7.59'

OWNER: MILLER COMMERCIAL LLC

PHYSICAL ADDRESS: 396 N. 40TH ST,
SPRINGDALE, AR 72762
PARCEL NO. 815-37963-000

MAILING ADDRESS: 388 N. 40TH ST,
SPRINGDALE, AR 72762

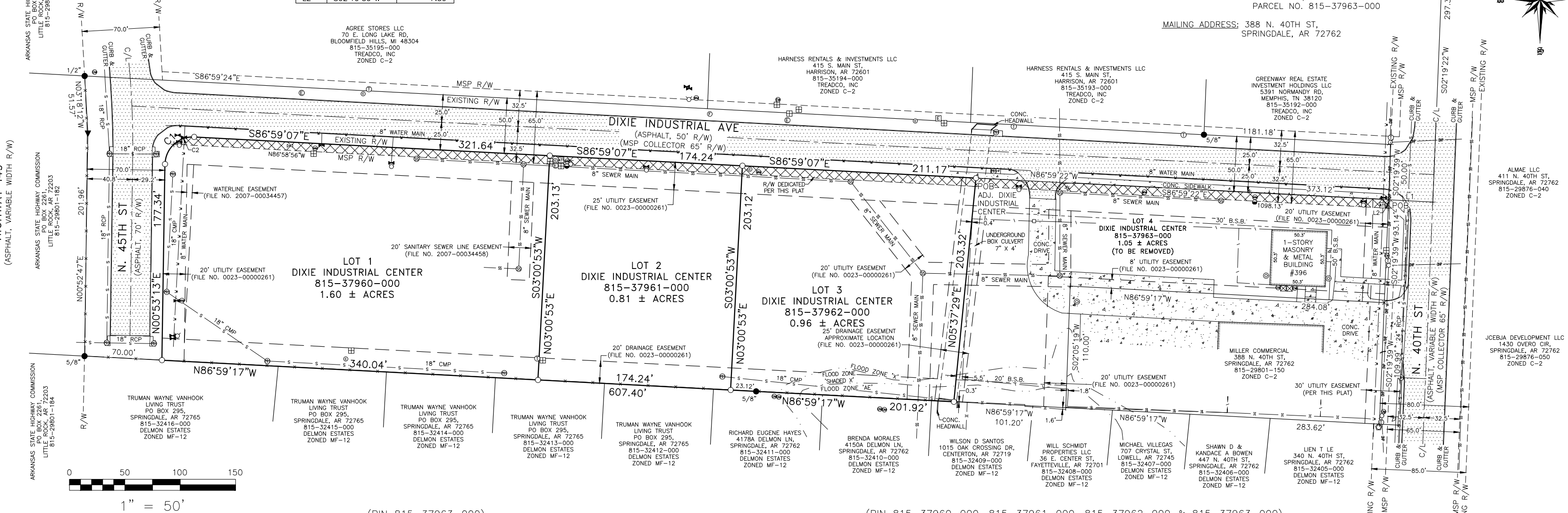
POC
NE COR.
NE1/4, SE1/4
SECTION 33
T-18-N, R-30-W

SPRINGDALE PLANNING PROJECT NO. RP26-01

NOTES:

NO PERMANENT STRUCTURES, BUILDINGS, FOOTINGS, AIR CONDITIONING UNITS OR PADS, SIGNS, RETAINING WALLS, AWNINGS, COVERED WALKWAYS, OR OTHER ITEMS SHALL BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.

FENCES SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.



ZONED: C-2

SETBACKS:
FRONT...30 FEET
FRONT, IF PARKING IS ALLOWED BETWEEN R/W AND THE BUILDING...50 FEET
SIDE...0 FEET
SIDE, WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT...20 FEET
REAR...20 FEET



VICINITY MAP

BASIS OF BEARINGS: ARKANSAS STATE PLANE
COORDINATE SYSTEM
(NORTH ZONE) NAD83

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

(PIN 815-37963-000)
PROPERTY DESCRIPTION – LOT BEING REMOVED FROM DIXIE INDUSTRIAL CENTER
LOT 4, DIXIE INDUSTRIAL CENTER, TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23 AT PAGE 261, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

(PIN 815-37963-000)
PROPERTY DESCRIPTION – AREA OF NEW OUT-LOT
A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE S02°19'22"W 297.34 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE N86°59'22"W 40.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE S02°19'39"W 93.14 FEET; THENCE N86°59'17"W 284.08 FEET; THENCE S02°05'19"W 110.00 FEET; THENCE N86°59'17"W 101.20 FEET; THENCE N05°37'29"E 203.32 FEET; THENCE S86°59'22"E 373.13 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 1.05 ACRE TRACT BEING FORMERLY KNOWN AS LOT 4, DIXIE INDUSTRIAL CENTER, TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23 AT PAGE 261, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

FLOOD DESIGNATION:
THE SUBJECT PROPERTY LIES PARTIALLY IN ZONE 'AE' & 'SHADED X' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAP OF WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0060G, EFFECTIVE DATE JANUARY 25, 2024.

CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:
THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON____________.

RESOLUTION:

________________________, HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

____
OWNER(PRINTED)

__________________________________ __________
OWNER DATE

NOTARY:
COUNTY OF WASHINGTON
STATE OF ARKANSAS

ACKNOWLEDGE BEFORE ME THIS ______ DAY OF __________________ 20__.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES ______________________, 20___.

(PIN 815-37960-000, 815-37961-000, 815-37962-000 & 815-37963-000)
PROPERTY DESCRIPTION – ORIGINAL DIXIE INDUSTRIAL CENTER
LOTS 1, 2, 3 AND 4, DIXIE INDUSTRIAL CENTER, TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23 AT PAGE 261, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX OFFICO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

(PIN 815-37960-000, 815-37961-000 & 815-37962-000)
PROPERTY DESCRIPTION – REPLATTED DIXIE INDUSTRIAL CENTER
LOTS 1, 2 AND 3, DIXIE INDUSTRIAL CENTER, TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 23 AT PAGE 261, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX OFFICO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION – ADDITIONAL STREET R/W DEDICATION
A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE S02°19'22"W 297.34 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT; THENCE N86°59'22"W 40.04 FEET TO THE TRUE POINT OF BEGINNING; THENCE S02°19'39"W 7.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DIXIE INDUSTRIAL AVENUE AS PER THE MASTER STREET PLAN OF SPRINGDALE, ARKANSAS; THENCE N86°58'56"W 1098.13 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON 25.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY 40.20 FEET ALONG SAID CURVE, THE CHORD FOR WHICH BEING N46°57'10"E 36.01 FEET, TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID DIXIE INDUSTRIAL AVENUE; THENCE S86°59'07"E 707.05 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO A POINT; THENCE S86°59'22"E 373.12 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF ACCURACY OF SURVEY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE INFORMAL REGULATIONS OF THE CITY OF SPRINGDALE, ARKANSAS.

DATE: _____________ SURVEYOR: ______________________________

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

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	________	________________________ CITY CLERK
	________	________________________ MAYOR
APPROVAL FOR RECORDING	________	________________________ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	________	________________________ SECRETARY, PLANNING COMMISSION
	________	________________________ CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	________	________________________ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	________	________________________ CITY ENGINEER

LEGEND

AC UNIT; AT&T VAULT; BACKFLOW VALVE; BUGGY AXLE; CABLE BOX; CABLE TV PEDESTAL; CHISELED 'X'; COMPUTED POINT; CONC. MONUMENT; C.O.E. MONUMENT; DOWN GUY; DRAIN GRATE; ELECTRIC PEDESTAL; ELECTRIC METER; ELECTRIC VAULT; EXIST. ALUM. CAPPED MON.; EXIST. COTTON SPINDLE; EXISTING IRON PIPE; EXISTING IRON REBAR; EXISTING NAIL; FENCE POST; EXIST. IRON IN CONCRETE

FIBER OPTICS VAULT; FIRE DEPARTMENT CONNECTION; FIRE HYDRANT; FLAG POLE; GAS METER; GAS METER HOOKUP; GAS REGULATOR; GENERATOR; GROUND LIGHT; IRRIG. CONTROL VALVE; JUNCTION BOX; LAMP POST; MAIL BOX; PARKING SIGN; PAY PHONE; POWER POLE; PROPANE TANK; RAILROAD SPIKE; READING; RIGHT OF WAY MONUMENT; SANITARY SEWER CLEANOUT; SANITARY SEWER MANHOLE

SATELLITE DISH; SEPTIC TANK LID; SET ALUMINUM MONUMENT; SET COTTON SPINDLE; SET STAKE ON LINE; SET 1/2" IRON REBAR; SHUT-OFF VALVE; STATE MONUMENT; STONE MONUMENT; STORM DRAIN MANHOLE; STREET SIGN; T-POST; TELEPHONE BOX; TELEPHONE PEDESTAL; TEMPORARY BENCHMARK; TRAFFIC SIGNAL BOX; TRANSFORMER BOX; TREE; WATER LINE SIGN; WATER METER; WATER SPIGOT; WATER VALVE

CENTERLINE ROAD; RIGHT-OF-WAY LINE; BARBED-WIRE FENCE; CHAIN-LINKED FENCE; PRIVACY FENCE; WIRE FENCE; MAJOR CONTOUR INTERVAL; MINOR CONTOUR INTERVAL; BUILDING LINE; FIBER-OPTICS LINE; FLOOD ZONE LINE

EASEMENT LINE; BUILDING SETBACK LINE; OVERHEAD ELECTRIC LINE; UNDERGROUND ELECTRIC LINE; GAS LINE; SANITARY SEWER LINE; STORM SEWER LINE; TELEPHONE LINE; WATER LINE; PROPERTY LINE

SHEET 1 OF 1

JOB NO. 25287

REVISIONS		
DATE	DESCRIPTION	BY
12/16/2025	CITY COMMENTS	DF

ARA
118 S. COLLEGE AVENUE
FAYETTEVILLE, ARKANSAS 72701
479 444 8784
1 888 549 8784
aralandsurvey@gmail.com

Alan Reid & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
BOUNDARY
TOPO

DRAFTSMAN	DF
DATE	11/26/2025
CHECKED	–
SCALE	1" = 50'
SHEET SIZE	24"x 36"

MILLER COMMERCIAL LLC
396 N. 40TH ST, SPRINGDALE, AR 72762
PARCEL NO. 815-37963-000

REPLAT – SPRINGDALE, ARKANSAS



PROJECT AREA

PUBLIC NOTICE

RP26-01: Dixie Industrial Center

388 N. 40th Street

Replat of Lot 4

N

Waiver Memo

TO: City Council Members

FROM: Sharon Tromburg, Planning Director

DATE: November 10, 2026

RE: W26-45

APPLICANT/OWNER
Bates & Associates on behalf of INFAS Development, LLC

WAIVER REQUESTED
To allow the existing 5-foot-wide sidewalk on Butterfield Coach Road to remain in lieu of the required 10-foot-wide sidewalk.

LOCATION
2544 Butterfield Coach Road

DEVELOPMENT OF PROPERTY
Request is associated with a preliminary plat with 11 buildable lots & 1 commercial out-lot.

PC VOTE
Motioned to forward with a recommendation to approve.

OUTCOME
Yes – 7
No – 0

PROPERTY SIZE
9.93 acres

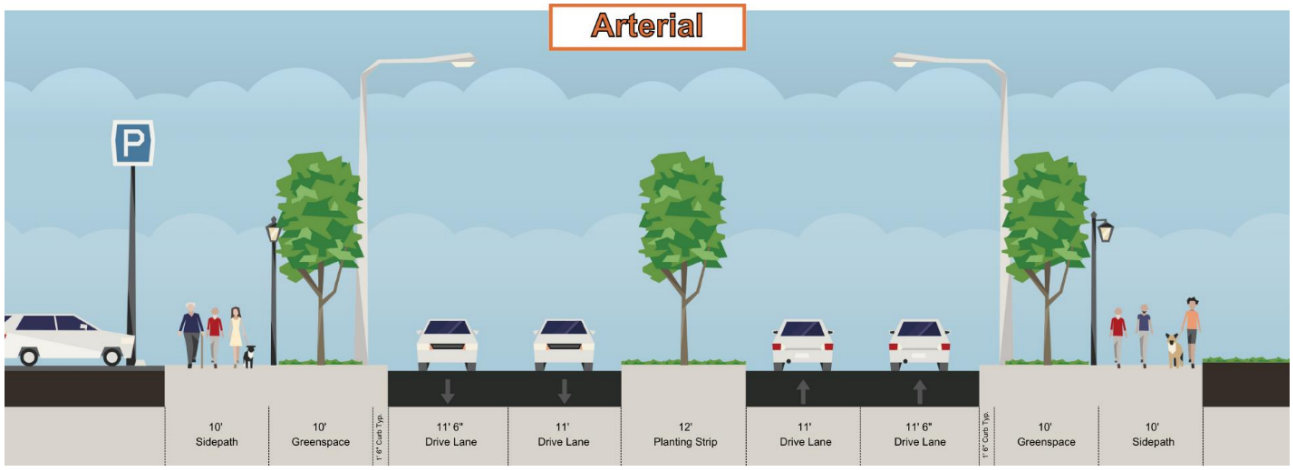
EXISTING ZONING
MF-12 & C-1

REQUESTED ZONING
N/A

SALE OF PROPERTY
N/A

OPPOSITION AND SUPPORT
No public comment

OTHER
Applicant proposes that the sidewalk be constructed with the future development of the commercial out-lot.



RESOLUTION NO. _____

A RESOLUTION CONCERNING A WAIVER (W26-45) OF STREET IMPROVEMENT REQUIREMENTS ALONG BUTTERFIELD COACH ROAD FOR STAGECOACH SUBDIVISION, PURSUANT TO ORDINANCE NO. 3725.

WHEREAS, Ordinance #3047 provides for the waiver (W26-45) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a waiver request (W26-45) to waive certain street improvement requirements along Butterfield Coach Road, classified as an arterial street per the 2025 adopted Master Street Plan; and

WHEREAS, the Planning Commission recommends approval of the waiver request to allow the existing five-foot-wide sidewalk to remain in lieu of the required ten-foot-wide sidewalk along Butterfield Coach Road in connection with PP26-08, a Preliminary Plat for Stagecoach Subdivision at 2544 Butterfield Coach Road; and

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

Option 1: Grants a waiver (W26-45) to allow the existing five-foot-wide sidewalk to remain in lieu of the required ten-foot-wide sidewalk along Butterfield Coach Road in connection with PP26-08, a Preliminary Plat for Stagecoach Subdivision at 2544 Butterfield Coach Road.

Option 2: Denies the waiver request (W26-45) and requires construction of the ten-foot-wide sidewalk and other required street improvements along Butterfield Coach Road in connection with PP26-08, a Preliminary Plat for Stagecoach Subdivision at 2544 Butterfield Coach Road.

Option 3: Approves payment in lieu of construction of the required ten-foot-wide sidewalk and other required street improvements along Butterfield Coach Road in connection with PP26-08, a Preliminary Plat for Stagecoach Subdivision at 2544 Butterfield Coach Road at 2544 Butterfield Coach Road, with an estimated construction cost submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies the waiver request (W26-45) and allows construction of the required ten-foot-wide sidewalk and other required street improvements along Butterfield Coach Road to be deferred through a Bill of Assurance for a period not to exceed _____ years in connection with PP26-08, a Preliminary Plat for Stagecoach Subdivision at 2544 Butterfield Coach Road.

PASSED AND APPROVED this _____day of _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

BUILDING SETBACKS PER MF-12 ZONING:

TOWNHOUSE:

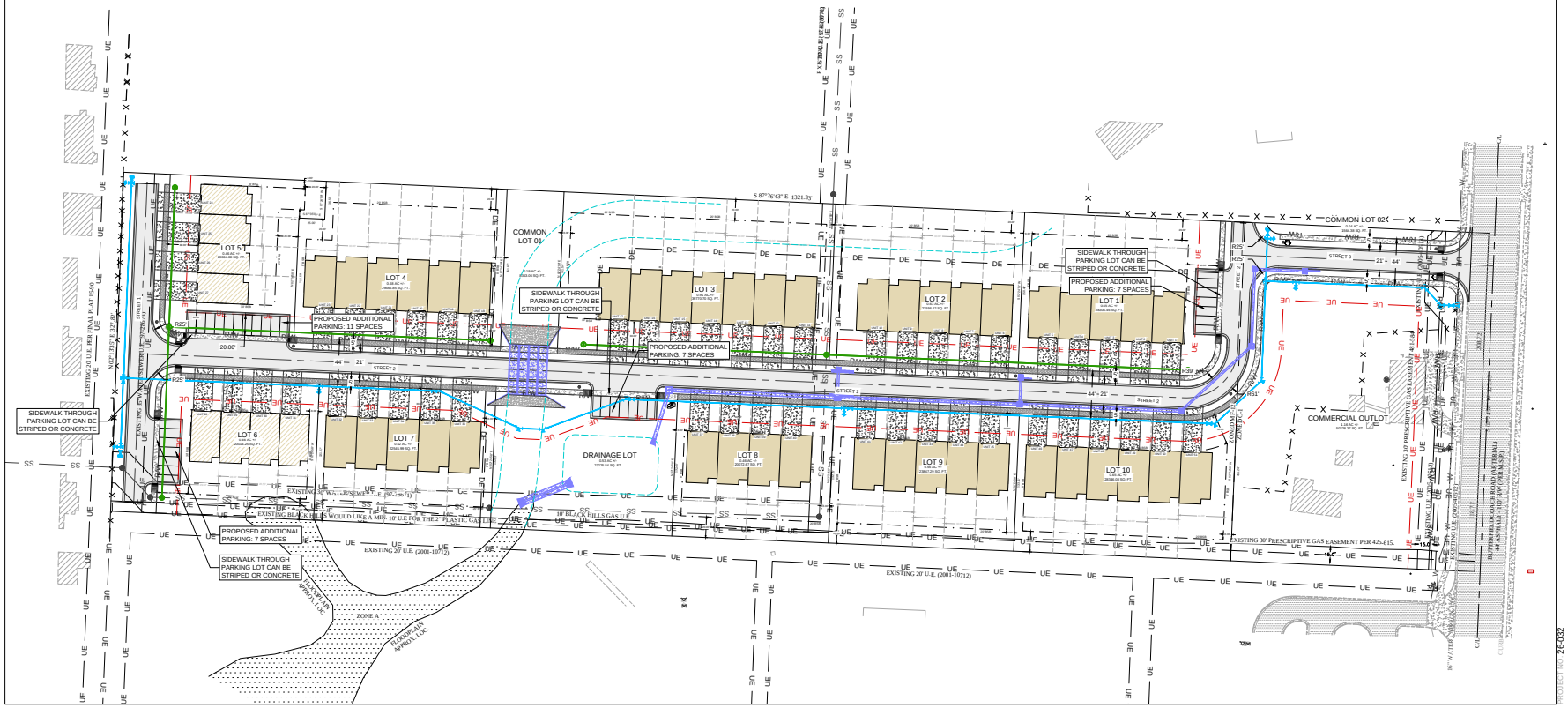
FRONT	30ft
SIDE	8ft / 00ft (INTERIOR)
SIDE	30ft (EXTERIOR)
REAR	20ft

LOT COUNT	
TOTAL LOTS:	14
TOTAL BUILDABLE LOTS	10
TOTAL COMMON/DRAINAGE LOTS	3
DRAINAGE LOT (1.26 AC)	1
COMMON LOT (0.06AC)	2
TOTAL OUTLOTS C-1 ZONE (1.11 AC)	1
TOTAL UNITS	51

PARKING COUNT	
TOTAL PARKING SPACES:	32

FFE MIN	
UNIT 1-8	1338.50
UNIT 9-12	1337.50
UNIT 13-19	1336.50
UNIT 20-23	1335.50
UNIT 20-23	1337.50
UNIT 24	1339.50
UNIT 25	1338.50
UNIT 26	1337.50
UNIT 27	1336.50

SITE NOTES:
1) NO FENCES MAY BE CONSTRUCTED WITHIN DRAINAGE EASEMENTS
2) SIDEWALKS THAT FRONT THE BUILDING ARE TO BE CONSTRUCTED WITH THE TOWNHOME BUILDER TO REDUCE IMPACTS DURING BUILDING CONSTRUCTION. SIDEWALKS WILL NEED TO BE IN PLACE FOR CofO. SIDEWALKS NOT DIRECTLY IN FRONT OF TOWNHOME SHALL BE BUILT PRIOR TO FINAL PLAT.
3) PARKING LOTS TO BE BUILT PRIOR TO FINAL PLAT.



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/22/26
CERTIFICATE OF AUTHORITY 1135
BATES & ASSOCIATES, INC.
NOT FOR CONSTRUCTION

DRAWN BY: B.WISE
ENGINEER: G.BATES

Copyright © 2013 Bates & Associates, Inc.

REVISIONS	DATE
1st Submittal	06/04/26
2nd Submittal	08/27/26
3rd Submittal	11/07/26

STAGECOACH SUBDIVISION
PRELIMINARY PLAT
PRELIMINARY PLAT
SPRINGDALE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 26-032

DRAWING NO.
PP01



PROJECT AREA

PUBLIC NOTICE

W26-45: Stagecoach Subdivision

2544 Butterfield Coach Road

W26-45: Waiver of Street Improvements on Butterfield Coach Road

N

Waiver Memo

TO: City Council Members

FROM: Sharon Tromburg, Planning Director

DATE: November 10, 2026

RE: W26-50

APPLICANT/OWNER
By Design Engineering on behalf of Atkins Eat LLC

WAIVER REQUESTED
Applicant is requesting to pay a fee in lieu of the required improvements to Main Drive

LOCATION
1422 Main Drive

DEVELOPMENT OF PROPERTY
The waiver accompanies a Non-LSD for an office building at Michelle Street and Main Drive, with 27 on-site parking spaces, access from both streets, and six public parking spaces along Michelle Street. Related requests include commercial design variances, a parking reduction from 32 to 27 spaces, and a waiver of Main Drive Street improvements.

PC VOTE
Motioned to forward with recommendation to deny

OUTCOME
Yes – 7
No – 0

PROPERTY SIZE
.76 acres

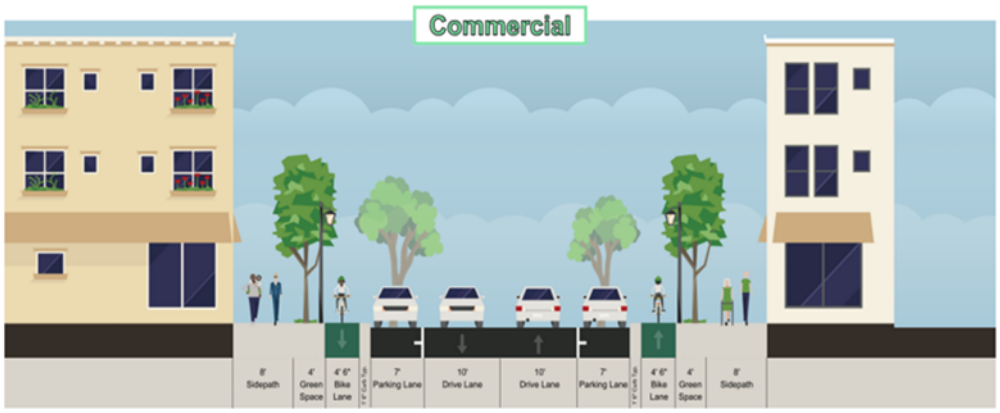
EXISTING ZONING
C-2 General Commercial District

REQUESTED ZONING
N/A

SALE OF PROPERTY
N/A

OPPOSITION AND SUPPORT
Michelle Street residents attended as a coordinated neighborhood group to raise concerns about additional traffic, existing speeding and turnaround activity, potential overflow parking, pedestrian safety, lighting, and privacy associated with the proposed development. Some acknowledged the appearance and suitability while requesting measures to reduce neighborhood impacts, particularly a sidewalk along Main Drive so pedestrians, including parents with strollers, would not need to cross the road to reach nearby neighborhoods. Staff discussed additional signage and potential traffic-calming measures, but none were confirmed.

OTHER
Engineering does not support the fee in lieu request and would like to see street improvements installed as part of the development



RESOLUTION NO. _____

A RESOLUTION CONCERNING A WAIVER (W26-50) OF STREET IMPROVEMENT REQUIREMENTS ALONG MAIN DRIVE FOR MAIN STREET OFFICE, PURSUANT TO ORDINANCE NO. 3725.

WHEREAS, Ordinance #3047 provides for the waiver (W26-50) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a waiver request (W26-50) to waive certain street improvement requirements at 1422 Main Drive, classified as a commercial street per the 2025 adopted Master Street Plan, in connection with N26-35, a Non-Large-Scale Development for Main Street Office, and the Planning Commission recommends denial.

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

Option 1: Grants a waiver (W26-50) of required street improvements, including related drainage improvements, curbs, gutters, sidewalks, and street lights, along Main Street in connection with N26-35, a Non-Large-Scale Development for Main Street Office.

Option 2: Denies the waiver request (W26-50) and requires construction of the required street improvements, including related drainage improvements, curbs, gutters, sidewalks, and street lights, along Main Drive in connection with N26-35, a Non-Large-Scale Development for Main Street Office.

Option 3: Approves payment in lieu of construction of the required street improvements, including related drainage improvements, curbs, gutters, sidewalks, and street lights, along Main Drive in connection with N26-35, a Non-Large-Scale Development for Main Street Office, with an estimated construction cost submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies the waiver request (W26-50) and allows construction of the required street improvements, including related drainage improvements, curbs, gutters, sidewalks, and street lights, along Main Drive to be deferred through a Bill of Assurance for a period not to exceed _____ years in connection with N26-35, a Non-Large-Scale Development for Main Street Office.

PASSED AND APPROVED this _____day of _____, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

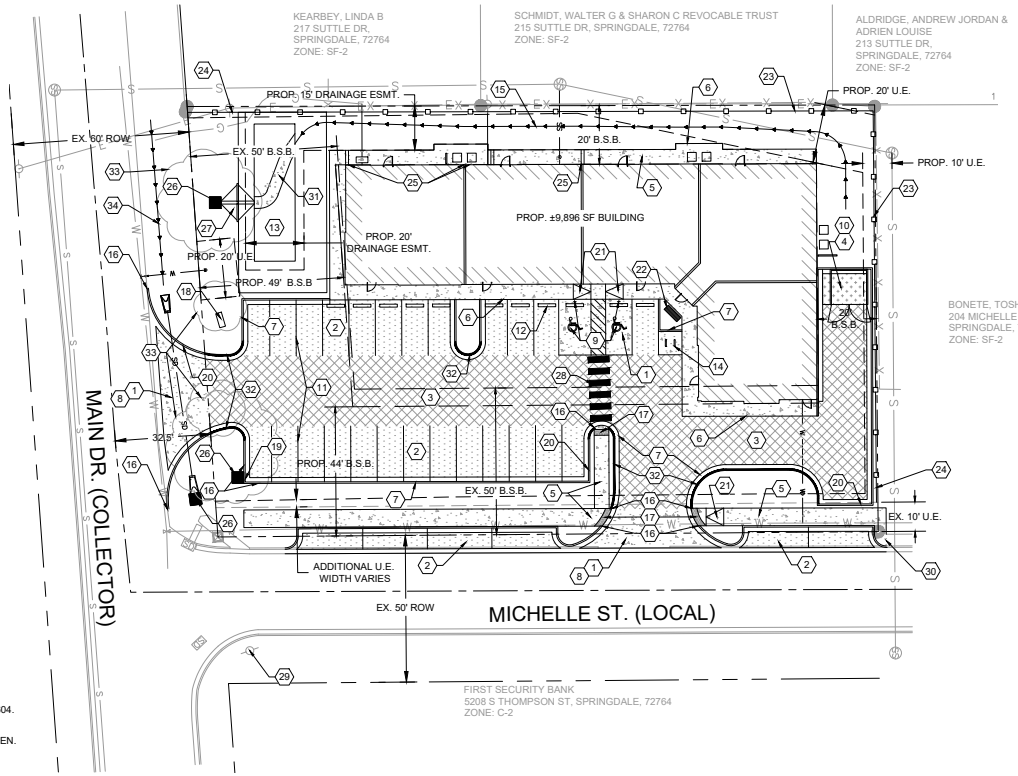
_____
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

KEYNOTES

1. INSTALL LIGHT DUTY CONCRETE PAVING. SEE DETAIL ON SHEET C-603.
2. INSTALL LIGHT DUTY ASPHALT PAVING. SEE DETAIL ON SHEET C-603.
3. INSTALL HEAVY DUTY ASPHALT PAVING. SEE DETAIL ON SHEET C-603.
4. INSTALL HEAVY DUTY CONCRETE PAVING. SEE DETAIL ON SHEET C-603.
5. INSTALL CONCRETE SIDEWALK. SEE DETAIL ON SHEET C-603.
6. INSTALL TURNDOWN SIDEWALK. SEE ELEVATIONS ON SHEET C-201 AND DETAIL ON SHEET C-604.
7. CONSTRUCT STANDARD CURB & GUTTER. SEE DETAIL ON SHEET C-606.
8. CONSTRUCT COMMERCIAL DRIVEWAY. SEE DETAIL ON SHEET C-606.
9. ADA ACCESSIBLE STALL AND BOLLARD MOUNTED SIGNAGE. SEE DETAIL ON SHEET C-603.
10. INSTALL TRASH ENCLOSURE. SEE ARCH PLANS.
11. WHITE 4" WIDE STRIPING PER MUTCD STANDARDS (SEE PAVEMENT MARKING NOTES ON SHEET C-002).
12. INSTALL CONCRETE WHEEL STOP. SEE DETAIL ON SHEET C-603.
13. PROPOSED DETENTION POND. SEE SHEET C-303 FOR MORE INFORMATION.
14. INSTALL BIKE RACKS.
15. CONSTRUCT GRASS SWALE WITH 2' WIDE BOTTOM. SEE ELEVATIONS ON SHEET C-201 AND DETAIL ON SHEET C-603.
16. CURB TRANSITION TO PAVEMENT. SEE DETAIL ON SHEET C-603.
17. INSTALL TRUNCATED DOMES. SEE DETAIL ON SHEET C-603.
18. PROPOSED MONUMENT SIGN.
19. INSTALL 3' WIDE CONCRETE FLUME.
20. INSTALL TURNDOWN CURB. SEE GRADING PLAN FOR ELEVATIONS.
21. INSTALL CONRETE ADA RAMP. SEE DETAIL ON SHEET C-602.
22. INSTALL BENCH.
23. INSTALL 8' TALL FENCE. SEE DETAIL ON SHEET C-604.
24. TAPER FENCE DOWN TO 3' HEIGHT BEGINNING 15' FROM ROW.
25. INSTALL CONCRETE STEPS. SEE DETAILS ON ARCH. PLAN.
26. INSTALL 4'X4' SCOURSTOP MAT. SEE DETAIL ON SHEET C-604.
27. CONSTRUCT STORM OUTFALL STRUCTURE. SEE DETAIL ON SHEET C-604.
28. INSTALL 7'X2' THERMOPLASTIC PAVEMENT MARKING WITH 2' IN BETWEEN.
29. EXISTING STREETLIGHT
30. CONTRACTOR TO TIE INTO EXISTING SIDEWALK. SEE ELEVATIONS ON C-201
31. CONSTRUCT 4' CONCRETE WIDE TRICKLE CHANNEL AT MIN. 0.40% SLOPE.
32. TOP & FACE OF CURB SHALL BE PAINTED SOLID RED WITH "FIRE LANE" TEXT FOR DEMARCATING LIMITS OF EMERGENCY ACCESS
33. EXISTING TREE TO BE REMOVED
34. CONSTRUCT GRASS SWALE WITH 2.5' WIDE BOTTOM. SEE ELEVATIONS ON SHEET C-201 AND DETAILS ON SHEET C-606.



LEGEND

- ROAD CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- PROP. EASEMENT
- EXIST. EASEMENT
- EXIST. WATER PIPE
- EXIST. GAS PIPE
- EXIST. SANITARY PIPE
- EXIST. UNDERGROUND POWER
- EXIST. STORM DRAIN PIPE
- EXIST. UNDERGROUND FIBER OPTIC
- PROP. FENCE
- PROP. SWALE FLOWLINE

SITE INFORMATION

PROPOSED USE	COMMERCIAL – OFFICE
ZONING	C-2
PROPOSED LOT SIZE	±33,565 SF (±0.77 ACRES)
REQUIRED PARKING (1 PER 300 SF OFFICE)	33 TOTAL; 2 ADA
PROPOSED PARKING	33 TOTAL; 2 ADA
TOTAL IMPERVIOUS AREA	25,940 SF (77.28%)
TOTAL PERVIOUS AREA	7,625 SF (22.72%)
BUILDING SETBACKS	
FRONT	30' (50' WITH PARKING IN FRONT)
REAR	20'
SIDE	20'

NOTES:

1. 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.
2. 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 GRADE PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLAN AS APPROVED BY THE PLANNING COMMISSION, AND
   b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   e) ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.

0 20 40 FEET

BY DESIGN ENGINEERING

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 23834
CASEY W. SMITH

REVISIONS

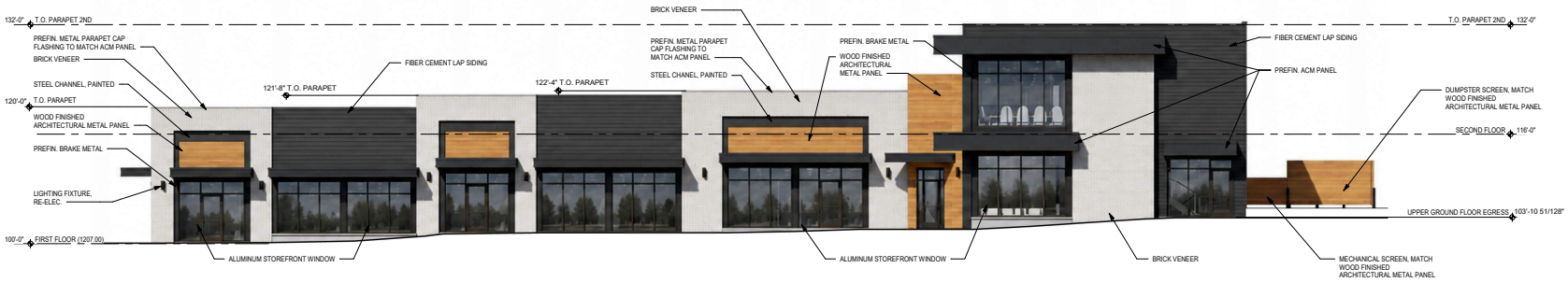
REV #	DATE	DESCRIPTION

MAIN STREET OFFICE
SITE PLAN
SPRINGDALE, AR

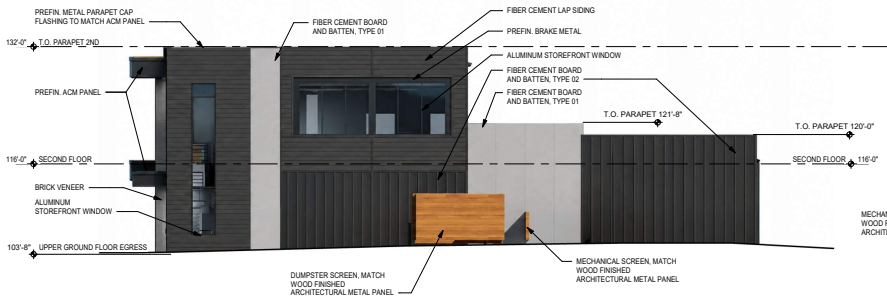
PROJECT #:
DATE:

SHEET
C-101

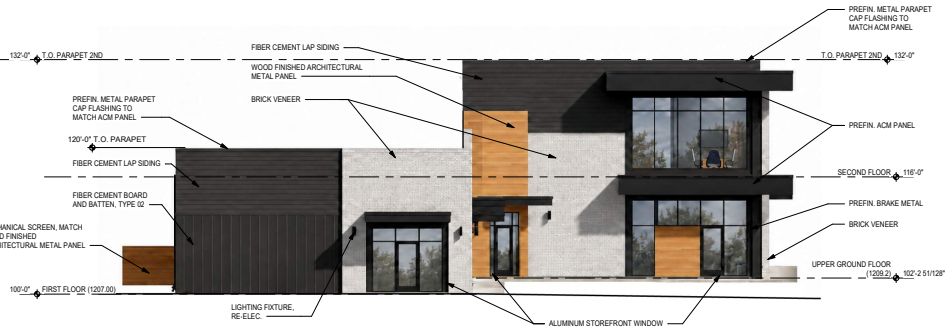
SIT_26019.dwg
12/24/2025



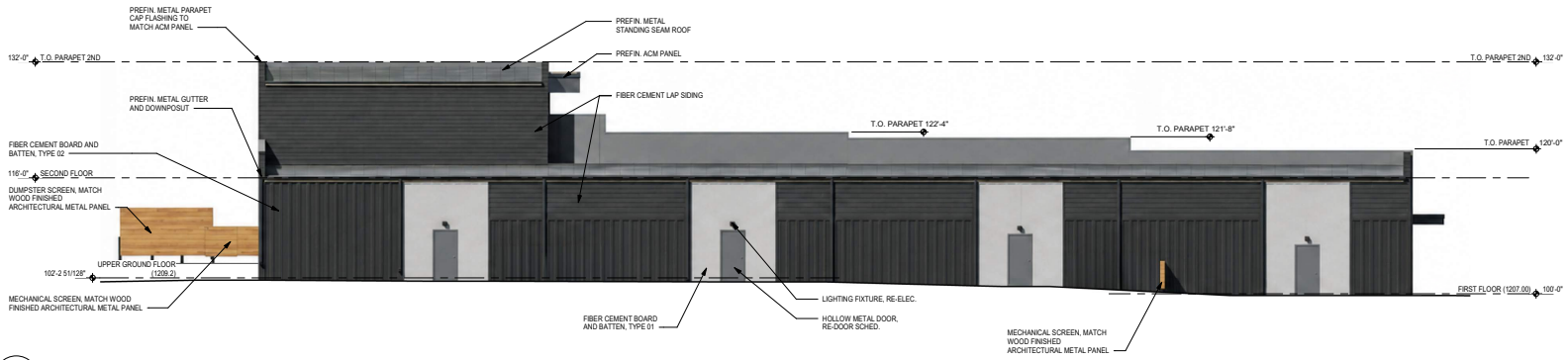
1 EAST RENDERED ELEVATION
1/8" = 1'-0"



2 NORTH RENDERED ELEVATION
1/8" = 1'-0"



3 SOUTH RENDERED ELEVATION
1/8" = 1'-0"



4 WEST RENDERED ELEVATION
1/8" = 1'-0"

BLD ARCHITECTS

REVIEW 10/22/2026

A NEW FACILITY FOR
MAIN STREET OFFICE
SPRINGDALE, ARKANSAS

PROJECT NO. 2026-014
ISSUE DATE 00/00/0000
REVISION DATES # DATE DESCRIPTION

RENDERED ELEVATIONS
A4.3
COPYRIGHT 2026



PROJECT AREA

PUBLIC NOTICE

W26-50: Main Street Office

1422 Main Drive

W26-50: Waiver of Street Improvements on Main Drive

N

RESOLUTION NO. _____

A RESOLUTION APPROVING THE CITY OF SPRINGDALE, ARKANSAS, BUDGET FOR THE YEAR 2027.

WHEREAS, the Mayor has presented a proposed budget for calendar year 2027 to the City Council of the City of Springdale, Arkansas, as required by Ark. Code Ann. § 14-58-201; and

WHEREAS, the proposed 2027 budget includes a three percent (3%) compensation increase for City employees; and

WHEREAS, the City Council Finance Committee has reviewed the proposed budget and any revisions thereto; and

WHEREAS, the City Council desires to adopt the 2027 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the 2027 budget as presented and amended by the City Council, including employee compensation increases and changes in authorized positions, is hereby adopted for the calendar year beginning January 1, 2027, with compensation increases effective January 1, 2027. The adopted budget shall constitute an appropriation of lawfully applicable funds under Ark. Code Ann. § 14-58-203.

PASSED AND APPROVED this 10th day of November, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

4.11 Overtime Compensation under FLSA

The work periods applicable to all employees of the City of Springdale are set out in Section 2.12, and the compensation for the work periods shall be as follows:

1. **24 Hour Shift Firefighters:** Such non-exempt employees shall receive 1.5 times their regular rate of pay for each hour worked in excess of 182 hours per 24-day work period.

2. **Non-24 Hour Shift Firefighters:** Such non-exempt employees shall receive 1.5 times their regular rate of pay for each hour worked in excess of 40 hours per 7-day work period.

3. **Police Officers and Building Security:** Police Officers and Building Security Officers shall be compensated at the rate of 1.5 times their regular rate of pay for each hour worked in excess of 80 hours per 14-day work period.

4. **All Other Non-Exempt City Employees:** Other non-exempt employees of the City, not listed in No. 1, 2 and 3, shall be on a 40-hour work week and shall be compensated at the rate of 1.5 times the regular rate of pay for any hour worked in excess of 40 hours per work week.

Those employees listed under categories number 1, 2 and 3 are compensated pursuant to the 207-k exemption of the Fair Labor Standards Act applicable to law enforcement and firefighting personnel. However, Chief, Assistant Chief and Captains in the Police Department and Chief, Assistant Chief in the Fire Department are exempt from all overtime compensation under the FLSA and the AMWA.

Unless otherwise provided by law, the Mayor is authorized, in consultation with the Human Resources Director and City Attorney, to make determinations as to the implementation, interpretation, and enforcement of the provisions contained herein, and is similarly authorized to undertake and implement any amendments to this policy as are necessary for the effective, efficient, and equitable day-to-day operations of the City.

Addendum to SFD Policy 101.18 Overtime and Callback Policy

The practice of paying the overtime rate of 1.5x an employee's regular rate of pay is limited to the following situations:

1. Any hours actually worked over the FLSA threshold based on the current, established work period (currently 24 days – 182 hours).
2. Any event causing an employee to be required, by the department, to work for any authorized reason while off-duty, including having to attend off-duty training, having to respond to an authorized emergency or being recalled to a (mandatory) unscheduled duty assignment regardless of the number of hours the firefighter has worked during the FLSA work period.
3. When authorized by the Fire Chief, for certain planned event staffing or emergency upstaffing situations that would otherwise strain available, on duty resources regardless of the number of hours the firefighter has worked during the FLSA work period.

All other hours actually worked, and those allocated to benefit leave, will be paid at the employee's regular rate of pay.

ORDINANCE NO. _____

AN ORDINANCE SETTING THE SALARIES OF ELECTED OFFICIALS AND PLANNING COMMISSION MEMBERS OF THE CITY OF SPRINGDALE, ARKANSAS; REPEALING ORDINANCE NO. 6175; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the proposed 2027 City budget provides for a three percent (3%) compensation increase for City employees; and

WHEREAS, the City Council desires to establish the annual compensation of elected officials and Planning Commission members for 2027, reflecting the same three percent (3%) increase provided to other City employees.

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

Section 1. Effective January 1, 2027, the annual compensation of the following officials and Planning Commission members is hereby established as follows:

City Council Members	$14,736
Planning Commission Members	$5,894
City Clerk/Treasurer	$126,928
City Attorney	$165,985
Mayor	$181,179

Section 2. Ordinance No. 6175, setting salaries for elected officials and Planning Commission members, is hereby repealed effective January 1, 2027. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 3. Emergency Clause. The City Council finds that the City must establish compensation for its elected officials and Planning Commission members in advance of the start of the 2027 fiscal year to provide for uninterrupted governmental operations, timely payroll administration, and implementation of the adopted budget; that delay in doing so would

disrupt the orderly operation of City government; and that such continuity is necessary for the preservation of the public peace, health, and safety. Therefore, an emergency is hereby declared, and this Ordinance shall be in full force and effect upon its passage and approval, with the compensation established herein effective January 1, 2027.

PASSED AND APPROVED this 10th day of November, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

RESOLUTION NO. _____

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE PUBLIC WORKS DEPARTMENT

WHEREAS, the City of Springdale Public Works Department recently experienced some damage due to a hail storm that occurred, and

WHEREAS, the City of Springdale has received funds from the Arkansas Municipal League that have not been appropriated from insurance settlements, and

WHEREAS, the Springdale Public Works Department has requested that these funds be appropriated to their *Vehicles* and *Buildings & Grounds* accounts.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 Budget of the City of Springdale Public Works Department is hereby amended as follows:

Department	Account No.	Description	Present Budget	Increase	Amended Budget
Public Works	201-0201-431.51-01	Buildings & Grounds	$30,000.00	$366,779.92	$396,779.92
Public Works	201-0202-431.51-11	Vehicles	$80,000.00	$37,540.59	$117,540.59

PASSED AND APPROVED this 10th day of November, 2026

_____
Doug Sprouse, MAYOR

ATTEST:

_____
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

_____
Garrett Harlan, CITY ATTORNEY

RESOLUTION NO.

A RESOLUTION AMENDING RESOLUTION NO. 211-25; ENTERING INTO A GUARANTEED MAXIMUM PRICE CONTRACT FOR RENOVATIONS TO SHILOH MUSEUM OF OZARK HISTORY; AND FOR OTHER PURPOSES

WHEREAS, Shiloh Museum of Ozark History serves more than 45,000 visitors annually, for many different purposes, and

WHEREAS, the museum building was constructed in 1991, and most of the building has had no updates or renovations since then, and

WHEREAS, the museum and the grounds are a part of the Downtown Master Plan, and renovations are necessary to keep up to date with the plan and the needs of a growing city, and

WHEREAS, in November 2025, CDI Contractors was selected as Construction Managers for the project, and

WHEREAS, after the initial work that was completed by the Construction Manager, the request is to enter into a Guaranteed Maximum Price Contract with CDI Contractors for the remodel of the main museum building, with a contract amount not to exceed $781,246.00, to be paid out of the Unrestricted General Fund, and

WHEREAS, any remaining funds available are to be used for other purchases related to the renovations, and

WHEREAS, the proposed renovations will address a number of safety, ADA, and aesthetic issues.

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 enter into a Guaranteed Maximum Price Contract with CDI Contractors for the renovation project at Shiloh Museum of Ozark

History, in an amount not to exceed $781,246.00, to be paid for out of the Unrestricted General Fund.

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

Section 3. Resolution No. 211-25 is hereby amended to allow any unspent funds with CDI Contractors to be used for other purchases related to the renovations.

PASSED AND APPROVED this 10th day of November, 2026.

_____

Doug Sprouse, Mayor

ATTEST:

_____

Sabra Jeffus, City Clerk

APPROVED AS TO FORM

_____

Garrett Harlan, City Attorney

MEMORANDUM

TO: Springdale City Council
FROM: Mayor's Office
DATE: November 10, 2026
RE: Summary of Amendments to Resolution No. 211-25 – Shiloh Museum of Ozark History

Purpose: To outline the proposed amendments to Resolution No. 211-25, originally approved on December 9, 2025, authorizing the Guaranteed Maximum Price Contract with CDI Contractors for renovations to the Shiloh Museum of Ozark History.

Summary of Changes

1. **Resolution Title:** Updated to reference the amendment to Resolution No. 211-25 and include the language **"AND FOR OTHER PURPOSES."**
2. **Sixth WHEREAS Clause:** Added language stating that any remaining funds available may be used for other purchases related to the museum renovations.
3. **Section 3:** Added to formally state that **Resolution No. 211-25 is hereby amended** and to authorize any unspent funds associated with the CDI Contractors contract to be used for other renovation-related purchases.

Summary: These amendments provide authorization to utilize remaining project funds for additional renovation-related expenses at the Shiloh Museum of Ozark History. The original contract amount and authorizations under Sections 1 and 2 remain unchanged.

RESOLUTION NO. 211-25

A RESOLUTION ENTERING INTO A GUARANTEED MAXIMUM PRICE CONTRACT FOR RENOVATIONS TO SHILOH MUSEUM OF OZARK HISTORY

WHEREAS, Shiloh Museum of Ozark History serves more than 45,000 visitors annually, for many different purposes, and

WHEREAS, the museum building was constructed in 1991, and most of the building has had no updates or renovations since then, and

WHEREAS, the museum and the grounds are a part of the Downtown Master Plan, and renovations are necessary to keep up to date with the plan and the needs of a growing city, and

WHEREAS, in November 2025, CDI Contractors was selected as Construction Managers for the project, and

WHEREAS, after the initial work that was completed by the Construction Manager, the request is to enter into a Guaranteed Maximum Price Contract with CDI Contractors for the remodel of the main museum building, with a contract amount not to exceed $781,246.00, to be paid out of the Unrestricted General Fund, and

WHEREAS, the proposed renovations will address a number of safety, ADA, and aesthetic issues.

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 enter into a Guaranteed Maximum Price Contract with CDI Contractors for the renovation project at Shiloh Museum of Ozark History, in an amount not to exceed $781,246.00, to be paid for out of the Unrestricted General Fund.

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

PASSED AND APPROVED this 9th day of December, 2025

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 PAYMENT TO BLACK HILLS ENERGY FOR GENE GEORGE BOULEVARD NORTH EXTENSION, PROJECT NO. 23BPS4

WHEREAS, Black Hills Energy facilities needed to relocate to facilitate the construction of Gene George Boulevard Extension from Elm Springs Road to County Line Road, and

WHEREAS, Black Hills Energy has completed the relocation on this project, and

WHEREAS, Springdale Municipal Code sec. 2-158 requires approval of the governing body before paying any bill that exceeds $1,000,000;

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

The Mayor and City Clerk are hereby authorized to pay Black Hills Energy for the Gene George Boulevard North Extension relocations for $2,411,128.20 from the 2023 Street Bond Fund.

PASSED AND APPROVED this __ day of November, 2026.

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

_____
Garrett Harlan, City Attorney

INVOICE DETAIL

Invoice # :	50511-0000618
Invoice Date :	10/21/2026
Customer Account # :	0011090
Work Order # :	60267128

BILL TO :

City of Springdale
201 Spring Street
Springdale, AR 72764

Customer Reference / Order # :

FAY-SDALE 56TH STREET RELOCATION

Invoice Summary	Total
BHE to replace existing Intermediate pressure PE distribution lines and high pressure steel distribution lines as needed to be out of conflict with upcoming N 56th St road improvements as well as the new water main being installed along this corridor. Will also relocate a small portion of line along W County Line Rd.	2,411,128.20

TOTAL	**$ 2,411,128.20**

Questions concerning this invoice? Please contact:

PROPERTY ACCOUNTING - Attn: Kally Peterson
Phone: (605) 210-0076
Email: Kally.Peterson@blackhillscorp.com

Please remit payment to:
PO Box 1400
Rapid City, SD 57709-1400

THANK YOU FOR YOUR BUSINESS!

INVOICE SUMMARY

W/O # : **60267128**

BHE to replace existing Intermediate pressure PE distribution lines and high pressure steel distribution lines as needed to be out of conflict with upcoming N 56th St road improvements as well as the new water main being installed along this corridor. Will also relocate a small portion of line along W County Line Rd.

Type of Charge		Amount
Labor and Benefits		34,093.18
Material/Supplies		165,691.25
Outside Services		2,387,884.77
Right of Way		18,000.00
Other Exp & Fees		-
AFDUC		27,733.12
Subtotal - Direct Charges		**2,633,402.32**
Loading Allocation		468,476.67
Total Project Charges		**3,101,878.99**
Billable Amount	68.54%	2,126,027.86
Tax Recovery Cost	13.410%	285,100.34
NET Amount Due		**2,411,128.20**

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A GRANT FROM THE WALTON FAMILY FOUNDATION FOR THE DOWNTOWN INFILL INFRASTRUCTURE PILOT PROGRAM AND AUTHORIZING EXECUTION OF THE GRANT AGREEMENT.

WHEREAS, the City Council previously authorized the submission of a grant request to the Walton Family Foundation to establish a Downtown Infill Infrastructure Pilot Program; and

WHEREAS, the program is intended to address infrastructure constraints that create barriers to qualifying infill development and support attainable housing, neighborhood connectivity, and additional private investment; and

WHEREAS, discussions with the Walton Family Foundation, City staff, Springdale Water Utilities, the Downtown Springdale Alliance have further refined the program and identified a need for associated education and technical assistance to broaden participation and help existing property owners understand development opportunities and available resources; and

WHEREAS, the Walton Family Foundation has awarded the City a grant in the amount of eight hundred seventy five thousand dollars ($875,000), with a city contribution not to exceed two hundred thousand dollars ($200,000), for a total project amount of up to one million dollars ($1,075,000), to support the program and the City desires to accept the grant and proceed with implementation in accordance with the grant agreement.

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

Section 1: The City Council hereby accepts a grant from the Walton Family Foundation in the amount of eight hundred seventy five thousand dollars ($875,000) for the Downtown Infill Infrastructure Pilot Program and associated education and technical assistance, in accordance with the grant agreement.

Section 2: The City's contribution shall not exceed two hundred thousand dollars ($200,000), subject to appropriation by the City Council.

Section 3: The Mayor and City Clerk are hereby authorized to execute the grant agreement and related documents necessary to accept and administer the grant, subject to approval as to form by the City Attorney.

Section 4: The Planning Department is authorized to coordinate implementation of the program in accordance with the grant agreement and applicable City requirements. Any necessary budget amendment or separate agreement requiring City Council approval shall be submitted for consideration.

Section 5: Nothing in this Resolution guarantees assistance to any private development or waives any applicable City ordinance, regulation, or requirement.

PASSED AND APPROVED this _____day of _____, 2026.

_____

Doug Sprouse, Mayor

ATTEST:

_____

Sabra Jeffus, City Clerk/Treasurer

APPROVED AS TO FORM:

_____

Garrett Harlan, City Attorney

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM FARRELL SEXTON ENTERPRISES, INC 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 65), said land being owned by Farrell Sexton Enterprises, Inc. and Arvest bank, also known as Washington County Tax Parcel No. 815-28796-003, located at 572 E. Robinson Avenue, Springdale, Washington County, Arkansas ("the Property"); and

WHEREAS, the City of Springdale filed case No. 72CV-26-1995 to acquire a permanent utility easement across the Property and deposited $144,500.00 into the registry of the court as its estimate of just compensation; and

WHEREAS, Farrell Sexton Enterprises, Inc. contends that construction vehicles have traveled outside the permanent utility easement area and has requested that the City acquire a temporary construction easement for an additional $15,000.00; and

WHEREAS, the City has also agreed to pay Farrell Sexton Enterprises, Inc. $5,124.00 for damage to an irrigation system in lieu of replacing the system; and

WHEREAS, Farrell Sexton Enterprises, Inc. has agreed to settle the entirety of case No. 72CV-26-1995 in full, including any claim for interest or cost, for the total compensation of $164,624.00; and

WHEREAS, Arvest Bank is a separate defendant in the case but has executed a partial release deed, recorded in the Washington County land records as File No. 2026-29143, releasing its lien on the permanent utility easement area across the Property, and therefore has no interest in the compensation awarded in this case;

WHEREAS, The City Council approves an additional payment of $20,124.00 to settle Case No. 72CV-26-1995 in full, finding that the amount is reasonable and justified and will avoid the additional expense and risk of continued 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, including a temporary construction easement, located at 572 E. Robinson Avenue for the Sunset Avenue Extension and Powell Street Improvement Project, Project No. 23BPS6 (Tract 65), said

lands being owned by Farrell Sexton Enterprises, Inc. for the total sum of $164,624.00 to be paid from the 2023 Street Bond.

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

_____
Doug Sprouse, Mayor

ATTEST:

_____
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

_____
Garrett Harlan, CITY ATTORNEY

APPRAISAL REPORT

ON

THE FARRELL SEXTON ENTERPRISES, INC. PROPERTY
(.934± ACRE/40,682± SQUARE FEET);
LOCATED AT 572 E. ROBINSON AVENUE,
SPRINGDALE, ARKANSAS;
WASHINGTON COUNTY

FOR

CITY OF SPRINGDALE
SPRINGDALE, ARKANSAS

BY

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

FILE NO. 6891-65

AS OF

FEBRUARY 11, 2026

Reed & Associates, Inc.

Real Estate Appraisers – Consultants

3739 N. Steele Blvd., Suite 322, Fayetteville, AR 72703 * 479-521-6313 * Fax: 479-521-6315 * www.reedappraisal.biz

Tom Reed, MAI • Katie Hampton • Shannon Mueller, MAI • E. P. Scruggs III
• Blake Hopper • Rob Potts • Ann Julian

March 2, 2026

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

RE: The Farrell Sexton Enterprises, Inc. Property; Located at 572 E. Robinson Avenue, Springdale, Arkansas; Washington County

Dear Mr. Carr:

In compliance with your request and for the purpose of estimating the market value of the above captioned property, we hereby certify that we have examined the subject property and made a survey of the matters pertinent to the estimation of its value.

We further certify that we have no interest, present or contemplated, in the property appraised, and our fee was not contingent upon the value estimate reported.

The following real property appraisal report contains data gathered in our investigation, information from our files, and shows the method of appraisal in detail. This report is presented under the Appraisal Report Option.

This report addresses: the market value of the Whole Property prior to the City of Springdale acquiring 5,046± square feet (SF) in permanent utility easement (PUE), as of February 11, 2026; and, the market value of the Remainder Property after the acquisition of 5,046± SF PUE are in place, also as of February 11, 2026.

Based on an analysis of relevant data, and contingent on the Assumptions and Limiting Conditions which follow and appear in the Addenda Section of this report, it is our opinion the market value of the subject property, as of February 11, 2026, was as follows:

Whole Property	=	$ 427,800
Remainder Property	=	$ 283,300
Damage To Market Value	=	$ 144,500

The preceding values reflect terms equivalent to cash to the owners and represent that for real property only.

The following Extraordinary Assumptions are utilized in this report:

1. **Subject land sizes, Whole Property and Remainder Property, are approximately as indicated;**
2. **The area of acquisition is approximately as indicated;**
3. **The City of Springdale, at their expense, will put the land, concrete curbs and concrete paving located within the PUE back to as near original condition as possible;**
4. **Subject and adjacent properties are in compliance with all applicable EPA regulations.**

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

The reader is referred to additional Assumption and Limiting Conditions presented in the Addenda Section of this report.

A Hypothetical Condition of this appraisal is that the Sunset Avenue Extension & Powell Street Improvements Project (Holcomb Street to Robinson Avenue) is complete and in place as of the effective date of this report in estimating the market value of the Remainder Property. In reality, the Sunset Avenue Improvements Project is not complete and in place as of February 11, 2026. If this Hypothetical Condition is not considered, the estimated market value of the Remainder Property could be influenced.

Sincerely,

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



Robert M. Potts, CG0823
REED & ASSOCIATES, INC.



SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location:	572 E. Robinson Avenue, Springdale, Arkansas
Client:	City of Springdale
Fee Owner:	Farrell Sexton Enterprises, Inc.
Mailing Address:	2884 N. Brookbury Crossing, Fayetteville, AR 72703-4377

Area Of The Whole:	.934± ACS, or 40,682± SF	Permanent Utility Easement:	.116± AC, 5,046± SF
Area Of Remainder:	.934± ACS, or 40,682± SF	Temporary Construction Easement:	0.00± AC, 0± SF
Area Of Acquisition:	0.00± AC, or 0± SF		

HIGHEST AND BEST USE:

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

ACQUISITION COMPENSATION:

Before			
Land: 40,682± SF @ $10.00/SF (Rounded)	$	406,800	
Improvements: Trees, Landscaping	$	21,000	
Total:		$	427,800
After			
Land: 40,682± SF @ $8.7596/SF (Rounded)	$	356,300	
Improvements: (Less Cost To Cure-Lighting Relocation)	$	(73,000)	
Total		$	283,300
FAIR MARKET VALUE OF ACQUISITION		$	144,500
Temporary Construction Easement: NA			0
Total Compensation as of: February 11, 2026		$	144,500

ALLOCATION OF COMPENSATION

Permanent Trail Easement: NA	$	0
Permanent Utility Easement: 5,046± SF @ $10.00	$	50,500
Temporary Construction Easement: NA	$	0
Improvements: Trees, Landscaping	$	21,000
Damages: Not Applicable	$	0
Cost to Cure Items: Lighting Relocation	$	73,000
Total Compensation:	**$**	**144,500**

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

Robert M. Potts, CG0823
REED & ASSOCIATES, INC.

Washington County
Assessor's Office
Washington, Assessor

FARRELL SEXTON ENTERPRISES INC
Property Address: 572 E ROBINSON AVE
Property Description: PT SW SE 0.93 AC
Parcel: 815-28796-003 RPID: 88970 CAMA Acreage: 0.93

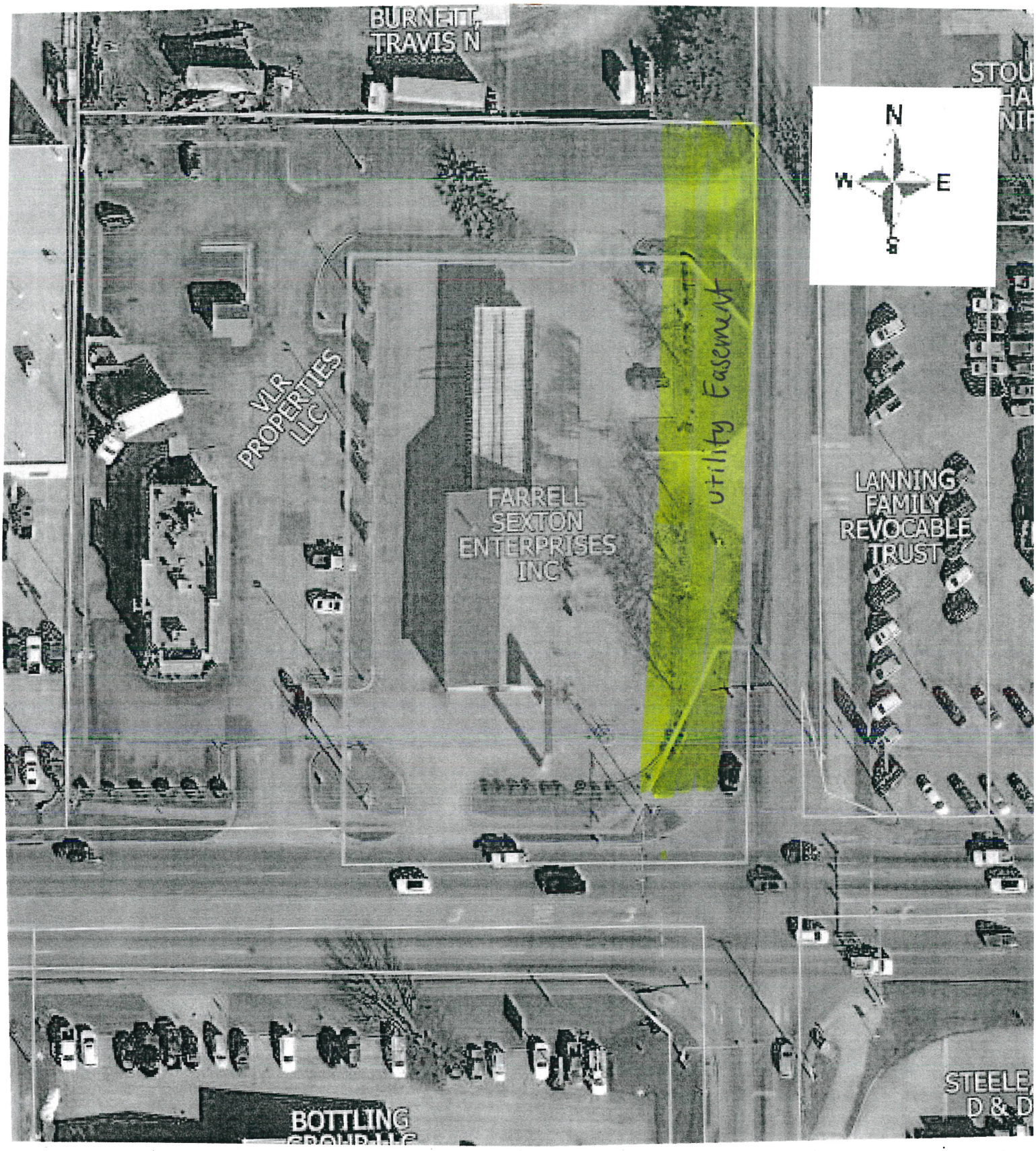


Date Created: 11/10/2025
Created By: nelsonchristophd@gmail.com

815-29236-000

1 inch = 83 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.


BURNETT, TRAVIS N
N
W
E
S
VLR PROPERTIES LLC
FARRELL SEXTON ENTERPRISES INC
Utility Easement
LANNING FAMILY REVOCABLE TRUST
BOTTLING

TYPE: LAND RECORDS FEE: $95.00 1 OF 2
REC: 09/30/2026 03:50:13 PM | B. REID
KIND: PARTIAL RELEASE
WASHINGTON COUNTY, AR
KYLE SYLVESTER, CIRCUIT CLERK
FILE NO: 2026-29143

Loan Number : **3925555/303 pmm**
Prepared By: Marsha Massey
Arvest Bank
202 S Goad Springs Rd
Lowell, AR 72745-9605

When Recorded Return To:
Arvest Bank
202 S Goad Springs Rd
Lowell, AR 72745-9605

Partial Release Deed

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **ARVEST BANK**, in consideration of the partial payment of all indebtedness mentioned in a certain Mortgage dated **May 21, 2008**, and recorded on **May 29, 2008** as Instrument No. **FILE #2008-00017673** in the Circuit Clerk's Office in and for **Washington** County, Arkansas, said indebtedness originally having been owed by **FARREL SEXTON ENTERPRISES, INC, AN ARKANSAS CORPORATION**, and secured by a lien on the following property located in **Washington County, Arkansas:**

The underlying debt has not been paid in full, and the undersigned reserves the right to collect any balance remaining due on the underlying note through means other than enforcement of a security interest in the subject property.

Legal Description: **A part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section One (1), Township Seventeen (17) North, Range Thirty (30) West, Washington County, Arkansas, being more particularly described as follows, to-wit: COMMENCING at the Southeast corner of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼); thence N 02°23'21" E along the East line of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) a distance of 44.59 feet; thence leaving said East line N 87°29'29" W a distance of 50.81 feet to a point on the North right of way of US Highway 412 being the POINT OF BEGINNING; thence N 87°29'29" W along said North right of way a distance of 22.14 feet; thence leaving said North right of way N 27°33'30" E a distance of 51.07 feet; thence N 03° 05'19" E a distance of 201.35 feet; thence S 87°39'30" E a distance of 20.00 feet to the West right of way of Powell Street; thence S 03°05'19" W along said West right of way a distance of 205.95 feet; thence S 27°29'21" W along said West right of way a distance of 46.04 feet to the POINT OF BEGINNING, containing 5,046 square feet or 0.12 acres more or less, as shown on "Exhibit A".**
said lien on the property above mentioned is hereby released and discharged in full on this day of September 30, 2026 .

Additional References:

Assignment of Leases and Rents dated: **May 21, 2008** recorded on **May 29, 2008** as Instrument No. **FILE#2008-00017674**

Mortgage Extension dated: **February 24, 2014** recorded on **March 06, 2017** as Instrument No. **FILE#2014-00005267**

Modification Agreement or Extension dated: **May 10, 2018**, recorded on **June 11, 2018** as Instrument No. **FILE#2018-00016706**

Modification Agreement or Extension dated: **April 29, 2019**, recorded on **May 07, 2019** as Instrument No. **FILE#2019-00012978**

Modification Agreement or Extension dated: **May 24, 2025**, recorded on **July 29, 2025** as Instrument No. **FILE#2025-00020544**

GIVEN under my hand and seal on the day and year above mentioned.

ARVEST BANK

Tammy Poore
Tammy Poore, **Vice President**

STATE OF **ARKANSAS** COUNTY OF **SEBASTIAN**

On this 30th day of September, 2026 , before the undersigned, a notary public, duly commissioned and acting, appeared in person the within named **Tammy Poore**, **Vice President** of **ARVEST BANK**to me personally known or by satisfactory evidence proven as the grantor in the foregoing release deed and stated that **Tammy Poore** had executed the same for the consideration and purposes therein mentioned and set forth.

NOTARY ELECTRONIC PUBLIC
MICHELE HAMPTON
No. 12721914
SEBASTIAN COUNTY, ARKANSAS
My Commission Expires 2-13-2033

Michele Hampton
Michele Hampton, Notary Public

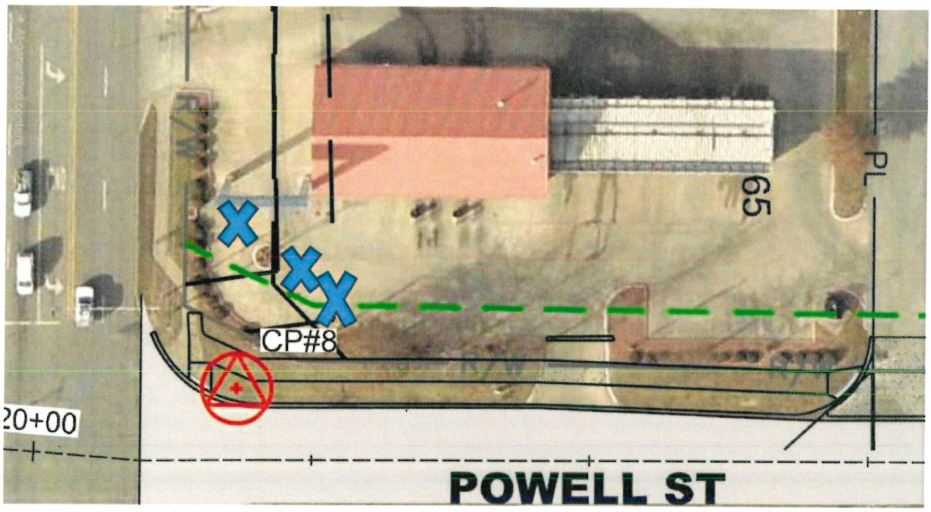
Electronically Notarized in Person via Simplifile
My Commission Expires: **02/13/2033**
Commission #: **12721914**

WASHINGTON COUNTY, AR
I CERTIFY THIS INSTRUMENT WAS FILED ON
09/30/2026 03:50:13 PM
AND RECORDED IN REAL ESTATE
FILE NUMBER 2026-29143
KYLE SYLVESTER, CIRCUIT CLERK

PHOTOGRAPHS

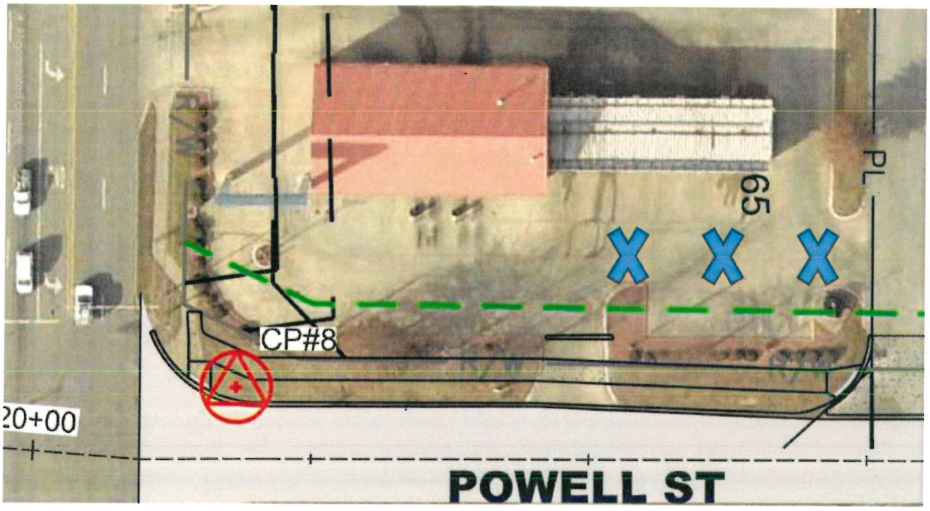
PROVIDED BY FARRELL

SEXTON


65
PL
CP#8
20+00
POWELL ST

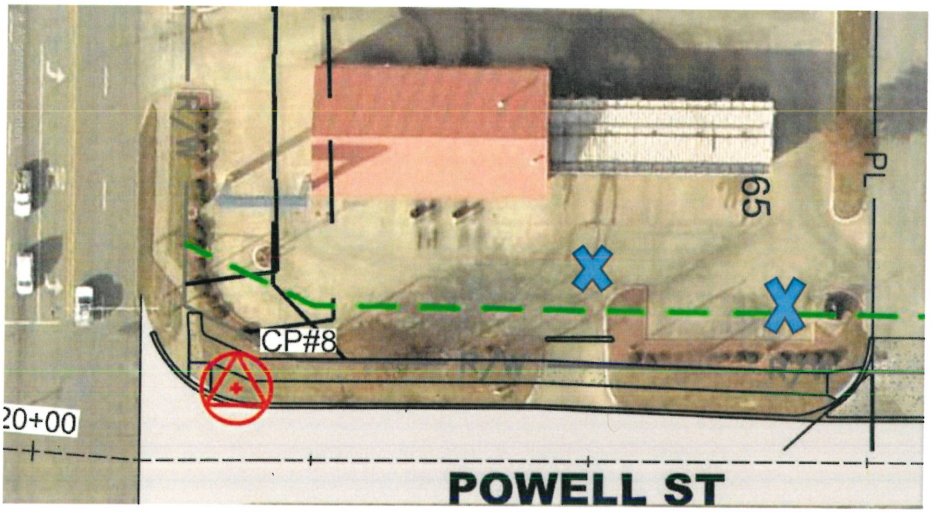

Jun 16, 2026 3:05:58 PM
1918 South Powell Street
Springdale
Washington County
Arkansas


Jun 25, 2026 3:39:14 PM
572 East Robinson Avenue
Springdale
Washington County
Arkansas


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CP#8
20+00
POWELL ST

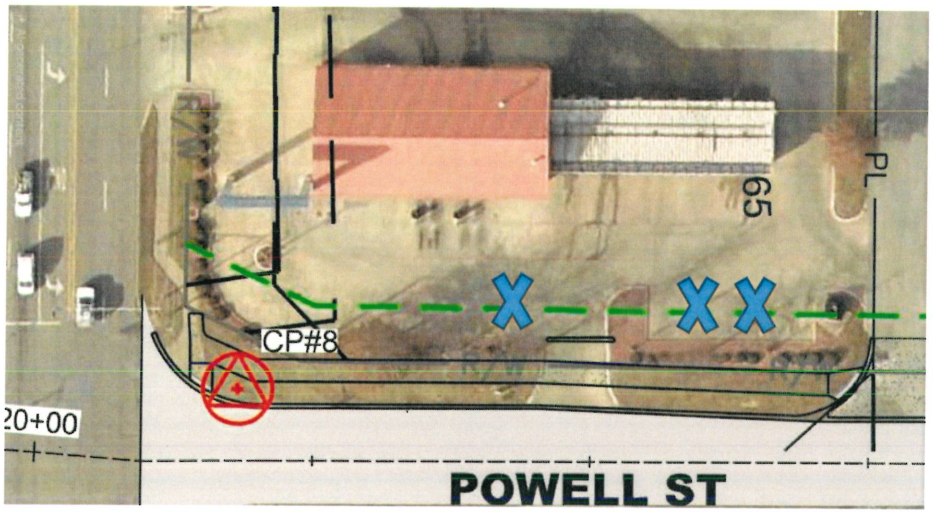

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Washington County
Arkansas


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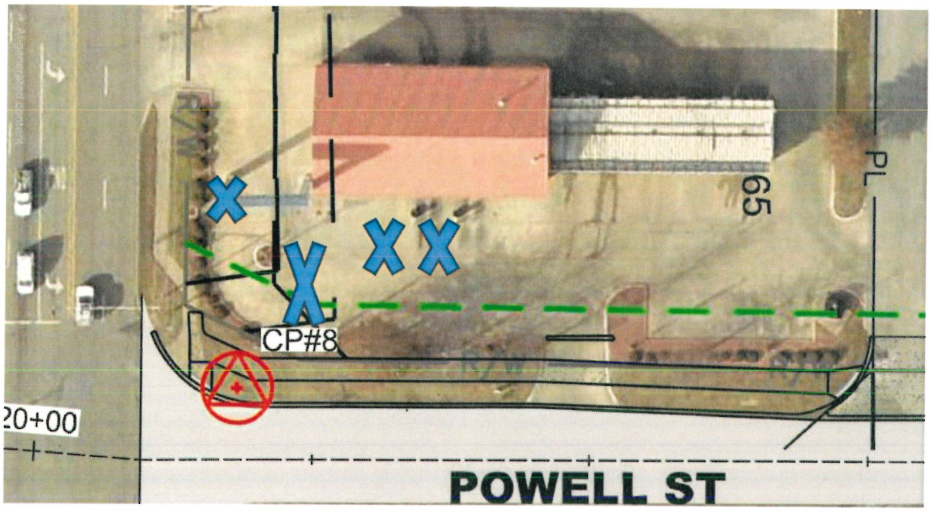

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Arkansas


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Springdale
Washington County
Arkansas

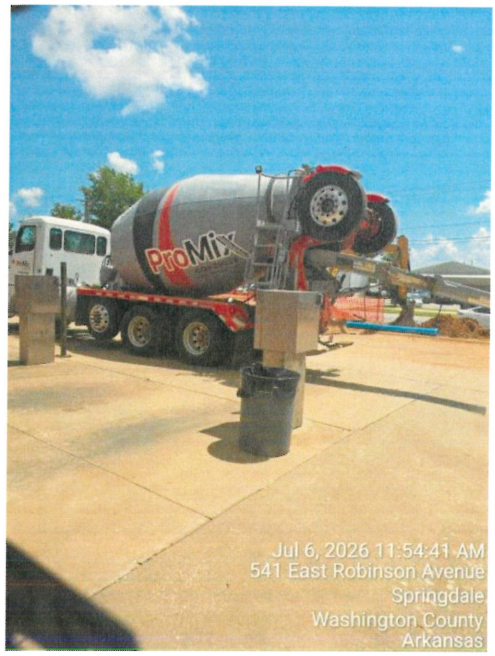

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Jul 1, 2026 1:59:48 PM
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Washington County
Arkansas

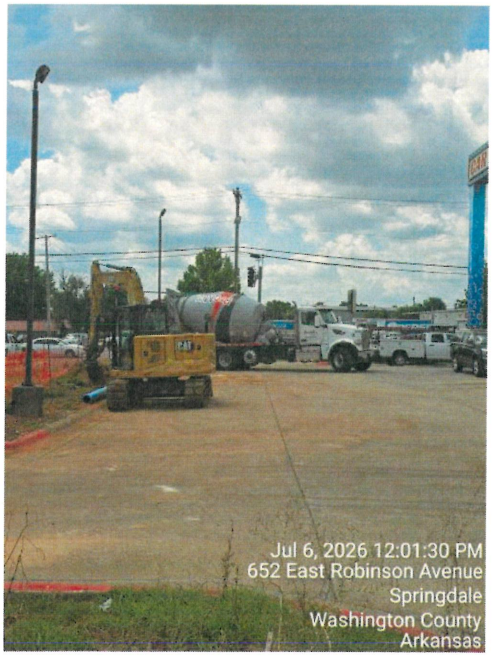

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Washington County
Arkansas

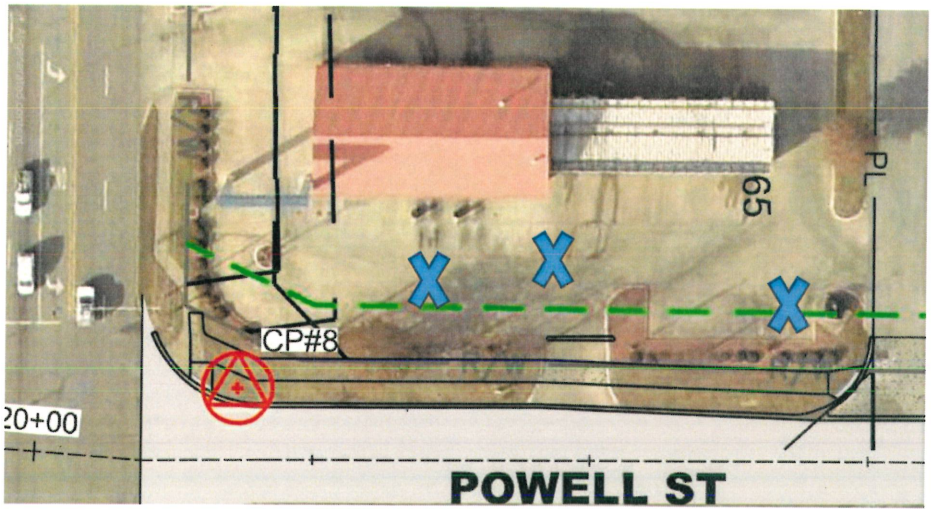

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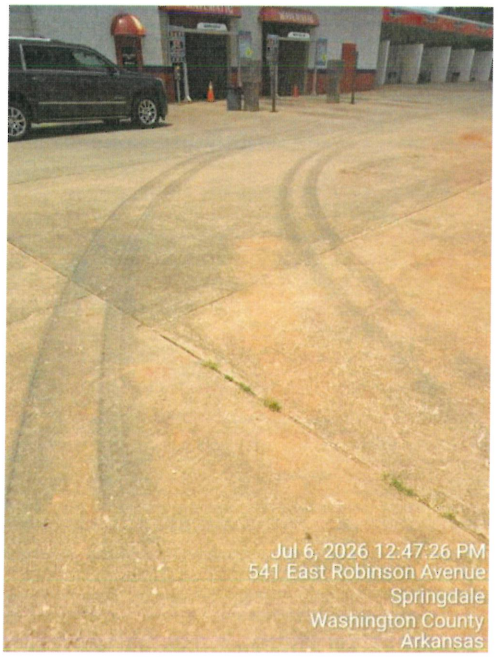

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ProMix
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Washington County
Arkansas


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Washington County
Arkansas

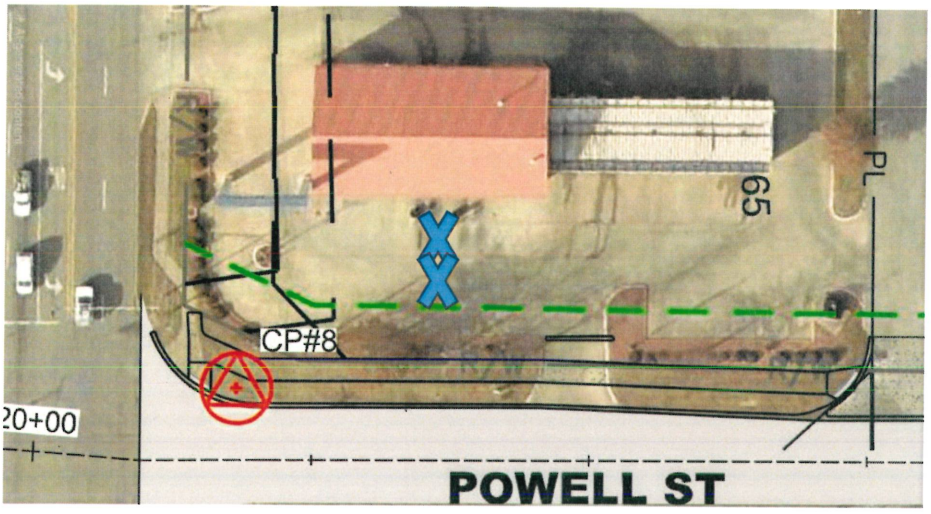

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Washington County
Arkansas


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POWELL ST


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Washington County
Arkansas

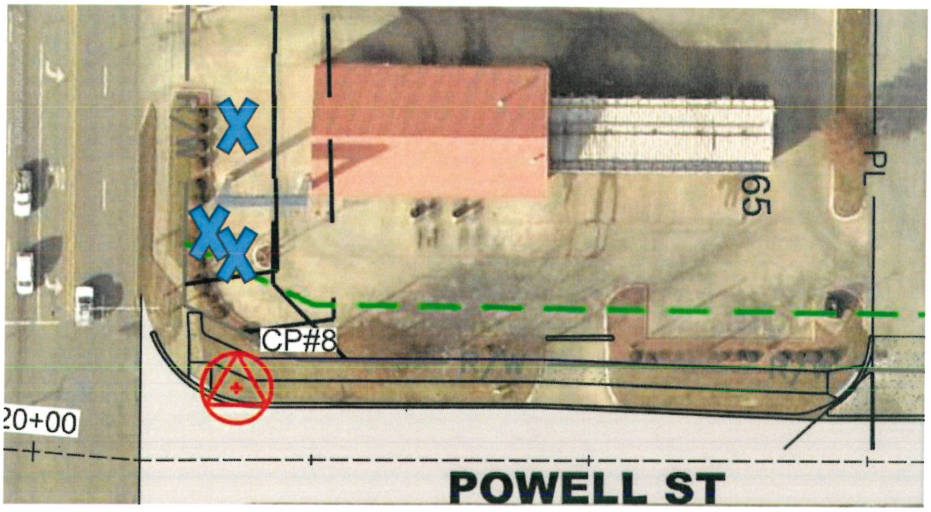

Jul 7, 2026 8:42:26 AM
2500 Ghamar Street
Springdale
Washington County
Arkansas


Jul 9, 2026 10:35:21 AM
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Arkansas


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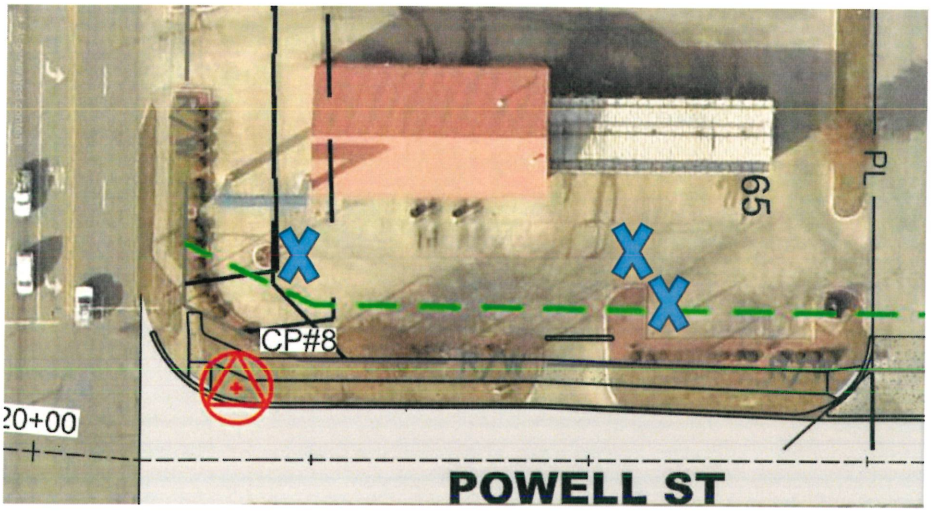

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Washington County
Arkansas


CP#8
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Washington County
Arkansas

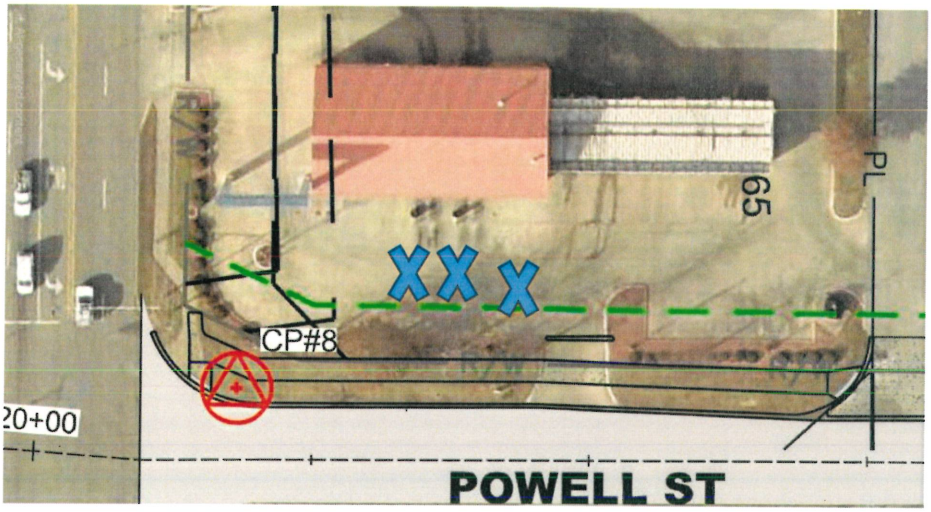

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Arkansas


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Washington County
Arkansas


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POWELL ST


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Arkansas

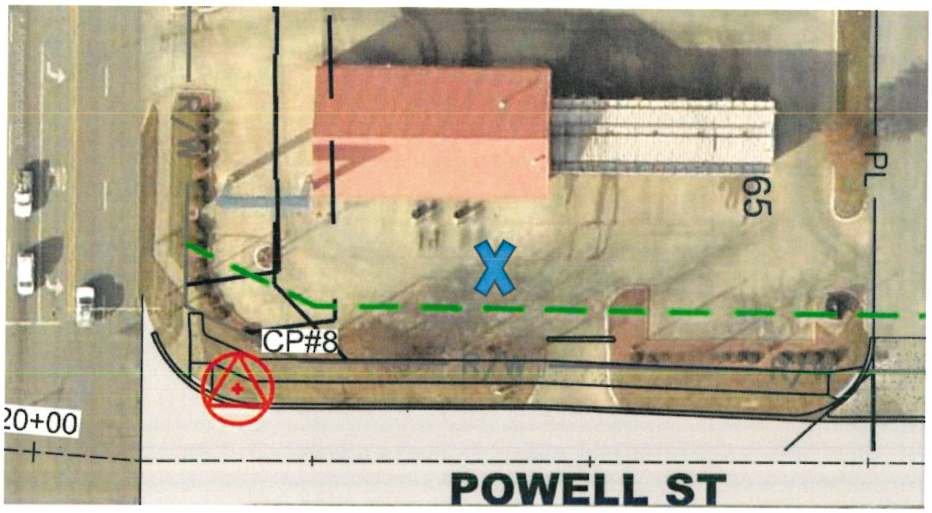

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Arkansas


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POWELL ST


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Washington County
Arkansas

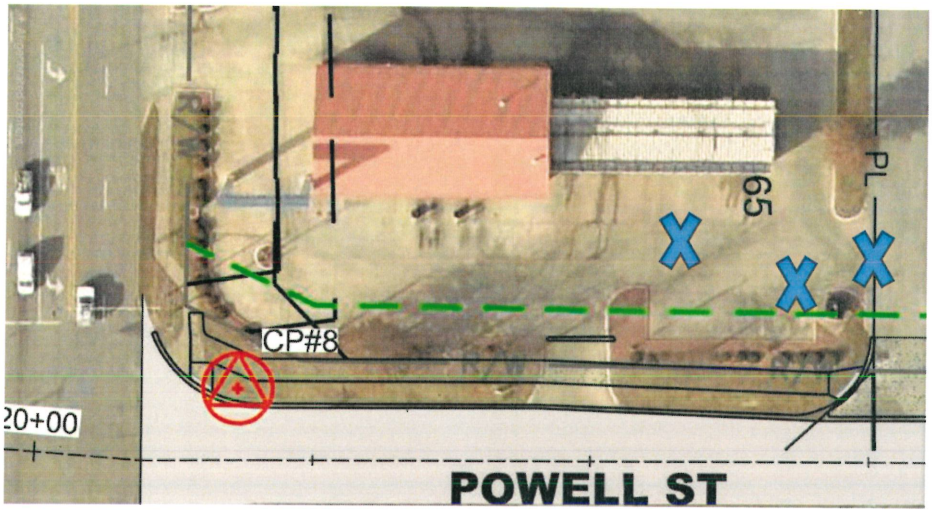

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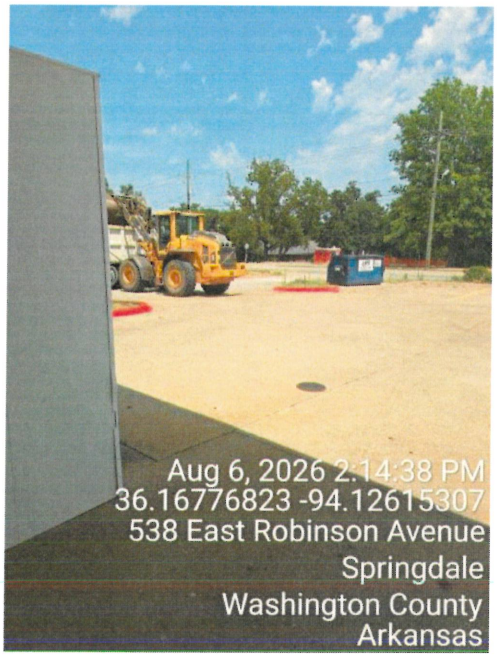

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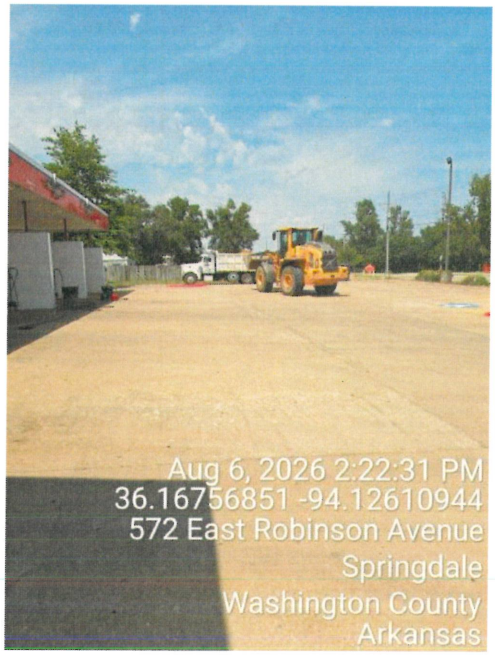

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Washington County
Arkansas


CAR WASH
Aug 5, 2026 3:51:31 PM
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1918 South Powell Street
Springdale
Washington County
Arkansas


CP#8
20+00
POWELL ST
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Aug 6, 2026 2:14:38 PM
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Springdale
Washington County
Arkansas


Aug 6, 2026 2:22:31 PM
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572 East Robinson Avenue
Springdale
Washington County
Arkansas


Aug 6, 2026 2:26:00 PM
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1801 South Powell Street
Springdale
Washington County
Arkansas

RESOLUTION NO.

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE FIRE DEPARTMENT

WHEREAS, the Springdale Fire Department experienced damage to several vehicles within their fleet, and

WHEREAS, the City of Springdale has received funds that have not been appropriated from insurance settlements, and

WHEREAS, the Springdale Fire Department has requested that these funds be appropriated to their 2026 Budget.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 Budget of the City of Springdale Fire Department is hereby amended as follows:

Department	Account No.	Description	Present Budget	Increase	Amended Budget
Fire	101-0601-422-51-11	Vehicles Maintenance	$296,208.00	$130,672.31	$426,880.31

PASSED AND APPROVED this 10th day of November, 2026

_____
Doug Sprouse, MAYOR

ATTEST:

_____
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

_____
Garrett Harlan, CITY ATTORNEY

Springdale Fire Department

Budget Amendment Request for Insurance Funds – To Account: 101-0601-422-51-11

Claim Number	Vehicle Type	VIN (Last 5)	Payment Date	Description / Allocation Notes	Amount
2501574-1	Ambulance	02654	2026-01-02	Vehicle Repair Reimbursement	$10,172.00
2501646-1	Fire Engine	28174	2026-02-05	Vehicle Repair Reimbursement	$90,338.79
2600461-1	Ambulance	13817	2026-06-29	Vehicle Repair Reimbursement	$16,776.76
2600663-1	Pickup	00971	2026-06-10	Damage Repair	$5,656.11
			2026-08-07	Supplement for Graphics	$525.37
			2026-10-05	Deductible & Loss of Use Reimbursement	$2,249.97
2601241-1	Ladder Truck	03087	2026-10-22	Vehicle Repair Reimbursement	$4,953.31
				TOTAL REQUEST	**$130,672.31**

RESOLUTION NO.

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE FIRE DEPARTMENT TO ACCEPT DONATED FUNDS FROM HARPS FOOD STORES AND BLACK HILLS ENERGY

WHEREAS, the City of Springdale Fire Department received donated funds from Harps Food Stores and Black Hills Energy in the total amount of $5,985.00, and

WHEREAS, the funds will used for the purchase of smoke alarms and Carbon Monoxide detectors, and

WHEREAS, the detectors and alarms will be donated and installed in Springdale households who are in need, and

WHEREAS, the donated funds will result in a budget increase of $5,985.00 to the *Public Education Supplies* account.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the 2026 budget of the City of Springdale Fire Department is hereby amended as follows:

Department	Account No.	Description	Present Budget	Increase	Proposed Budget
Fire	101-0601-422.60-07	Public Education Supplies	$14,000.00	$5,985.00.00	$19,985.00

PASSED AND APPROVED this 10th day of November, 2026.

_____

Doug Sprouse, MAYOR

ATTEST:

_____

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

_____

Garrett Harlan, CITY ATTORNEY

ORDINANCE NO. _____

AN ORDINANCE 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

WHEREAS, the following real property located in Springdale, Benton County, Arkansas, is owned as set out below:

PROPERTY OWNER: Storm Adams
LEGAL DESCRIPTION: Lot 4, Canterbury Subdivision, Springdale, Benton County, AR, as shown in Plat Record 23L at page 240 subject to covenants, easements, and rights-of-way, if any.
LAYMAN'S DESCRIPTION: 4013 Buckingham Ter.
PARCEL NO.: 21-00814-000

WHEREAS, the owner was given notice, pursuant to Ark. Code Ann. §14-54-903, of the unsightly and unsanitary conditions on the properties described above, and instructed to clean the properties in accordance with Sections 42-77 and 42-78 of the Springdale Code of Ordinances;

WHEREAS, the property owner of record did not abate the situation on these properties, and as a result, the City of Springdale was required to abate the conditions on these properties and incurred cost as follows, and as shown in the attached Exhibits:

$1,093.64 clean-up costs and $24.92 administrative costs – 4013 Buckingham Ter. (21-00814-000)

WHEREAS, the property owners have been given at least 30 days written notice of the public hearing in accordance with Ark. Code Ann. §14-54-903, as shown in the attached Exhibits;

WHEREAS, Ark. Code Ann. §14-54-904 authorizes the City Council to assert a clean-up lien on these properties to collect the amounts expended by the City in cleaning up these properties;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, pursuant to Ark. Code Ann. §14-54-904, the City Council certifies that the following real property shall be placed on the tax books of the Benton County Tax Collector as delinquent taxes and collected accordingly:

$1,118.56 plus 10% for collection – 4013 Buckingham Ter. (21-00814-000)

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 10th day of November, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY

Garrett Harlan
City Attorney
gharlan@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

Giselle Gonzalez
Administrative Assistant
ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

Christy Pianalto
Chief Legal Assistant
cpianalto@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

October 1, 2026

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND REGULAR MAIL

Storm Adams
4013 Buckingham Ter.
Springdale, AR 72764

RE: Notice of clean-up lien on property located at 4013 Buckingham Ter., Springdale, Benton County, Arkansas, Tax Parcel No. 21-00814-000

Dear Property Owner/Lienholder:

On June 12th July 16th, and August 31st, 2026, a notice was posted on property located at 4013 Buckingham Ter., Springdale, Arkansas, that the property was in violation of Springdale City Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days. Notice was mailed to the owner of record on May 11th and June 12th, 2026 that the City intended to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if the violations were not remedied. The notice also applied to any violations that may be found on the property within the next 12 months.

Subsequent to the above-referenced violation notice being issued, a city code violation was found to have existed on the property. As a result, the City of Springdale took action to remedy the violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or July 16th and August 31st, 2026. As of this date, the total costs incurred by the City of Springdale to clean this property are $1,093.64. I have enclosed invoices evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of $9.92 per letter and a filing fee in the amount of $15.00 to the Benton County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before November 4th, 2026 a hearing confirming the amount of the lien will be held before the Springdale

City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, November 10th, 2026, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. If this amount is paid prior to the hearing, no lien will be pursued.

Please remit the total sum of $1,103.56, which includes $1,093.64 for cleaning up the property and $9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Giselle Gonzalez, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional $15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

If you desire to contest the amount sought above, you will need to contact Neighborhood Services Division at 479-756-7712 for an appointment and you will be given a court date in Springdale District Court where you will have the opportunity to state your case before the District Court Judge.

This letter is also being mailed by regular mail to Storm Adams at the address above. Delivery of that letter by the U.S. Postal Service shall warrant service should the certified letter be returned.

If you should have any questions, please let me know.

Sincerely,



Garrett Harlan
City Attorney

Enclosures
GH:gg

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2602802

SPRINGDALE
WE'RE MAKING IT HAPPEN

Date: 07/17/2026
Status: Abated
Property: 4013 BUCKINGHAM TER
City, State, Zip: ,

Officer on Site: Clayton Shadrick
Abatement Type: Lien
Abatement Date: 07/17/2026
Abatement Start Time: 0825
Abatement End Time: 0925

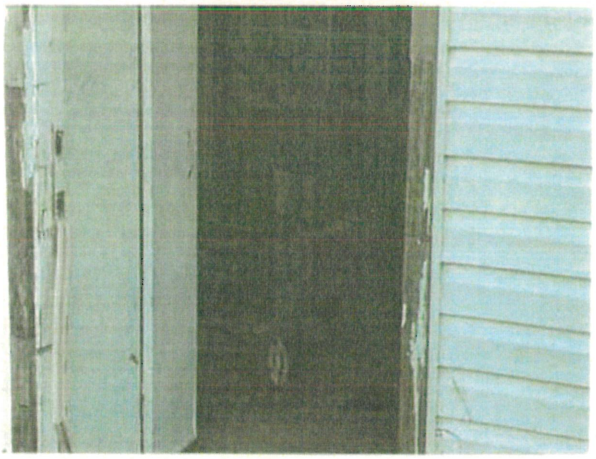
Fee	Amount
Disposal Cost Recovery	$118.32
Employee Rate	$150.00
Equipment Rate	$396.00
Total Fee:	**$664.32**

Method of Compliance: Property was mowed by Public Works with 4 full time, 2 part time, 3 trucks, 2 trailers and bulk truck picked up all saplings cut from around the fence of the complainer.

Clayton Shadrick
Code Enforcement Officer

07/17/2026
Date









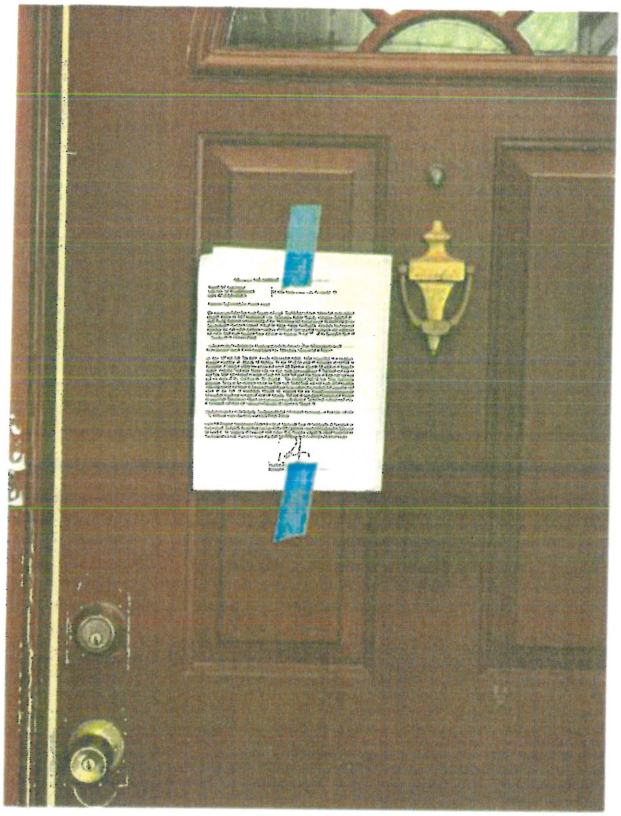






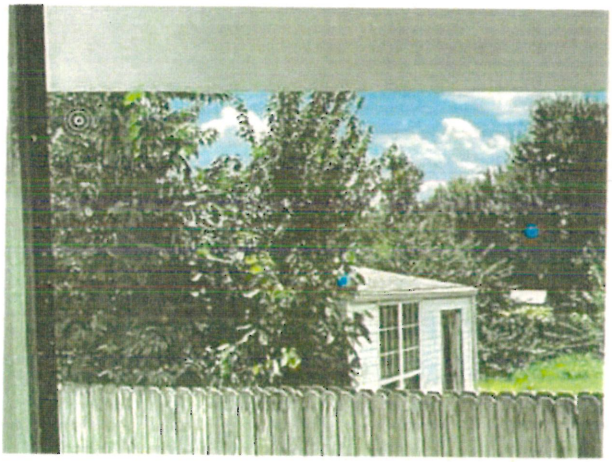


















City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2604940

SPRINGDALE
WE'RE MAKING IT HAPPEN

Date: 09/01/2026
Status: Abated
Property: 4013 BUCKINGHAM TER
City, State, Zip: ,

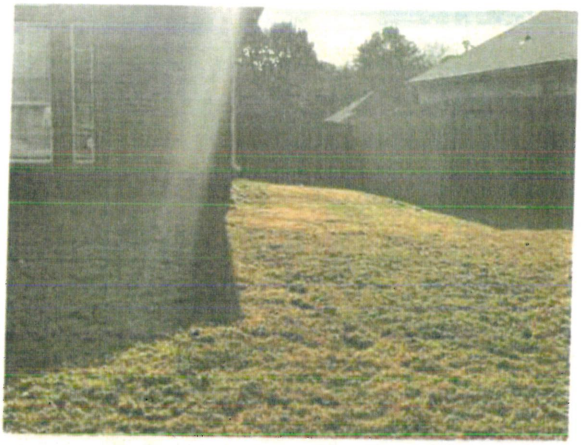
Officer on Site: Clayton Shadrick
Abatement Type: Lien
Abatement Date: 08/31/2026
Abatement Start Time: 0830
Abatement End Time: 0915

Fee	Amount
Disposal Cost Recovery	$118.32
Employee Rate	$85.00
Equipment Rate	$226.00
Total Fee:	**$429.32**

Method of Compliance: Property was mowed by Public Works with 2 trucks, 2 trailers, 2 mower, 2 full time, 1 part time employees. Mowing included front, side and backyard.

Clayton Shadrick
Code Enforcement Officer

09/01/2026
Date

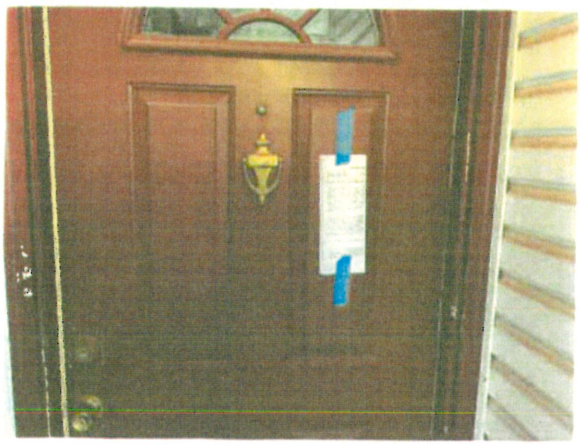















CITY OF SPRINGDALE
OFFICE OF CITY ATTORNEY
201 SPRING STREET
SPRINGDALE, AR 72764

9589 0710 5270 3758 3488 96

US POSTAGE PITNEY BOWES
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Storm Adams
4013 Buckingham Ter.
Springdale, AR 72764

NIXIE 722 DC 1 0010/24/26
RETURN TO SENDER
UNCLAIMED
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BC: 72764455401 *1255-06130-24-25

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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Postmark Here

Sent To Storm Adams
Street and Apt. No., or PO Box No. 4013 Buckingham Ter.
City, State, ZIP+4® Springdale, AR 72764

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

ORDINANCE NO. _____

AN ORDINANCE 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

WHEREAS, the following real property located in Springdale, Washington County, Arkansas, is owned as set out below:

PROPERTY OWNER: Genaro & Alonso Trujillo
LEGAL DESCRIPTION: Lot 11 in Block 5, Carter addition, City of Springdale, Washington County, Arkansas, as shown on plat record 3 at page 349.
LAYMAN'S DESCRIPTION: 1308 Shipley St.
PARCEL NO.: 815-20860-000

WHEREAS, the owner was given notice, pursuant to Ark. Code Ann. §14-54-903, of the unsightly and unsanitary conditions on the properties described above, and instructed to clean the properties in accordance with Sections 42-77 and 42-78 of the Springdale Code of Ordinances;

WHEREAS, the property owner of record did not abate the situation on these properties, and as a result, the City of Springdale was required to abate the conditions on these properties and incurred cost as follows, and as shown in the attached Exhibits:

$364.32 clean-up costs and $24.92 administrative costs – 1308 Shipley St. (815-20860-000)

WHEREAS, the property owners have been given at least 30 days written notice of the public hearing in accordance with Ark. Code Ann. §14-54-903, as shown in the attached Exhibits;

WHEREAS, Ark. Code Ann. §14-54-904 authorizes the City Council to assert a clean-up lien on these properties to collect the amounts expended by the City in cleaning up these properties;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, pursuant to Ark. Code Ann. §14-54-904, the City Council certifies that the following real property shall be placed on the tax books of the Washington County Tax Collector as delinquent taxes and collected accordingly:

$389.24 plus 10% for collection – 1308 Shipley St. (815-20860-000)

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 10th day of November, 2026.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Garrett Harlan, CITY ATTORNEY

Garrett Harlan
City Attorney
gharlan@springdalear.gov

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

Mariana Pacheco
Deputy City Attorney
mpacheco@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov

Giselle Gonzalez
Administrative Assistant
ggonzalez@springdalear.gov

Steve Helms
Investigator
shelms@springdalear.gov

Christy Pianalto
Chief Legal Assistant
cpianalto@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

September 23, 2026

CERTIFIED MAIL
RETURN RECEIPT REQUESTED
AND REGULAR MAIL

Genaro & Alonso Trujillo
1205 E. Eastview
Rogers, AR 72758

RE: Notice of clean-up lien on property located at 1308 Shipley St, Springdale, Washington County, Arkansas, Tax Parcel No. 815-20860-000

Dear Property Owner/Lienholder:

On June 4th, and August 13th, 2026, a notice was posted on property located at 1308 Shipley St, Springdale, Arkansas, that the property was in violation of Springdale City Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days. Notice was mailed to the owner of record on June 4th, 2026 that the City intended to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if the violations were not remedied. The notice also applied to any violations that may be found on the property within the next 12 months.

Subsequent to the above-referenced violation notice being issued, a city code violation was found to have existed on the property. As a result, the City of Springdale took action to remedy the violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or about August 13th, 2026. As of this date, the total costs incurred by the City of Springdale to clean this property are $364.32. I have enclosed invoices evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of $9.92 per letter and a filing fee in the amount of $15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before November 4, 2026 a hearing confirming the amount of the lien will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien

to which the City is entitled for cleaning up the property. The hearing confirming the amount of the lien will be held Tuesday, November 10, 2026, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. If this amount is paid prior to the hearing, no lien will be pursued.

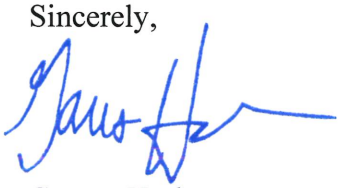
Please remit the total sum of $374.24, which includes $364.32 for cleaning up the property and $9.92 for certified mailing to the City of Springdale by the date listed above. Payment must be made payable to the City of Springdale and presented to the attention of Giselle Gonzalez, Springdale City Attorney's Office, 201 Spring Street, Springdale, AR 72764. If you fail to pay this amount before the hearing, then an additional $15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office.

If you desire to contest the amount sought above, you will need to contact Neighborhood Services Division at 479-756-7712 for an appointment and you will be given a court date in Springdale District Court where you will have the opportunity to state your case before the District Court Judge.

This letter is also being mailed by regular mail to Genaro & Alonso Trujillo at the address above. Delivery of that letter by the U.S. Postal Service shall warrant service should the certified letter be returned.

If you should have any questions, please let me know.

Sincerely,



Garrett Harlan
City Attorney

Enclosures
GH:gg

City Abatement

City of Springdale
Neighborhood Service
201 Spring Street
Springdale, AR 72764
479-756-7712
Case Number: 2604629

SPRINGDALE
WE'RE MAKING IT HAPPEN

Date: 08/20/2026
Status: Abated
Property: 1308 SHIPLEY ST
City, State, Zip: ,

Officer on Site: Bryan McKee
Abatement Type: Lien
Abatement Date: 08/13/2026
Abatement Start Time: 0900
Abatement End Time: 1000

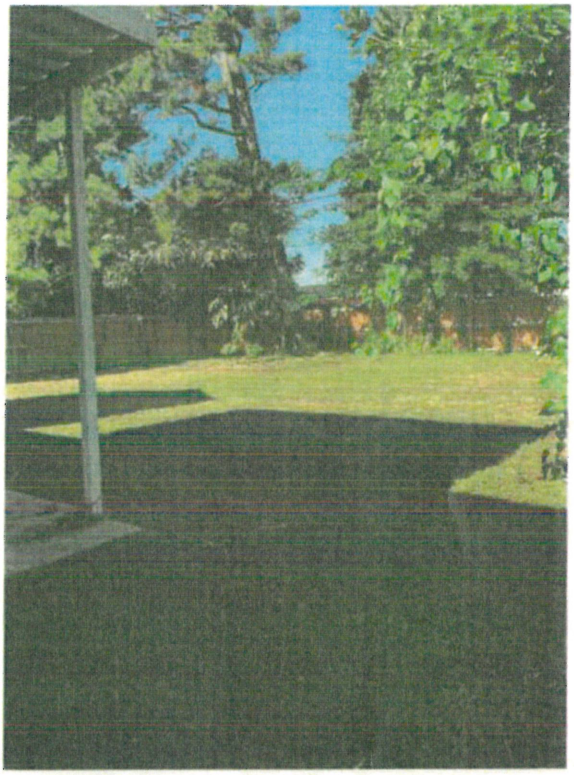
Fee	Amount
Disposal Cost Recovery	$118.32
Employee Rate	$120.00
Equipment Rate	$126.00
	Total Fee: $364.32

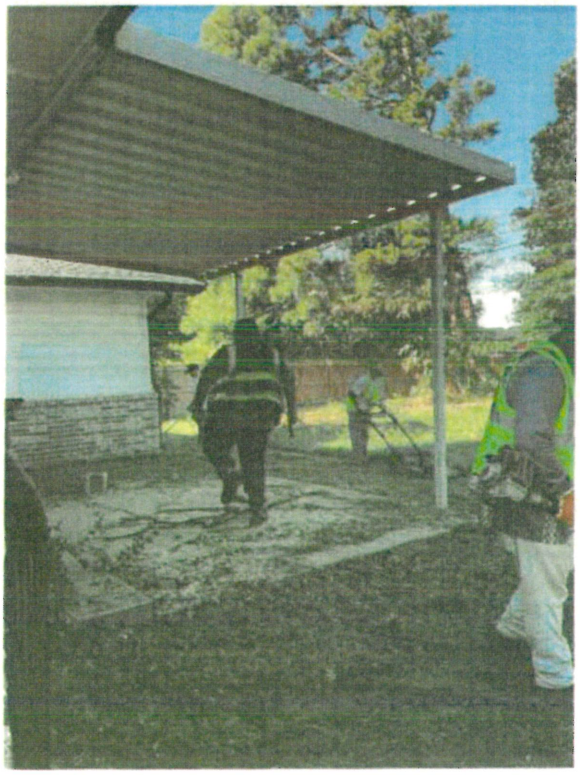
Method of Compliance: Property was mowed by Public Works with 4 part time, 2 full time employees, 2 trucks, trailers and 1 mower.

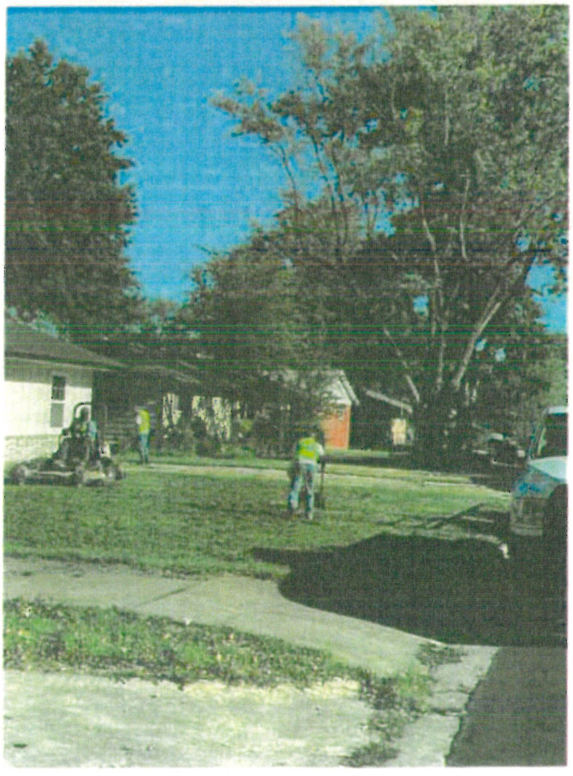
Bryan McKee
Code Enforcement Officer

08/20/2026
Date

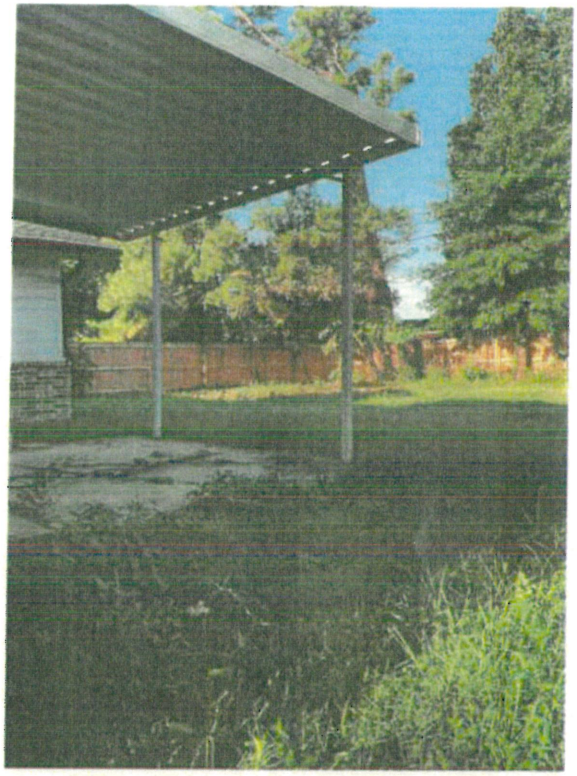






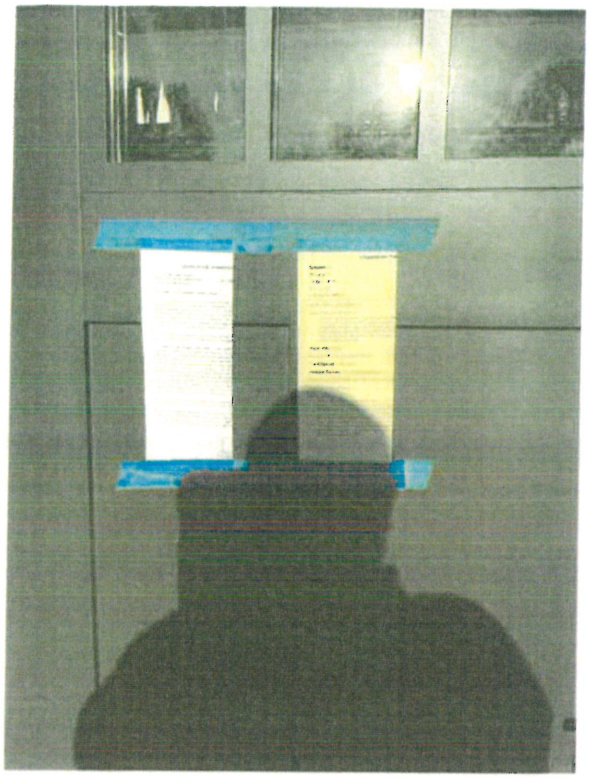














CITY OF SPRINGDALE
OFFICE OF CITY ATTORNEY
201 SPRING STREET
SPRINGDALE, AR 72764

9589 0710 5270 3758 3488 34

US POSTAGE PITNEY BOWES
ZIP 72701 $ 011.27⁰
02 7W
0008037999 SEP 23 2026

Genaro & Alonso Trujillo
1205 E Eastview
Rogers, AR 72758

Notified 9/25

NIXIE 722 DE 1 0010/17/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 72764455401 *2755-03041-24-22

72764>4554

9589 0710 5270 3758 3488 34

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and Fees
$

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Sent To Genaro & Alonso Trujillo
Street and Apt. No., or PO Box No. 1205 E Eastview
City, State, ZIP+4® Rogers, AR 72758

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY CLERK TO FILE A LIEN FOR THE RAZING AND REMOVAL OF A STRUCTURE WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED AT 4001 and 4043 E. ROBINSON AVE., SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY

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

LAYMAN'S DESCRIPTION: 4001 and 4043 E. Robinson Ave. (Parcel No. 815-30598-000 and 815-30594-000)

PARCEL NO.: Parcel No. 815-30598-000 and 815-30594-000

WHEREAS, on April 14th, 2026, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 6206 ordering the owner of ("the Property") to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property.

WHEREAS, Ordinance No. 6206 provided that said work was to be commenced within ten (10) days and was to be completed within thirty (30) days from the passage of the ordinances, and that if the work was not commenced within ten (10) days or completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, was directed to cause the aforesaid structure to be razed (demolished) and removed.

WHEREAS, P&B MH Investments, LLC after being given proper notice of Ordinance No. 6206 and after being given adequate time to abate the situation on the property, failed to remove the dilapidated, unsightly and unsafe structure located on the aforesaid property.

WHEREAS, pursuant to Ordinance No. 6206, the Mayor's authorized representative caused the aforesaid structures to be razed (demolished) and removed.

WHEREAS, as shown on the attached Exhibit, the City expended the amount of Sixty-Nine Thousand, Three Hundred Sixty-Six Dollars ($69,366.00) to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property.

WHEREAS, Ordinance No. 6206 provides that the City of Springdale shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure said cost to be determined at a hearing before the City Council; and

WHEREAS, the property owner of record was given at least 30 days' written notice of the public hearing, as shown in the attached Exhibits, pursuant to Ark. Code Ann. §14-54-903(c)(6),

which provides that: "(A) Notices shall be sent by regular mail and by certified mail, return receipt requested. (B) Notice to an owner is sufficient if sent to the owner's address of record on file with the applicable county treasurer, county collector, or county assessor";

WHEREAS, Ark. Code Ann. §14-54-904 authorizes the City Council to assert a clean-up lien on this property to collect the amount expended by the City in cleaning up this property;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, pursuant to Ark. Code Ann. §14-56-203 and Ark. Code Ann. §14-54-904, the City Council certifies $69,366.00, plus 10.00% for collection, to the Washington County Tax Collector to be placed on the tax books as delinquent taxes on the above-described property and collected accordingly.

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 10th day of November, 2026.

_____
Mayor

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY

NWA Mold Inspector

NWA MOLD INSPECTOR
4405 Bogey drive
Springdale, AR 72764 US
+14793661831
info@nwamoldinspector.com

BILL TO
City of Springdale
201 Spring St
Springdale, AR 72764

INVOICE # 5038
DATE 06/04/2026
DUE DATE 06/04/2026
TERMS Due on receipt

Daily Charge:Asbestos Assessment & Inspection Time spent on site Assessing ACM	1	800.00	800.00
Haz-Mat Site Full PPE Haz-Mat Site Full PPE	1	2,000.00	2,000.00
Asbestos Testing:Asbestos Testing 30 samples 2 day TAT	30	30.00	900.00
Asbestos Report Survey Report Package	1	200.00	200.00
FedEx	1	50.00	50.00

BALANCE DUE **$3,950.00**

View and pay

Transaction #
Date 6/8/26
Account # 101-0403-423.70-05
Project #
Invoice # 5038
Amount 3,950.00
Description Building
asbestos testing @ 4001 & 4043 E. Hob... Av.
Approved By Will Ue

INVOICE

MEYERS CONSTRUCTION, LLC
Demolition Civil Sitework Hauling

13597 AR-72 W, Suite 7
Gravette, AR 72736
479-249-7383 | JRoller@meyersconstructionllc.com
meyersconstructionllc.com

Invoice Number	26MC016-INV-001	Invoice Date	09/04/2026
Payment Terms	Due Upon Receipt	Due Date	09/04/2026

BILL TO
City of Springdale
Attn: Tom Evers

PROJECT
Meyers Project: 26MC016
4001 E Robinson Ave
Springdale, AR
Quote reference: 06/19/2026

Item	Description	Qty / %	Amount
1	Apartment demolition and proper disposal of debris	100%	$35,840.00
2	Grading, seed and straw	100%	$550.00
3	Mobilization	100%	$500.00

Billing notes
Full lump-sum billing based on the Meyers Construction quote dated June 19, 2026. No retainage, sales tax, prior payment or credit is reflected on this invoice.

Remit payment to
Meyers Construction, LLC
13597 AR-72 W, Suite 7
Gravette, AR 72736
Reference the invoice number with payment.

Subtotal	$36,890.00
Retainage	$0.00
Tax	$0.00
Payments / Credits	$0.00
AMOUNT DUE	**$36,890.00**

Invoice terms

Payment is due under the stated payment terms unless the governing contract or written agreement provides otherwise. Report invoice discrepancies in writing within 7 days of receipt. Approved work outside the original scope will be billed separately. Past-due balances may be subject to a 1.5% monthly finance charge where permitted and consistent with the governing contract. Meyers Construction reserves all payment, lien, bond-claim and collection rights available under the governing agreement and applicable law.

Transaction #
Date 9/14/26
Account # 101-0461-423.70-35
Project #
Invoice # 26MC016-INV-001
Amount 36,890.00
Description Building demolition @ 4001 E. Robinson Ave.
Approved By Will Ell

MEYERS
CONSTRUCTION, LLC

MEYERS CONSTRUCTION, LLC
Demolition Civil Sitework Hauling

INVOICE

13597 AR-72 W, Suite 7
Gravette, AR 72736
479-249-7383 | JRoller@meyersconstructionllc.com
meyersconstructionllc.com

Invoice Number	26MC017-INV-001	Invoice Date	09/04/2026
Payment Terms	Due Upon Receipt	Due Date	09/04/2026

BILL TO
City of Springdale
Attn: Tom Evers

PROJECT
Meyers Project: 26MC017
4043 E Robinson Ave
Springdale, AR
Quote reference: 06/19/2026

Item	Description	Qty / %	Amount
1	Apartment demolition and proper disposal of debris	100%	$23,040.00
2	Fencing and decking/canopies	100%	$1,436.00
3	Pool demolition and fill	100%	$3,000.00
4	Grading, seed and straw	100%	$550.00
5	Mobilization	100%	$500.00

Billing notes
Full lump-sum billing based on the Meyers Construction quote dated June 19, 2026. No retainage, sales tax, prior payment or credit is reflected on this invoice.

Remit payment to
Meyers Construction, LLC
13597 AR-72 W, Suite 7
Gravette, AR 72736
Reference the invoice number with payment.

Subtotal	$28,526.00
Retainage	$0.00
Tax	$0.00
Payments / Credits	$0.00
AMOUNT DUE	**$28,526.00**

Invoice terms

Payment is due under the stated payment terms unless the governing contract or written agreement provides otherwise. Report invoice discrepancies in writing within 7 days of receipt. Approved work outside the original scope will be billed separately. Past-due balances may be subject to a 1.5% monthly finance charge where permitted and consistent with the governing contract. Meyers Construction reserves all payment, bond-claim and collection rights available under the governing agreement and applicable law.

Approved
Date 9/11/26
Account # 101-0403-423.70-35
Project #
Invoice # 26MC017-INV-001
Amount 28,526.00
Description Building demolition @ 4043 E. Robinson Ave.
Approved by

Garrett Harlan
City Attorney
gharlan@springdalear.gov

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

Mariana Pacheco
Deputy City Attorney
mpacheco@springdalear.gov

George McManus
Deputy City Attorney
gmcmanus@springdalear.gov

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Investigator
shelms@springdalear.gov

Christy Pianalto
Chief Legal Assistant
cpianalto@springdalear.gov

September 23, 2026

CERTIFIED MAIL
RETURN RECEIPT REQUESTED AND
REGULAR MAIL

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

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

Dear Property Owner/Lienholder:

On April 14, 2026, the Springdale City Council passed Ordinance No. 6206. This Ordinance ordered that the unsafe structures located at 4001 E. Robinson Ave. (Parcel No. 815-30594-000) and 4043 E. Robinson Ave. (Parcel No. 815-30598-000), Springdale, Arkansas be razed (demolished) and removed and that the unsightly conditions on the property be abated. The Ordinances provided that this be done within thirty (30) days.

The structures on the property were not razed (demolished) and removed within thirty (30) days as required by Ordinance. As a result, the City of Springdale caused the structures located at 4001 E. Robinson Ave. (Parcel No. 815-30594-000) and 4043 E. Robinson Ave. (Parcel No. 815-30598-000), Springdale, Arkansas to be razed (demolished) and removed, and caused the unsafe, unsanitary and unsightly conditions on the property to be abated. Enclosed is the billing statement showing the City's cost of $69,366.00 to clean up the property and remove the structure.

This is to notify you that in the event this amount is not paid on or before November 4, 2026 a hearing will be held before the Springdale City Council pursuant to Ark. Code Ann. § 14-54-904 to determine the amount of the lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, November 10, 2026 at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. You will be entitled

to present evidence at this hearing concerning the amount of the lien the City of Springdale is claiming. I have enclosed a copy of the proposed ordinance that will be presented at that meeting.

I am also forwarding a copy of this letter to you via first class mail. If you should have any questions, please let me know,

Sincerely,



Garrett Harlan
City Attorney

GH:gg
Enclosures
cc: Tom Evers

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Reminder to Schedule Redelivery of your item
October 25, 2026

Notice Left (No Authorized Recipient Available)
BENTONVILLE, AR 72712
October 20, 2026 1:51 PM

Arrived at USPS Facility
FAYETTEVILLE AR DISTRIBUTION CENTER
October 19, 2026 6:23 PM

Arrived at USPS Facility
LITTLE ROCK AR DISTRIBUTION CENTER
October 17, 2026 4:46 PM

Unclaimed/Being Returned to Sender
BENTONVILLE, AR 72712
October 14, 2026 2:20 PM

Reminder to Schedule Redelivery of your item

September 30, 2026

Notice Left (No Authorized Recipient Available)
BENTONVILLE, AR 72712
September 25, 2026 11:00 AM

Arrived at USPS Facility
FAYETTEVILLE AR DISTRIBUTION CENTER
September 24, 2026 7:28 AM

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Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Parcel: 815-30594-000 ID: 79397
Previous Parcel: 001-14674-000
As of: 11/3/2026 10:46:16 PM

Washington County Report

Property Owner

Name:	P&B MH INVESTMENTS LLC
Mailing Address:	3511 SOUTHEAST J ST STE 238 BENTONVILLE, AR 72712
Type:	(CI) Comm. Impr.
Tax District:	(501) SPRINGDALE SCH, SPG
Millage Rate:	51.80

Property Information

Physical Address:	4001 E ROBINSON AVE
Subdivision:	8-17-29 SPRINGDALE OUTLOTS
Block/Lot:	N/A / N/A
S-T-R:	08-17-29
Size (Acres):	0.33
Legal:	See *Extended Legal*

Extended Legal

PT N/2 NE 0.33 AC
FURTHER DESCRIBED FROM 92-33699 AS:
Part of the Northeast Quarter of the Northeast Quarter of Section Eight, Township Seventeen North, Range Twenty-Nine West, 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 center line of Highway No. 68, thence Northwesterly with said center line 70 feet; thence South 30 degrees West 227 feet or to the South line of said 40 acre tract, thence East 79 feet or to the point of beginning.
LESS & EXCEPT:
ALL THAT PART DEEDED TO THE ARKANSAS STATE HIGHWAY
COMMISSION APPROX 0.03 AC JOB #040147- TRACT 12

Parcel: 815-30598-000 ID: 79402
Previous Parcel: 001-14678-000
As of: 11/3/2026 10:46:16 PM

Washington County Report

Property Owner

Name:	P&B MH INVESTMENTS LLC
Mailing Address:	3511 SOUTHEAST J ST STE 238 BENTONVILLE, AR 72712
Type:	(CI) Comm. Impr.
Tax District:	(501) SPRINGDALE SCH, SPG
Millage Rate:	51.80

Property Information

Physical Address:	4001 E ROBINSON AVE , 4043 E ROBINSON AVE
Subdivision:	8-17-29 SPRINGDALE OUTLOTS
Block/Lot:	N/A / N/A
S-T-R:	08-17-29
Size (Acres):	0.82
Legal:	See *Extended Legal*

Extended Legal

PT N/2 NE 0.82 AC
FURTHER DESCRIBED FROM 94-48055 AS:
Part of the North Half (N1/2) of the Northeast Quarter (NE1/4) 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, 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 & EXCEPT:
ALL THAT PART DEEDED TO THE ARKANSAS STATE HIGHWAY COMMISSION APPROX 0.11 AC JOB #040147-TRACT 12

The City Council of the City of Springdale met in regular session on Tuesday, October 27, 2026 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

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

Others present:

Derek Hudson	Assistant Chief of Police
Ron Findley	Director, Neighborhood Services
Ben Peters	Director, Engineering
Blake Holte	Fire Chief
Anna McKinney	Deputy Chief of Staff
Mike Chamlee	Director, Building Department
Chad Wolf	Director, Parks & Recreation
Sharon Tromburg	Director, Planning & CDBG
John Oliver	Neighborhood Services
Luis Garcia	IT
Cody Loerts	Finance Director
Ryan Carr	Deputy Director of Engineering
Tom Evers	Chief Building Inspector
David Phillips	Deputy City Attorney

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Powell moved the minutes of the October 13, 2026 City Council meeting be approved. Council Member Fougerousse made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

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

After the vote was taken, the motion carried 6-0.

PRESENTATION

Anna Bagwell with the Springdale Chamber of Commerce presented their quarterly report

COMMITTEE OF THE WHOLE

ORDINANCE NO. 6261 – ORDERING THE RAZING (DEMOLITION) AND REMOVAL OF A CERTAIN RESIDENTIAL STRUCTURE WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED AT 5382 ELM SPRINGS ROAD TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES

Committee Chair Brian Powell read the Ordinance and Garrett Harlan presented

After reading the title of the Ordinance, Council Member Powell moved the Ordinance "Do Pass". Council Member Fougerousse made the second.

After the vote was taken, motion carried 6-0.

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

After the vote was taken, motion carried 6-0

The Ordinance was numbered 6261.

PLANNING COMMISSION

ORDINANCE NO. 6262 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-42) CERTAIN LANDS LOCATED AT 1650 ALBRIGHT ROAD FROM AN AGRICULTURAL DISTRICT (A-1) TO A LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Bailey moved the Ordinance "Do Pass". Council Member Harriman made the second.

After the vote was taken, motion carried 6-0.

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

After the vote was taken, motion carried 6-0

The Ordinance was numbered 6262.

ORDINANCE NO. 6263 – ACCEPTING THE REPLAT (RP26-12) OF LOT 38 OF CLEAR CREEK ACRES SUBDIVISION, CREATING LOTS 38A & 38B TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY

Sharon Tromburg read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Bailey moved the Ordinance "Do Pass". Council Member Harriman made the second.

After the vote was taken, motion carried 6-0.

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

After the vote was taken, motion carried 6-0

The Ordinance was numbered 6263.

ORDINANCE NO. 6264 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R26-43) CERTAIN LANDS LOCATED AT 836 & 838 N. 48TH STREET FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) WITHIN SPRINGDALE, ARKANSAS

Sharon Tromburg read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance "Do Pass". Council Member Lawson made the second.

After the vote was taken, motion carried 6-0.

The Ordinance was numbered 6264.

ORDINANCE NO. 6265 – AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS, THE DOWNTOWN DISTRICT FORM BASED CODE (FB26-15); REVISING SECTION 2.0 THE REGULATING PLAN; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES

Sharon Tromburg read and presented the Ordinance.

After reading the title of the Ordinance, Council Member Harriman moved the Ordinance "Do Pass". Council Member Lawson made the second.

After the vote was taken, motion carried 5-1. Council Member Fougerousse voted no.

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

After the vote was taken, motion carried 6-0

The Ordinance was numbered 6265.

RESOLUTION NO. 166 – 26; CONCERNING A WAIVER (W26-42) OF STREET IMPROVEMENT REQUIREMENTS ALONG N. 48TH STREET FOR RASAE INVESTMENTS, LLC, PURSUANT TO ORDINANCE NO. 3725

Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 166-26

A RESOLUTION CONCERNING A WAIVER (W26-42) OF STREET IMPROVEMENT REQUIREMENTS ALONG N. 48TH STREET FOR RASAE INVESTMENTS, LLC, PURSUANT TO ORDINANCE NO. 3725

WHEREAS, Ordinance #3047 provides for the waiver (W26-42) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request (W26-44) to waive street improvement requirements at 1820 N. 48th Street, a collector street per the adopted Master

Street Plan, in connection with FP26-09, a Final Plat for RASAE Investments, LLC, and the Planning Commission recommends denial.

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

> **Option 1:** Grants a waiver (W26-42) of required street improvements, including related drainage improvements, curbs, gutters, sidewalks, and street lights, along N. 48th Street in connection with FP26-09, a Final Plat for RASAE Investments, LLC.

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

After the vote was taken, motion carried 6-0, Option 1.

The Resolution was numbered 166-26.

ORDINANCE NO. 6266 – ACCEPTING THE FINAL PLAT (FP26-09) OF RASAE INVESTMENTS, LLC TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg read and presented the Ordinance.

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

After the vote was taken, motion carried 6-0.

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

After the vote was taken, motion carried 6-0

The Ordinance was numbered 6266.

RESOLUTION NO. 167 – 26; APPROVING A CONDITIONAL USE FOR SABOR DEL CAMPO AT 2246 E. ROBINSON AVENUE AS SET FORTH IN ORDINANCE NO. 4030

Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 167-26

A RESOLUTION APPROVING A CONDITIONAL USE FOR SABOR DEL CAMPO AT 2246 E. ROBINSON AVENUE AS SET FORTH IN ORDINANCE NO. 4030

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinances 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 October 6, 2026, on a request by Maria Elena Ceja Centeno for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2).

WHEREAS, following the public hearing, the Planning Commission, by a vote of nine (9) yes and zero (0) nays, recommends that a Conditional Use be granted to Sabor del Campo with the following conditions:

1. Parking and loading areas identified

2. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
3. No obstruction of parking spaces is required for the operation of any other use on the site.
4. Maintain on the site a minimum of three parking spaces designated for their use.
5. If a health certificate is required, display the health certificate in a manner visible to customers.
6. No obstruction of pedestrian or motor vehicle traffic flow.
7. No obstruction of traffic signals or regulatory signs.
8. No vending upon a public way.
9. No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
10. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. Collect and deposit all trash or debris accumulating within twenty (20) feet of any vending stand into a trash container.
11. Submission of approved gray water disposal by Springdale Water Utilities.
12. Submission of an approved grease disposal method approved by the Arkansas Department of Health.
13. All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

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

1. Parking and loading areas identified
2. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
3. No obstruction of parking spaces is required for the operation of any other use on the site.
4. Maintain on the site a minimum of three parking spaces designated for their use.
5. If a health certificate is required, display the health certificate in a manner visible to customers.
6. No obstruction of pedestrian or motor vehicle traffic flow.
7. No obstruction of traffic signals or regulatory signs.
8. No vending upon a public way.
9. No sound device that produces a loud and raucous noise in violation of city ordinance, or violation of any other city ordinances in connection with the vending operation.
10. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. Collect and deposit all trash or debris accumulating within twenty (20) feet of any vending stand into a trash container.
11. Submission of approved gray water disposal by Springdale Water Utilities.
12. Submission of an approved grease disposal method approved by the Arkansas Department of Health.
13. All signs must meet the requirements of a temporary sign (Section 98-61). No flashing signs or lights are allowed.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 167-26.

RESOLUTION NO. 168 – 26; CONCERNING A WAIVER (W26-39) OF STREET IMPROVEMENT REQUIREMENTS ALONG E. ROBINSON AVENUE FOR ROBINSON TRAILER SALES, PURSUANT TO ORDINANCE NO. 3725.

Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 168-26

A RESOLUTION CONCERNING A WAIVER (W26-39) OF STREET IMPROVEMENT REQUIREMENTS ALONG E. ROBINSON AVENUE FOR ROBINSON TRAILER SALES, PURSUANT TO ORDINANCE NO. 3725

WHEREAS, Ordinance #3047 provides for the waiver (W26-39) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for a waiver (W26-39) from street improvement requirements along E. Robinson Avenue in connection with L26-18, a Large-Scale Development for Robinson Trailer Sales, and recommended approval of an eight-foot-wide sidewalk in place of the ten-foot-wide sidewalk required along an arterial street per the adopted Master Street Plan.

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

Option 1: Grants a waiver (W26-39) to allow an eight-foot-wide sidewalk in place of the ten-foot-wide sidewalk required along E. Robinson Avenue in connection with L26-18, a Large-Scale Development for Robinson Trailer Sales.

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

After the vote was taken, motion carried 6-0, Option 1.

The Resolution was numbered 168-26.

RESOLUTION NO. 169 – 26; CONCERNING A WAIVER (W26-40) OF STREET IMPROVEMENT REQUIREMENTS ALONG MARY FRANCIS LANE FOR HANK'S FINE FURNITURE, PURSUANT TO ORDINANCE NO. 3725

Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 169-26

A RESOLUTION CONCERNING A WAIVER (W26-40) OF STREET IMPROVEMENT REQUIREMENTS ALONG MARY FRANCIS LANE FOR HANK'S FINE FURNITURE, PURSUANT TO ORDINANCE NO. 3725

WHEREAS, Ordinance #3047 provides for the waiver (W26-40) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request (W26-40) to waive certain street improvements at 5177 Watkins Avenue in connection with L26-22, a Large-Scale Development for Hank's Fine Furniture; and

WHEREAS, the Planning Commission recommends approval of a waiver of street improvement requirements along Mary Frances Lane, classified as a commercial street under the adopted Master Street Plan, from the southernmost driveway to the southern property boundary.

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

> **Option 1:** Grants a waiver (W26-40) of required street improvements, including related drainage improvements, curbs, gutters, sidewalks, and street lights, along Mary Frances Lane from the southernmost driveway to the southern property boundary in connection with L26-22, a Large-Scale Development for Hank's Fine Furniture.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 169-26.

RESOLUTION NO. 170 – 26; APPROVING A WAIVER (W26-44) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO IGLESIA CRISTO MIEL IN CONNECTION WITH L26-24, A LARGE-SCALE DEVELOPMENT

Sharon Tromburg read and presented the Resolution

RESOLUTION NO. 170-26

A RESOLUTION APPROVING A WAIVER (W26-44) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO IGLESIA CRISTO MIEL IN CONNECTION WITH L26-24, A LARGE-SCALE DEVELOPMENT

WHEREAS, Ordinance #3047 provides for the waiver (W26-44) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W26-44) of street improvements to 1820 N. 48th Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-24, a Large-Scale Development for Iglesia Cristo Miel, and the Planning Commission recommends denial of the waiver request.

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

> **Option 3:** **Approves** payment in lieu of improvements to N. 48th Street, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L26-34, a Large-Scale Development for Iglesia Cristo Miel, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Council Member Bailey moved the Resolution be adopted, Option 3; payment in lieu of improvements. Council Member Harriman made the second.

After the vote was taken, motion carried 5-2, with Mayor Sprouse's yes vote. Council members Watson & Lawson voted no.

The Resolution was numbered 170-26.

RESOLUTION NO. 171 – 26; CONCERNING A WAIVER (W26-46) OF STREET IMPROVEMENT REQUIREMENTS ALONG E. HUNTSVILLE AVENUE FOR MINISTERIO RESTAURADA MANA, PURSUANT TO ORDINANCE NO. 3725

Sharon Tromburg read and presented the Resolution.

RESOLUTION NO. 171-26

A RESOLUTION CONCERNING A WAIVER (W26-46) OF STREET IMPROVEMENT REQUIREMENTS ALONG E. HUNTSVILLE AVENUE FOR MINISTERIO RESTAURADA MANA, PURSUANT TO ORDINANCE NO. 3725

WHEREAS, Ordinance #3047 provides for the waiver (W26-46) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a waiver request (W26-46) to waive certain street improvement requirements along E. Huntsville Avenue, an arterial street per the adopted Master Street Plan; and

WHEREAS, the Planning Commission recommends denial of the waiver request to allow the existing five-foot-wide sidewalk to remain in lieu of the required ten-foot-wide sidewalk and to waive other required street improvements along E. Huntsville Avenue in connection with L26-23, a Large-Scale Development for Ministerio Restaurada Mana at 2919 E. Emma Avenue; and

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

> **Option 1:** Grants a waiver (W26-46) to allow the existing five-foot-wide sidewalk to remain in lieu of the required ten-foot-wide sidewalk and to waive other required street improvements along E. Huntsville Avenue in connection with L26-23, a Large-Scale Development for Ministerio Restaurada Mana.

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

After the vote was taken, motion carried 5-1, Option 1. Council Member Fougerousse voted no.

The Resolution was numbered 171-26

FINANCE COMMITTEE

RESOLUTION NO. 172 – 26; AUTHORIZING THE SETTLEMENT OF MARTINEZ V. JACOBS AND AMENDING THE 2026 ADMINISTRATION BUDGET

Committee Chair Jeff Watson read the Resolution and Garrett Harlan presented.

RESOLUTION NO. 172-26

A RESOLUTION AUTHORIZING THE SETTLEMENT OF MARTINEZ V. JACOBS AND AMENDING THE 2026 ADMINISTRATION BUDGET

WHEREAS, Martinez v. Jacobs is a federal lawsuit brought against a City of Springdale police officer under 42 U.S.C. § 1983, alleging violations of the plaintiff's constitutional rights; and

WHEREAS, the parties have reached a tentative agreement to settle Martinez v. Jacobs, U.S.D.C. Case No. 5:24-cv-5078 DCF, for $50,000, subject to approval by the Springdale City Council; and

WHEREAS, the settlement shall include no admission of liability or wrongdoing by the City of Springdale, its Police Department, or any of its officers or employees, and shall require the plaintiff to release all claims against them arising out of the events underlying the lawsuit; and

WHEREAS, the Arkansas Municipal League will pay $45,000 of the settlement, and the City of Springdale will pay the remaining $5,000; and

WHEREAS, the City Attorney recommends approval of the settlement.

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

Section 1. The settlement of Martinez v. Jacobs, Case No. 5:24-cv-5078 DCF, pending in the United States District Court for the Western District of Arkansas, is hereby approved for $50,000.00, with $45,000.00 to be paid by the Arkansas Municipal League and $5,000.00 by the City of Springdale.

Section 2. The City's 2026 Administration budget for Account No. 101-0101-411.40-03, AML Legal Defense, is hereby increased by $5,000.00, from $196,500.00 to $201,500.00.

Section 3. The sum of $5,000.00 is hereby appropriated from the General Fund to that account for the City's contribution toward the settlement of Martinez v. Jacobs. The Mayor and City Clerk are authorized to disburse these funds to complete the settlement.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 172-26

RESOLUTION NO. 173 – 26; AUTHORIZING THE EXECUTION OF A CONSTRUCTION MANAGEMENT AGREEMENT WITH CDI CONTRACTORS, LLC, FOR THE INTERIOR

RENOVATION OF THE HISTORIC BEELY-JOHNSON AMERICAN LEGION POST 139; AND FOR OTHER PURPOSES.

Committee Chair Jeff Watson read the Resolution and Anna McKinney presented

RESOLUTION NO. 173-26

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONSTRUCTION MANAGEMENT AGREEMENT WITH CDI CONTRACTORS, LLC, FOR THE INTERIOR RENOVATION OF THE HISTORIC BEELY-JOHNSON AMERICAN LEGION POST 139; AND FOR OTHER PURPOSES

WHEREAS, the City of Springdale desires to undertake interior renovations to the Historic Beely-Johnson American Legion Post 139, located at 200 Spring Street, Springdale, Arkansas, and

WHEREAS, the proposed renovations include the construction of two new ADA-accessible restrooms, reconfiguration of kitchen and storage areas, and associated HVAC, mechanical, electrical, and plumbing modifications, and

WHEREAS, CDI Contractors, LLC, has submitted a Construction Management Agreement to provide preconstruction services, including project budgeting, cost estimating, and development of a Guaranteed Maximum Price proposal for the proposed renovations, and

WHEREAS, the agreement provides for preconstruction services in the amount of $9,815.00, with the Guaranteed Maximum Price for the construction phase to be established and approved at a later date, and

WHEREAS, funding for the preconstruction services will be paid from the Administration's Professional Services account.

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

SECTION 1. The Mayor and City Clerk are hereby authorized to execute a Construction
Management Agreement with CDI Contractors, LLC, for the interior renovation of the Historic Beely-Johnson American Legion Post 139, authorizing preconstruction services in an amount not to exceed $9,815.00.

SECTION 2. Funding for the preconstruction services shall be paid from the Administration's Professional Services account.

SECTION 3. Any subsequent Guaranteed Maximum Price Amendment or authorization to
proceed with the construction phase shall be subject to separate approval by the City Council.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 173-26.

RESOLUTION 174 – 26; AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE, ARKANSAS, TO PROVIDE ADDITIONAL FUNDING FOR FIRE DEPARTMENT OVERTIME EXPENDITURES.

Committee Chair Jeff Watson read the Resolution and Chief Holte presented.

RESOLUTION NO. 174-26

A RESOLUTION AMENDING THE 2026 BUDGET OF THE CITY OF SPRINGDALE, ARKANSAS, TO PROVIDE ADDITIONAL FUNDING FOR FIRE DEPARTMENT OVERTIME EXPENDITURES

WHEREAS, the City of Springdale Fire Department incurs overtime expenses to maintain appropriate staffing levels and provide essential emergency services to the citizens of Springdale; and

WHEREAS, the Fire Department has historically utilized salary savings resulting from vacant positions to offset overtime expenditures; however, vacancies during 2026 have been minimal, resulting in insufficient salary savings to offset overtime expenditures exceeding the budgeted amount; and

WHEREAS, the Fire Department's overtime expenditures are projected to exceed the amount appropriated in the 2026 budget by Six Hundred Fifty-Nine Thousand Dollars ($659,000) through December 31, 2026; and

WHEREAS, the Fire Chief is evaluating overtime management practices and developing reforms intended to improve fiscal predictability and reduce future overtime overages; and

WHEREAS, the City Council finds it necessary to appropriate an additional Six Hundred Fifty-Nine Thousand Dollars ($659,000) to the Fire Department overtime expenditure account, 101-0601-422.30-01, from the unrestricted General Fund balance to address the projected shortfall through December 31, 2026;

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

Section 1. The 2026 budget of the City of Springdale, Arkansas, is hereby amended to increase Fire Department overtime expenditure account 101-0601-422.30-01 by Six Hundred Fifty-Nine Thousand Dollars ($659,000).

Section 2. The additional appropriation authorized herein shall be funded from the Unrestricted General Fund balance.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 174-26.

RESOLUTION NO. 175 – 26; AUTHORIZING THE CITY CLERK'S OFFICE TO ESTABLISH AND MAINTAIN A SEPARATE BANK ACCOUNT FOR PAYROLL TRANSACTIONS.

Committee Chair Jeff Watson read the Resolution and Sabra Jeffus presented.

RESOLUTION NO. 175-26

A RESOLUTION AUTHORIZING THE CITY CLERK'S OFFICE TO ESTABLISH AND MAINTAIN A SEPARATE BANK ACCOUNT FOR PAYROLL TRANSACTIONS

WHEREAS, the City Clerk's Office currently processes payroll transactions through the City's primary operating bank account; and,

WHEREAS, the City Clerk's Office recommends establishing a separate bank account exclusively for employee payroll and related payroll obligations to strengthen internal controls, improve oversight, simplify reconciliation, and reduce the risk of unauthorized or erroneous transactions; and,

WHEREAS, the City Council finds that a separate payroll account will provide greater accountability and transparency in the management of City funds.

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

Section 1. The City is hereby authorized to establish and maintain a separate bank account exclusively for employee wages, payroll taxes, retirement contributions, insurance, and other payroll-related deductions and obligations. The Mayor and City Clerk are authorized to execute the documents necessary to establish the account

Section 2. The Finance Department shall fund the account by transfers from the City's primary operating bank account shortly before each payroll processing date, in amounts necessary to cover approved payroll and related obligations. The account shall be used exclusively for payroll-related transactions and shall be reconciled and its balance reviewed after those transactions have cleared. Any remaining balance shall be maintained at a nominal amount or transferred back to the City's operating account, as appropriate. Access shall be limited to authorized Finance Department personnel, with appropriate segregation of duties among payroll preparation, approval, funding, and reconciliation.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 175-26.

RESOLUTION NO. 176 – 26; AUTHORIZING THE PURCHASE OF GETAC MOBILE DATA TERMINALS AND RELATED EQUIPMENT FOR THE SPRINGDALE POLICE DEPARTMENT

Committee Chair Jeff Watson read the Resolution and Mark Gutte presented.

RESOLUTION NO. 176-26

A RESOLUTION AUTHORIZING THE PURCHASE OF GETAC MOBILE DATA TERMINALS AND RELATED EQUIPMENT FOR THE SPRINGDALE POLICE DEPARTMENT

WHEREAS, the Springdale Police Department uses mobile data terminals to support law enforcement operations and access to essential public safety systems; and

WHEREAS, Resolution No. 149-26, approved September 22, 2026, appropriated $765,000.00 from the City's unrestricted General Fund for Phase 1 of the Technology Modernization Project, including planned endpoint and Public Safety equipment replacement; and

WHEREAS, Brite has submitted Quote No. 014690, Version 1, for twenty-seven (27) Getac A140 fully rugged tablets, extended warranty coverage for years four and five for each tablet, and fifty-seven (57) Getac rugged keyboards, for a total of $138,531.95, including estimated sales tax; and

WHEREAS, the quote identifies NCPA Contract No. 01-170, Advanced Technology Solutions Aggregator, as the purchasing contract for this equipment.

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

SECTION 1. The City is hereby authorized to purchase twenty-seven (27) Getac A140 mobile data terminals, extended warranty coverage for years four and five for each terminal, and fifty-seven (57) Getac rugged keyboards from Brite, as described in Quote No. 014690, Version 1, in an amount not to exceed $138,531.95, including applicable taxes and fees. The Mayor and City Clerk are hereby authorized to execute any necessary documents for the purchase.

SECTION 2. Funding for this purchase shall be paid from the City's unrestricted General Fund monies previously appropriated for Technology Modernization Phase 1 under Resolution No. 149-26. No additional appropriation is authorized by this Resolution.

SECTION 3. This Resolution shall be in full force and effect from and after its passage and approval.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 176-26.

Jeff Watson made a motion to table Item 10F until the next City Council meeting. Mike Lawson seconded the motion.

After the vote was taken, motion carried 6-0.

PARKS & RECREATION COMMITTEE

RESOLUTION NO. 177 – 26; AUTHORIZING THE CITY OF SPRINGDALE TO ENTER INTO AN AGREEMENT WITH THOMAS FENCE FOR THE PURCHASE AND INSTALLATION OF NEW FENCING AT BOBBY HOPPER PARK; AND FOR OTHER PURPOSES

Committee Chair Randall Harriman read the Resolution and Chad Wolf presented.

RESOLUTION NO. 177-26

A RESOLUTION AUTHORIZING THE CITY OF SPRINGDALE TO ENTER INTO AN AGREEMENT WITH THOMAS FENCE FOR THE PURCHASE AND INSTALLATION OF NEW FENCING AT BOBBY HOPPER PARK; AND FOR OTHER PURPOSES

WHEREAS, the Springdale Parks and Recreation Department has identified a need for new perimeter fencing around the soccer fields at Bobby Hopper Park to assist with the care of the facility; and

WHEREAS, three (3) quotes were obtained for the purchase and installation of the new fencing; and

WHEREAS, Upon review of the quotes, the Springdale Parks and Recreation Department recommends accepting a quote submitted by Thomas Fence in the amount of $25,726.00; and

WHEREAS, funds for this project will be paid from the Park Set Aside fund.

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

SECTION 1. The Mayor and City Clerk are hereby authorized to execute any necessary documents to enter into an agreement with Thomas Fence for the purchase and installation of new fencing at Bobby Hopper Park, in an amount not to exceed $25,726.00.

SECTION 2. Funding for the purchase and installation shall be paid from the Park Set Aside fund.

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

After the vote was taken, motion carried 6-0.

The Resolution was numbered 177-26.

ORDINANCE NO. 6267 – 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

Garrett Harlan read and presented the Ordinance.

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

After the vote was taken, motion carried 6-0.

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

After the vote was taken, motion carried 6-0

The Ordinance was numbered 6267.

COMMENTS FROM COUNCIL MEMBERS

Jeff Watson reminded everyone that Budget meetings will be held Friday, October 30, at 8:00 am.

COMMENTS FROM DEPARTMENT HEADS

None

COMMENTS FROM CITY ATTORNEY

None

COMMENTS FROM MAYOR

Mayor Sprouse expressed his support for Issue 3.

ADJOURNMENT

Randall Harriman made a motion to adjourn and Council Member Bailey made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 7:41 p.m.

_____
Doug Sprouse, Mayor

_____
Sabra Jeffus, City Clerk/Treasurer