

- **The next City Council Committee Meeting will be discussed during tonight's meeting.**
- **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, February 11th, 2025**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilman Aaron Huntley

1. Call to Order – Mayor Doug Sprouse
2. Roll Call –Sabra Jeffus, City Clerk/Treasurer
3. Recognition of a Quorum.

4. Comments from Citizens

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

5. Approval of Minutes – **Tuesday, January 28th, 2025.**

Pgs. 76-85

6. **Public Hearing** – on a Petition to vacate a portion of E. Randall Wobbe Lane
7. **Public Hearing** – on a Petition to abandon a storm drainage easement

8. 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)* **10 A-C,**

15, and 16 (*Motion must be approved by two-thirds (2/3) of the council members*)

9. Springdale Chamber of Commerce Quarterly Report. Presented by Jay Sego, Vice President of Economic Development.

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

A. **An Ordinance** amending Ordinance no. 6046, which rezoned certain lands from Agricultural District (A-1) to Low/Medium Density Single-Family Residential District (SF-2); and declaring an emergency. Pgs. 1-5

B. **An Ordinance** amending Ordinance no. 3307, the same being the zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-06) certain lands located west of Butterfield Coach Road & south of Brushwood Avenue from Agricultural District (A-1) to Medium Density Single-Family Residential District (SF-3) within Springdale, Arkansas, and declaring an emergency. Pgs. 6-10

C. **An Ordinance** to amend chapter 130 of the Springdale Code of Ordinances: Zoning Ordinance, to allow use unit 30, recreation vehicle park. as a permitted use in a General Commercial District (c-2); declaring an emergency and for other purposes Pg. 11

11. **An Appeal** of the Planning Commission's denial of a Rezoning Petition (R24-58) for OC-Springdale, LLC from Agricultural District (A-1) to Manufactured Home Park District (MHP) at a property west of N. Thompson Street and north of W. Morris Avenue. Presented by Ernest Cate, City Attorney. Pgs. 12-37

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

A. **A Resolution** expressing the willingness of the City of Springdale to utilize Federal-Aid Funds for Apple Blossom Avenue Improvements. Presented by Ben Peters, Engineering Director Pg. 38

B. A Resolution entering into an agreement for the construction of a greenhouse pad at Rabbit Foot Lodge. Presented by James Smith, Public Works Director. Pgs. 39-46

C. A Resolution to waive bidding and authorizing the purchase of various city vehicles. Pg. 47

13. Parks and Recreation Committee by Chairman Randall Harriman—
All Item(s) forwarded from Committee with recommendation for approval.

A. A Resolution authorizing the Mayor and City Clerk to purchase artificial turf for Walter Turnbow Park and to waive competitive bidding. Presented by Chad Wolf, Parks and Recreation Director. Pgs. 48-54

B. A Resolution waiving competitive bidding and authorizing the purchase of fitness equipment for Springdale Parks and Recreation. Presented by Chad Wolf, Parks and Recreation Director. Pgs. 55-58

14. **A Resolution** authorizing the temporary operation of a carnival. Pgs. 59-65

15. **An Ordinance** vacating a portion of a dedicated public street known as Randall Wobbe Lane, pursuant to Ark. Code Ann. §14-301-301, et seq. Declaring an emergency; and for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 66-70

16. **An Ordinance** vacating and abandoning a storm drainage easement, pursuant to Ark. Code Ann. §14-301-301, et seq. Declaring an emergency; and for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 62-64

17. **A Resolution** setting a hearing date on a petition to abandon a portion of a utility easement in the city of Springdale, Washington county, Arkansas. Presented by Ernest Cate, City Attorney. Pgs. 74-75

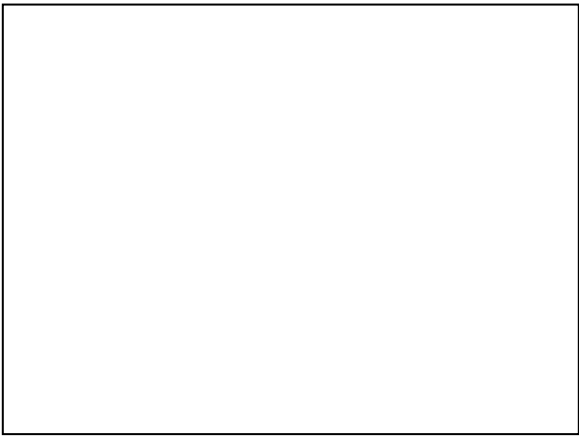
18. **A Discussion** on the date of the 2nd City Council Committee Meeting in February.

19. Comments from Council Members.

20. Comments from City Attorney.

21. Comments from Mayor

22. Adjournment.



ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 6046,
WHICH REZONED CERTAIN LANDS FROM
AGRICULTURAL DISTRICT (A-1) TO LOW/MEDIUM
DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT
(SF-2); AND DECLARING AN EMERGENCY**

WHEREAS, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 6046 on January 7, 2025, which amended the zoning ordinance for the City of Springdale by rezoning certain lands from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2).

WHEREAS, Ordinance No. 6046 contained a scrivener's error by including in the legal description property not intended to be included in the rezoning ordinance;

WHEREAS, Ordinance No. 6046 should be amended to clarify which property was subject to the rezoning, contains 1.000 acres, more or less to read as follows:

Layman's Description: 5215 Whittle Road

Legal Description:

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, BENTON COUNTY, ARKANSAS, ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF NORTHWEST QUARTER OF SAID SECTION 21, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 N87°31'20"W 1,370.42 FEET TO A FOUND CAPPED 5/8" REBAR STAMPED "1214", THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 NORTH 17°21'36" EAST 420.50 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926" MARKING THE TRUE POINT OF BEGINNING; THENCE NORTH 72°36'34" WEST 195.31 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926", THENCE NORTH 19°14'00" EAST 204.41 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926", THENCE

SOUTH 72°38'24" EAST 120.00 FEET TO A SET CAPPED 5/8" REBAR STAMPED "PS 1926", THENCE NORTH 17°21'36" EAST 70.00 FEET TO THE CENTERLINE OF WHITTLE ROAD, THENCE ALONG SAID CENTERLINE SOUTH 61°15'59" EAST 70.00 FEET, THENCE LEAVING SAID CENTERLINE SOUTH 17°21'36" WEST 260.60 FEET TO THE POINT OF BEGINNING. CONTAINING 1.000 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

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

SECTION 1: That Ordinance No. 6046 is hereby amended as provided herein:

From Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2).

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

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

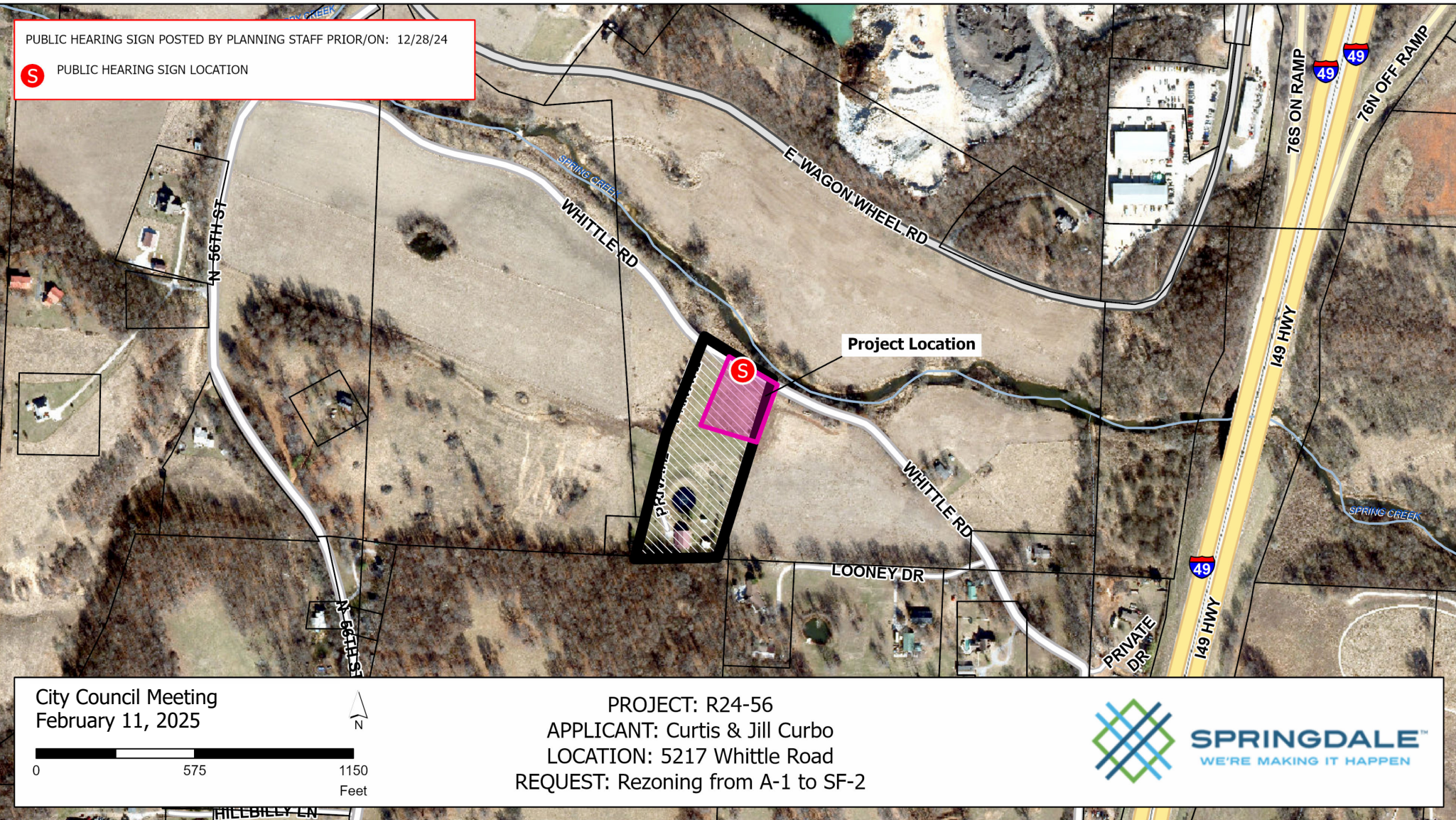
APPROVED AS TO FORM:

Ernest Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



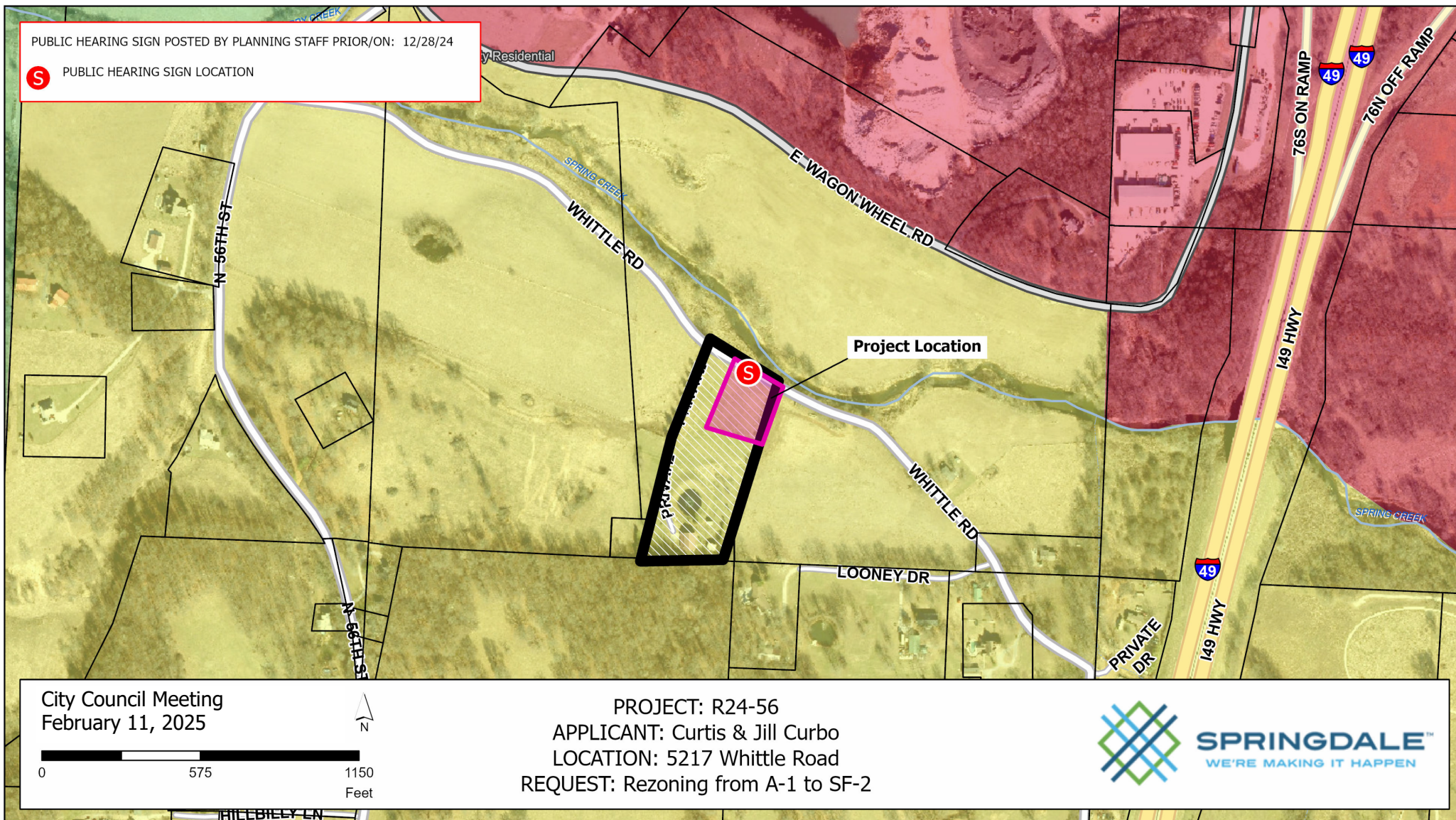
PUBLIC HEARING SIGN LOCATION



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



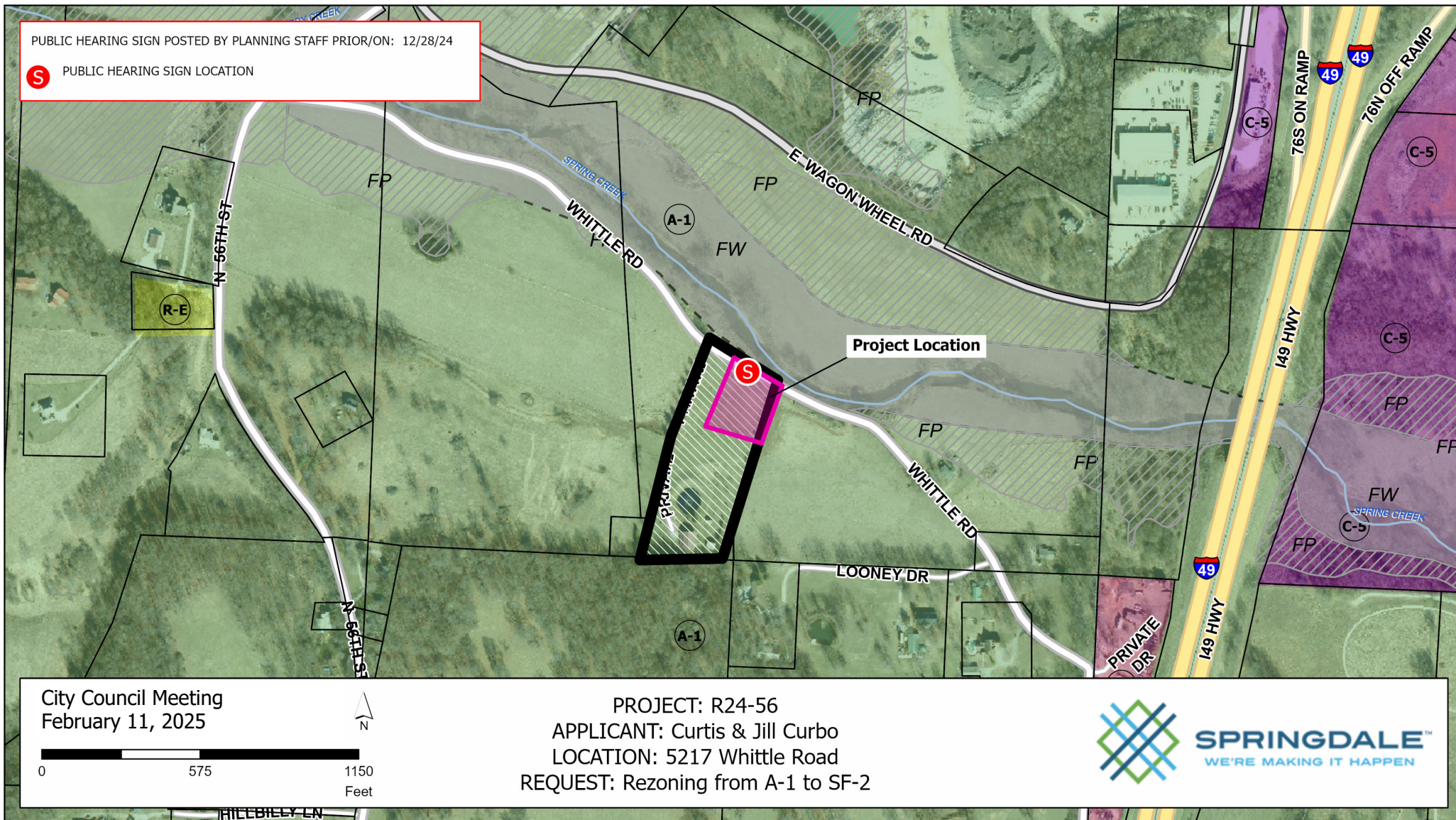
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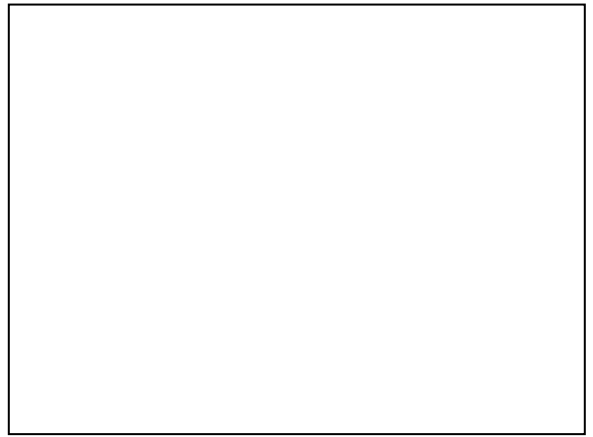


City Council Meeting
February 11, 2025

0 575 1150
Feet

PROJECT: R24-56
APPLICANT: Curtis & Jill Curbo
LOCATION: 5217 Whittle Road
REQUEST: Rezoning from A-1 to SF-2





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-06) CERTAIN LANDS LOCATED WEST OF BUTTERFIELD COACH ROAD & SOUTH OF BRUSHWOOD AVENUE FROM AGRICULTURAL DISTRICT (A-1) TO MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-3) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County gave notice required by law and set a hearing date of February 4, 2025, for hearing the matter of a petition of Derrick Calhoun d/b/a Calhoun Farms requesting that the following described tract of real estate be rezoned from Agricultural District (A-1) to Medium Density Single-Family Residential District (SF-3).

Layman's Description: West of Butterfield Coach Road & south of Brushwood Avenue.

Legal Description:

TRACT "A" OF THE REVISED PLAT OF ARCHIE'S PLACE, CONTAINING 20.1 ACRES, MORE OR LESS, TO THE CITY OF SPRINGDALE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE NE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 17 NORTH, RANGE 29 WEST SAID POINT BEING A FOUND PK NAIL, THENCE ALONG EAST 40-LINE S02°16'21"W 660.31' TO A FOUND RAILROAD SPIKE, THENCE LEAVING SAID 40-LINE N 87°22'02"W 1328.28 FEET TO A POINT ON THE WEST 40-LINE SAID POINT BEING A 1/2" FOUND IRON PIN, THENCE ALONG SAID WEST 40-LINE N 02°33'43"E 660.29

FEET TO THE NW CORNER OF SAID NE 1/4 OF THE SW 1/4 SAID POINT BEING A 1/2" FOUND IRON PIN. THENCE ALONG NORTH 40-LINE S 87°22'01"E 1324.94 FEET TO THE POINT OF BEGINNING; CONTAINING 20.1 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENT OF RECORD.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and recommends to the Springdale City Council that the area described herein should be rezoned (R25-06) from Agricultural District (A-1) to Medium Density Single-Family Residential District (SF-3) for the purposes of the Zoning Ordinance would be more properly carried out by such rezoning and that unless granted, citizens of Springdale will suffer intolerable harm and damage, and will be substantially deprived of the use of their property.

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

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended by rezoning the above-described tract of real estate as follows:

From Agricultural District (A-1) to Medium Density Single-Family Residential District (SF-3).

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

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

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

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PUBLIC HEARING SIGN LOCATION



City Council Meeting
February 11, 2025



0 650 1300
Feet

PROJECT: R25-06
APPLICANT: Derrick Calhoun d.b.a. Calhoun Farms
LOCATION: W. Butterfield Coach Road & South Brushwood Avenue
REQUEST: Rezoning from A-1 to SF-3

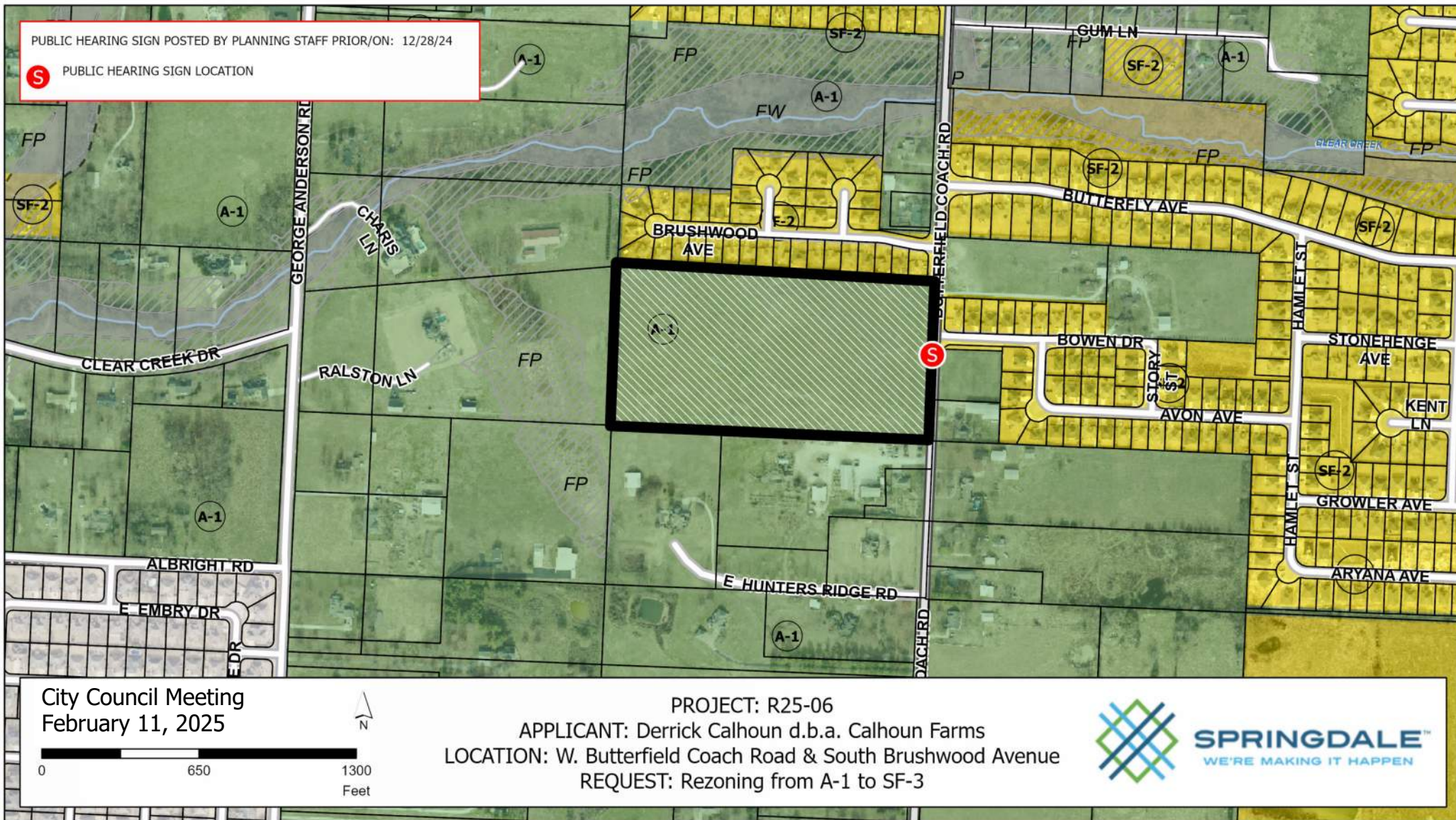


SPRINGDALE
WE'RE MAKING IT HAPPEN

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PUBLIC HEARING SIGN LOCATION



City Council Meeting
February 11, 2025



0 650 1300
Feet

PROJECT: R25-06

APPLICANT: Derrick Calhoun d.b.a. Calhoun Farms

LOCATION: W. Butterfield Coach Road & South Brushwood Avenue

REQUEST: Rezoning from A-1 to SF-3

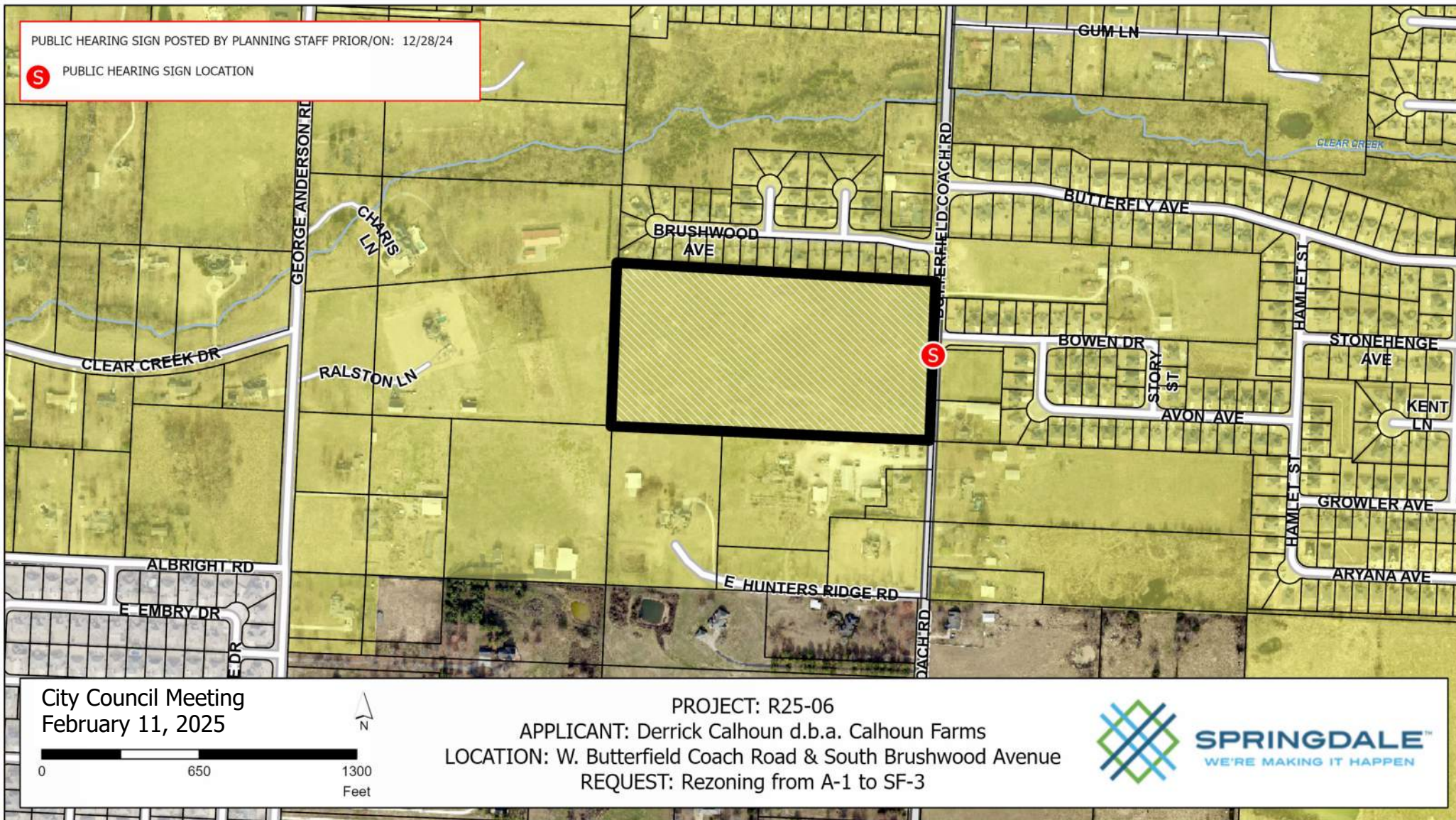


SPRINGDALE™
WE'RE MAKING IT HAPPEN

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 12/28/24



PUBLIC HEARING SIGN LOCATION



City Council Meeting
February 11, 2025



0 650 1300
Feet

PROJECT: R25-06

APPLICANT: Derrick Calhoun d.b.a. Calhoun Farms

LOCATION: W. Butterfield Coach Road & South Brushwood Avenue

REQUEST: Rezoning from A-1 to SF-3



SPRINGDALE
WE'RE MAKING IT HAPPEN

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 130 OF THE SPRINGDALE CODE OF ORDINANCES: ZONING ORDINANCE, TO ALLOW USE UNIT 30, RECREATION VEHICLE PARK. AS A PERMITTED USE IN A GENERAL COMMERCIAL DISTRICT (C-2); DECLARING AN EMERGENCY AND FOR OTHER PURPOSES.

WHEREAS, it has come to the attention of the City Council for the City of Springdale, Arkansas, that under the current zoning ordinance (Chapter 130: Zoning Ordinance of the Code of Ordinances) Use Unit 30, recreational vehicle park is not a permitted use or a conditional use on appeal in an General Commercial District (C-2); and

WHEREAS, the City Council finds that Chapter 130: Zoning Ordinance should be amended to allow Use Unit 30, recreational vehicle park as a permitted use in a General Commercial District (C-2); and

WHEREAS, a public hearing was held before the Springdale Planning Commission on February 4, 2025, after notice was given of said hearing as required by law.

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

Section 1: That Chapter 130: Zoning Ordinance Article 1, Section 1 District A-1, Agricultural be amended to allow Use Unit 30, recreational vehicle park as permissible use in a General Commercial District (C-2).

Section 2: Emergency Clause. It is hereby declared than an emergency exists and this ordinance, being necessary for the immediate protection of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this _____ day of _____, 2025.

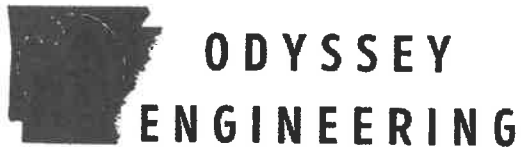
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

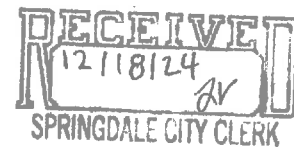
APPROVED AS TO FORM:

Ernest Cate, City Attorney



December 17, 2024

Attn. Denise Pearce, City Clerk
City of Springdale
201 Spring Street
Springdale, AR 72764



RE: OC-Springdale, LLC Rezoning [R24-58]

Ms. Pearce,

Odyssey Engineering respectfully submits this letter to formally request an appeal of the Springdale Planning Commission's December 3, 2024 decision to deny the rezoning application for the OC-Springdale property [R24-58]. We kindly ask that this appeal be added to the agenda for the next City Council meeting.

Rezoning Request:

The rezoning application seeks to rezone the property from A-1 (Agricultural) to MHP (Manufactured Home Park). The immediate goal of this rezoning is to expand and enhance the existing RV park located directly east of the subject property.

Consistency with Future Land Use Plan:

The Springdale Future Land Use Plan designates this area as a mix of Regional Commercial and Commercial, with Medium Density Residential to the west. The proposed high-end RV park aligns with these designations by blending commercial activity with residential functionality, creating a transitional use that complements adjacent zones. Operated as a commercial business while providing residential accommodations, the RV park offers an optimal buffer between commercial and residential areas, meeting the intent of the Future Land Use Plan.

Commitment to Infrastructure Improvements:

We understand that W. Morris Avenue has been identified as a concern due to its narrow width, which impacts local residents and emergency services. To address this, the developer is committed to making street improvements to W. Morris Avenue along the property's frontage, as well as off-site improvements extending to the intersection with N. Thompson Street. These upgrades will improve traffic flow, reduce congestion, and enhance emergency service accessibility, directly benefiting the community.

Community Enhancements:

The developer has already made significant upgrades to the existing RV park to elevate its quality and appeal. These improvements include:

- Implementation of strict tenant policies and screening processes
- Launch of a new website with an online tenant portal
- RV standards requiring tenants to meet specific criteria before approval
- Installation of eight security cameras
- Establishment of an on-site office with a full-time manager residing on-site and available daily
- Installation of a new privacy fence
- New entry signage and signage throughout the property
- Gravel upgrades with railroad ties to delineate lots
- WiFi access for tenants
- Extensive clean-up, including tree trimming and landscaping
- Upgraded plumbing and electrical systems

☎ 479.480.3330
🌐 OdysseyNWA.com
📍 124 Grant Place, Suite E, Lowell, AR 72745

These upgrades demonstrate the developer's commitment to creating a high-quality, well-managed RV park that addresses community concerns about safety, enhances the property's aesthetics, and ensures responsible tenant behavior, making it a valuable asset to the community.

Screening and Compatibility:

The proposed RV park will provide screening in accordance with City code to protect neighboring properties to the north, south, and east. This will ensure that the development is visually compatible with the surrounding area and respects adjacent property owners.

Planning Commission Decision:

We believe the Planning Commission's decision to deny the rezoning request stemmed from a misunderstanding of the proposed use. The commissioners assumed the project would resemble a traditional "Mobile Home Park," when in fact the intent is to develop a high-end RV park operated as a commercial business.

Appeal Summary:

Given the alignment of this project with the Future Land Use Plan, the proposed infrastructure improvements that will enhance safety and accessibility, and the demonstrated commitment to increasing property value and community appeal, we respectfully request that the Springdale City Council overturn the Planning Commission's decision and approve the rezoning to MHP.

Thank you for your time and consideration. We look forward to the opportunity to present this appeal at the upcoming City Council meeting.

Sincerely,

Jake Chavis
Owner-Project Engineer
Odyssey Engineering
O. 479.480.3330 | C. 501.538.5281
jchavis@odysseynwa.com



Derek Gibson
Manager/Member
OC-Springdale LLC
C. 479-936-4623

Springdale Planning Commission met in regular session on Tuesday, December 3, 2024 at 5:00 pm in Council Chambers. The following presents verbatim minutes for the rezone request R24-58.

R24-58 OC-Springdale, LLC

West of N. Thompson Street & North of W. Morris Avenue

From A-1 to MHP

Presented by Jake Chavis, Odyssey Engineering, LLC

Mr. Chavis: Yeah, this is Jake Chavis with Odyssey Engineering. We are proposing this rezoning from A-1 to MHP to expand the existing business that's on site. I do want to clarify with staff that we are intending to rezone the entire A-1 portion like it says in the staff memo. And then I just want to clarify that we're happy to screen the project from any neighboring properties as required by code. And I'm here for any questions if you have any.

Mrs. Christie: Do you want my comments?

Mr. Cloud: Yes.

Mrs. Christie: The rezoning request is not in keeping with the Comprehensive Land Use Plan. However, some commercial uses are permitted by right in the Mobile Home District, and the rezone request meets the minimum area requirements for a mobile home park. Now, if this is approved, they will have to come back with a large-scale development plan that shows how this is going to be laid out to meet the Mobile Home Park supplemental district requirements that includes the lighting, the spacing, the paving, all that kind of stuff. This just lets them move forward with setting out how the Mobile Home Park is going to be put in there if it's approved.

Mr. Cloud: Any public comment? Please come to the mic, state your name and address.

Mr. Lee: My name is John Lee. I live at 1301 West Morris Avenue. With this proposed revision to going to a Mobile Home Park to expand it, I live on West Morris, which is the entrance to that Mobile Home Park right now. And currently that is a single lane road. I don't know what the engineers have planned for this development, but right now, our biggest concern, and I know a lot of residents with me have the same one is that the infrastructure can't support with that road. Fire, police, for example, we've had police cars that have to park on my property because there's no access. I don't know if the proposed development is going to have entrance on West Morris Avenue but if so, with that road right there right now being as narrow as it is, getting say a fire engine or a fire truck, right now there is no way that can make a 90-degree turn and I believe that's what we were told the entrance is planned on being built. Like I said, if you know, the developers plan to widen that road onto their property which they're proposing a rezone, you know, we'd love to hear about that. But I mean so, that's our main concern. Right now on the corner of Brunswick and Morris is a school bus stop. That's right where the road widens. That's

the only accessible place for a school bus to drop kids off, and I know with a bunch of new residencies or mobile homes, you know, is that going to affect how many kids are there, which way they're going, you know that road kind of funnels as is. I'd be interested to hear from the fire department on their response times because, I mean, right now the the accessibility into that. I mean, I worked for one of the largest fire departments in this country for a long time and I know for a fact there's no way I could get a ladder truck into that area right now with that street as is. I would be interested to hear, you know, before this gets passed what are the ideas on our safety concerns.

Mrs. Christie: Right now, we're just talking about the use of the property as a mobile home park. They would have to come back with a plan that shows how they're widening out the street to meet city of Springdale Street standards.

Mr. Lee: Okay.

Mrs. Christie: Widen half the street, the full distance of that piece of property so, that's the next step if it gets rezoned to Mobile Home Park.

Mr. Lee: Okay so that'll be.

Mr. Cloud: You'll get another notification.

Mr. Lee: Okay.

Mr. Cloud: Yeah.

Mr. Lee: Thank you.

Mr. Cloud: Thank you.

Ms. Blake: Good evening my name is Bernice Blake and I live at 1149 Sunrise Avenue which is on the other side of that property. My property has a... my back of my property zones on onto that trailer park. It is not a mobile home park; it is a trailer park. My issues are that they use Sunrise Avenue up and down for school buses, for police, for fire departments, because they cannot get down Morris Road. My other issue is, my property, the back end of my property is zoned with that trailer park. I have had three break-ins this year. I have had drunks; I have had people doing drugs on the back end of my property from that trailer park. My dogs run up and down that line, all night barking because they have basically drunks and alcoholics laying down around there. The other issue that I have is that Morris Road is unable to handle the current flow of traffic. It's a small farm road. It's a flood zone, it's an agricultural zone, and when that property was bought, that was grandfathered in as an agricultural zone. When it rains, that is just a big mud flow.

My other issue, I work at the hospital, and when I come home at nighttime, there's no street lights up and down that road that these trailers and these cars just pull out, and there have been multiple accidents up on Thompson Road being a very dark area. This is another issue that I have, that I'm having is that I've nearly been T-boned three times coming home from work, especially in the wintertime trying to get to Sunrise Avenue. Let me see what else. Basically, they trying to zone this as a Mobile Park, as a Mobile Home Park, but it's not a Mobile Home Park, it's a trailer park, and these trailers are being pushed further and further down to areas that aren't even zoned for them right now. My other issue is that there is a huge amount of debris, three areas of debris on this property, that have been sitting there for three years. When I was trying to redecorate my home and had some construction, bathtubs, and drywall, and stuff sitting on a trailer in front of my yard, I was told that I had seven days to move that, yet for three years I have trash sitting on that trailer park that is just growing on a monthly basis, and nothing's being done about it. So, I'm actually asking that this be kept as an agricultural area. A lot of the residents use that area for their dogs, they use it like a dog park, they run the dogs around there, it's an area that the kids play in, it's a safe area, and I'm asking that this be denied because, unless they show trailer parks that are mobile homes that are actually fitting and stabilizing, stable an RV park with mobile trailers is not what we need in this neighborhood. Thank you.

Mr. Cloud: Thank you. Anyone else? Commissioners? This is a call for the vote.

Ms. Keith: Call for the vote.

Mr. Cloud: Ms. Keith.

The rezone request is voted on electronically.

VOTE:

YES: None.

NO: Couch, Hussein, Ogunyemi, Tyler, Austin, Keith, Cloud, Cardiel, Reynolds.

Mr. Cloud: The rezone request fails 9 to zero.

Mrs. Christie: You have the right to appeal the Planning Commission's decision. You have to notify the City Clerk's office within 15 days after today's meeting and indicate why you think the planning Commission has made an error, and you have to notify the adjacent property owners by certified mail again.

**Notice of Public Hearing before the
Springdale City Council on an
Appeal to Rezone Property**

To all owners of land lying adjacent to the property at:

Location: Morris Ave (Parcel No. 21-00213-000)

Owned by: OC-Springdale LLC

NOTICE IS HEREBY GIVEN THAT a petition has been filed for zoning of the above property requesting
a change of zone classification from: A-1, which permits

use of the property as: Agriculture

to: MHP which permits use of the property as: RV Park

If approved, the rezoning will occur only upon the property described above.
It will not change the zoning or permitted uses on neighboring properties.

The purpose of this request is to: ☒ **Build**, ☐ **Develop**, ☐ **Sell after rezoning**

Explanation: A rezoning appeal to City Council regarding a rezoning that would
allow for an expansion of the existing RV Park.

A public hearing on said appeal to rezone will be held by the Springdale City Council in the
Council Chambers of the City Administration Building at 201 Spring Street, Springdale, AR 72764 on:

January 14, 2025 at 6:00 p.m.

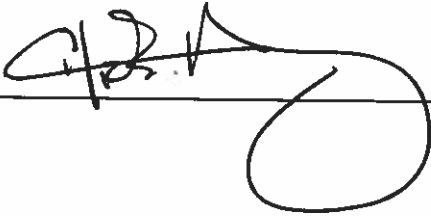
All parties interested in this matter may appear and be heard at said time and place or may notify the
City Council of their views on this matter by letter or email. All persons interested in this request
are invited to call or visit the Planning Office, City Administration Building to review and discuss the
petition with the Planning Staff.

Affidavit of Mailing

This document is to be submitted to the Springdale Planning & Community Development Division via planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I hereby certify that I, (printed name) Chris Tiley acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in Chapter 130, Article 2, Sec. 11 (f) Appeal by petition to the city council.

Signature



12/20/24

Date

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: December 3, 2024
Re: **R24-58 Rezone**

A request by OC-Springdale, LLC for Planning Commission approval of a zone change from Agricultural District (A-1) to Manufactured Home Park District (MHP) for a tract of land containing 7.5-acre.

LOT LOCATION AND SIZE

The 7.5-acre tract is located at 3348 W. Morris Avenue, adjacent to Hwy 71B, north of County Line Road and south of Bulldog Avenue. A vicinity map is attached.

EXISTING ZONING

[Agricultural District \(A-1\)](#)

REQUESTED ZONING

[Manufactured Home Park \(MHP\)](#)

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. Most of the tract is undeveloped, with a nonconforming RV Park on the eastern side. The tract to the east contains the remainder of the nonconforming RV Park in a C-2 zone. The area to the west is Savannah Ridge Subdivision, sing-family development in a SF-2 zone. The area to the north is Sunrise Subdivision, including single-family lots in a SF-2 zone and four commercial lots in a C-2 and C-5 zone. The area to the south contains four tracts, each with single-family dwelling in a MF-12 zone and a large commercial development in a C-2 zone.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Neighborhood Commercial and Medium Density Residential. The Master Street Plan indicates W. Morris Avenue as a local street. (west side of 71B reflects Morris as a local street, east side of 71B reflects Morris as a collector street).

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the Comprehensive Land Use Plan; however, some commercial uses are permitted by right in the MHP district. This rezone request meets the minimum area regulations for a MHP zoning.

November 19, 2024

Planning Department
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: Ozark Canopy-Springdale Rezoning

City of Springdale Planning Staff:

Odyssey engineering is requesting a Rezoning of behalf of our client OC-Springdale, LLC.

We request that this property be rezoning from A-1 (Agriculture) to MHP (Manufactured home park district). There currently exists both public water and sewer infrastructure on site, but there is a chance Morris Ave will need to be improved along the frontage of the development area.

Much of this property is already currently occupied by an RV park There exists SF-2 zonings to the west and north, C-2 to the east and south, and C-5 zonings to the north. My Client intends to expand the existing RV park and provide screening per Springdale's landscape code.

On site, there exists two parcels owned by OC-Springdale as reflected in the recorded lot split submitted along with the rezoning package. We are only proposing to rezone the west parcel since the east parcel is an existing use in an A-1 and C-2 zones.

Should you have any questions regarding this submittal, please contact us at **479-480-3330** or **jchavis@odysseynwa.com**. We appreciate your time and review of this project and look forward to hearing from you.

Respectfully,



Jake Chavis
Project Engineer



11.25.24

Opposition Letter for R24-58 OC Springdale

Anonymous Adjacent Property Owner called to voice their opposition to OC Springdale LLC rezoning to a mobile home park. They reasoned that the resulting RV park would lower property values, and did not want short term rentals or RVs within their property's proximity.

Springdale Planning and Community Development



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www.SpringdaleAR.gov

Rezoning Petition

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petitioner (Property Owner) Name: <u>OC-Springdale LLC</u> E-mail: <u>bryan@genesiscrc.com</u> Address: <u>6516 WELLS CIR</u> <u>SPRINGDALE AR 72762</u> Phone: <u>479-414-0211</u>	Site/ Location: <u>Marvin Ave</u> Assessor's Parcel Number(s): <u>21-00213-000</u> Current Zoning: <u>A-1</u> Proposed Zoning: <u>MHP</u> Total Acreage: <u>6.03</u>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

All submissions must meet the requirements as displayed in the City of Springdale Code of Ordinances.

Petition Requirements:

- ☒ A copy of the warranty deed indicating ownership of the property.
- ☒ A site plan in conformance with Chapter 130, Article 2, Section 13.
- ☒ A brief statement explaining the reason for the rezoning request, the intended use of the property, and the effect of property changes upon surrounding land uses.
- ☒ A layman's description of the property (physical address if possible).
- ☒ A list of all adjacent property owners certified by a licensed abstractor or surveyor in the past sixty (60) days.
- ☒ An accurate legal description if the property to be rezoned is only a portion of the land.
- ☒ A scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow.
- ☒ Once the petition has been accepted and date of public hearing is confirmed, a notification must be sent to all adjacent property owners.
- ☒ Provide the required affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) to the Planning Office no later than seven (7) days prior to the meeting date.
- ☒ Submit an authorization of representation to staff if the record property owner will not be present at the Planning Commission meeting.

Review Fee:

☐ \$175.00

STAFF USE ONLY

Date Application Submitted: 11.14.2024 Project Number: R24-58
 Date Accepted as Complete: 11.20.2024 Receipt Number: 9291

Petition for Rezoning

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by

Indicate person of contact for this petition: Petitioner ☐ Representative ☒

Record Property Owner(s): OC-Springdale LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

SURVEY DESCRIPTION TRACT 1:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 23, SAID POINT BEING A FOUND "MAG" NAIL WITH WASHER IN MORRIS AVENUE (50' RW); THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°21'04"E A DISTANCE OF 335.93 FEET; THENCE LEAVING SAID WEST LINE, S86°22'32"E A DISTANCE OF 785.10 FEET TO A FOUND 5/8 INCH REBAR; THENCE S03°43'39"W A DISTANCE OF 337.25 FEET TO A POINT IN MORRIS AVENUE; THENCE N86°16'21"W A DISTANCE OF 777.03 FEET TO THE POINT OF BEGINNING, CONTAINING 6.03 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF MORRIS AVENUE ON THE SOUTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

Layman's Description: 6 acres of property between 71b and Brunswick st, along morris Ave.

The **petitioner** hereby states by oath that:

1. The petitioner is the record title holder of the above-described property evidenced by the attached copy of a **warranty deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above-described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **petitioner** requests the following zoning classification:

FROM (current zoning): A-1

TO (proposed zoning): MHP

Verification

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

I/We, the undersigned, herewith state on solemn oath that we have read the attached petition for Rezoning request and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief that complete disclosure of all material facts have been made.

Printed Name of Record Property Owner(s)

Derek Gibson

Printed Name of Applicant(s)

Jake Chavis

Signature of Record Property Owner(s)

Derek Gibson

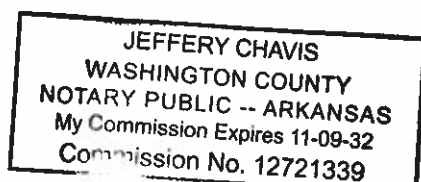
Signature of Applicant(s)

Jake Chavis

Date: 11/14/24

Date: 11.13.24

State of Arkansas)
) ss.
County of)



SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 14 day of Nov, 2024

[Signature]
Notary Public

My commission expires: 11-09-32

The **petitioner's** immediate intentions are to:

1. Sell the property YES / **NO** and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title YES / **NO**.
2. Develop the property **YES** / NO , and if so, the proposed use is RV-Park.
3. Effect of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows:

None, there is already an existing RV Park on site. Developer proposes public infrastructure improvements as a result of this project.

The **petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this petition and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the petitioner.

Authorized Representative: Jake Chavis-Odyssey Engineering

Mailing Address: 124 Grant PI STE E Lowell, Ar 72745

Phone Number: 501-538-5281 Email: jchavis@odysseynwa.com

November 13, 2024

Planning Commissioners & Staff
City of Springdale
201 Spring Street
Springdale, AR 72764

SUBJECT: Ozark Canopy-RV—Rezone; List Adjacent Owners

Dear Planning Staff,

Please see below for the Parcel Map and list of Adjacent Property Owners for the rezoning at Morris, Ave., Springdale, Arkansas: (Benton County Parcel No. 21-00213-000).

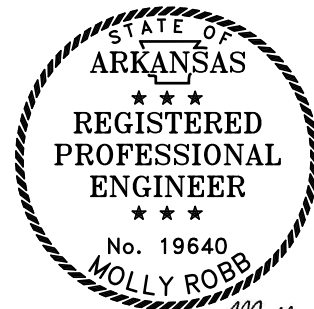
ADJACENT PROPERTY OWNERS:

ObjectID	Owner	Parcel Id	Owner Address
	LIANOS REYES, AMALIA ROSA	21-00390-000	1261 SUNRISE AVE SPRINGDALE AR 72764-7947
	THOMPSON, BARBARA L	21-00238-000	1091 W MORRIS AVE SPRINGDALE AR 72764-7953
	BLAKE, FRANK L & BERNICE	21-00385-000	1149 SUNRISE AVE SPRINGDALE AR 72764
	BLAKE, FRANK L & BERNICE	21-00386-000	1149 SUNRISE AVE SPRINGDALE AR 72764
	GUNNISON RENTALS LLC	21-01700-000	1204 E JOYCE BLVD SUITE 102 FAYETTEVILLE AR 72703-5375
	CITY OF SPRINGDALE	21-01703-000	201 SPRING ST SPRINGDALE AR 72764
	GONZALEZ, MARGARITO & EMMA	21-00235-002	1245 W MORRIS AVE SPRINGDALE AR 72764
	STRAIGHT TRUST, O & S	21-00236-000	3218 N THOMPSON ST SPRINGDALE AR 72764
	WEST, EMILY KAYE	21-00387-000	1175 SUNRISE AVE SPRINGDALE AR 72764-7945
	BAILEY, KELLI ANN	21-00391-000	1287 SUNRISE AVE SPRINGDALE AR 72764
	RAMOS, ALBERTO & SALINAS, SONIA	21-01698-000	3321 BRUNSWICK ST SPRINGDALE AR 72764-7919
	MYERS, VIRGINIA & BUSH, MELITA D	21-00389-000	1233 SUNRISE AVE SPRINGDALE AR 72764-7947
	GARZA, HEATHER THOMPSON & ROBERT	21-00235-005	1165 W MORRIS AVE SPRINGDALE AR 72764-7952

	SWEPCO	21-00240-000	% AMERICAN ELECTRIC POWER COLUMBUS OH 43216-6428
	RUEDA, TIM & JO ANNA	21-00212-000	400 LINWOOD AVE LOWELL AR 72745-8303
	NORTHWEST ARKANSAS DREAM HOMES LLC	21-01699-000	PO BOX 10557 FAYETTEVILLE AR 72703
	MCNEILL, WESLEY & OLIVIA	21-00235-006	1147 W MORRIS AVE SPRINGDALE AR 72764
	BAYYARI REVOCABLE TRUST, FADIL H	21-00393-000	PO BOX 6250 SPRINGDALE AR 72766-6250
	BLUE ROCK PROPERTIES LLC	21-00388-000	9838 PINTAIL LN SPRINGDALE AR 72762
	NORTHWEST ARKANSAS DREAM HOMES LLC	21-01701-000	PO BOX 10557 FAYETTEVILLE AR 72703
	ANDERSON REVOCABLE TRUST, RANDALL	21-00230-000	406 COMPTON CT ALLEN TX 75013-3650
	OC - SPRINGDALE LLC	21-00213-000	6516 WELLS CIR SPRINGDALE AR 72762
	ROBERTS, DOUGLAS G & PENNY D	21-00384-000	1101 SUNRISE AVE SPRINGDALE AR 72764-7945
	RAMIREZ, SIOMARA YAMALI HERNANDEZ	21-00383-000	1075 SUNRISE AVE SPRINGDALE AR 72764
	BAYYARI 2020 IRREVOCABLE TRUST-SARAH R	21-00392-000	PO BOX 6250 SPRINGDALE AR 72766
	MAYSE REVOCABLE TRUST, IMOGENE - MURPHY, VICKIE LYNN & MAYSE, RODERICK D	21-00252-025	3719 N THOMPSON ST SPRINGDALE AR 72764-8040
	GONZALEZ, PANFILO RUEDA & RODRIGUEZ, JAZMIN I	21-00253-000	1832 S ASHWOOD AVE FAYETTEVILLE AR 72701
	DELOZIER, DIANA	21-00254-000	121 GREENWOOD HOLLOW RD EUREKA SPRINGS, AR 72632
	3265 N THOMPSON LLC	21-00259-001	4100 WAGON WHEEL RD SPRINGDALE AR 72762

Please feel free to contact me at your convenience.

Jake Chavis and Molly Robb
Odyssey Engineering
479-480-3330
jchavis@odysseynwa.com
124 Grant Pl STE E
Lowell, Ar 72745



Molly Robb
11/13/2024

**Notice of Public Hearing before the
Springdale Planning Commission on a
Petition to Rezone Property**

To all owners of land lying adjacent to the property at:

Location: Morris Ave (Parcel number 21-00213-000)

Owned by: Oc-Springdale LLC

NOTICE IS HEREBY GIVEN THAT a petition has been filed for zoning of the above property requesting
a change of zone classification from: A-1, which permits

use of the property as: Agriculture

to: MHP which permits use of the property as: RV Park

If approved, the rezoning will occur only upon the property described above.
It will not change the zoning or permitted uses on neighboring properties.

The purpose of this request is to: ☒ **Build**, ☐ **Develop**, ☐ **Sell after rezoning**

Explanation: We intend to expand the existing Rv park on site.

A public hearing on said petition to rezone will be held by the Springdale Planning Commission in the
Council Chambers of the City Administration Building at 201 Spring Street, Springdale, AR 72764 on:

December 3rd, 2024 at 5:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the
Planning Commission of their views on this matter by letter or email. All persons interested in this request
are invited to call or visit the Planning Office, City Administration Building to review and discuss the
petition with the Planning Staff.

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Street and Apt. 4100 WAGON WHEEL RD

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Sent To MAYSE REVOCABLE TRUST,
IMOGENE - MURPHY, WICKIE LYNN &
MAYSE, RODERICK D

Street and Apt. 3719 N THOMPSON ST

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RODRIGUEZ, JAZMIN IS

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Sent To ROBERTS, DOUGLAS G & PENNY D

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Sent To BAILEY, KELLI ANN

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Sent To WEST, EMILY KAYE

Street and Apt. 1175 SUNRISE AVE SPRINGDALE AR

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Sent To OC - SPRINGDALE LLC

Street and Apt. 6516 WELLS CIR SPRINGDALE AR

City, State, ZIP+4 72762

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☐ Adult Signature Required \$0.00
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Postage \$0.73

Total Postage \$9.68

Sent To GARZA, HEATHER THOMPSON & ROBERT

Street and Apt. 1165 W MORRIS AVE SPRINGDALE

City, State, ZIP+4 AR 72764-7952

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Sent To LIANOS REYES, AMALIA ROSA

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Sent To BLUE ROCK PROPERTIES LLC

Street and Apt. 9838 PINTAIL LN SPRINGDALE AR

City, State, ZIP+4 72762

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

LOWELL AR 0745 04
NOV 18 2024
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Springdale, AR 72764

Certified Mail Fee \$4.85

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Sent To BLAKE, FRANK L & amp; BERNICE

Street and Apt. 1149 SUNRISE AVE SPRINGDALE AR

City, State, ZIP 72764

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To MYERS, VIRGINIA & amp; BUSH

Street and Apt. MELITA D

City, State, ZIP 1233 SUNRISE AVE SPRINGDALE AR 72764-7947

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Allen, TX 75013

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To ANDERSON REVOCABLE TRUST, RANDALL

Street and Apt. 406 COMPTON CT ALLEN TX 75013-

City, State, ZIP 3650

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Springdale, AR 72766

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To BAYYARI 2020 IRREVOCABLE TRUST- SARAH R

Street and Apt. PO BOX 6250 SPRINGDALE AR 72766

City, State, ZIP

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To RUEDA, TIM & amp; JO ANNA

Street and Apt. 400 LINWOOD AVE LOWELL AR 72745-8303

City, State, ZIP

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To RAMIREZ, SIOMARA YAMALI HERNANDEZ

Street and Apt. 1075 SUNRISE AVE SPRINGDALE AR 72764

City, State, ZIP

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To BLAKE, FRANK L & amp; BERNICE

Street and Apt. 1149 SUNRISE AVE SPRINGDALE AR 72764

City, State, ZIP

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To BAYYARI REVOCABLE TRUST, FADIE H

Street and Apt. PO BOX 6250 SPRINGDALE AR 72766-6250

City, State, ZIP

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To GONZALEZ, MARGARITO & amp; EMMA

Street and Apt. 1245 W MORRIS AVE SPRINGDALE AR 72764

City, State, ZIP

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9589 0710 5270 0502 6860 13

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To SWPECO 1 RIVERSIDE BLVD
% AMERICAN ELECTRIC POWER
COLUMBUS OH 43215-6428

City, State, Zip

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To NORTHWEST ARKANSAS DREAM
HOMES LLC
PO BOX 10557 FAYETTEVILLE AR
72703

City, State, Zip

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To MCNEILL, WESLEY & ORMA
1147 W MORRIS AVE SPRINGDALE
AR 72764

City, State, Zip

Postmark Here NOV 18 2024

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To GUNNISON RENTALS LLC
1204 E JOYCE BLVD SUITE 102
FAYETTEVILLE AR 72703-5375

City, State, Zip

Postmark Here NOV 18 2024

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To NORTHWEST ARKANSAS DREAM
HOMES LLC
PO BOX 10557 FAYETTEVILLE AR
72703

City, State, Zip

Postmark Here NOV 18 2024

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To STRAIGHT TRUST, O & S
3218 N THOMPSON ST SPRINGDALE
AR 72764

City, State, Zip

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage \$9.68

Sent To RAMOS, ALBERTO & SALINAS,
SONIA
3321 BRUNSWICK ST SPRINGDALE
AR 72764-7919

City, State, Zip

Postmark Here NOV 18 2024

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Affidavit of Mailing

This document is to be submitted to the Springdale Planning & Community Development Division via iWorQ, planningapplications@springdalear.gov, or in person at 201 Spring Street, Springdale, AR.

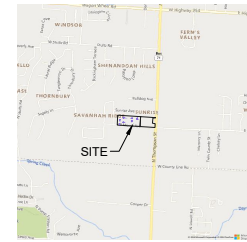
I hereby certify that I, (printed name) Jake Chavis acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.



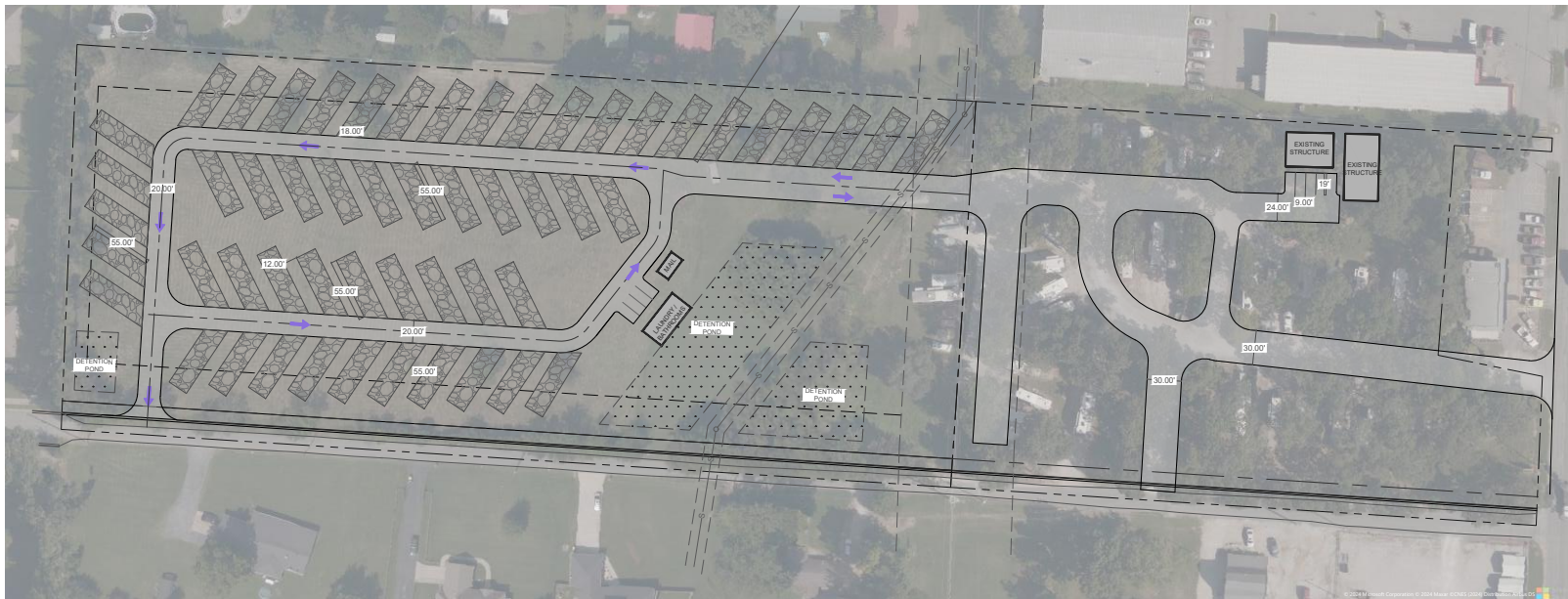
Signature

11.18.24

Date



NUMBER OF RV PADS WITH PARKING SPACE: 56
RV PAD SIZE = 55' X 18'



PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

[illegible]

**ODYSSEY
ENGINEERING**

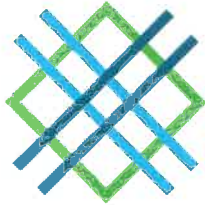
117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

OZARK CANOPY RV PARK
PHASE 2
3348 N THOMPSON ST.
SPRINGDALE, AR 72764

PROJECT NO.	DESIGNED BY	REVIEWED BY
OEP0000	MR	MR
PLAN DATE:	10.10.2024	

SHEET NAME:
CONCEPT LAYOUT

SHEET NO.:
1



SPRINGDALE™
WE'RE MAKING IT HAPPEN

www.SpringdaleAR.gov

December 4, 2024

Odyssey Engineering, LLC
124 Grant Pl
Lowell, AR 72745

Attn: Jake Chavis

RE: R24-58 Rezone W. of N. Thompson St. & N. of Morris Ave.

At the December 3, 2024 meeting of the Springdale Planning Commission, your request of rezoning the property from Agricultural District (A-1) to Manufactured Home Park (MHP) at the above location was denied.

The Planning Commission's decision may be appealed in writing to the City Clerk's office within fifteen (15) days provided that the petitioner explains why it's felt that the Planning Commission erred in its decision. It is required that adjacent property owners are notified of the appeal to the City Council.

Respectfully,

Patsy Christie, Director
Planning and Community Development Division

/jn

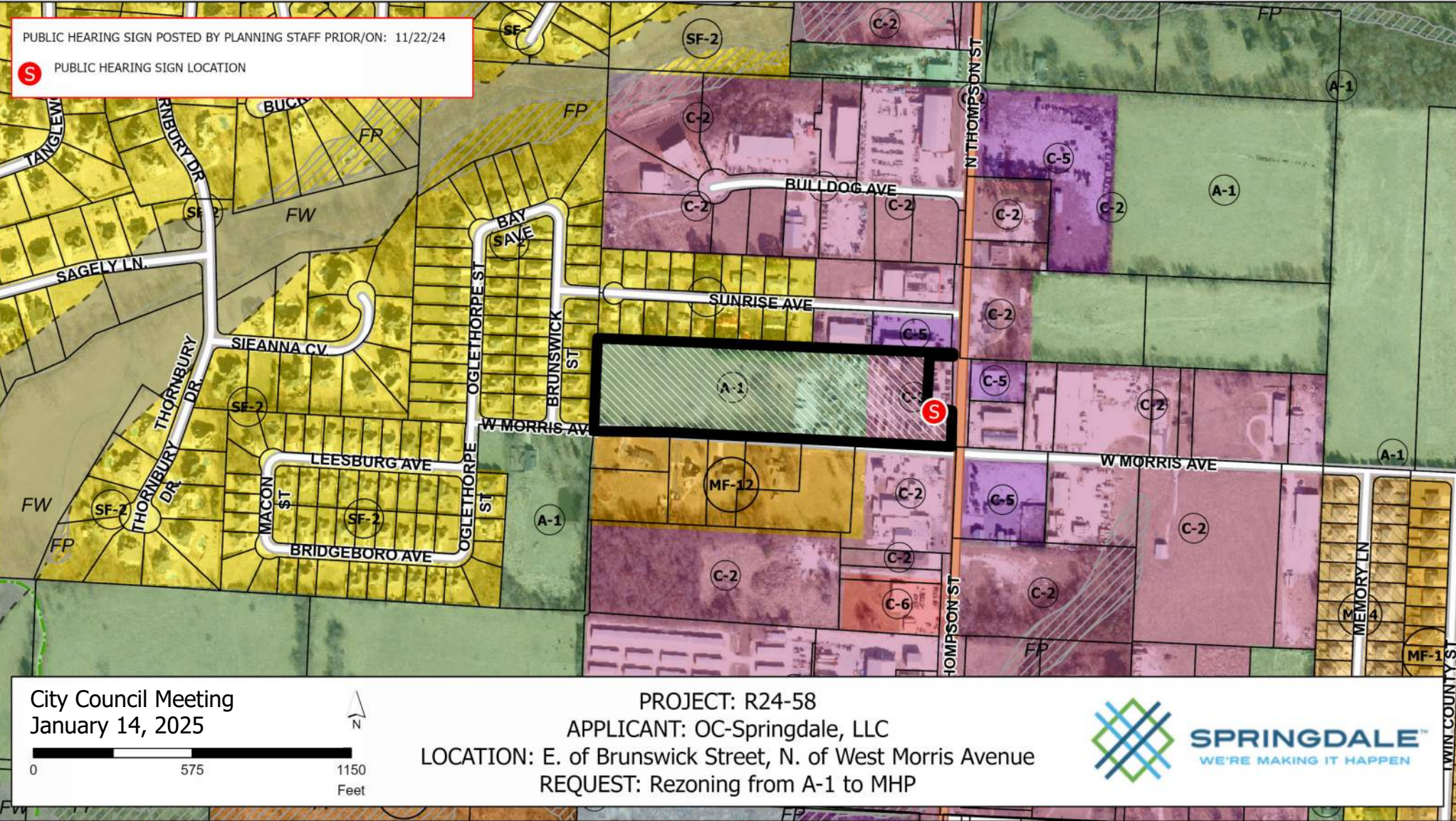
Cc: File

Patsy Christie Director

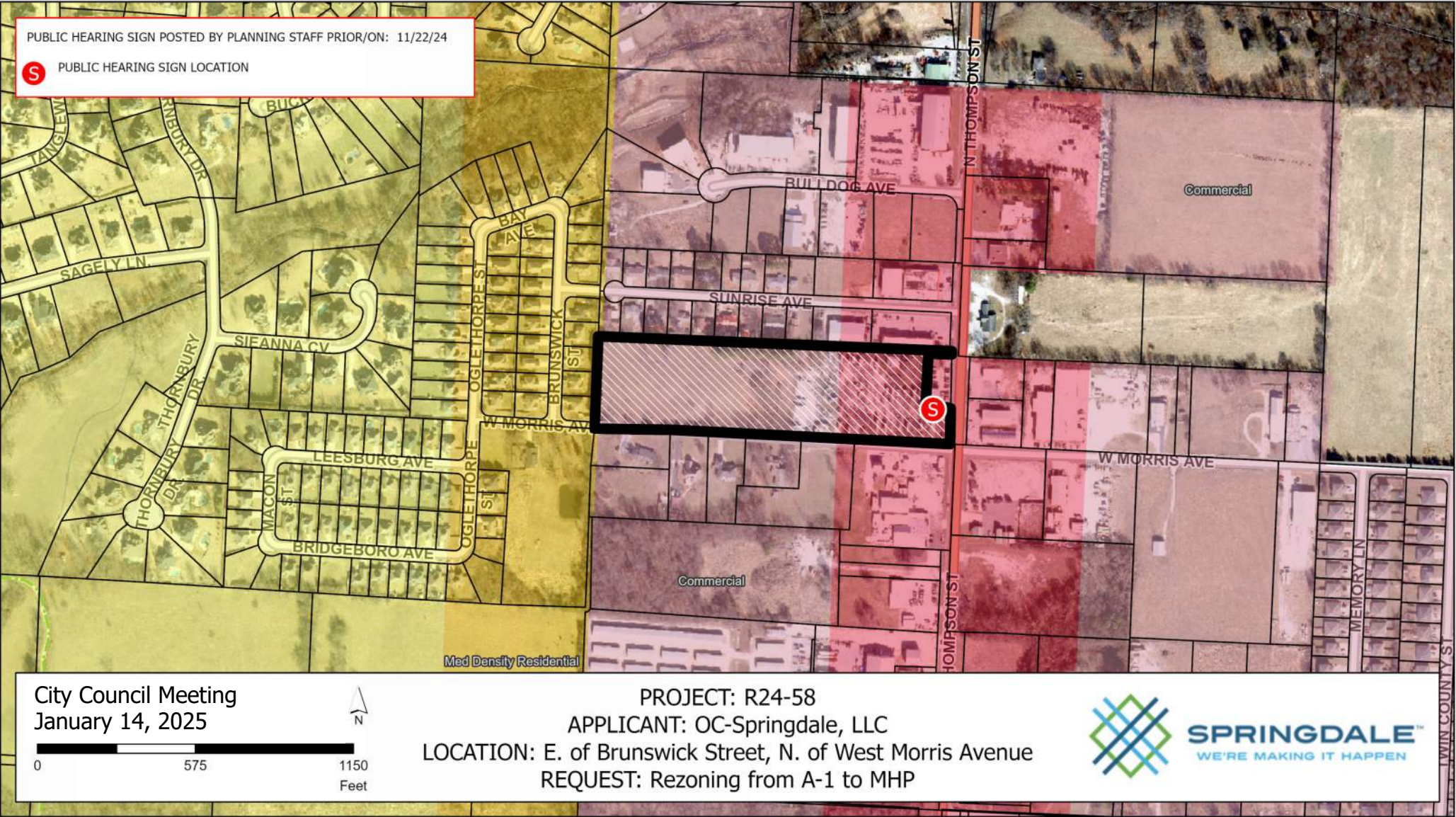
Planning and Community Development Division

(479) 750.8550 phone | (479) 750.8539 fax | 201 Spring Street | Springdale, Arkansas 72762 Page 36

Zoning Map - reflecting the subject property as A-1 and C-2 currently



Land Use Map - reflecting the subject property as Regional and Neighborhood Commercial.



FEDERAL-AID PROJECT RESOLUTION

RESOLUTION NO. _____

**A RESOLUTION EXPRESSING THE WILLINGNESS OF
THE CITY OF SPRINGDALE
TO UTILIZE FEDERAL-AID FUNDS
FOR THE FOLLOWING PROJECT:**

APPLE BLOSSOM AVENUE IMPROVEMENTS

WHEREAS, the **Northwest Arkansas Regional Planning Commission** has approved Federal-aid Surface Transportation Block Grant Program Attributable funds for the project at the following Federal and Local participating ratios, up to the maximum Federal-aid available:

Type Work	Work Phase	Federal %	Local %
Projects that reach construction	Preliminary Engineering	80	20
	Right-of-Way	80	20
	Utilities	80	20
	Construction	80	20
	Construction Engineering	80	20
Projects that never progress to construction	All Phases	-0-	100

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

SECTION I: The **City of Springdale** will participate in accordance with its designated responsibilities in this project.

SECTION II: The Mayor, or their designated representative is hereby authorized and directed to execute all appropriate agreements and contracts necessary to expedite the construction of this project.

SECTION III: The **City of Springdale** pledges its full support and hereby authorizes the Arkansas Department of Transportation to initiate action to implement this project.

THIS RESOLUTION adopted this _____ day of _____, _____.

Doug Sprouse
Mayor of Springdale

ATTEST: _____
(SEAL)

RESOLUTION NO. _____

**A RESOLUTION ENTERING INTO AN AGREEMENT
FOR THE CONSTRUCTION OF A GREENHOUSE PAD
AT RABBIT FOOD LODGE**

WHEREAS, the Springdale Public Works Department accepted bids for the purchase of a greenhouse pad for the greenhouse located at Rabbit Foot Lodge, pursuant to Section 2-157 of the Code of Ordinances for the City of Springdale, Arkansas, and

WHEREAS, the official bid opening was held on January 29, 2025, with one bid received from Crabcon Concrete Services, in an amount of \$25,154.00, and

WHEREAS, Public Works has selected Crabcon Concrete Services for the installation of a new greenhouse pad for the greenhouse at Rabbit Food Lodge, in an amount of \$25,154.00, to be paid for out of the Unrestricted General Fund.

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

1. The Mayor and City Clerk are hereby authorized to appropriate funds for a new greenhouse pad for the greenhouse at Rabbit Foot Lodge from Crabcon Concrete Services, in an amount of \$25,154.00, to be paid for out of the Unrestricted General Fund.
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 11th day of February, 2025

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

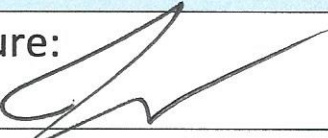
APPROVED:

Ernest B. Cate, CITY ATTORNEY



SPRINGDALE™
WE'RE MAKING IT HAPPEN

DEPARTMENT FUNDING REQUEST

Department: Public Works		Date: 1/30/2025
Point of Contact: James Smith	Amount Requested: \$ 25,154.00	
Date to be Presented to Committee: 02 / 03 / 2025		
Brief Description of Funding Request: <h1>Greenhouse pad</h1>		
Funding Source: (General Fund, Special Fund, etc.) General Fund		
IS IT BUDGETED?		
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
\$0 - \$42,920.00 No Council Approval Needed	<input type="checkbox"/> \$0 - \$4,999	
Request to Waive Bidding? <input type="checkbox"/> BUY BOARD <input type="checkbox"/> SOLE SOURCE	<input checked="" type="checkbox"/> \$5,000 - \$42,920.00 Requires 3 Quotes	
Signature: 	<input type="checkbox"/> \$42,921.00 + Requires Bid	
Please attach supplemental information	Request to waive bidding? <input type="checkbox"/> Buy Board <input type="checkbox"/> Sole Source	

Greenhouse Concrete Pad

Slab size is 60' 8" X 60' 8"

Site location: 2711 Silent Grove Rd., Springdale AR 72764

Bid for a 4" concrete slab 3500psi mix with 5-7% air entrainment. The slab should be constructed on 4" of sb2 gravel compacted to 95% standard proctor at -1-+3% optimum moisture. The slab should contain 6x6 welded wire fabric pulled up into the concrete approximately 1.5" from the compacted base.

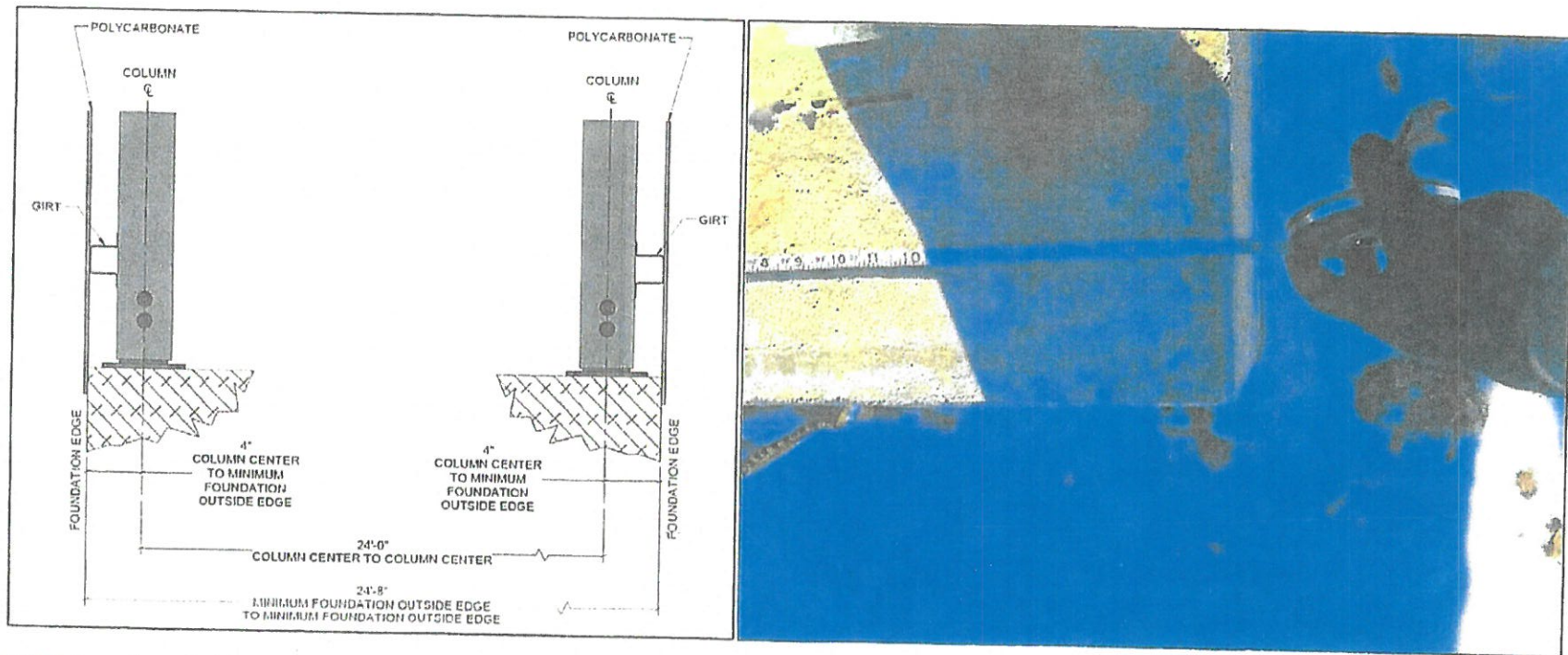
The slab should have a thickened edge around the perimeter. The thickened edge should be a minimum of 12" deep (16" from the top of slab elevation) and 18" wide. 3 - # 4 rebar should be placed in the trench spaced at 3" apart and held at 12-13" below slab grade. Taper the top inside of the trench to avoid a sudden transition from 16" thick to 4" thick.

Any interior support posts for the structure should have a spread footing 2'x2' x 16" deep with 3-#4 rebar at 6" spacing in each direction. This can be placed monolithically with the slab pour.

GrowSpan Greenhouse Foundation Requirements

GrowSpan Greenhouse Structure dimensions are measured from column center to column center.

- Communicate to your concrete contractor that our drawings show **center to center dimensions** for column placement; provide them a copy of your drawings.
- If GrowSpan is not designing the foundation, please have the foundation engineer specify anchors required.
- Avoid placing rebar at required anchor locations.
- Example:
 - Building is a 30'x60' S2000. The foundation OUT-TO-OUT dimensions should be AT LEAST 30'8" x 60'8".
 - **For project specific foundation details & questions consult your Greenhouse Project Manager.**
- Once your foundation is poured, GrowSpan requires out-to-out measurement photos of your foundation to be sent to your Project Manager. Please see the picture below for guidance.



****Disclaimer:** these decisions are up to the customer and their contractor. GrowSpan and affiliates are not liable for foundation design or delays/additional costs that would arise from incorrectly poured foundations.





HQ: 1395 John Fitch Blvd, South Windsor, CT 06074
 Plant: 1440 Field of Dreams Way, Dyersville, IA 52040
 1.800.476.9715 • www.growspan.com

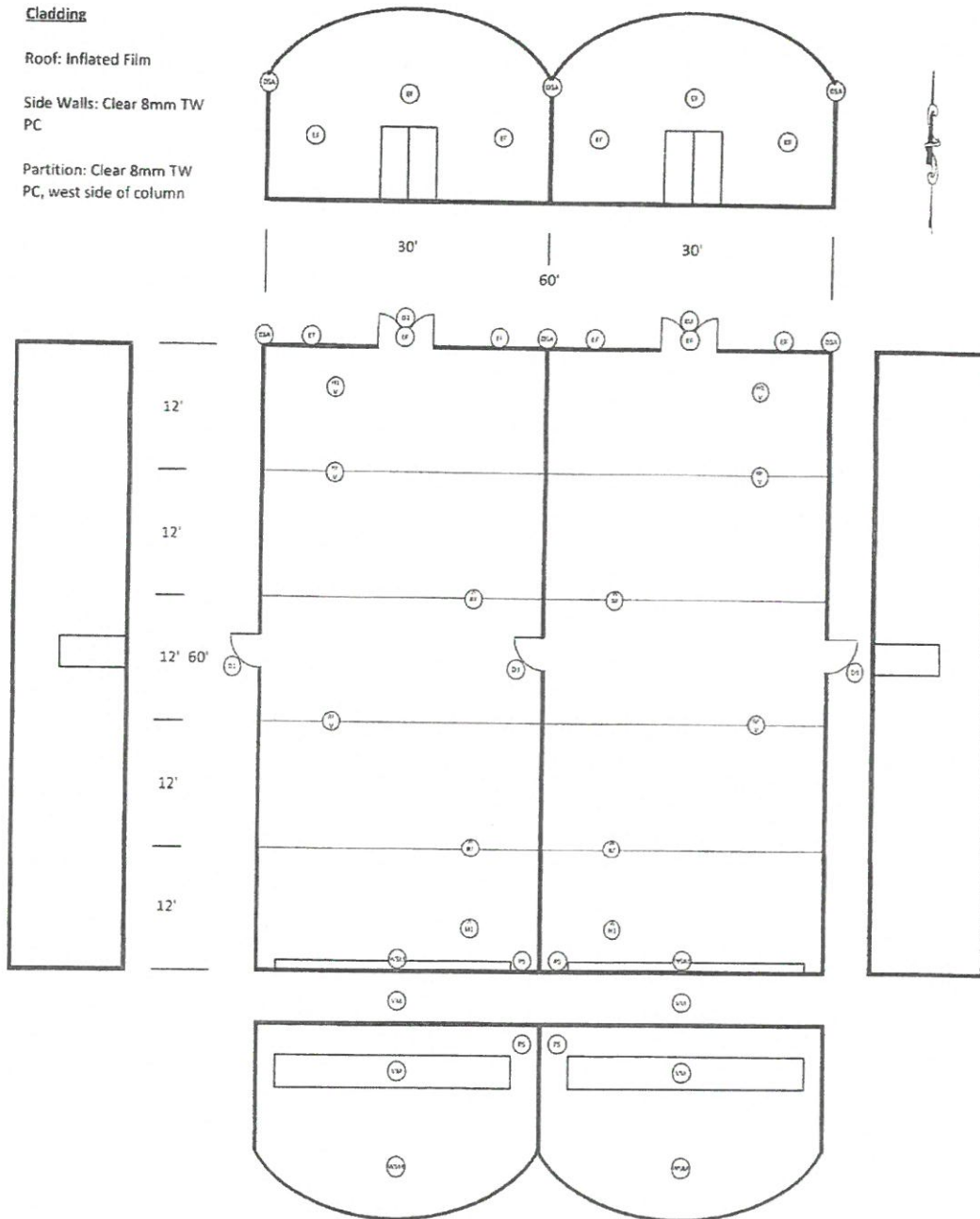
8/12/2024

Cladding

Roof: Inflated Film

Side Walls: Clear 8mm TW
 PC

Partition: Clear 8mm TW
 PC, west side of column



Customer: City of Springdale
 Account Number: 9114495

Concept Sketch
 Preliminary - NTS
 Locations Approximate

Address: 2711 Silent Grove Rd
 Springdale, AR 72764
 Order Number: 7879238

CrabCon, LLC

827 Malbec Road

Springdale, AR 72762

479-200-0241

rachel@crabtreeconcrete.com



Estimate 1095

ADDRESS

James Smith

269 E. Randall Wobbe Lane

Springdale, AR 72764

DATE
01/22/2025

TOTAL
\$25,154.00

EXPIRATION
DATE
02/28/2025

P.O. NUMBER

2711 Silent Grove Rd Greenhouse

SALES REP

Larry & Rachel Crabtree

DATE	DESCRIPTION	QTY	RATE	AMOUNT
04 Concrete	60'- 8"x60'- 8" Greenhouse poured monolithically at 4" with thickened slab edge, 6x6 wire, and 4" of SB2. 2'x2'x16" footing with #4 rebar Material and Labor	1	23,954.00	23,954.00
Equipment Rental	Pump fees - If needed (to be removed from price if not used)	1	1,200.00	1,200.00

By signing, agent, agrees to paying Crabtree Concrete, LLC on a per job basis at the completion of said work or earlier if agreed to by both parties. By signing this contract, it shall be by and construed according to the laws of the State of Arkansas. Any and all disputes between Contractor and Subcontractor pertaining to or relating to this contract in any way shall only be brought and heard in Washington Co. Arkansas.

TOTAL

\$25,154.00

THANK YOU.

Accepted By

Accepted Date

BID OPENING

On the 29th day of January 2025, at 10:00 a.m. a bid opening was held at the Public Works for the Greenhouse Slab

The meeting was called to order by James Smith.

Bids received are as follows:

Bid 1:

Firm: Crabcon

Address: 827 Malbec Rd Springdale, AR 72762

Bid amount:

\$25,154.00

Bid 2:

Firm: _____

Address: _____

Bid amount:

Bid 3:

Firm: _____

Address: _____

Bid amount:

RESOLUTION NO. _____

A RESOLUTION TO WAIVE BIDDING AND AUTHORIZING THE PURCHASE OF
VARIOUS CITY VEHICLES.

WHEREAS, the Springdale Fire Department and Parks and Recreation Department desire to purchase vehicles which are essential to their day-to-day operations, and

WHEREAS, the vehicles are available to be purchased at this time;

WHEREAS, the funding for these vehicles were approved in the 2025 budget;

WHEREAS, we are requesting to waive bidding on these vehicles due to receiving a better price from a local car dealership than buy-board pricing, and

WHEREAS, A.C.A § 14-58-104 (17) (A) states that the governing body of a city of the first class, city of the second class, or an incorporated town may purchase the following commodities without soliciting bids: New motor vehicles purchased from a licensed automobile dealership located in Arkansas for an amount not to exceed the fleet price awarded by the Office of State Procurement and in effect at the time the municipality submits the purchase order for the same make and model motor vehicle.;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Council authorized the purchase of the following vehicles for an amount not to exceed \$145,000.00 out of the 2025 budget and the Mayor is hereby authorized to execute any contracts related to the purchase.

Parks And Recreation	RAM 2500 Crew Cab Short Bed 4x4	\$43,824.00
Fire Department	Ford F-150 4x4 Short Bed	\$48,824.00
Fire Department	Ford F-150 4x4 Short Bed	\$48,824.00

PASSED AND APPROVED this ____ day of February, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY
CLERK TO PURCHASE ARTIFICIAL TURF FOR WALTER
TURNBOW PARK AND TO WAIVE COMPETITIVE
BIDDING**

WHEREAS, Walter Turnbow Park has been a successful downtown park development since its creation;

WHEREAS, the burmuda sod area between Shiloh square and the landscaping material along the Razorback Greenway is not thriving due to a lack of direct sunlight and consistent public gathering;

WHEREAS, the Springdale Parks Department has solicited quotes to replace the Bermuda sod with artificial turf;

WHEREAS, the most economical quote was provided by ForeverLawn at \$65,903;

WHEREAS, in order for the turf to be in place prior to the planned spring events, it is imperative for the quote to be executed quickly;

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

Section 1. Expenditures for this project will be paid from the Park Set Aside Fund

Section 2. The Mayor and City Clerk are hereby authorized to execute a quote for artificial turf with ForeverLawn for \$65,903.

Section 3. The Mayor is hereby authorized to execute change orders to this contract provided the cumulative total does not exceed 10% of the original contract price.

Section 4. The Council agrees it is in the best interest of the City to waive competitive bidding for this project.

PASSED AND APPROVED this _____ day of February, 2025

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City
Attorney



QUOTE #2776

SENT ON:

Aug 15, 2024

RECIPIENT:

**NWA Springdale Parks & Rec - Shiloh Square -
Springdale, AR**

106 West Emma Avenue
Springdale, Arkansas 72764

Phone: 479-799-2086

Job Name: Shiloh Square

Job Type: Commercial - Landscape

Turf Product #1: Playground Grass Academy

Turf Product #2: None

Square Feet: 5475.0 .00

Sales Person/Contact: Robby Spencer (918) 695-7780

4512 East 51st Street

Unit #109

Tulsa, Oklahoma 74135

Phone: 918-877-8619

Email: info@tulsaokc.foreverlawn.com

Product/Service	Description
Playground Grass Academy (FPAC)	Playground Grass Academy combines several different features to move it to the front of the class in playground surfacing. Taller XP blades mixed with the natural appearing tan thatch provide the ultimate in realism with a highly durable construction. The tan thatch also provides for the "hide and hold" feature related to infill. Field Green XP PE slit film yarn with tan thatch, 48 oz., 1 3/4" pile.
Freight/Shipping	Costs to ship and receive turf products and accessories needed to complete your installation.
Installation Supplies & Materials, NWA	Materials needed to complete a high quality installation, such as: seam tape, infill materials, stone base, nailer board, etc.
Project Labor, NWA	This includes the time necessary for our expert installers to prepare the base as outlined as well as install your premium synthetic grass.
Project Management	Project oversight by our turf experts to ensure a smooth installation and a top quality finished product.

A deposit of \$32,951.48 will be required to begin.



QUOTE #2776

SENT ON:

Aug 15, 2024

Scope of work includes: excavation of existing grass and top soil, installation of nailer board, aggregate base, artificial turf & sand infill.

Due to pricing considerations, this quote can only be guaranteed for 14 days. ForeverLawn OKC I Tulsa I NWA is not responsible for any damage from flooding due to incorrect irrigation, grading or base work of sub-contractors or builders not associated with ForeverLawn OKC I Tulsa I NWA. ForeverLawn OKC I Tulsa I NWA is not responsible for any damage to the turf due to the sun's reflection off of Low "E" windows. ForeverLawn OKC I Tulsa I NWA will provide a 2-year workmanship warranty on all installation work. Product/manufacture warranty is separate from installation warranty and is determined based on your product selection. Contact your ForeverLawn OKC I Tulsa I NWA representative for product/manufacture warranty details.

Subtotal	\$61,586.29
Springdale, AR (9.75%)	\$4,316.66
Total	\$65,902.95

Non-taxable

Signature: _____ Date: _____



P.O. Box 792110
New Orleans, LA 70179
www.swiftrecllc.com
Phone: 504-342-4961

Swift Recreation, LLC.

Playgrounds, Shade Structures, & Outdoor Recreation Equipment - Sales & Service
Proposal # 20494-JC

Springdale Parks and Recreation

Attn: Chad Wolf

Date: 09/13/2024

E-mail: cwolf@springdalecar.gov

Re: Shiloh Pavilion Turf

Est. Ship Date	Shipped Via	F.O.B Point	Terms
4 - 6 Weeks ARO	Best Way	Site	50% Deposit/ 50% Net 10 Days

Name	Description	Unit price	Quantity	Discount	Tax	Amount
Top Gun Turf	SW Greens Play-Safe 40 Turf, includes demo, install, sub base, and delivery	\$14.40	4836	0%	9.75%	\$69,638.40
	**Owner responsible for spoils haul off					

Price quoted includes a discount based on cash/check method of payment. Unless installation is quoted: Equipment is quoted F.O.B, knocked down and will require unloading, assembly, and installation. Swift Rec carries GL, Worker's Comp., Auto, and Umbrella Insurance. If Waiver's of Subrogation, OCP, Builder's Risk or other insurances are required, an additional fee will be charged.

One time subtotal: \$69,638.40

Subtotal excluding tax: \$69,638.40

Total tax: \$6,789.74

Total: \$76,428.14

We are pleased to submit the above quotation for your consideration. Should you place an order, be assured it will receive our prompt attention. This quote is valid for 30 days and is subject to change without notice past this time. Playground equipment requires installation over approved safety surfacing.

By: **Christina Swift** Christina Swift, Owner
Swift Recreation, LLC.

Accepted By:

Signature:

Name:

Title:

Date:

John Easterling

From: Chad Wolf <cwolf@springdalear.gov>
Sent: Friday, December 13, 2024 9:07 AM
To: Ben Peters; John Easterling
Subject: Fwd: Shiloh Square

Sent from my iPhone

Begin forwarded message:

From: "Dawson, Billy" <b.dawson@geosurfaces.com>
Date: September 13, 2024 at 9:56:30 AM CDT
To: Chad Wolf <cwolf@springdalear.gov>
Cc: Rachel Holden <r.holden@geosurfaces.com>
Subject: Shiloh Square

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Chad

Below is a budget number and a scope of work for Shiloh Park.

City of Springdale Shiloh Square

\$99,000.00- PIVOT, GeoFlo+, GeoBase
\$93,000.00- PIVOT, GeoFlo+, Stone Base

SCOPE OF WORK:

1. Removal of Organics & Haul Spoils Off-Site
2. Laser Grade
3. Drainage System
4. GeoBase System/ Stone Base
5. GeoFlo+ Shock Pad
6. Pivot Turf System
7. GeoCool additive
8. Warranty
 1. 12 Year- GeoBase, GeoFlo+, PIVOT
 2. 12 Year- GeoFlo+, PIVOT AND 1 Year- Stone Base
9. Tax & Performance Bond

Billy Dawson
GeoSurfaces, Inc.
870.557.2082
www.geosurfaces.com



Disclaimer: <https://www.tencategrass.com/emea-en/mail-disclaimer>

If the disclaimer doesn't appear as a live link, just copy and paste the link in your browser.

Turnbow Park

Artificial Turf Proposal

Legend

turf



RESOLUTION NO. _____

**A RESOLUTION WAIVING COMPETITIVE BIDDING
AND AUTHORIZING THE PURCHASE OF FITNESS
EQUIPMENT FOR SPRINGDALE PARKS AND
RECREATION**

WHEREAS, the Springdale Parks and Recreation Facility provides a workout facility that is used by many Springdale residents, and

WHEREAS, the current gym equipment that is available to our residents is outdated and needs to be upgraded, and

WHEREAS, the Springdale Parks and Recreation department is requesting to waive competitive bidding for the purchase of gym equipment from Matrix, which is available on the State Buy Board, in an amount of \$110,976.23 and

WHEREAS, A.C.A. § 14-58-303 (b)(2)(B) states "The governing body by Resolution may waive the requirements of competitive bidding in exceptional situations where this procedure is deemed not feasible or practical".

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that competitive bidding is hereby waived for the purchase of the fitness equipment for the Springdale Parks and Recreation facility, in an amount of \$110,976.23, to be paid for out of the 2025 Parks and Recreation budget, Athletic Equipment/Supplies account.

PASSED AND APPROVED this 11th day of February, 2025

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



DEPARTMENT FUNDING REQUEST

Department: Parks and Recreation		Date: 1-24-25
Point of Contact: Chad Wolf	Amount Requested: \$ 110,976.23	
Date to be Presented to Committee: <u>02</u> / <u>03</u> / <u>2025</u>		
Brief Description of Funding Request: New Weight Equipment for the Rec Center		
Funding Source: (General Fund, Special Fund, etc.) 2025 Budget		
IS IT BUDGETED?		
YES <input checked="" type="checkbox"/>		NO <input type="checkbox"/>
\$0 - \$42,920.00 No Council Approval Needed		<input type="checkbox"/> \$0 - \$4,999
Request to Waive Bidding? <input checked="" type="checkbox"/> BUY BOARD <input type="checkbox"/> SOLE SOURCE		<input type="checkbox"/> \$5,000 - \$42,920.00 Requires 3 Quotes
Signature: <i>Chad Wolf</i>		<input type="checkbox"/> \$42,921.00 + Requires Bid
Please attach supplemental information		Request to waive bidding? <input type="checkbox"/> Buy Board <input type="checkbox"/> Sole Source

QUOTE

MATRIX

Date: 01/09/2025
Quote #: QUO-182674-N7K7R0
Expires On: 02/08/2025

Primary Sales Contact

Wes Galloway
P: 918-344-6757 F: 608-839-5689
Wes.Galloway@matrixfitness.com

Alternate Sales Contact

Becky Cowell
P: 608-839-1199 F: 608-839-5933
Becky.Cowell@matrixfitness.com

Bill To:

Springdale Parks and Recreation
Tanner Spangler
1906 Cambridge St
Springdale, AR 72762
US
(479) 750-8185 -

Ship To:

Springdale Parks and Recreation
1906 Cambridge St
Springdale, AR 72762
US

Comments:

OMNIA Contract #156948

Shipping Notes:

- Strength Frame Color: Black Matte - Pad Color: *Black (std) - Cardio Frame Color: *Matte Black

Qty	Model Number	Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
3	T-PS-LED	Matrix Perf. LED Treadmill Blk Matte	\$11,420.00	\$4,570.00	\$13,710.00
1	C-PS-LED	Matrix Perf. LED Climbmill Blk Matte	\$12,095.00	\$5,080.00	\$5,080.00
3	R-ES-LED	Matrix Endurance LED Recumbent Blk Matte	\$4,985.00	\$2,090.00	\$6,270.00
2	U-ES-LED	Matrix Endur.LED Upright Cycle Blk Matte	\$4,290.00	\$1,745.00	\$3,490.00
3	E-ES-LED	Matrix Endur. LED Elliptical Blk Matte	\$6,795.00	\$2,855.00	\$8,565.00
2	G3-MS40CK	Aura - 4-stack Connection Kit - BM	\$200.00	\$100.00	\$200.00
1	G3-MS80CK	Aura - 8-stack Connection Kit - BM	\$450.00	\$305.00	\$305.00
2	G3-MS53-02	Aura - Seated Row - BM	\$2,870.00	\$1,875.00	\$3,750.00
2	G3-MS51-03	Aura - Lat Pulldown - BM	\$2,735.00	\$1,755.00	\$3,510.00
1	G3-MS52-02	Aura - Triceps Pressdown - BM	\$1,960.00	\$1,265.00	\$1,265.00
3	G3-MS24-03	Aura - Adjustable Pulley BM	\$2,670.00	\$1,725.00	\$5,175.00
1	MG-PL62-03	PL62 - Smith Machine - BM	\$5,285.00	\$3,160.00	\$3,160.00
2	MG-PRO47-7-04	Magnum Power Rack - PRO47 - 7' - no storage horns (JHTNAM)	\$4,090.00	\$1,875.00	\$3,750.00
2	MG-PRO47P-4-06	Magnum - PRO47P - 4x8 Platform w/Hardwood Insert (JHTNAM)	\$3,570.00	\$1,785.00	\$3,570.00
2	MG-OPT11-04	Magnum Platform Ramp;BG (JHTNAM)	\$260.00	\$130.00	\$260.00
2	MG-OPT13-04	Magnum MG-OPT13 Land Mine Attachment (JHTNAM)	\$400.00	\$250.00	\$500.00
2	MG-A526	A526 - 2-tier Flat DB Rack Short - BM	\$1,575.00	\$740.00	\$1,480.00
1	VS-S13	Versa - S13 - Converging Chest Press - Heavy Stack - BM	\$4,010.00	\$2,325.00	\$2,325.00
1	VS-S23	Versa - S23 - Converging Shoulder Press - Heavy Stack - BM	\$4,275.00	\$2,480.00	\$2,480.00
1	VS-S40	Versa - S40 - Bicep Curl - Heavy Stack - BM	\$3,465.00	\$2,015.00	\$2,015.00
1	VS-S42	Versa - S42 - Seated Tricep - Heavy Stack - BM	\$3,465.00	\$2,015.00	\$2,015.00
1	VS-S71	Versa - S71 - Leg Extension - Heavy Stack - BM	\$4,850.00	\$2,810.00	\$2,810.00
1	VS-S72	Versa - S72 - Seated Leg Curl - Heavy Stack - BM	\$3,870.00	\$2,720.00	\$2,720.00
1	VS-S52	Versa - S52 - Back Extension - Heavy Stack - BM	\$3,610.00	\$2,090.00	\$2,090.00
1	VS-S53	Versa - S53 - Abdominal - Heavy Stack, Plus - BM	\$3,205.00	\$1,855.00	\$1,855.00
1	VS-S70	Versa - S70 - Leg Press - Heavy Stack - BM	\$4,850.00	\$2,810.00	\$2,810.00
1	VS-S74	Versa - S74 - Dual Hip Adductor/Abductor - Heavy Stack - BM	\$4,640.00	\$2,320.00	\$2,320.00

1	VS-S78-02	Versa - S78 - Glute - Heavy Stack - BM	\$3,870.00	\$1,894.50	\$1,894.50
1	G3-S76_7	Aura - S76 - Rotary Hip - BM	\$5,230.00	\$2,930.00	\$2,930.00
1	MG-PL79	PL79 - Squat/Lunge - BM	\$1,840.00	\$1,288.00	\$1,288.00
1	A77-03	A77 - Adjustable Ab Bench - BM	\$1,750.00	\$1,050.00	\$1,050.00
1	XT-5-50URE-HEX-P	XULT URE Hex Plus DB 005-050 Set Black	\$1,945.00	\$972.23	\$972.23
1	XT-055URE-HEX-P	XULT URE Hex Plus DB Pair 055lb Black	\$389.00	\$194.44	\$194.44
1	XT-060URE-HEX-P	XULT URE Hex Plus DB Pair 060lb Black	\$425.00	\$212.11	\$212.11
1	XT-065URE-HEX-P	XULT URE Hex Plus DB Pair 065lb Black	\$460.00	\$229.79	\$229.79
1	XT-070URE-HEX-P	XULT URE Hex Plus DB Pair 070lb Black	\$495.00	\$247.47	\$247.47
1	XT-075URE-HEX-P	XULT URE Hex Plus DB Pair 075lb Black	\$531.00	\$265.14	\$265.14
1	XT-080URE-HEX-P	XULT URE Hex Plus DB Pair 080lb Black	\$566.00	\$282.81	\$282.81
4	XT-10RUBR-BP-TRAIN	XULT Training Bmpr Plate Rubr 10lb Black	\$56.00	\$27.53	\$110.12
4	XT-15RUBR-BP-TRAIN	XULT Training Bmpr Plate Rubr 15lb Red	\$95.00	\$47.43	\$189.72
4	XT-25RUBR-BP-TRAIN	XULT Training Bmpr Plate Rubr 25lb Green	\$123.00	\$61.29	\$245.16
4	XT-35RUBR-BP-TRAIN	XULT Train Bmpr Plate Rubr 35lb Yellow	\$169.00	\$84.31	\$337.24
12	XT-45RUBR-BP-TRAIN	XULT Training Bmpr Plate Rubr 45lb Blue	\$217.00	\$108.05	\$1,296.60
2	XT-20KG-OLY-BZ-FK	XULT 20kg Oly Bar 28.5mm Full Knurl	\$520.00	\$260.00	\$520.00

List Price Total	\$200,537.00	Equipment Sales Price	\$99,745.33
Customer Savings	\$100,791.67	FRT/ASM/DEL	\$10,971.96
		Used Equipment Trade In Discount	(\$1,200.00)
		Show Case Discount	(\$8,400.00)

Customer Subtotal (before tax)	\$101,117.29
Tax (Estimated,subject to change)	\$9,858.94
Total Amount Due (USD)(including tax)	\$110,976.23

Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) & cabling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINED IN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:
Johnson Health Tech North America Inc

USPS only

Johnson Health Tech NA Inc
PO Box 88931
Milwaukee, WI 53288-8931

Courier Services – UPS, FedEx, etc

Johnson Health Tech North America Inc - 010931
4900 W Brown Deer Rd
Milwaukee, WI 53223

Quote #: QUO-182674-N7K7R0

Quote Amount: \$110,976.23

Payment Terms: Net 30

Signature: _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Deposit Amount: _____

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE TEMPORARY
OPERATION OF A CARNIVAL**

WHEREAS, Rick Culver, Executive Director from the Rodeo of the Ozarks has requested permission to conduct two Carnival entertainment events at the Parsons Stadium Rodeo Arena located at 1423 E. Emma Avenue, put on by Clint Payne DBA BIG C's Enterprises, LLC; and

WHEREAS, Pride Amusements carnival dates will be *Friday, May 23rd, 2025 through Sunday, June 1st, 2025*; and *Friday, October 3rd, 2025 through Sunday, October 12th, 2025*; and

WHEREAS, the carnival's hours of operation will be *Friday, May 23rd, 2025 through Sunday, June 1st, 2025* from 5:00 p.m. – 10:00 p.m. Monday thru Thursday, 5:00 p.m. – 11:00 p.m. on Fridays, and Saturday thru Sunday, from 12:00 p.m. to 11:00 p.m.; and *Friday, October 3rd, 2025 through Sunday, October 12th, 2025*, from 5:00 p.m. – 10:00 p.m. Monday thru Thursday, 5:00 p.m. – 11:00 p.m. on Fridays, and Saturday thru Sunday, from 12:00 p.m. to 11:00 p.m.; and

WHEREAS, Sec. 26-43 of the Springdale Code of Ordinances provides that the operation of a carnival, sideshow or other similar amusement facility within the city must be approved by resolution adopted by the city council,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Rick Culver, Executive Director with the Rodeo of the Ozarks and Clint Payne DBA BIG C's Enterprises, LLC is hereby authorized to conduct two carnival entertainment events in Parsons Stadium Rodeo Arena located at 1423 E. Emma Avenue, *Friday, May 23rd, 2025 through Sunday, June 1st, 2025*; and *Friday, October 3rd, 2025 through Sunday, October 12th, 2025* with the carnival opening and closing times listed above. In case of a rain out, the mayor has the authority to reschedule this event.

PASSED AND APPROVED this 11th day of February, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

CITY OF SPRINGDALE
APPLICATION FOR CIRCUS/EVENT

DATE OF APPLICATION: Jan 15,2025

BUSINESS NAME: Rodeo of the Ozarks for Clint Payne DBA BIG C's Enterprises, LLC

OWNER: Clint Payne

BUSINESS ADDRESS: PO Box 86 Doniphan, MO 63935

BUSINESS PHONE: 479-756-0464

EMERGENCY PHONE: 479-790-7425 Rick Culver

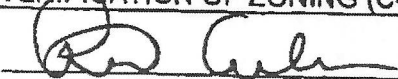
DATE OF EVENT(7 day maximum): Oct 3-12,2025

PHYSICAL LOCATION OF EVENT: 1423 E Emma Ave Springdale, AR 72765

HOURS OF OPERATION(Limited hrs. 10 a.m. to midnight): Weekdays 5PM-10PM Fndays 5pm-11pm, Sat-Sun 12pm-11pm

ARKANSAS SALES & USE TAX NUMBER: 54387777-SLS

VERIFICATION OF ZONING (C-2, C-5):



(SIGNATURE OF APPLICANT)

OFFICE USE ONLY

1. APPLICATION FEE OF \$100.00 COLLECTED:

2. PROOF OF \$1 MIL PUBLIC LIABILITY INSURANCE:(Non-profits exempt)

3. COPY OF WRITTEN PERMISSION FROM PROPERTY OWNER:

*******Please complete the following inspections after Council Approval*******

DATE OF COUNCIL APPROVAL:

FIRE MARSHAL'S SIGNATURE:(Call 479-751-4510)

BUILDING OFFICIAL'S SIGNATURE:(Call 479-750-8557)



Jan 15,2025

To whom it may concern:

The Rodeo of the Ozarks will be hosting Big C's Enterprises, LLC carnival at Parsons Stadium on the dates of May 23rd-June 1st , 2025 and Oct 3-12,2025. We give permission to use the grounds.

Rodeo of the Ozarks

Rick Culver

Executive Director



BIGCSEN-01

MCHUA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/6/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Johnson, Kendall & Johnson, Inc. 109 Pheasant Run Newtown, PA 18940	CONTACT NAME:	
	PHONE (A/C, No, Ext): (215) 968-4741	FAX (A/C, No): (215) 968-0973
	E-MAIL ADDRESS: info@jkj.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Admiral Insurance Company	24856
INSURED Big C's Enterprises, LLC P.O. Box 86 Doniphan, MO 63935	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			CA000052963-01	5/2/2024	5/2/2025	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
							MED EXP (Any one person) \$ 0
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 1,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						
	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	<input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Parson Stadium/ Rick Culver and the Springdale Benevolent Foundation are named as Additional Insureds with respects to the operations of the Named Insured where required by written contract for General Liability.

Event:

event dates :

actual dates on property : 1

Location : Parson Stadium,

CERTIFICATE HOLDER

CANCELLATION

Parson Stadium/ Rick Culver and the Springdale Benevolent Foundation
1423 Emma,
Springdale, AR 72765

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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CITY OF SPRINGDALE
APPLICATION FOR CIRCUS/EVENT

DATE OF APPLICATION: Jan 15,2025

BUSINESS NAME: Rodeo of the Ozarks for Clint Payne DBA BIG C's Enterprises, LLC

OWNER: Clint Payne

BUSINESS ADDRESS: PO Box 86 Doniphan, MO 63935

BUSINESS PHONE: 479-756-0464

EMERGENCY PHONE: 479-790-7425 Rick Culver

DATE OF EVENT(7 day maximum): May 23-June 1,2025

PHYSICAL LOCATION OF EVENT: 1423 E Emma Ave Springdale, AR 72765

HOURS OF OPERATION(Limited hrs. 10 a.m. to midnight): Weekdays 5PM-10PM Fridays 5pm-11pm, Sat-Sun 12pm-11pm

ARKANSAS SALES & USE TAX NUMBER: 54387777-SLS

VERIFICATION OF ZONING (C-2, C-5):



(SIGNATURE OF APPLICANT)

OFFICE USE ONLY

1. APPLICATION FEE OF \$100.00 COLLECTED:

2. PROOF OF \$1 MIL PUBLIC LIABILITY INSURANCE:(Non-profits exempt)

3. COPY OF WRITTEN PERMISSION FROM PROPERTY OWNER:

*******Please complete the following inspections after Council Approval*******

DATE OF COUNCIL APPROVAL:

FIRE MARSHAL'S SIGNATURE:(Call 479-751-4510)

BUILDING OFFICIAL'S SIGNATURE:(Call 479-750-8557)



Jan 15,2025

To whom it may concern:

The Rodeo of the Ozarks will be hosting Big C's Enterprises, LLC carnival at Parsons Stadium on the dates of May 23rd-June 1st , 2025 and Oct 3-12,2025. We give permission to use the grounds.

Rodeo of the Ozarks

Rick Culver

Executive Director



BIGCSEN-01

MCHUA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/6/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Johnson, Kendall & Johnson, Inc. 109 Pheasant Run Newtown, PA 18940	CONTACT NAME: PHONE (A/C, No, Ext): (215) 968-4741 FAX (A/C, No): (215) 968-0973 E-MAIL ADDRESS: info@kjj.com
INSURED Big C's Enterprises, LLC P.O. Box 86 Doniphan, MO 63935	INSURER(S) AFFORDING COVERAGE INSURER A : Admiral Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F : NAIC # 24856

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER: <input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ <input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below N/A			CA000052963-01	5/2/2024	5/2/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 0 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ EACH OCCURRENCE \$ AGGREGATE \$ PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Parson Stadium/ Rick Culver and the Springdale Benevolent Foundation are named as Additional Insureds with respects to the operations of the Named Insured where required by written contract for General Liability.

Event:
event dates :
actual dates on property :
Location : Parson Stadium,

CERTIFICATE HOLDER

CANCELLATION

Parson Stadium/ Rick Culver and the Springdale Benevolent Foundation
1423 Emma,
Springdale, AR 72765

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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ORDINANCE NO. _____

**AN ORDINANCE VACATING A
PORTION OF A DEDICATED
PUBLIC STREET KNOWN AS
RANDALL WOBBE LANE, PURSUANT
TO ARK. CODE ANN. §14-301-301, *et seq.*
DECLARING AN EMERGENCY; AND
FOR OTHER PURPOSES.**

WHEREAS, C.L. George and Sons has petitioned for the abandonment of a portion of a dedicated public street, more commonly known as a portion of E. Randall Wobbe Lane, described as follows:

Part of the NW¼ of the SW¼ of Section 30 and the SW¼ of the NW¼ of Section 30, Township 18 N, Range 29 W, Washington County, Arkansas, more particularly described as follows: Commencing at the SE corner of the NW¼ of the SW¼ of Section 30; thence North 88°21' West along the South line thereof a distance of 309.8 feet; thence continue North 88°21' West along said South line a distance of 70.0 feet to a point on the westerly ROW line of Old Missouri Road; thence North 04°45' East along said ROW line, a distance of 215.5 feet to a point; thence North 01°12' East along said ROW line, a distance of 323.1 feet to a point; thence North 01°50' East along said ROW line, a distance of 254.9 feet to a point; thence North 03°31' East along said ROW line, a distance of 273.2 feet to a point; thence North 01°49' West along said ROW line, a distance of 200.6 feet to a point on the southerly ROW line of Randall Wobbe Lane and the POINT OF BEGINNING; thence North 49°00' West along said ROW line, a distance of 103.4 feet to a point; thence South 86°57' West along said ROW line, a distance of 200.6 feet to a point; thence North 88°46' West along said ROW line, a distance of 100.0 feet to a point; thence North 77°27' West along said ROW line, a distance of 102.0 feet to a point; thence North 88°46' West along said ROW line, a distance of 350.0 feet to a point; thence South 59°32' West along said ROW line, a distance of 40.0 feet to a point; thence North 88°16' West along said ROW line, a distance of 16.5 feet to a point on the existing centerline of Jefferson Street; thence North 01°44' East along said existing centerline, a distance of 135.9 feet to a point on the northerly ROW line of Randall Wobbe Lane; thence South 88°16' East along said ROW line, a distance of 15.0 feet to a point; thence South 52°52' East along said ROW line, a distance of 42.4 feet to a point; thence South 87°57' East along said ROW line, a distance of 350.0 feet to a point; thence North 82°42' East along said ROW line, a distance of 101.1 feet to a point; thence South 87°49' East along said ROW line, a distance of 300.0 feet to a point; thence North 63°09' East along said proposed ROW line, a distance of 75.1 feet to a point on the westerly ROW line of Old Missouri Road; thence East to a point which is due North of the point of beginning; thence South to the POINT OF BEGINNING.

Less and Except the following:

Part of the NW¼ of the SW¼ of Section 30 and the SW¼ of the NW¼ of Section 30, Township 18 N, Range 29 W, Washington County, Arkansas, more particularly described as follows: Commencing at the SE corner of the NW¼ of the SW¼ of Section 30; thence North 88°21' West along the south line thereof a distance of 309.8 feet; thence continue North 88°21' West along said south line a distance of 70.0 feet to a point on the westerly ROW line of Old Missouri Road; thence North 04°45' East along said ROW line, a distance of 215.5 feet to a point; thence North 01°12' East along said ROW line, a distance of 323.1 feet to a point; thence North 01°50' East along said ROW line, a distance of 254.9 feet to a point; thence North 03°31' East along said ROW line, a distance of 273.2 feet to a point; thence North 01°49' West along said ROW line, a distance of 200.6 feet to a point on the southerly ROW line of Randall Wobbe Lane; thence North 49°00' West along said ROW line, a distance of 103.4 feet to a point; thence South 86°57' West along said ROW line, a distance of 200.6 feet to a point; thence North 88°46' West along said ROW line, a distance of 100.0 feet to a point; thence North 77°27' West along said ROW line a distance of 102.0 feet to a point; thence North 88°46' West along said ROW line, a distance of 350.0 feet to the POINT OF BEGINNING; thence South 59°32' West along said ROW line, a distance of 40.0 feet; thence North 88°16' West along said ROW line, a distance of 16.5 feet to a point on the existing centerline of Jefferson Street; thence North 01°44' East along said existing centerline, a distance of 135.9 feet to a point on the proposed northerly ROW line of Randall Wobbe Lane; thence South 88°16' East along said ROW line, a distance of 15.0 feet to a point; thence South 52°52' East along said ROW line, a distance of 42.4 feet to a point; thence South 87°57' East along said ROW line, a distance of 350.0 feet to a point; thence returning Southwesterly to the POINT OF BEGINNING.

Generally located between Parcel No. 815-27518-000 and Parcel No. 815-28699-000. And as shown on the attached Exhibit "A".

WHEREAS, after due notice as required by law, the City Council has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question and has ascertained that the portion of the street herein described has heretofore been dedicated to the public use for a street;

WHEREAS, all owners of property abutting the portion of street herein described have filed their written consent to the abandonment and vacating of the portion of the street herein described; and

WHEREAS, public interest and welfare will not be adversely affected by the abandonment of the portion of the street herein described.

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

Section 1: That the City of Springdale, Arkansas, hereby releases, vacates and abandons all its right-of-way interests, with the rights of the public generally, in and to a portion of a dedicated public street described hereinabove.

Section 2: A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the office of the Recorder of Washington County, Arkansas, and recorded in the Deed records of the County.

Section 3: The Council further finds that pursuant to Arkansas law, upon abandonment of this right-of-way, the ownership of the property where the right-of-way is located as shown on the plat, shall vest in the owners of the real estate abutting thereon, with each such abutting owner taking title to the center line of the right-of-way so abandoned, and the ownership shall be free from the easement of the City for public use as a street. Provided, however, that the City of Springdale will retain the rights of any utility/drainage easements which may exist across this property.

Section 4: 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 11th day of February, 2025.

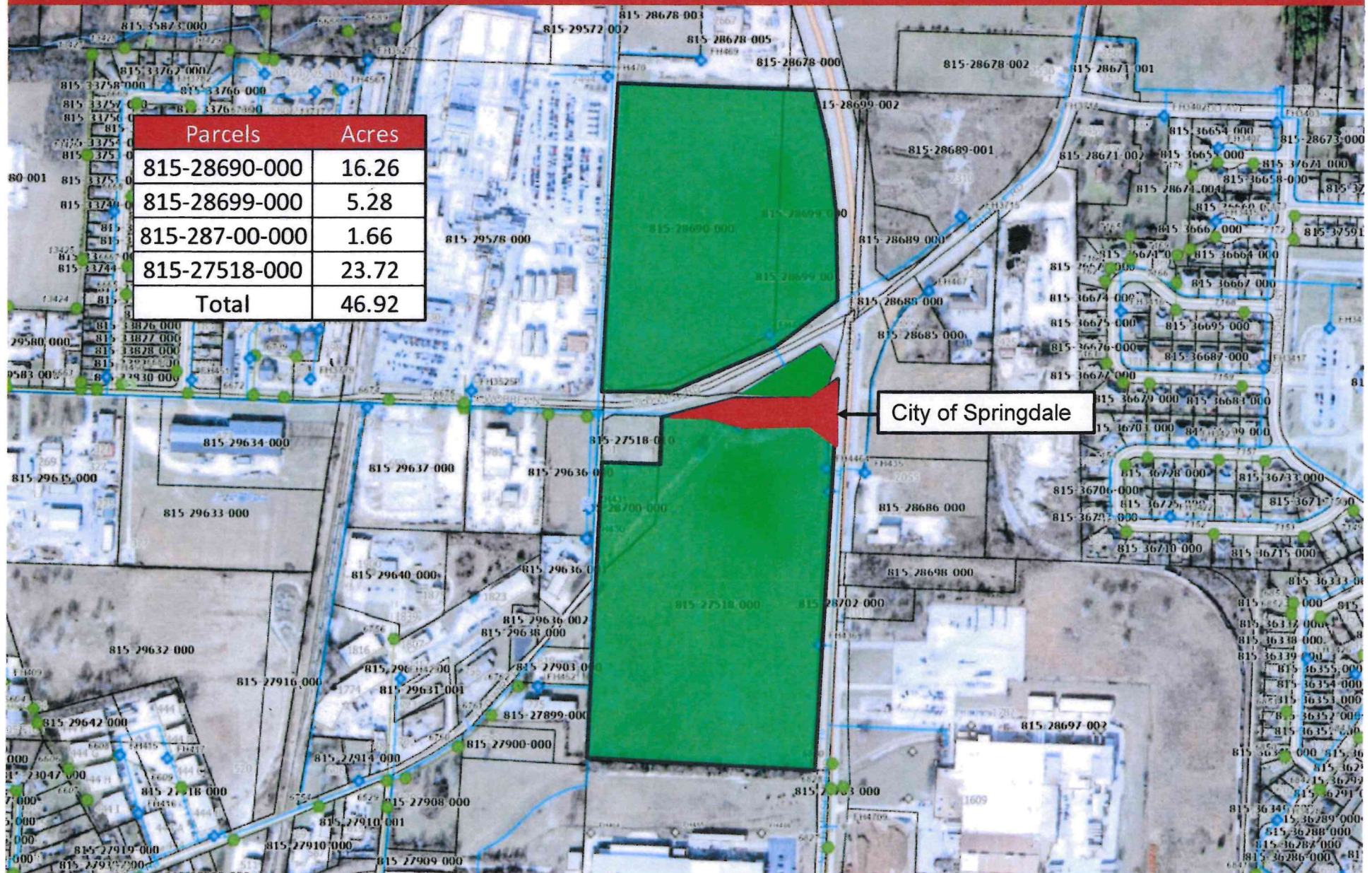
Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

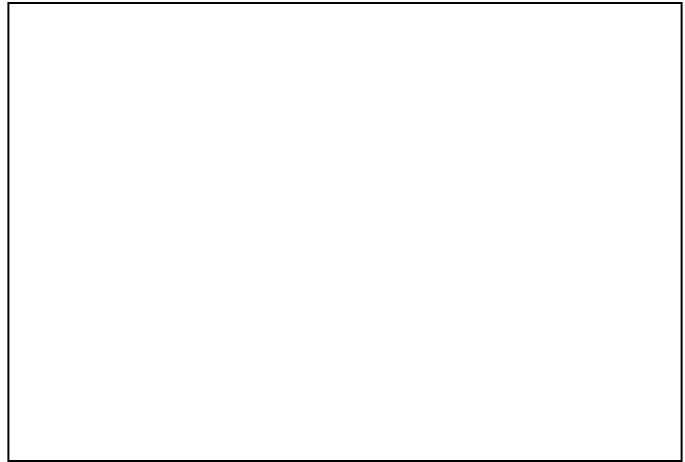
Ernest B. Cate, CITY ATTORNEY





ORDINANCE NO. _____

**AN ORDINANCE VACATING AND
ABANDONING A STORM DRAINAGE
EASEMENT, PURSUANT TO ARK.
CODE ANN. §14-301-301, *et seq.*,
DECLARING AN EMERGENCY; AND
FOR OTHER PURPOSES.**



WHEREAS, D.R. Horton – NW Arkansas, LLC, has petitioned for the abandonment of the entirety of a storm drainage easement, said easement having been filed for record on November 15, 1999, as File No. 99102236 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit “A”:

STORM DRAINAGE EASEMENT VACATION DESCRIPTION:

A 20 FOOT WIDE SANITARY SEWER AND STORM DRAINAGE EASEMENT, SAID EASEMENT BEING PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST, WASHINGTON COUNTY, ARKANSAS, SAID EASEMENT BEING DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS NORTH 89°38' EAST 400 FEET AND NORTH 00°18' EAST 210 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-SIX (26); THENCE SOUTH 00°18'00" WEST A DISTANCE OF 39.92 TO A POINT; THENCE NORTH 89°39'00" WEST A DISTANCE OF 20.00 TO A POINT; THENCE NORTH 00°18'00" EAST A DISTANCE OF 48.65 TO A POINT; THENCE NORTH 27°57'36" EAST A DISTANCE OF 112.64 TO A POINT; THENCE NORTH 01°32'56" WEST A DISTANCE OF 174.98 TO A POINT; THENCE NORTH 45°11'57" EAST A DISTANCE OF 32.99 TO A POINT; THENCE SOUTH 44°48'03" EAST A DISTANCE OF 20.00 TO A POINT; THENCE SOUTH 45°11'57" WEST A DISTANCE OF 24.35 TO A POINT; THENCE SOUTH 01°32'56" EAST A DISTANCE OF 171.60 TO A POINT; THENCE SOUTH 27°57'36" WEST A DISTANCE OF 112.98 TO A POINT; THENCE SOUTH 00°18'00" WEST A DISTANCE OF 3.82 TO A POINT; TO THE POINT OF BEGINNING; CONTAINING 0.17 ACRES OR 7219.17 SQUARE FEET MORE OR LESS.

Tax Parcel No.: 815-29735-003

WHEREAS, after due notice as required by law, the City Council has, at the time and place mentioned in the notice, heard all persons desiring to be heard on the question;

WHEREAS, public interest and welfare will not be adversely affected by the abandonment of the easements herein described.

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

Section 1: That the City of Springdale, Arkansas, hereby releases, vacates and abandons all its interests, with the rights of the public generally, in and to the storm drainage easement described hereinabove.

Section 2: A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the office of the Recorder of Washington County, Arkansas, and recorded in the Deed records of the County.

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

PASSED AND APPROVED this 11th day of February, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



RESOLUTION NO. _____

**A RESOLUTION SETTING A HEARING DATE ON A
PETITION TO ABANDON A PORTION OF A UTILITY
EASEMENT IN THE CITY OF SPRINGDALE,
WASHINGTON COUNTY, ARKANSAS.**

WHEREAS, Richard Coger and Janet Coger, have petitioned for the partial abandonment of a utility easement on Parcel No. 815-29495-000, said easement having been filed for record as File No. 2004-00029949 in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and said partial easement to be vacated being more particularly described as follows, and as shown on the attached Exhibit "A":

PARTIAL UTILITY EASEMENT VACATION DESCRIPTION:

Commencing at a point marking the Southeast Corner of the Southwest Quarter of the Northeast Quarter. Thence along the East line of said Forty, North 02 degrees 29 minutes 06 seconds East, 394.96 feet. Thence leaving said East line, North 87 degrees 54 minutes 25 seconds West, 453.52 feet. Thence South 01 degrees 18 minutes 52 seconds West, 45.39 feet to a point on the Northside of a building and the Point of Beginning. Thence along the Northside of said building, South 89 degrees 44 minutes 12 seconds East, 7.11 feet to the Northeast Corner of said building. Thence along the Eastside of said building, South 00 degrees 15 minutes 48 seconds West, 200.50 feet to the Southeast Corner of said building. Thence along the Southside of said building, North 89 degrees 44 minutes 12 seconds West, 10.79 feet. Thence leaving said Southside of said building, North 01 degrees 18 minutes 52 seconds East, 200.54 feet to the Point of Beginning, containing 7,177.62 square feet.

WHEREAS, the City Council finds that a hearing date should be set on the request to abandon these aforementioned easements;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that March 11, 2025, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing as required by law.

PASSED AND APPROVED this _____ day of _____, 2025.

Doug Sprouse, Mayor

ATTEST:

Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

Page 75

The City Council of the City of Springdale met in regular session on Tuesday, January 28, 2025 in the Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

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

Department heads present:

Frank Gamble	Police Chief
Derek Wright	Police Captain
Sharon Tromburg	Asst Director/Planning Commission
Ben Peters	Engineer Director
Mike Chamlee	Buildings Director
James Smith	Public Works Director
Blake Holte	Fire Chief
Anne Gresham	Library Director
Ron Findley	Director of Community Engagement/Neighborhood Services

CITIZEN COMMENTS

None

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the January 14, 2025 City Council meeting be approved as presented. Council Member Taldo made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Taldo 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 Fougerousse made the second.

After the vote was taken, motion carried 8-0.

ORDINANCE NO. 6046 – AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R24-56) CERTAIN LANDS LOCATED ATA 5217 WHITTLE ROAD FROM AGRICULTURAL DISTRICT (A-1) TO LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2), AND DECLARING AN EMERGENCY.

Sharon Tromburg presented the Ordinance. Planning Commission reviewed the Ordinance and recommended approval.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6046.

ORDINANCE NO. 6047 – AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-01) CERTAIN LANDS LOCATED AT 4031 OLD WIRE ROAD FROM LOW/MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (SF-2) TO GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg presented the Ordinance. The property consists of .61 acres. Planning Commission reviewed the Ordinance and recommended approval.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6047.

ORDINANCE NO. 6048 - AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLATS PERTAINING THERETO BY REZONING (R25-04) CERTAIN LANDS LOCATED AT THE NE CORNER OF AR HWY 112 & CARRIE SMITH ROAD AND 8984 CARRIE SMITH ROAD FROM AGRICULTURAL DISTRICT (A-1) TO GENERAL COMMERCIAL DISTRICT (C-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg presented the Ordinance. The property consists of 3.77 acres. Planning Commission reviewed the Ordinance and recommended approval.

Rob Gary spoke on behalf of the residents of Greenbriar Estates, a subdivision near the proposed property, opposing the Ordinance.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6048.

ORDINANCE NO. 6049 - AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-07) CERTAIN LANDS LOCATED AT 1094 NICHOLS ROAD FROM AGRICULTURAL DISTRICT (A-1) TO LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) WITHIN SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.

Sharon Tromburg presented the Ordinance. The property consists of A .22-acre tract. Planning Commission reviewed the Ordinance and recommended approval.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6049.

ORDINANCE NO 6050 - AMENDING CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS, THE DOWNTOWN DISTRICT FORM-BASED CODE (FB25-02); REVISING SECTION 2.0 THE REGULATING PLAN, DECLARING AN EMERGENCY, AND FOR OTHER PURPOSES.

Sharon Tromburg presented the Ordinance. The property consists of a 1.4-acre tract, located at 700 & 724 E. Johnson Avenue. Planning Commission reviewed the Ordinance and recommended approval.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried 8-0.

The Ordinance was numbered 6050.

RESOLUTION NO. 12-25 – APPROVING A CONDITIONAL USE (C25-03) FOR LUIS AND MICHAEL VILLEGAS, 265 FOOD COURT AT THE SE CORNER OF OLD MISSOURI ROAD & EAST HUNTSVILLE AVENUE AS SET FORTH IN ORDINANCE NO. 4030.

Sharon Tromburg presented the resolution. Planning commission reviewed and approved the Resolution.

RESOLUTION NO. 12-25

A RESOLUTION APPROVING A CONDITIONAL USE (C25-03) FOR LUIS AND MICHAEL VILLEGAS, 265 FOOD COURT AT THE SE CORNER OF OLD MISSOURI ROAD & EAST HUNTSVILLE AVENUE AS SET FORTH IN ORDINANCE NO. 4030

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

WHEREAS, the Planning Commission held a public hearing on January 7, 2025, on a request by Luis and Michael Villegas, 265 Food Court for a Conditional Use (C25-03) for a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5).

WHEREAS, following the public hearing, the Planning Commission by a vote of eight (8) yeses and zero (0) nays recommends that a Conditional Use (C25-03) be granted to Luis & Michael Villegas, 265 Food Court for a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5) with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
9. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a Conditional Use (C25-03) to Luis & Michael Villegas, 265 Food Court for a Use Unit 52 (Food Truck Court) in a Thoroughfare Commercial District (C-5) with the following conditions:

1. May not operate between the hours of 10:00 p.m. and 7:00 a.m.
2. No obstruction of parking spaces required for the operation of any other use on the site
3. Maintain on the site a minimum of three parking spaces designated for their use.
4. If a health certificate is required, display the health certificate in a manner visible to customers.
5. No obstruction of pedestrian or motor vehicle traffic flow.
6. No obstruction of traffic signals or regulatory signs.
7. No vending upon a public way.
8. Sound any device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation.
9. Keep vending sites clean and free of paper or refuse of any kind generated from the operation of their business. All trash or debris accumulating within twenty (20) feet of any vending stand collect and deposit into a trash container.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 12-25.

RESOLUTION NO. 13-25, APPROVING A WAIVER (W24-28) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LEGACY VENTURES STORAGE IN CONNECTION WITH L24-47, A LARGE-SCALE DEVELOPMENT.

Sharon Tromburg presented the Resolution. Planning Commission denied the waiver 7-1. Tim Brazell, owner and developer of the development, spoke

RESOLUTION NO. 13-25

A RESOLUTION APPROVING A WAIVER (W24-28) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LEGACY VENTURES STORAGE IN CONNECTION WITH L24-47, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W24-28) 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 (W24-28) of street improvements to Dixon Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L24-47, a Large-Scale Development for Legacy Ventures Storage, 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 1: **Grants** a waiver of street improvements to Dixon Street including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L24-47, a Large-Scale Development for Legacy Ventures Storage.

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

After the vote was taken, motion carried 6-2. Jeff Watson and Mark Fougrousse voted no.

The Resolution was numbered 13-25.

RESOLUTION NO. 14-25 - APPROVING A WAIVER (W25-04) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LUIS AND MICHAEL VILLEGAS, 265 FOOD COURT WITH L25-04, A LARGE-SCALE DEVELOPMENT.

Sharon Tromburg presented the Resolution. This is a sidewalk waiver that Planning Commission denied by a vote of 7-1.

RESOLUTION NO. 14-25

A RESOLUTION APPROVING A WAIVER (W25-04) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LUIS AND MICHAEL VILLEGAS, 265 FOOD COURT WITH L25-04, A LARGE-SCALE DEVELOPMENT.

WHEREAS, Ordinance #3047 provides for the waiver (W25-04) of street improvements, drainage relating thereto, curbs, gutters, sidewalks, and street lights to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver (W25-04) of street improvements to S. Old Missouri Road & E. Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-04, a Large-Scale Development for 265 Food Court, 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 2: **Denies** a waiver of street improvements to S. Old Missouri Road & E. Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-04, a Large-Scale Development for 265 Food Court.

Council Member Mark Fougrousse moved the Resolution, **Option 2**, be adopted. Council Member Taldo made the second.

After the vote was taken, motion carried 7-1. Jeff Watson voted no.

The Resolution was numbered 14-25.

ORDINANCE NO. 6051 – AMENDING CHAPTER 2, ARTICLE V, DIVISION 2, OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; AND DECLARING AN EMERGENCY.

City Attorney Ernest Cate presented the Ordinance. Ordinance Committee recommended approval.

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 8-0.

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

After the vote was taken, motion carried by 8-0

The ordinance was numbered 6051.

RESOLUTION NO. 15 – 25 - AUTHORIZING THE CITY OF SPRINGDALE, ARKANSAS TO ACCEPT AND ENTER INTO A SUBAWARD GRANT AGREEMENT WITH THE ARKANSAS TRI-REGION ENERGY AND ENVIRONMENT INNOVATION COALITION TO UTILIZE SUBAWARDED FUNDS FOR EPA CLIMATE POLLUTION REDUCTION GRANT ("CPRG") PROJECT IMPLEMENTATION; AND FOR OTHER PURPOSES.

Engineering Director Ben Peters presented the Resolution. Springdale was selected to receive \$3.9 million for Wetland protections from flooding.

RESOLUTION NO. 15-25

A RESOLUTION AUTHORIZING THE CITY OF SPRINGDALE, ARKANSAS TO ACCEPT AND ENTER INTO A SUBAWARD GRANT AGREEMENT WITH THE ARKANSAS TRI-REGION ENERGY AND ENVIRONMENT INNOVATION COALITION TO UTILIZE SUBAWARDED FUNDS FOR EPA CLIMATE POLLUTION REDUCTION GRANT ("CPRG") PROJECT IMPLEMENTATION; AND FOR OTHER PURPOSES.

WHEREAS, the Arkansas Tri-Region Energy and Environment Innovation Coalition ("the Coalition") has received an implementation grant from the Environmental Protection Agency through the federal Climate Pollution Reduction Grant ("CPRG") Program for projects related to stormwater management, flood reduction, and land protection;

WHEREAS, the following projects were included in the Coalition’s CPRG grant proposal with the support of the City of Springdale (City): Resilient Springdale;

WHEREAS, the Coalition desires to subaward a total of \$3,967,885 over five (5) years to the City to perform CPRG implementation activities that include the following:

Resilient Springdale	Federal - 100% \$3,967,885
<i>Downtown Spring Creek Preservation</i>	\$57,500
<i>Spring Creek at Thunder Chicken Floodplain, Stream, & Riparian Restoration & Preservation</i>	\$603,690
<i>Willie George Park Wetland Restoration & Trail Construction</i>	\$682,700
<i>Spring Creek at the Greenway Forest, Stream, and Riparian Restoration & Preservation</i>	\$1,026,995
<i>Lower Clear Creek Stream Restoration</i>	\$1,597,000

WHEREAS, the City recognizes the importance of stormwater management, flood reduction, and land protection for the health and wellbeing of its residents and is committed to enhancing residents' quality of life through sustainable environmental practices; and

WHEREAS, the City Council supports the City’s partnership with the Coalition and the EPA's goal to assist states, local governments, tribes, and territories to develop and implement plans for reducing greenhouse gas emissions and other harmful air pollution.

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

Section 1: The Mayor and City Clerk hereby agrees to receive and account for all sub-

awarded funding and project expenses and are hereby authorized to execute all appropriate agreements and contracts necessary to implement the above stated projects;

Section 2: The Mayor and City Clerk is hereby authorized to direct all funding and staff time necessary to meet project deliverables as agreed upon with the Coalition;

Section 3: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Resolutions: All resolutions or orders of the City Council or parts of resolutions or orders of the City Council in conflict with this Resolution are repealed to the extent of such conflict.

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 15-25.

RESOLUTION NO. 16 – 25, AUTHORIZING THE PURCHASE OF A NEW LOCUTION FIRE STATION ALERTING SYSTEM FOR THE SPRINGDALE FIRE DEPARTMENT, AND TO WAIVE COMPETITIVE BIDDING.

Fire Chief Blake Holte presented the Resolution.

RESOLUTION NO. 16-25

A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW LOCUTION FIRE STATION ALERTING SYSTEM FOR THE SPRINGDALE FIRE DEPARTMENT, AND TO WAIVE COMPETITIVE BIDDING

WHEREAS, the Springdale Fire Department is in need of an upgrade to their current Locution fire station alerting system, and

WHEREAS, this will remove the radio alerting from a dispatch console to a dedicated console through LCDI- Prime Alert, increasing reliability and efficiency during times of network interruptions, and

WHEREAS, this will fulfill CFAI Accreditation, NFPA and ISO requirements for redundant dispatching functionality, and

WHEREAS, the total for the purchase of the updated software and related equipment is \$105,054.00, before tax, to be paid for out of the 2025 Budget of the Springdale Fire Department Capital Software line item, and

WHEREAS, the Springdale Fire Department has requested to waive competitive bidding, pursuant to A.C.A. § 14-58-104(b), as this is a sole source for the department.

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

Section 1: The Mayor and City Clerk are authorized to sign the agreement with Locution Systems for necessary upgrades to the Springdale Fire Department Locution Alerting System, in an amount of \$115,296.77, including sales tax to be paid directly to the State of Arkansas.

Section 2: Due to the sole nature of this request, competitive bidding is hereby waived pursuant to A.C.A. § 14-58-104(b).

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 16-25.

RESOLUTION NO. 17 – 25, AUTHORIZING THE DESTRUCTION OF OLD ACCOUNTING RECORDS.

City Clerk/Treasurer Sabra Jeffus presented the Resolution.

RESOLUTION NO. 17-25

A RESOLUTION AUTHORIZING THE DESTRUCTION OF OLD ACCOUNTING RECORDS

WHEREAS, there is presently a shortage of storage space to maintain old accounting records in the City Clerk’s Office, and

WHEREAS, all of the records are items that the City Clerk’s Office is not required to keep by law or are items that have been digitally archived, and

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

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

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

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

After the vote was taken, motion carried 8-0.

The Resolution was numbered 17-25.

ORDINANCE NO. 6052 – 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.

Ernest Cate presented the Ordinance. The property is located at 1503 W. Emma Avenue in Springdale.

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

After the vote was taken, motion carried 8-0.

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

After the vote was taken, motion carried by 8-0.

The ordinance was numbered 6052.

COMMENTS FROM COUNCIL MEMBERS.

Randall Harriman stated the Northwest Arkansas Community College Foundation asked him to express their appreciation for the ARPA funds.

ADJOURNMENT

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

After a voice vote of all ayes and no nays, the meeting adjourned at 6:47 p.m.

Doug Sprouse, Mayor

Sabra Jeffus, City Clerk/Treasurer