

- **The next City Council Committee Meeting date will be discussed during tonight's meeting.**

**SPRINGDALE CITY COUNCIL  
REGULAR MEETING  
CITY COUNCIL CHAMBERS  
201 SPRING STREET (2<sup>ND</sup> FLOOR)  
Tuesday, June 24<sup>th</sup>, 2025**

5:55 p.m. Pre-Meeting Activities

Pledge of Allegiance

Invocation – Councilwoman Amelia Taldo

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, June 10<sup>th</sup>, 2025.** Pgs. 91-97

6. Procedural Motions

A. Entertain Motion to read all Ordinances and Resolutions by title only.

B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s) 8A-8E and 9A (Motion must be approved by two-thirds (2/3) of the council members)*

7. Appointments and Reappointments

A. **A Resolution** making a reappointment to the Springdale Airport Commission of the City of Springdale, Arkansas. Presented by Mayor Doug Sprouse. Pg. 1-2

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

A. **An Ordinance** amending Article 3, Section 1; Article 4, Section 3; and Article 6, Section 3.13 of the Zoning Ordinance of the City of Springdale, Arkansas, for the creation of a C-7 Recreational Vehicle Park Zoning District, and creating corresponding supplementary district regulations relating thereto; and declaring an emergency. Pgs. 3-9

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 (R25-32) certain lands located at 5555 W. Sunset Avenue from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) within Springdale, Arkansas, and declaring an emergency. Pgs. 10-14

C. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-33) certain lands located at 100 S. Thompson Street & tract to the west along W. Emma Avenue from a General Commercial District (C-2) to an Institutional District (P-1) within Springdale, Arkansas, and declaring an emergency. Pgs. 15-19

D. **An Ordinance** amending Ordinance No. 3307, the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning (R25-35) certain lands located at 1311 S. 48th Street from an Agricultural District (A-1) to a Thoroughfare Commercial District (C-5) within Springdale, Arkansas, and declaring an emergency. Pgs. 20-24

E. **An Ordinance** accepting the replat (RP25-04) of Lot 1, Block 1, Rugel Addition & Tract 4 of the Informal Plat of Bluff Cemetery creating Lot 1 of Mill Street Village & Tract 5 of Bluff Cemetery to the City of Springdale, Arkansas, and declaring an emergency. Pgs. 25-33

F. **A Resolution** approving a waiver (W25-16) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Felipe Trujillo in connection with 4304 Kelly Road, a single-family dwelling. Pgs. 34-35

**G. A Resolution** approving a waiver (W25-17) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Loretta & William Tanner in connection with 201 Shoreline Drive, a single-family dwelling. **Pgs. 36-37**

**H. A Resolution** approving a waiver (W25-18) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to UAMS Orthopedic and Sports Medicine Center in connection with L25-10, a large-scale development. **Pgs. 38-39**

**I. A Resolution** approving a waiver (W25-19) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Daniel & Heather Douglas in connection with 647 Nichols Road, a single-family dwelling. **Pgs. 40-41**

**J. A Resolution** approving a waiver (W25-22) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Rebecca Nell Thompson Revocable Trust in connection with east of 8692 East Wagon Wheel Road, a single-family dwelling. **Pgs. 42-43**

**K. A Resolution** approving a waiver (W25-23) of street improvements, drainage, curbs, gutters, sidewalks, and street lights as set forth in Ordinance No. 3725 to Reliable Poultry, expansion in connection with N25-16, a non-large-scale development. **Pgs. 44-45**

9. Health, Sanitation, & Property Maintenance Committee by Chairwoman Amelia Taldo – **Item(s) forwarded from Committee with no recommendation.**

**A. An Ordinance** ordering the razing (demolition) and removal of a certain residential structure within the City of Springdale, Arkansas, located at 599 Lawndale Drive to declare an emergency and for other purposes. Presented by Ernest Cate, City Attorney. **Pgs. 46-66**

10. Committee of the Whole – **All Item(s) forwarded from Committee with recommendation for approval.**

**A. A Resolution** authorizing the Mayor and City Clerk to enter into an agreement with the City of Cave Springs concerning the Water Territory Boundary between the two cities. Presented by Ernest Cate, City Attorney. **Pgs. 67-82**

11. **A Resolution** authorizing the expenditure of funds to acquire property from Eric Egberts for the Gene George Blvd. Extension Project (Elm Springs Rd. to County Line Rd.), Project No. 23BPS4. Presented by Ernest Cate, City Attorney. **Pgs. 83-90**
12. **A Discussion** on the 1<sup>st</sup> City Council Committee Meeting in July 2025.
13. Comments from Council Members.
14. Comments from City Attorney.
15. Comments from Mayor
16. Adjournment.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION MAKING A REAPPOINTMENT  
TO THE SPRINGDALE AIRPORT COMMISSION  
OF THE CITY OF SPRINGDALE, ARKANSAS**

**WHEREAS**, Micah Thomason currently serves on the Springdale Airport Commission, with a term that is set to expire on July 1, 2025, and

**WHEREAS**, according to Section 18-26 of the Springdale Code of Ordinances, Commissioners shall be appointed by the Mayor and confirmed by three-fourths of the elected City Council, and

**WHEREAS**, the Springdale Airport Commission has recommended the reappointment of Micah Thomason, and

**WHEREAS**, the Mayor has recommended the reappointment of Micah Thomason to the Springdale Airport Commission for a four-year term, set to expire on July 1, 2029,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that Micah Thomason is hereby reappointed to the Springdale Airport Commission for a four-year term, set to expire on July 1, 2029.

**PASSED AND APPROVED** this 24<sup>th</sup> day of June, 2025.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest Cate, City Attorney



# Springdale National Airport

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June 16, 2025

Mayor Doug Sprouse  
City of Springdale, Arkansas  
201 Spring Street  
Springdale, Arkansas 72764

The term for Airport Commissioner Micah Thomason expires July 1, 2025. Commissioner Thomason has been an asset to the Commission and I am submitting his name for reappointment for the next four-year term.

Thank you for your consideration.

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Collier, Chairman  
Springdale Airport Commission

That which is underlined is added and that which is stricken through is deleted.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ARTICLE 3, SECTION 1; ARTICLE 4, SECTION 3; AND ARTICLE 6, SECTION 3.13 OF THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, FOR THE CREATION OF A C-7 RECREATIONAL VEHICLE PARK ZONING DISTRICT, AND CREATING CORRESPONDING SUPPLEMENTARY DISTRICT REGULATIONS RELATING THERETO; AND DECLARING AN EMERGENCY.**

**WHEREAS**, Article 3, Section 1, of the Zoning Ordinance of the City of Springdale, Arkansas, sets forth the various zoning districts within the City of Springdale;

**WHEREAS**, Article 4, Section 3 of the Zoning Ordinance of the City of Springdale, Arkansas, contains the district regulations for the various commercial districts within the City of Springdale

**WHEREAS**, Article 6, Section 3 of the Zoning Ordinance of the City of Springdale, Arkansas, contains supplementary regulations for various commercial districts within the City of Springdale;

**WHEREAS**, Article 3, Section 1; Article 4, Section 3; and Article 6, Section 3.13 of the Zoning Ordinance of the City of Springdale, Arkansas, need to be amended to add C-7, Recreational Vehicle Park District, and to add corresponding supplemental district regulations related thereto;

**WHEREAS**, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Article 3, Section 1; Article 4, Section 3; and, Article 6, Section 3.13 of the Zoning Ordinance of the City of Springdale, Arkansas; and

**WHEREAS**, a public hearing was held before the Springdale Planning Commission on June 3, 2025, after notice was given of said hearing as required by law.

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

**Section 1:** Article 3, Section 1 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 1. - Districts established.

In order to protect the general public from intrusive usage of land by adjacent or nearby uses, the city is divided, within its jurisdiction, into zoning districts or classifications. Within these districts, certain development regulations and restrictions shall apply, such as the location of the buildings, and other structures; the allowable usage; the height and bulk of buildings; and the setbacks and areas of yards and other open spaces. The city, with the exception of the downtown district is hereby divided into the following zones:

A-1, Agricultural district.

R-E, Residential estate district.

SF-1, Low density single family residential district.

SF-2, Low/medium density single family residential district.

SF-3, Medium density single family residential district.

MF-2, Low density multi-family residential district.

MF-3, Low/medium density duplex.

MF-4, Low/medium density multi-family residential district.

MF-12, Medium density multi-family residential district.

MF-16, Medium/high density multi-family residential district.

MF-24, High density multi-family residential district.

SF4, Medium density single family affordable housing.

MHP, Manufactured home park.

O-1, Neighborhood office district.

C-1, Neighborhood commercial district.

C-2, General commercial district.

C-4, Planned commercial district.

C-5, Thoroughfare commercial district.

C-6, Large product retail sales district.

C-7, Recreational Vehicle Park district.

W-1, Warehouse district.

I-1, Light industrial.

I-2, General industrial district.

I-3, Planned industrial district.

PUD, Planned unit development.

P-1, Institutional district.

FP, Floodplain overlay district.

Airport overlay district.

SEED, Springdale Elective Enhancement District.

**Section 2:** Article 4, Section 3 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to add a new subsection, Section 3.9, to read as follows:

### **3.9 C-7 – Recreational Vehicle Park District**

#### **PURPOSE**

The purpose of the C-7 Recreational Vehicle Park District is to create an area for the use of recreational vehicles (RVs), as a commercial district in the City of Springdale to provide temporary housing. Each C-7 rezoning shall be subject to the supplementary district regulations of Article 6, Section 3.13 of this chapter.

## DEVELOPMENT CRITERIA

1. All RV parks shall have frontage on, and direct access to, an arterial, or collector, as identified by the Master Street Plan.
2. All RV parks shall be processed as large-scale developments, as required by the zoning ordinance.
3. The access drives, and parking pads, shall be paved with a dust-free hard surface.
4. All RV parks shall be provided with central, and separate (male, female), lavatory facilities and showers, and central human waste disposal and solid waste disposal facilities.
5. Each parking pad shall be equipped with electrical hook-ups.
6. All RV parks shall be maintained in a clean, safe, and healthy manner.
7. Water and sewage disposal facilities shall be provided in each RV park, and shall be approved by the city and the Health Department

## USES PERMITTED

Unit 1, City-wide public uses by right.  
Unit 30, Recreational vehicle park.

## CONDITIONAL USES PERMISSIBLE ON APPEAL TO THE PLANNING COMMISSION

Unit 4, Cultural, recreational and health facilities.

## ACCESSORY USES

Clubhouse/recreational building.  
Rental office for RV lots.  
Manager's office.  
Bathhouses.  
Laundry rooms.  
Storage area/storage building.  
Private swimming pools or cabanas.  
Cooking/barbecue grill structure.

## SITE PLAN AND APPEARANCE REVIEW REQUIREMENTS

A site plan and review is required of all RV parks submitted with the rezoning application, and shall be subject to the supplementary district regulations of Article 6, Section 3.13 of this chapter.

## HEIGHT REGULATIONS

There shall be no maximum height limits in C-7 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

## AREA REGULATIONS

See Article 6, Section 3.13 of this chapter.

## SETBACKS

Front setback .....30'  
Front setback if parking is allowed between R-O-W and the building .....50'  
Side setback (subject to applicable fire and building codes) 20'  
Side setback when contiguous to a residential district .....200'  
Rear setback .....20'  
Rear setback when contiguous to a residential district .....200'

## GREENSPACE

Each development shall provide a landscaping plan in accordance with the requirements of Chapter 56.

## OFF-STREET PARKING.

See Article 7 of this chapter.

**Section 3:** Article 6, Section 3.13 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby repealed in its entirety, and is hereby replaced with supplementary district regulations pertaining to Use Unit 30 Recreational Vehicle Park and C-7 Recreational Vehicle Park District, to read as follows:

**3.13 Recreation vehicle park development standards.** Parks shall be occupied only by recreational vehicles ("RV") as defined in this chapter and dependent vehicles and tents suitable for temporary habitation and used for travel, vacation and recreation purposes as outlined. These regulations shall be construed to secure the beneficial interest and purposes thereof, which are the health, sanitation, general public safety and welfare of the citizens of the city, by regulating the installation and maintenance of recreational vehicles situated in a recreational vehicle park.

1. *Application.* This provision of this section shall apply to development of recreational vehicle parks and the expansion of an existing recreational vehicle parks that will result in an increase of 50% or more in the number of recreational vehicle sites. A development plan as required in accordance with Chapter 112-8 shall be submitted and approved by the Planning Commission prior to start of construction.

2. *Definitions.* A recreation vehicle is considered to be a fully licensed and operable on wheels or a jacking system, attached to the site only by quick disconnect type utilities and security devices, having no permanently attached additions. Specific types of recreation vehicle area as follows:

Motorized Vehicle:	Bus Conversion; Class A; Class B; Class K; Class C; Camper Van
Non-Motorized Vehicle:	Fifth Wheel- Flyer; Travel Trailer; Hybrid Trailer; Pop-up & Tent Camper; Truck Camper; Tear drop Camper; Toy Hauler.
Dependent vehicle:	Trailer or self-propelled recreational vehicle does not have a toilet, bathtub, shower, sink, sanitary drain or water service connection pipe and is dependent upon a service building for services.
Tent:	A collapsible shelter made of fabric (such as nylon or canvas) stretched and sustained by poles and used for camping outdoors or as temporary shelter.

3. *Park design and construction standards.*

a. Site restrictions

- i. Located on a collector street or above as identified on the master street plan.
- ii. Permitted only on a property having frontage on two rights-of-way or having sufficient lot width to accommodate two driveways meeting the minimum distance between drives as established in Article 7, Section 11.2.
- iii. Not be located less than one thousand feet (1,000') from an existing RV park within the city limits.
- iv. Located at least two hundred feet (200') from any single-

- family residential use or single-family zoning district. Distance to be measured from property line to property line.
- v. Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants.
  - vi. Exposed ground surfaces in all parts of the recreational vehicle park shall be paved, covered with stone screenings, other solid materials, or protected with vegetation that is capable of preventing soil erosion and eliminating objectionable dust.
  - vii. Creation of a Recreation vehicle park for the purpose of subdividing the tract into individually owned tracts or parcels is prohibited.
  - viii. The placement of recreational vehicles (RV) in Special Flood Hazard Areas must either:
    - (1) Be temporary, as demonstrated by the RV being fully licensed, on wheels or a jacking system, attached to the site only by quick disconnect type utilities and security devices, having no permanently attached additions, and being immobile for no more than 180 consecutive days; or else
    - (2) Meet all provisions of this Code applicable to manufactured home structures.
- b. Layout and design
- i. Density – no more than fifteen (15) recreational vehicle sites per acre.
  - ii. Minimum Size –minimum size one (1) acre.
  - iii. Visual enclosure – enclosures in all perimeter setbacks to clearly define the park expanse by a fence, earth mound, landscaping or by other design which will complement the existing landscape and assure compatibility with the adjacent environment.
- c. General access
- i. All recreational vehicle parks shall be provided with safe and convenient vehicular access to each site on an improved drive that is privately owned and maintained.
  - ii. All access drives or curb cuts on city streets shall conform to Chapter 110 of the Springdale Code of Ordinances.
  - iii. All street improvement along the boundary of the recreational vehicle park shall be improved in accordance with the Master Street Plan.
  - iv. Ingress and egress to recreational vehicle parks shall be through a controlled entry point with additional emergency access as required by the Arkansas Fire Prevention Code.
  - v. Access to recreational vehicle parks shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets.
  - vi. No parking shall be permitted on the access drive.
- d. Vehicle circulation and parking. Internal drive aisles. Internal drive aisles shall be of adequate width to accommodate anticipated traffic and meet the following requirements:
- i. Internal drive aisles shall be an improved drive that is privately owned and maintained, constructed to minimum standards as follows:
    - (a) One way drive – fifteen feet (15')
    - (b) Two-way drive – twenty-four feet (24')
    - (c) There shall be a continuous path of travel throughout all recreational vehicle parks. No roadway shall dead-end.

- ii. Curves and turning radii shall be constructed to safely handle vehicles ten feet wide and up to 50 feet long.
  - iii. Internal drive aisle gradient shall not exceed ten percent maximum slope.
  - iv. Paved with bituminous or concrete pavement and meet all standards prescribed by city codes and regulations.
  - v. To maintain unobstructed vehicle travel through the interior of the park, no parking along the drive aisles shall be allowed. All drive aisles shall be marked with “No Parking” signs.
- e. Recreational vehicle site area
- i. The minimum recreational vehicle site area in recreational vehicle parks shall be a minimum 1,500 square feet.
  - ii. Site orientation
    - (1) Pull-through site – typically indicating a long, open space where an RV can drive through to park
    - (2) Back in site – typically indicating a designated space where the RV needs to back up to park
  - iii. Recreational vehicles shall be separated from each other, at the closest point, by at least fifteen feet (15’). Any bump outs, awnings or screening, for purposes of this separation requirement, shall be considered to be part of the recreational vehicle. No part of a recreational vehicle or other unit placed on a recreational vehicle site shall be closer than five feet to a site line.
  - iv. Each site shall contain a concrete vehicular parking pad.
    - (1) Each recreational vehicle site within a recreational vehicle park shall have a minimum 25 feet of frontage on internal drive aisles.
    - (2) No recreational vehicle site shall be accessed directly from a publicly dedicated street or right-of-way.
- f. Parking
- i. There shall be at least one off-street parking space per recreational vehicle site.
  - ii. There shall be a minimum of two parking spaces available at the main office designated for staff.
  - iii. Visitor parking spaces shall be provided at a ratio of one parking space per each increment of five (5) RV pads. All parking must include design for both standard and ADA parking.
  - iv. All off-street parking areas shall be paved with bituminous or concrete pavement and conform.
- g. Accessory uses
- i. Allowed uses in the recreational vehicle park:
    - (1) Rental office for RV site/manager’s office
    - (2) Storage building for management use only
    - (3) Service building including laundry rooms, restrooms, showers
    - (4) Clubhouse/recreational building
    - (5) Private swimming pool or cabanas
    - (6) Cooking/barbecue grill structures
    - (7) Recreation courts, basketball, tennis, pickle ball
    - (8) Dumping stations
  - ii. Such establishments and the parking area primarily related to their operations shall not occupy more than twenty percent (20%) of the gross area of the park.
  - iii. Required parking for accessory facilities shall be in accordance with Article 7 of this chapter.

iv. Recreation facilities must be located at least 200 feet from any adjacent residential area.

h. Service buildings

i. Every RV Park shall provide at least one service building equipped with one toilet, lavatory and shower for each sex for each one hundred (100) RV sites, or fractional part thereof.

ii. Every Park providing sites for dependent vehicles and tents shall provide the following sanitary facilities within three hundred (300) feet of the sites to be served: Springdale's block length is 400'.

**Section 4:** All other provisions of the Zoning Ordinance of the City of Springdale, Arkansas, not specifically amended herein shall remain in full force and effect.

**Section 5: 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.

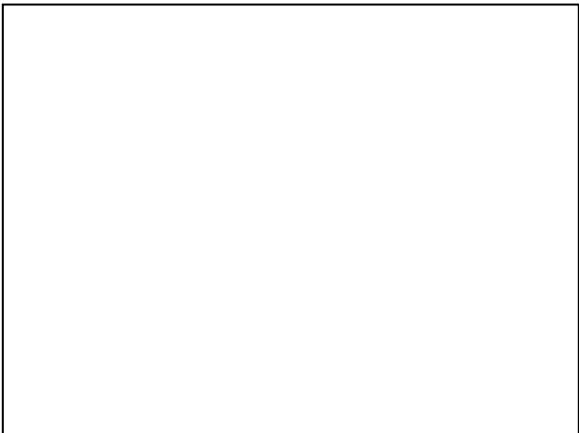
\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest Cate, City Attorney



**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 (R25-32) CERTAIN LANDS LOCATED AT 5555 W. SUNSET AVENUE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) 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 June 3, 2025 for hearing the matter of a petition of 412 Building Co., LLC requesting that the following described tract of real estate be rezoned from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5).

**Layman’s Description:** 5555 W. Sunset Avenue

**Legal Description:**

LOT 2A, BLOCK 2, SAM'S CLUB ADDITION, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED FOR RECORD AS PLAT #\_\_\_\_, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SW CORNER OF SAID LOT 2A, PIN BEING IN THE EAST RIGHT-OF-WAY LINE OF GENE GEORGE BOULEVARD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NO3°08'48"E 176.47 FEET TO AN IRON PIN; THENCE NO1°22'15"E 18.45 FEET TO AN IRON PIN IN THE SOUTH RIGHT-OF-WAY LINE OF WEST SUNSET AVENUE; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND FOLLOWING SAID SOUTH RIGHT-OF-WAY LINE N34°39'06"E 16.88 FEET TO AN IRON PIN; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST WITH AN ARC LENGTH OF 25.77 FEET AND A RADIUS OF 25.00 FEET AND A CHORD OF N63°51'23"E 24.65 FEET TO AN IRON PIN; THENCE S86°35'44"E 25.85 FEET TO AN IRON PIN; THENCE N84°59'35"E 153.62 FEET TO A MAG NAIL AND WASHER; THENCE S88°52'40"E 49.16 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S03°15'41"W 245.25 FEET; THENCE N86°54'52"W 49.11

FEET TO AN IRON PIN; THENCE N86°42'27"W 207.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1.363 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS 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 (R25-32) from a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) 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 a General Commercial District (C-2) to a Thoroughfare Commercial District (C-5) zone.

**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

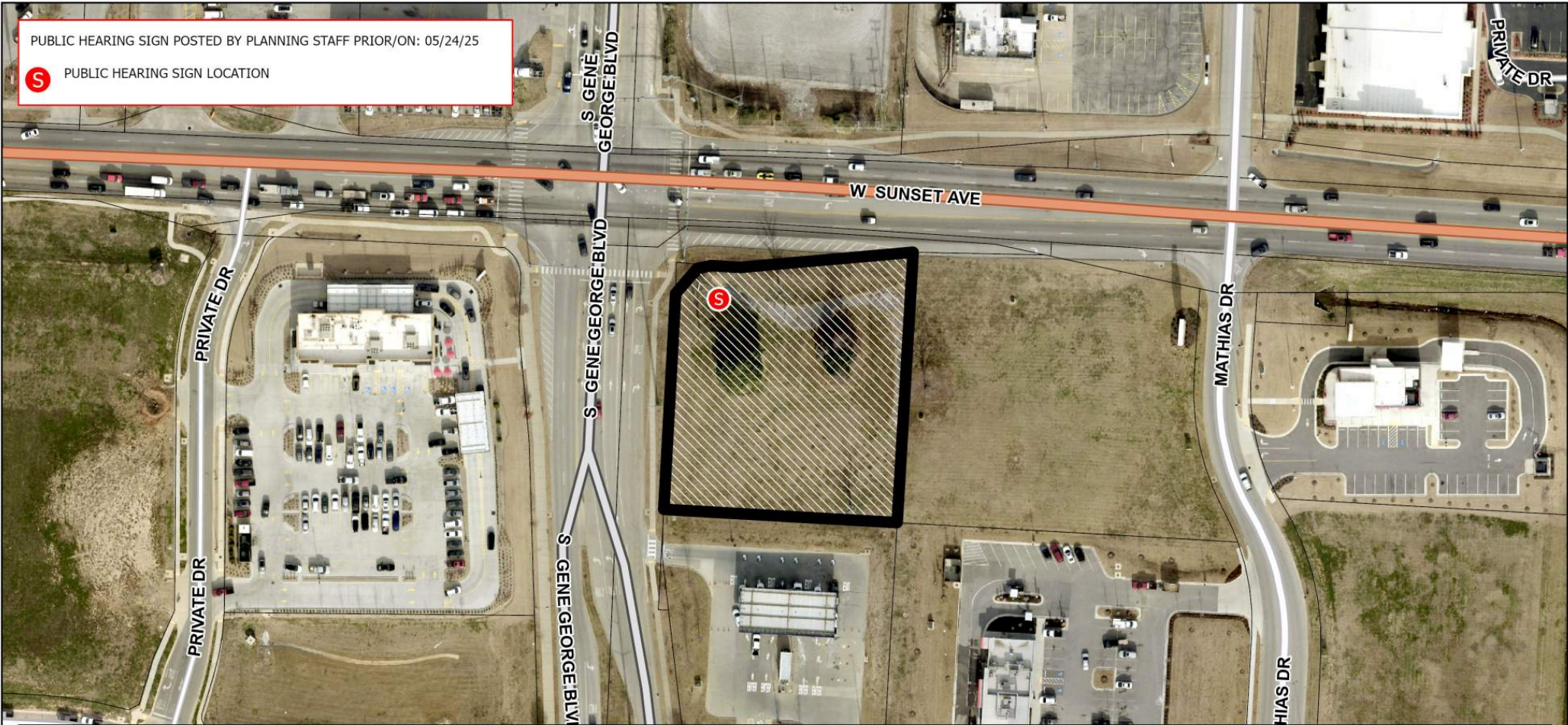
APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest B. Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 05/24/25



PUBLIC HEARING SIGN LOCATION



City Council Meeting  
June 24, 2025

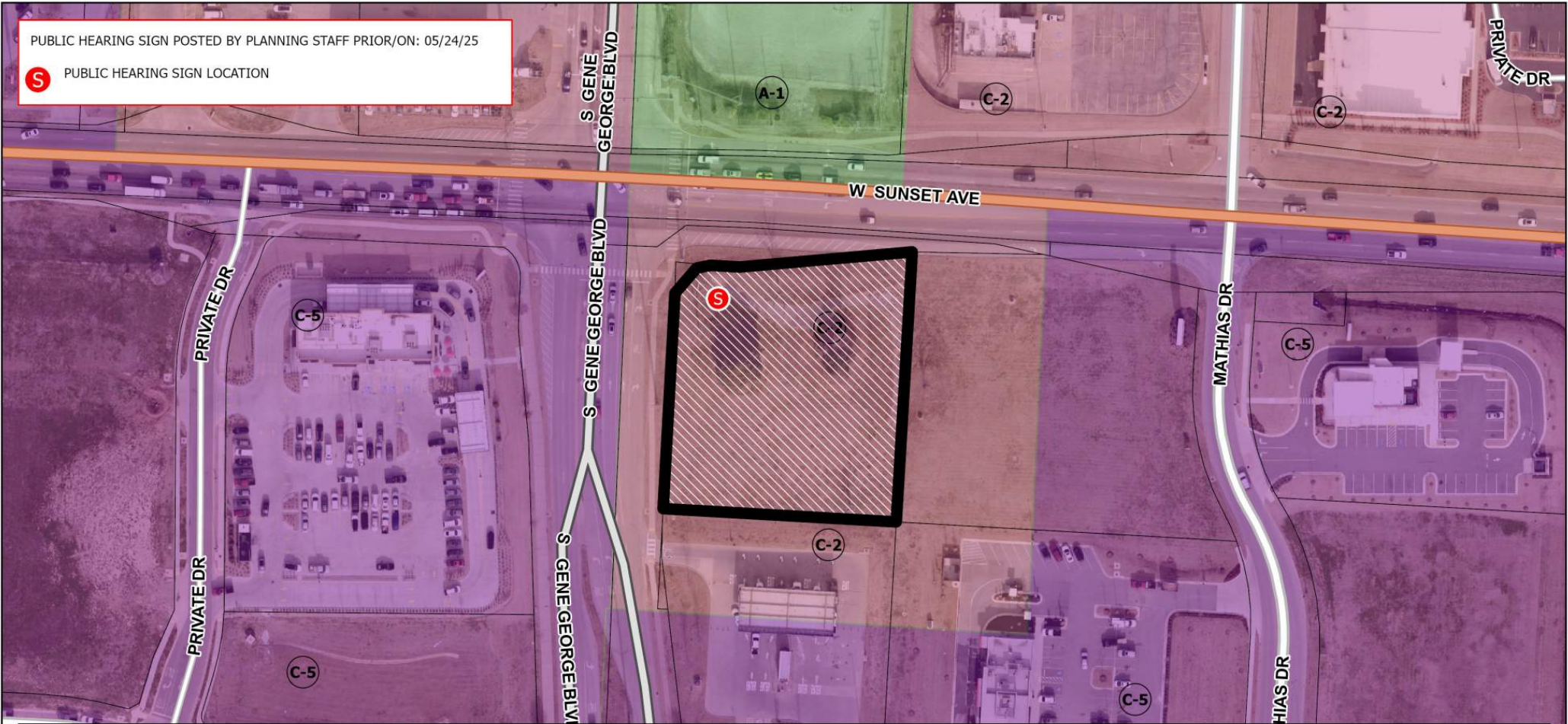


PROJECT: R25-32  
APPLICANT: 412 Building LLC  
LOCATION: 5555 W. Sunset Avenue  
REQUEST: Rezoning from C-2 to C-5



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 05/24/25

**S** PUBLIC HEARING SIGN LOCATION



City Council Meeting  
June 24, 2025



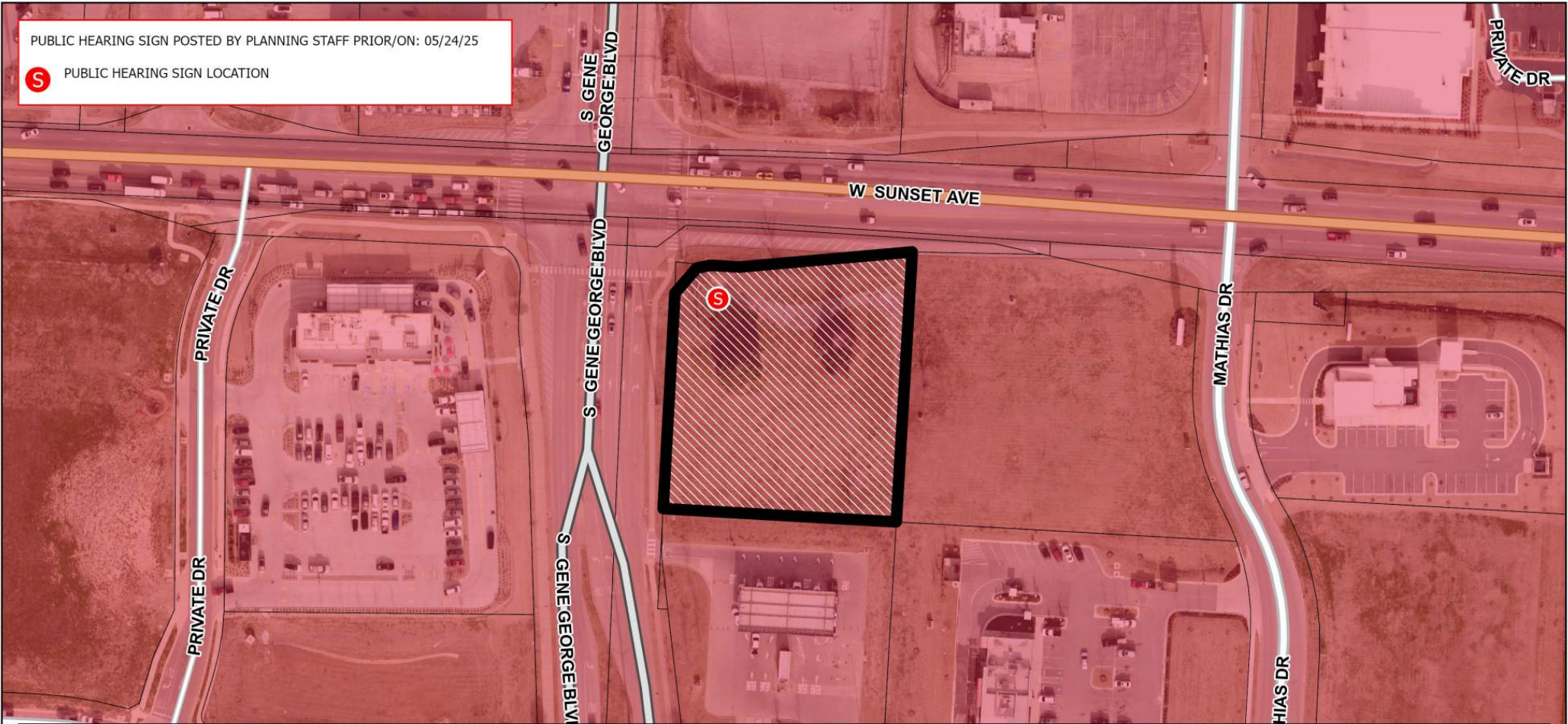
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PROJECT: R25-32  
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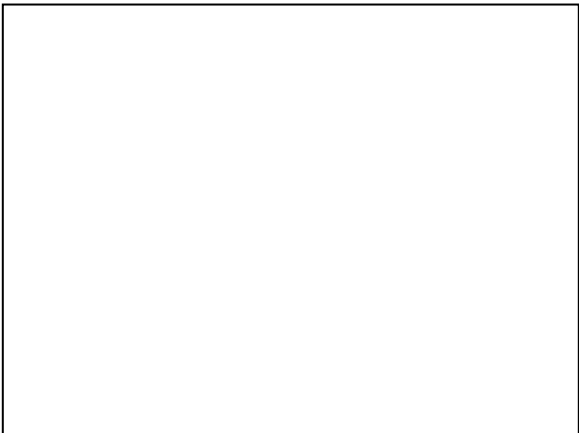


City Council Meeting  
June 24, 2025



PROJECT: R25-32  
APPLICANT: 412 Building LLC  
LOCATION: 5555 W. Sunset Avenue  
REQUEST: Rezoning from C-2 to C-5





**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-33) CERTAIN LANDS LOCATED AT 100 S. THOMPSON STREET & TRACT TO THE WEST ALONG W. EMMA AVENUE FROM A GENERAL COMMERCIAL DISTRICT (C-2) TO AN INSTITUTIONAL DISTRICT (P-1) 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 June 3, 2025 for hearing the matter of a petition of Springdale School District #50 requesting that the following described tract of real estate be rezoned from a General Commercial District (C-2) to an Institutional District (P-1).

**Layman’s Description:** 100 S. Thompson Street and tract to the west along W. Emma Avenue

**Legal Description:**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 WEST, IN WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SE/4 SE/4; THENCE NORTH 89 DEGREES 45 MINUTES WEST 330 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES WEST 256 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES EAST 330 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 35 AND 36; THENCE NORTH 255 FEET ALONG SAID SECTION LINE COMMON TO SECTION 35 AND 36; TO THE POINT OF BEGINNING.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENTS, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

**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 (R25-33) from a General Commercial District (C-2) to an Institutional District (P-1) 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 a General Commercial District (C-2) to an Institutional District (P-1) zone.

**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 B. Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 05/24/25

**S** PUBLIC HEARING SIGN LOCATION



City Council Meeting  
June 24, 2025



0 370 740  
Feet

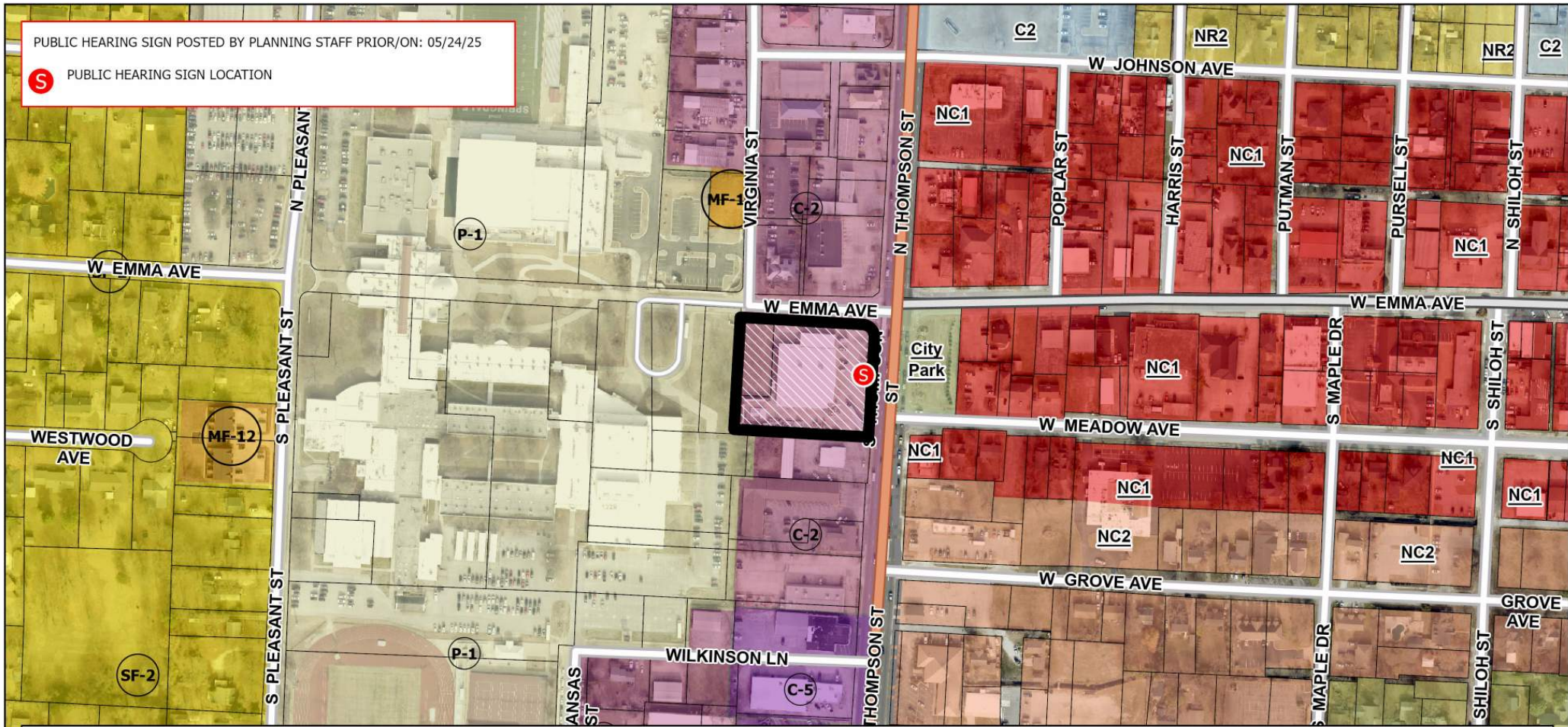
PROJECT: R25-33  
APPLICANT: Springdale School District  
LOCATION: 100 S. Thompson Street &  
Tract to the West along W. Emma Avenue  
REQUEST: Rezoning from C-2 to P-1



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 05/24/25



PUBLIC HEARING SIGN LOCATION



City Council Meeting  
June 24, 2025



PROJECT: R25-33  
APPLICANT: Springdale School District  
LOCATION: 100 S. Thompson Street &  
Tract to the West along W. Emma Avenue  
REQUEST: Rezoning from C-2 to P-1



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 05/24/25

**S** PUBLIC HEARING SIGN LOCATION



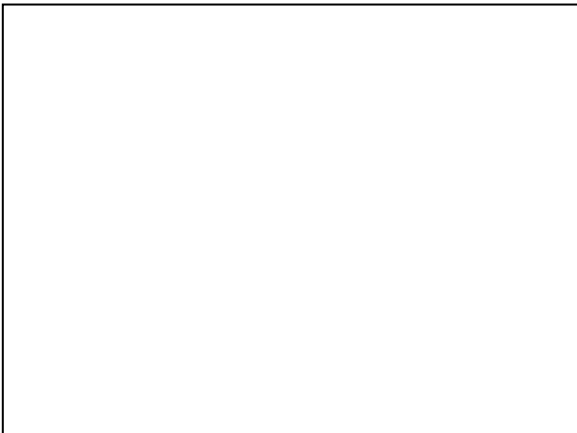
City Council Meeting  
June 24, 2025



0 370 740  
Feet

PROJECT: R25-33  
APPLICANT: Springdale School District  
LOCATION: 100 S. Thompson Street &  
Tract to the West along W. Emma Avenue  
REQUEST: Rezoning from C-2 to P-1





**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NO. 3307, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING (R25-35) CERTAIN LANDS LOCATED AT 1311 S. 48TH STREET FROM AN AGRICULTURAL DISTRICT (A-1) TO A THOROUGHFARE COMMERCIAL DISTRICT (C-5) 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 June 3, 2025 for hearing the matter of a petition of Riyan Holdings, LLC requesting that the following described tract of real estate be rezoned from an Agricultural District (A-1) to a Thoroughfare Commercial District (C-5).

**Layman’s Description:** 1311 S. 48th Street

**Legal Description:**

PT NW SE 1.64 AC FURTHER DESCRIBED FROM 2018-20470 AS: PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 800 FEET NOITH OT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST; THENCE EAST 330 FEET; THENCE NORTH 217 FEET; THENCE WEST 330 FEET; THENCE SOUTH 217 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 1.64 ACRES, MORE OR LESS.

**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 (R25-35) from an Agricultural District (A-1) to a Thoroughfare Commercial District (C-5) 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 an Agricultural District (A-1) to a Thoroughfare Commercial District (C-5) zone.

**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 B. Cate, City Attorney

PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 05/24/25

**S** PUBLIC HEARING SIGN LOCATION



City Council Meeting  
June 24, 2025



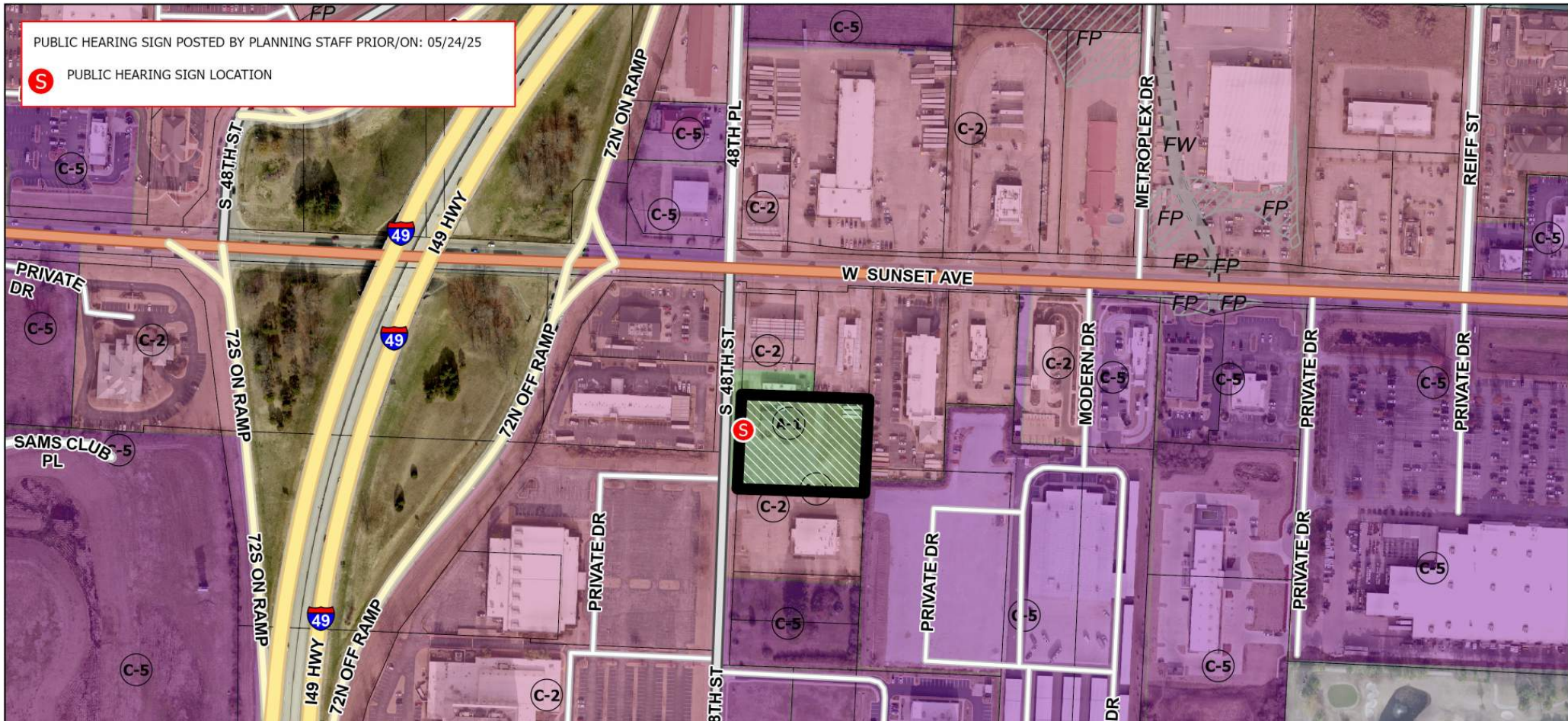
0 390 780  
Feet

PROJECT: R25-35  
APPLICANT: Riyan Holdings, LLC  
LOCATION: 1311 S. 48th Street  
REQUEST: Rezoning from A-1 to C-5



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 05/24/25

**S** PUBLIC HEARING SIGN LOCATION



City Council Meeting  
June 24, 2025

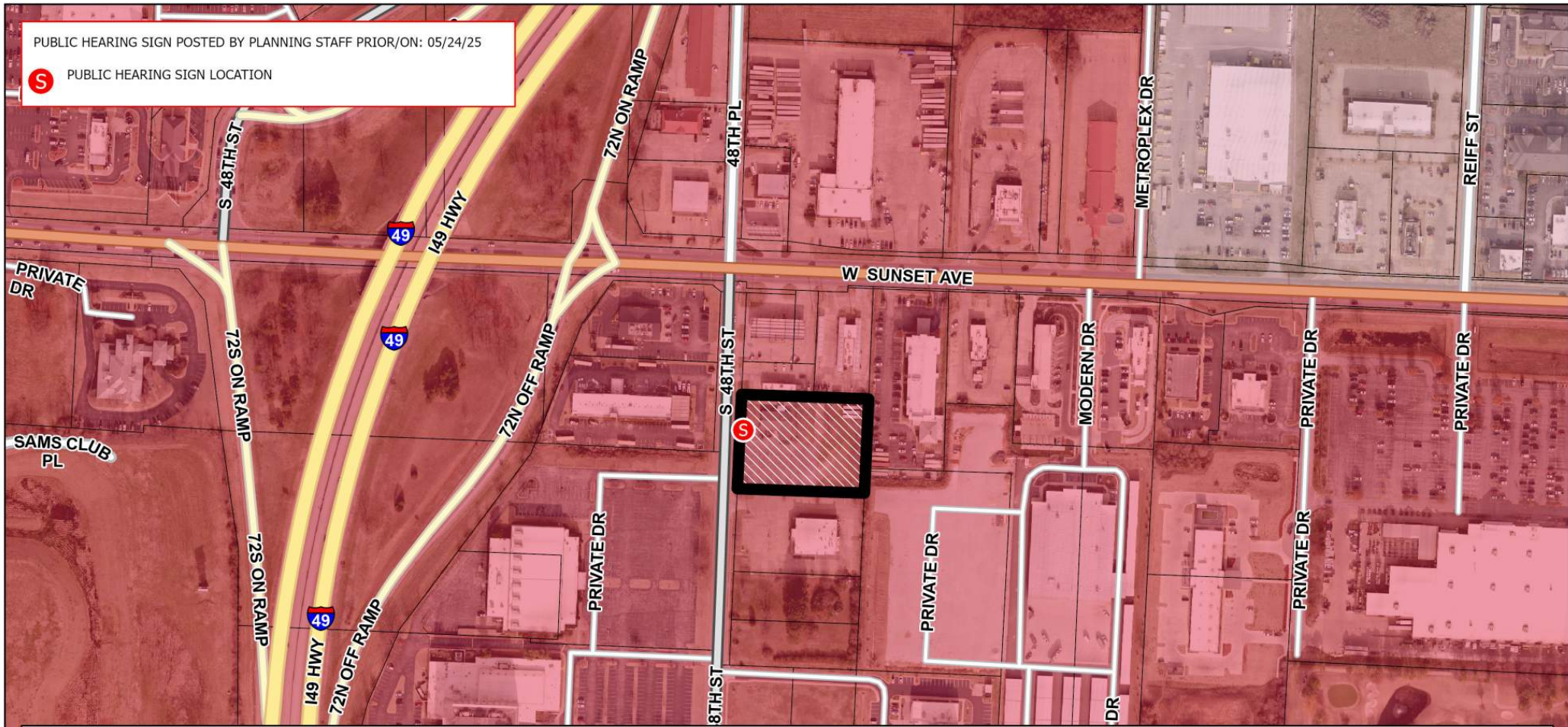


PROJECT: R25-35  
APPLICANT: Riyan Holdings, LLC  
LOCATION: 1311 S. 48th Street  
REQUEST: Rezoning from A-1 to C-5



PUBLIC HEARING SIGN POSTED BY PLANNING STAFF PRIOR/ON: 05/24/25

**S** PUBLIC HEARING SIGN LOCATION



City Council Meeting  
June 24, 2025



0 390 780  
Feet

PROJECT: R25-35  
APPLICANT: Riyan Holdings, LLC  
LOCATION: 1311 S. 48th Street  
REQUEST: Rezoning from A-1 to C-5





**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ACCEPTING THE REPLAT (RP25-04) OF LOT 1, BLOCK 1, RUGEL ADDITION & TRACT 4 OF THE INFORMAL PLAT OF BLUFF CEMETERY CREATING LOT 1 OF MILL STREET VILLAGE & TRACT 5 OF BLUFF CEMETERY TO THE CITY OF SPRINGDALE, ARKANSAS, AND DECLARING AN EMERGENCY.**

**BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:**

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

**TRACT 5 – BLUFF CEMETERY (5.53 ACRES ±)**

A 5.53-ACRES TRACT, BEING A PORTION OF TRACT 4 OF THE INFORMAL PLAT OF BLUFF CEMETERY, AS RECORDED IN FILE #024A-00000520 IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A FOUND 5/8-INCH REBAR ON THE WEST RIGHT-OF-WAY (R/W) OF MILL STREET, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF RUGEL ADDITION; THENCE ALONG THE R/W THE FOLLOWING THREE (3) CALLS:

- 1. SOUTH 15°18'54" WEST 49.87 FEET TO A FOUND 1-INCH PIPE;
  - 2. SOUTH 15°49'31" WEST 50.19 FEET TO A FOUND 5/8-INCH REBAR;
  - 3. SOUTH 01°57'45" EAST 61.81 FEET TO A FOUND 5/8-INCH REBAR BEING
- 
- 1. NORTH 87°34'18" WEST 182.23 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666";
  - 2. NORTH 40°16'45" WEST 219.41 FEET TO A FOUND CHISELED "X";
  - 3. NORTH 67°54'44" WEST 188.12 FEET, FROM WHICH A FOUND 5/8-INCH REBAR WITH CAP STAMPED "OFFSET" BEARS NORTH 32°18'28" EAST, 39.0 FEET;
  - 4. NORTH 54°24'49" WEST 289.21 FEET TO A POINT ON EAST R/W OF NORTH SHILOH STREET;
  - 5. NORTH 00°00'37" EAST 89.84 FEET, PASSING THROUGH A FOUND 5/8-INCH REBAR WITH CAP STAMPED "OFFSET" AT 36.00 FEET, AND CONTINUING FOR A TOTAL OF 89.84 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE SOUTH 76°32'28" WEST, 18.63 FEET TO A FOUND MAGNAIL WITH WASHER "1666"; THENCE NORTH 01°38'00" EAST, 83.58 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666" ON THE

EAST RIGHT-OF-WAY OF N SHILOH STREET; THENCE LEAVING SAID EAST RIGHT-OF-WAY, SOUTH 55°50'46" EAST 53.52 FEET TO A FOUND MAGNAIL WITH WASHER "1666" ON THE NORTH BOUNDARY OF AFOREMENTIONED TRACT 4; THENCE ALONG THE BOUNDARY OF OF SAID TRACT 4 THE FOLLOWING SIX (6) CALLS:

1. SOUTH 56°55'44" EAST 392.28 FEET TO A FOUND 5/8-INCH REBAR;
2. NORTH 02°58'13" EAST 189.67 FEET TO A FOUND 5/8-INCH REBAR;
3. SOUTH 87°09'08" EAST 409.89 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "LS#1118";
4. SOUTH 16°03'11" WEST 203.84 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "LS#1118";
5. SOUTH 74°11'55" EAST 75.99 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666";
6. SOUTH 16°03'11" WEST 98.69 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666 TO THE BEING THE SOUTHWEST CORNER OF A CALLED FOR 18-FOOT R/W; THENCE LEAVING AFOREMENTIONED TRACT 4 BOUNDARY, SOUTH 12°52'08" WEST 117.94 FEET TO A SET 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE SOUTH 04°26'47" WEST 81.96 FEET TO THE POINT OF BEGINNING, CONTAINING 240,898 SQUARE FEET OR 5.53 ACRES, MORE OR LESS.

LOT 1 – MILL STREET VILLAGE (1.03 ACRES ±)

A 1.03-ACRES TRACT, BEING A PORTION OF TRACT 4 OF THE INFORMAL PLAT OF BLUFF CEMETERY AND LOT 1, RUGEL ADDITION, AS RECORDED IN FILE #024A-00000520 IN THE PUBLIC RECORDS OF WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A FOUND 5/8-INCH REBAR ON THE WEST RIGHT-OF-WAY (R/W) OF MILL STREET, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF RUGEL ADDITION; THENCE ALONG THE R/W THE FOLLOWING THREE (3) CALLS:

1. SOUTH 15°18'54" WEST 49.87 FEET TO A FOUND 1-INCH PIPE;
2. SOUTH 15°49'31" WEST 50.19 FEET TO A FOUND 5/8-INCH REBAR;
3. SOUTH 01°57'45" EAST 61.81 FEET TO A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 4;

THENCE NORTH 87°34'18" WEST, 169.55 FEET TO A SET 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE NORTH 04°26'47" EAST 81.96 FEET TO A SET 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666";

THENCE NORTH 12°52'08" EAST, 117.94 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE SOUTH 74°11'55" EAST, 17.93 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE NORTH 16°03'11" EAST, 98.69 FEET TO A FOUND 5/8-INCH REBAR WITH CAP STAMPED "J. BARNETT LS#1666"; THENCE SOUTH 74°11'55" EAST, 148.94 FEET TO A FOUND 5/8-INCH REBAR ALONG THE WEST RIGHT-OF-WAY OF MILL STREET, AND MARKING THE NORTHEAST CORNER OF AFOREMENTIONED LOT 1; THENCE CONTINUING ALONG THE COMMON BOUNDARY OF SAID LOT 1 AND SAID R/W SOUTH 15°28'25" WEST 98.69 FEET TO THE POINT OF BEGINNING, CONTAINING 44,651 SQUARE FEET OR 1.03 ACRES, MORE OR LESS.

**AND WHEREAS**, said Planning Commission after conducting a public hearing, has approved the replat as presented by petitioner and has approved the dedication of streets, rights-of-way, and utility easements as shown upon said replat and join with the said petitioner in petitioning the City Council to accept the said replat (RP25-04) of Lot 1, Block 1, Rugel Addition & Tract 4 of the Informal Plat of Bluff Cemetery Creating Lot 1 of Mill Street Village & Tract 5 of Bluff Cemetery to the City of Springdale, Arkansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS,** that the replat (RP25-04) of Lot 1, Block 1, Rugel Addition & Tract 4 of the Informal Plat of Bluff Cemetery Creating Lot 1 of Mill Street Village & Tract 5 of Bluff Cemetery, to the City of Springdale, Arkansas, as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest Cate, City Attorney

# Replat of Lot 1, Block 1, Rugel Addition & Tract 4 of the Informal Plat of Bluff Cemetery Creating Lot 1 of Mill Street Village & Tract 5 of Bluff Cemetery

N. Mills St.

Springdale, Washington County, Arkansas

**GENERAL NOTES:**

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than those shown on this plat; building setback lines, restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- This plat represents a Replat of Lot 1, Block 1, Rugel Addition & File #024A-0000520 in the public records of Washington County, Arkansas.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This survey is based on a title search provided by City Title & Closing, File No.: 23-4668, Effective Date: September 1, 1943 through August 30, 2023 & File No.: 23-4413, Effective Date: January 1, 1973 through August 1, 2023.
- Declaration is made to the original purchaser of the survey and those listed in the certification for the use of this transaction only and is not transferable to any additional or subsequent owners.
- Basis of Bearings: All bearing shown hereon are Grid NAD83 State Plane Coordinates, Arkansas North, derived from the ARDOT GPS base solution and compared to Trimble CenterPoint RTX solution for accuracy.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets the current Arkansas Standards of Practice for Property Boundary Surveys and Plats.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or shown data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- The locations of underground utilities as shown hereon are based on above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
- The contractor is advised to contract the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making this call. Not all utility companies are members of the One-Call Systems. Therefore the contractor is advised to contract all non-members as well as the One-Call System.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- By scaled map location and graphical plotting only. This property is located unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Washington County, Arkansas.  
*By scale map location and graphical plotting only. This property is located in shaded Zone "X" which are areas of 0.2% annual flood chance; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 1% annual chance flood as determined by the National Flood Insurance, Flood Insurance Rate Map for Washington County, Arkansas.*  
*By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Washington County, Arkansas.  
Map Number: 05143C0060G  
Map Revised: January 25, 2024*
- No attempt was made to show the zoned building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- No current zoning report or letter regarding zoning classification was provided to the Surveyor, the following information was obtained from the Springdale GIS map. This property is zoned SF-2 (Low/Medium Density Single Family Residential District) & P-1 (Institutional District).

**Building setbacks for zone SF-2 are as follows:**

Front: 30 Feet  
Side (Interior): 8/8 Feet  
Side (Corner): 8 Feet  
Interior: 8 Feet  
Exterior: 30 Feet  
Rear: 20 Feet

**Building setbacks for zone P-1 are as follows:**

Front setback 30'  
Front setback if parking is allowed between R-O-W and the building 50'  
Side setback (subject to applicable fire and building codes) 00'  
Side setback when contiguous to a residential district 25'  
Rear setback 25'

- No fences shall be constructed within any drainage easement.
- An access easement will be required to be dedicated by the purchaser/developer of Lot 1, Mill Street Village at the time of purchase. Said easement will be a minimum of 20-foot wide, but the location shown hereon in approximate only.

**CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:**

The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on \_\_\_\_\_.



**VICINITY MAP**

NOT TO SCALE  
Latitude: 36°11'27"N  
Longitude: 94°7'56"W

**Owner / Developer**

Parcel #815-28318-000  
Parcel #815-28315-000  
Parcel #815-25549-000  
Parcel #815-28317-000  
Parcel #815-28316-000  
Parcel #815-28318-001  
City of Springdale, Arkansas  
606 Mills Street  
Springdale, AR 72764  
File #2023-00020837

**Engineers/Surveyors:**

CEI Engineering Associates, Inc.  
2600 NE 11th Street, Suite 300  
Bentonville, AR 72712  
Phone: (479) 273-9472  
Fax: (479) 271-0536  
Surveyor: James Barnett, AR PLS #1666



**CERTIFICATE OF OWNERSHIP:**

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: \_\_\_\_\_ Signed: \_\_\_\_\_  
Doug Sprouse, Mayor

Name & Address: City of Springdale  
201 Spring Street  
Springdale, AR 72764  
Phone: 479-750-8114

Print Name: \_\_\_\_\_  
Doug Sprouse, Mayor

Source of Title: Inst. No.: File #2016-00038554 & File #2023-00020837

Subscribed and sworn before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**CITY OF SPRINGDALE APPROVAL:**

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

Acceptance of Dedications	Date	Signature
_____	_____	City Clerk
_____	_____	Mayor
Approval for Recording	_____	Director, Planning and Community Development Division
Commission	_____	Secretary, Planning Commission
_____	_____	Chairman, Planning Commission
Water and Sewer	_____	Engineer, Springdale Water Utilities
Streets and Drainage	_____	City Engineer

**RESOLUTION CERTIFICATE:**

\_\_\_\_\_ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

**CERTIFICATE OF SURVEYING ACCURACY:**

I, James Barnett, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met. The field work was completed on October 26, 2023.

Signed: \_\_\_\_\_ Date of Execution: \_\_\_\_\_  
Registered Land Surveyor  
No. 1666  
State of Arkansas

**REVISION**

NO.	DESCRIPTION	DATE
△ 1	REV. CITY COMM.	03/18/2025
△ 2	REV. CITY COMM.	04/14/2025



CEI ENGINEERING ASSOCIATES, INC.  
2600 NE 11TH ST, SUITE 300  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844  
CORPORATE TRSLS FIRM #110031500

3030 LBJ FREEWAY, SUITE 920  
DALLAS, TX 75234  
PHONE: (972) 488-3737  
FAX: (972) 488-6732

Replat of Lot 1, Block 1, Rugel Addition & Creating Lot 1 of Mill Street Village & Tract 5 of Bluff Cemetery  
N. Mills St.  
Springdale, Washington County, Arkansas

**Preliminary**  
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document



PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KDC
CEI PROJECT NUMBER	33532
DATE	4/15/2025
REVISION	REV-2

Cover Sheet

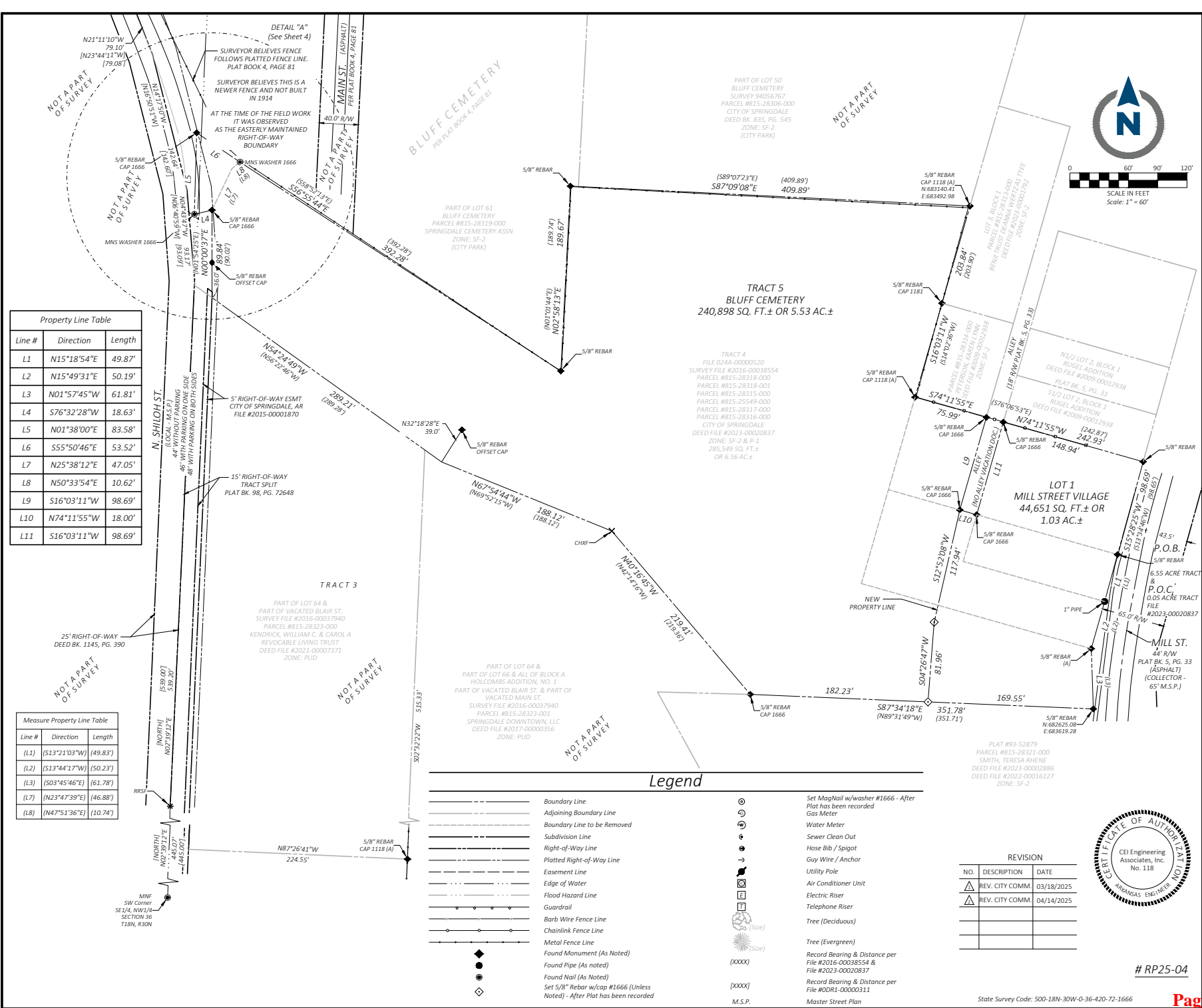
SHEET TITLE  
SHEET NUMBER

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

State Survey Code: 500-18N-30W-0-36-420-72-1666

# RP25-04

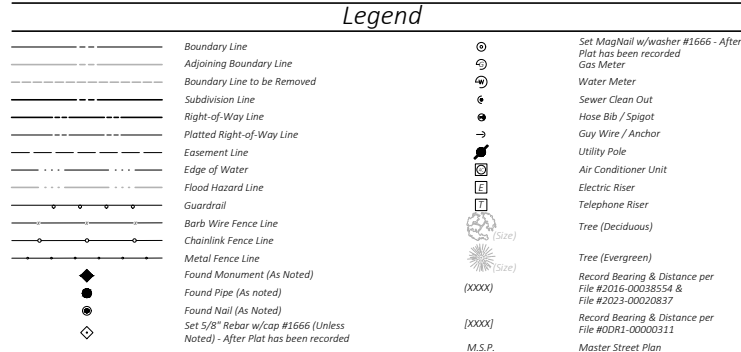
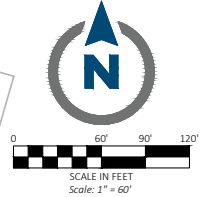


**Property Line Table**

Line #	Direction	Length
L1	N15°18'54"E	49.87'
L2	N15°49'31"E	50.19'
L3	N01°57'45"W	61.81'
L4	S76°32'28"W	18.63'
L5	N01°38'00"E	83.58'
L6	S55°50'46"E	53.52'
L7	N25°38'12"E	47.05'
L8	N50°33'54"E	10.62'
L9	S16°03'11"W	98.69'
L10	N74°11'55"W	18.00'
L11	S16°03'11"W	98.69'

**Measure Property Line Table**

Line #	Direction	Length
(L1)	(S13°21'03"W)	(49.83')
(L2)	(S13°44'17"W)	(50.23')
(L3)	(S03°45'46"E)	(61.78')
(L7)	(N23°47'39"E)	(46.88')
(L8)	(N47°51'36"E)	(10.74')



PLAT #93-52879  
 PARCEL #815-28321-000  
 SMITH, TERESA RHENE  
 DEED FILE #2023-0002896  
 DEED FILE #2022-00016127  
 ZONE: SF-2

**REVISION**

NO.	DESCRIPTION	DATE
△	REV. CITY COMM.	03/18/2025
△	REV. CITY COMM.	04/14/2025



# RP25-04



CEI ENGINEERING ASSOCIATES, INC.  
 2600 NE 11TH ST, SUITE 300  
 BENTONVILLE, AR 72712  
 PHONE: (479) 273-9472  
 FAX: (479) 273-0844  
 CORPORATE TSP/L FIRM #10031500

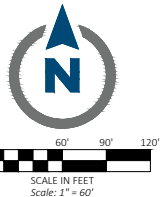
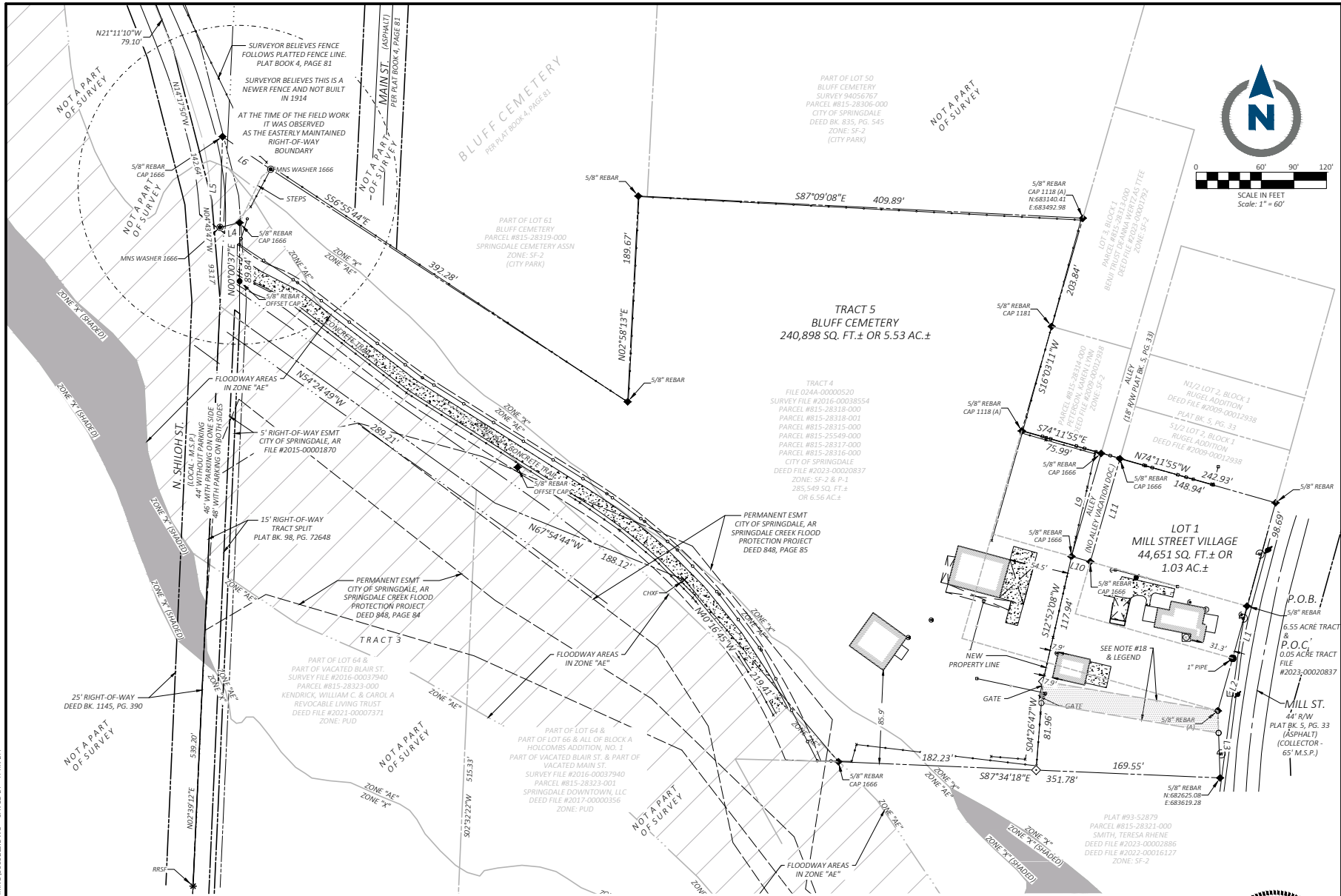
3030 LBJ FREEWAY, SUITE 920  
 DALLAS, TX 75234  
 PHONE: (972) 488-3737  
 FAX: (972) 488-6732

Replat of Lot 1, Block 1, Rugei Addition & Creating Lot 1 of Mill Street Village & Tract 5 of Bluff Cemetery  
 N. Mills St.  
 Springdale, Washington County, Arkansas

Preliminary  
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KDC
CEI PROJECT NUMBER	33532
DATE	4/15/2025
REVISION	REV-2

Overall Boundary  
 SHEET TITLE  
 SHEET NUMBER



**Legend**

	Boundary Line		Found Monument (As Noted)		Electric Riser
	Adjoining Boundary Line		Found Pipe (As noted)		Telephone Riser
	Boundary Line to be Removed		Found Nail (As Noted)		Tree (Deciduous)
	Subdivision Line				
	Right-of-Way Line				
	Platted Right-of-Way Line		Tree (Evergreen)		Record Bearing & Distance per File #2016-00038554 & File #2023-00020837
	Easement Line		Gas Meter		Record Bearing & Distance per File #00R1-00000311
	Edge of Water		Water Meter		Master Street Plan
	Flood Hazard Line		Sewer Clean Out		Future 20' Wide Access Easement - Location shown hereon is approximate only.
	Guardrail		Hose Bib / Spigot		
	Barb Wire Fence Line		Guy Wire / Anchor		
	Chainlink Fence Line		Utility Pole		
	Metal Fence Line		Air Conditioner Unit		

**REVISION**

NO.	DESCRIPTION	DATE
1	REV. CITY COMM.	03/18/2025
2	REV. CITY COMM.	04/14/2025



# RP25-04

State Survey Code: 500-18N-30W-0-36-420-72-1666



CEI ENGINEERING ASSOCIATES, INC.  
 2600 NE 11TH ST, SUITE 300  
 BENTONVILLE, AR 72712  
 PHONE: (479) 273-9472  
 FAX: (479) 273-0844  
 CORPORATE TSP/LS FIRM #110031500

3030 LBJ FREEWAY, SUITE 920  
 DALLAS, TX 75234  
 PHONE: (972) 488-3737  
 FAX: (972) 488-6732

Replat of Lot 1, Block 1, Rugeil Addition & Creating Lot 1 of Mill Street Village & Tract 5 of Bluff Cemetery  
 N. Mills St.  
 Springdale, Washington County, Arkansas

Preliminary  
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PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KDC
CEI PROJECT NUMBER	33532
DATE	4/15/2025
REVISION	REV-2

Overall - Esmt  
 SHEET TITLE  
 SHEET NUMBER

**SPECIAL WARRANTY DEED (FILE# 2023-00020837)**

PARCEL #815-28318-000  
 PARCEL #815-28315-000  
 PARCEL #815-25549-000  
 PARCEL #815-28317-000  
 PARCEL #815-28316-000

A part of the SE 1/4 of the NW 1/4 of Section 36, Township 18 North, Range 30 West, Washington County, Arkansas, and being described as follows: Beginning at the SE corner of Lot 1, Block 1 of Rugei Addition to the City of Springdale, thence S 13°21'03" W 49.83 feet; thence S 13°44'17" W 50.23 feet; thence S 03°45'46" E 61.78 feet; thence N 89°31'49" W 351.71 feet; thence N 42°14'16" W 219.36 feet; thence N 69°52'15" W 188.12 feet; thence N 56°22'46" W 289.28 feet; thence N 01°54'26" W 90.02 feet; thence N 23°47'39" E 46.88 feet; thence N 47°51'36" E 10.74 feet; thence S 58°52'13" E 392.28 feet; thence N 01°01'44" E 189.74 feet; thence S 89°07'23" E 409.89 feet; thence S 14°02'36" W 203.90 feet; thence S 76°06'57" E 242.87 feet; thence S 13°34'46" W 98.65 feet to the point of beginning, containing 6.55 acres, more or less.

And

PARCEL #815-28318-001

A part of the SE 1/4 of the NW 1/4 of Section 36, Township 18 North, Range 30 West, Washington County, Arkansas, and being described as follows: Commencing at the SE corner of Lot 1, Block 1 of Rugei Addition to the City of Springdale, Arkansas, on the West line of Mill Street, said point being a found iron pin; thence S 12°34'07" W 49.77 feet to a found iron pin; thence S 12°54'47" W 50.23 feet; thence S 04°35'18" E 61.78 feet to a found iron pin; thence S 89°38'39" W 351.71 feet; thence N 42°04'19" W 207.96 feet; thence N 70°04'19" W 210.00 feet; thence N 78°04'19" W 200.00 feet; thence S 54°55'41" W 65.20 feet; thence N 01°35'46" W 234.30 feet to the Point of Beginning; thence N 01°35'46" W 83.58 feet; thence S 59°37'19" E 53.53 feet; thence S 47°02'04" W 10.74 feet; thence S 22°30'22" W 47.44 feet; thence S 73°18'09" W 18.63 feet to the Point of Beginning, containing 0.05 acres, more or less.

**SURVEY DESCRIPTION**

Informal Plat of Tract 4 of Survey File #2016-00038554 & Deed File #2023-00020837 of Bluff Cemetery as recorded in File #024A-0000520 in Washington County, Arkansas.

**SURVEYOR'S NOTES**

- File #2016-00038554 calls for a 50' R/W with 25' feet to the east. File #00R1-00000311, recorded in 05/09/1978, binds the tract west of Shiloh St. to the centerline of the street and monumented the boundary at the time of the survey. Offsetting this monumented boundary east 25' overlaps the R/W with the subject tract and the south adjoining tract.
- The subject tract's parent tract's southern boundary was originally bound to the centerline of the creek and the west boundary of the SE 1/4, NW 1/4, Section 36, T18N, R30W. Last known record of said binding calls was found in a warranty deed granted to Tommy J. Jones, recorded on April 15, 1988 in Deed Book 1266, Page 064 of the public records of Washington County, Arkansas.
- Possible overlaps and gores were found.

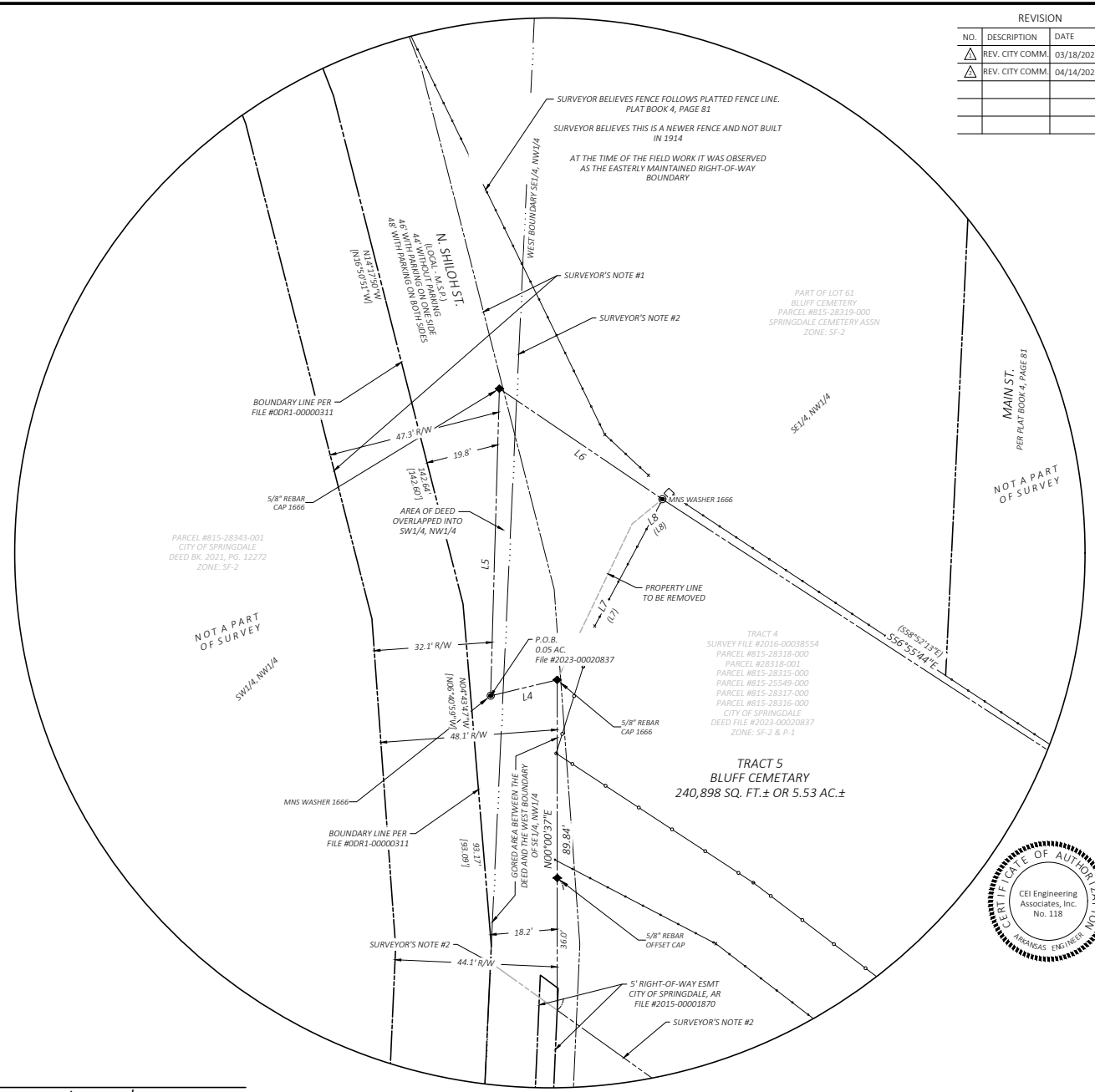
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(L7)	(N23°47'39"E)	(46.88')
(L8)	(N47°51'36"E)	(10.74')

**Legend**

- ◆ Found Monument (As Noted)
- Found Pipe (As noted)
- Found Nail (As Noted)
- ⊙ Set 5/8" Rebar w/cap #1666 (Unless Noted) - After Plat has been recorded
- ⊙ Set Magnail w/washer #1666 - After Plat has been recorded

REVISION		
NO.	DESCRIPTION	DATE
△	REV. CITY COMMA	03/18/2025
△	REV. CITY COMMA	04/14/2025



**DETAIL "A"**  
Scale: 1" = 20'



CEI ENGINEERING ASSOCIATES, INC.  
 2600 NE 11TH ST, SUITE 300  
 BENTONVILLE, AR 72712  
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 CORPORATE TBSL FRM #110031500

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Replat of Lot 1, Block 1, Rugei Addition & Creating Lot 1 of Mill Street Village & Tract 5 of Bluff Cemetery  
 N. Mills St.  
 Springdale, Washington County, Arkansas



Preliminary  
 This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	JKB
DESIGNER	TLP
FIELD WORK	KDC
CEI PROJECT NUMBER	33532
DATE	4/15/2025
REVISION	REV-2

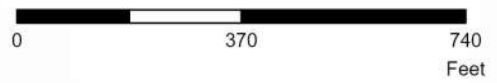
Detail & Descriptions  
 SHEET TITLE  
 SHEET NUMBER

# RP25-04

DRAWING LOCATION - S:\33000\33532\DRAWINGS\SURVEY\WORKING\33532LS.DWG - SAVED BY - TPRV/ET

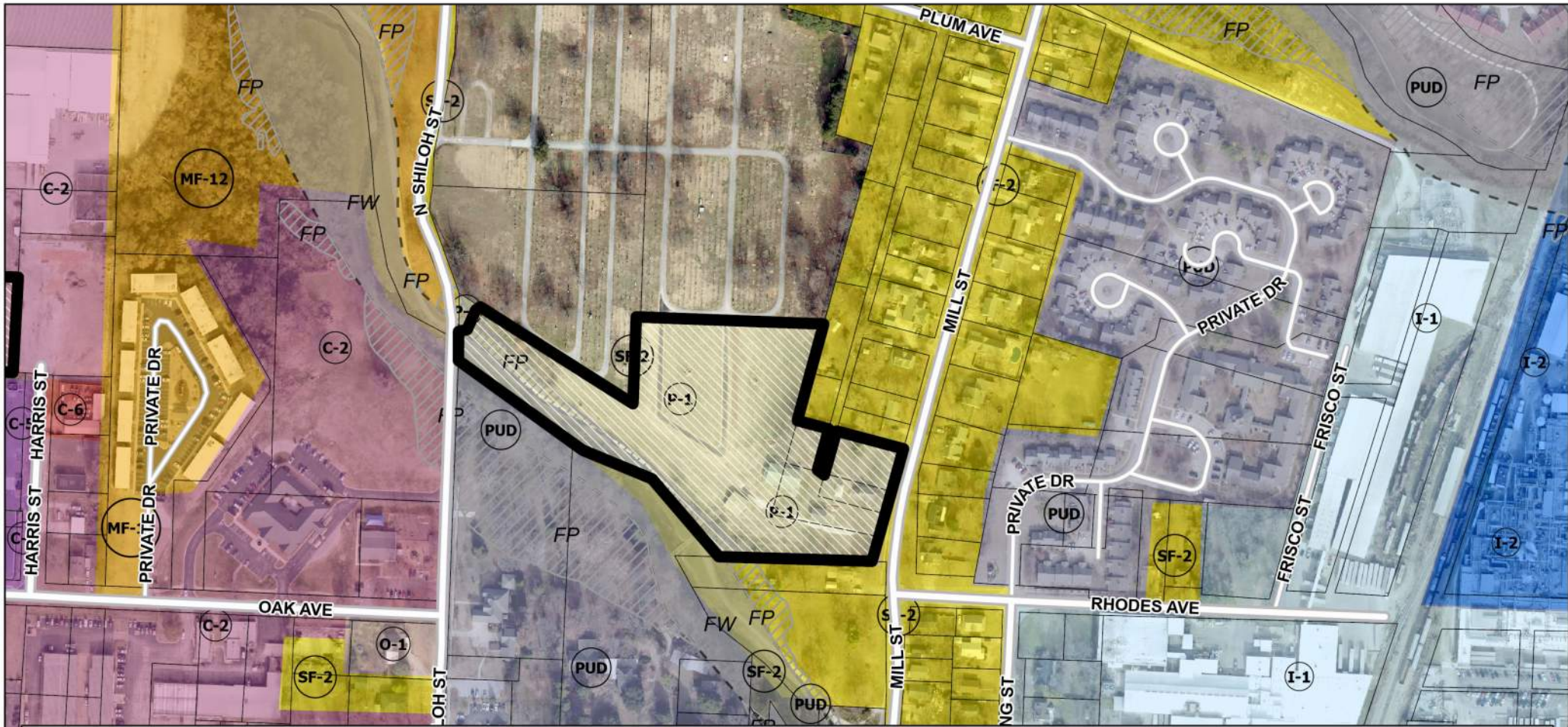


City Council Meeting  
June 24, 2025



PROJECT: RP25-04  
APPLICANT: City of Springdale  
LOCATION: 606 Mill Street  
REQUEST: Replat





City Council Meeting  
June 24, 2025



PROJECT: RP25-04  
 APPLICANT: City of Springdale  
 LOCATION: 606 Mill Street  
 REQUEST: Replat



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING A WAIVER (W25-16) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO FELIPE TRUJILLO IN CONNECTION WITH 4304 KELLY ROAD, A SINGLE-FAMILY DWELLING.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W25-16) 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 (W25-16) of street improvements to Kelly Road, including drainage improvements related thereto, sidewalks in connection with 4304 Kelly Road, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

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

**Option 1: Grants** a waiver of street improvements to Kelly Road, including drainage improvements related thereto, sidewalks in connection with 4304 Kelly Road, a single-family dwelling.

**Option 2: Denies** a waiver of street improvements to Kelly Road, including drainage improvements related thereto, sidewalks in connection with 4304 Kelly Road, a single-family dwelling.

**Option 3: Approves** payment in lieu of improvements to Kelly Road in connection with 4304 Kelly Road, a single-family dwelling with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

**Option 4: Denies** a waiver and allows a Bill of Assurance for a period not to exceed \_\_\_\_\_ years for street improvements to Kelly Road, including drainage improvements related thereto, sidewalks to be built in connection with 4304 Kelly Road, a single-family dwelling.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

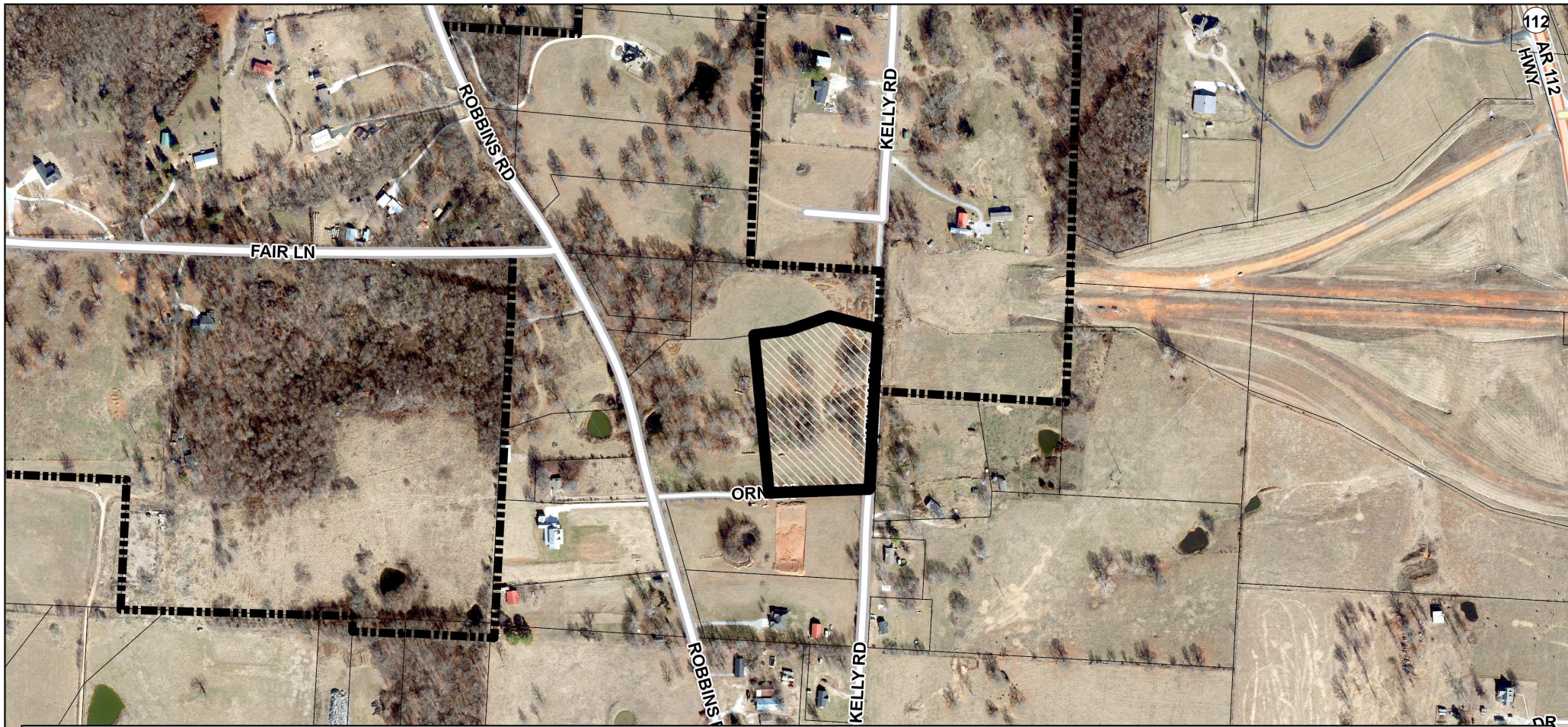
\_\_\_\_\_  
Doug Sprouse, Mayor

**ATTEST:**

\_\_\_\_\_  
Sabra Jeffus, City Clerk/Treasurer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ernest B. Cate, City Attorney



City Council Meeting  
June 24, 2025



PROJECT: W25-16  
APPLICANT: Felipe Trujillo  
LOCATION: 4304 Kelly Road  
REQUEST: Waiver of Street Improvements, Sidewalk, on Kelly Road



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING A WAIVER (W25-17) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO LORETTA & WILLIAM TANNER IN CONNECTION WITH 201 SHORELINE DRIVE, A SINGLE-FAMILY DWELLING.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W25-17) 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 (W25-17) of street improvements to Shoreline Drive, including drainage improvements related thereto, sidewalks in connection with 201 Shoreline Drive, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

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

**Option 1: Grants** a waiver of street improvements to Shoreline Drive, including drainage related thereto, sidewalks in connection with 201 Shoreline Drive, a single-family dwelling.

**Option 2: Denies** a waiver of street improvements to Shoreline Drive, including drainage improvements related thereto, sidewalks in connection with 201 Shoreline Drive, a single-family dwelling.

**Option 3: Approves** payment in lieu of improvements to Shoreline Drive in connection with 201 Shoreline Drive, a single-family dwelling with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

**Option 4: Denies** a waiver and allows a Bill of Assurance for a period not to exceed \_\_\_\_\_ years for street improvements to Shoreline Drive, including drainage improvements related thereto, sidewalks to be built in connection with 201 Shoreline Drive, a single-family dwelling.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Doug Sprouse, Mayor

**ATTEST:**

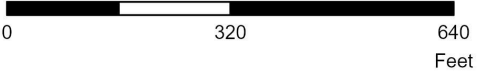
\_\_\_\_\_  
Sabra Jeffus, City Clerk/Treasurer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ernest B. Cate, City Attorney



City Council Meeting  
June 24, 2025



PROJECT: W25-17  
APPLICANT: Loretta & William Tanner  
LOCATION: 201 Shoreline Drive  
REQUEST: Waiver of Street Improvements, Sidewalk, on Shoreline Drive



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING A WAIVER (W25-18) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO UAMS ORTHOPEDIC AND SPORTS MEDICINE CENTER IN CONNECTION WITH L25-10, A LARGE-SCALE DEVELOPMENT.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W25-18) 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 (W25-18) of street improvements to Mary Frances Lane including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-10, a Large-Scale Development for UAMS Orthopedic and Sports Medicine Center, and the Planning Commission recommends approval of the waiver request.

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

**Option 1: Grants** a waiver of street improvements to Mary Frances Lane, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-10, a Large-Scale Development for UAMS Orthopedic and Sports Medicine Center.

**Option 2: Denies** a waiver of street improvements to Mary Frances Lane, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with L25-10, a Large-Scale Development for UAMS Orthopedic and Sports Medicine Center.

**Option 3: Approves** payment in lieu of improvements to Mary Frances Lane in connection with L25-10, a Large-Scale Development for UAMS Orthopedic and Sports Medicine Center, with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

**Option 4: Denies** a waiver and allow a Bill of Assurance for a period not to exceed \_\_\_\_\_ years for street improvements to Mary Frances Lane, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with L25-10, a Large-Scale Development for UAMS Orthopedic and Sports Medicine Center.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Doug Sprouse, Mayor

**ATTEST:**

\_\_\_\_\_  
Sabra Jeffus, City Clerk/Treasurer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ernest B. Cate, City Attorney



City Council Meeting  
June 24, 2025



0 950 1900  
Feet

PROJECT: W25-18  
APPLICANT: UAMS Orthopedic & Sports Medicine  
LOCATION: 5293 Watkins Avenue  
REQUEST: Waiver of Street Improvements



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING A WAIVER (W25-19) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO DANIEL & HEATHER DOUGLAS IN CONNECTION WITH 647 NICHOLS ROAD, A SINGLE-FAMILY DWELLING.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W25-19) 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 (W25-19) of street improvements to Nichols Road, including drainage improvements related thereto, sidewalks in connection with 647 Nichols Road, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

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

**Option 1: Grants** a waiver of street improvements to Nichols Road, including drainage improvements related thereto, sidewalks in connection with 647 Nichols Road, a single-family dwelling.

**Option 2: Denies** a waiver of street improvements to Nichols Road, including drainage improvements related thereto, sidewalks in connection with 647 Nichols Road, a single-family dwelling.

**Option 3: Approves** payment in lieu of improvements to Nichols Road in connection with 647 Nichols Road, a single-family dwelling with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

**Option 4: Denies** a waiver and allows a Bill of Assurance for a period not to exceed \_\_\_\_\_ years for street improvements to Nichols Road, including drainage improvements related thereto, sidewalks to be built in connection with 647 Nichols Road, a single-family dwelling.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Doug Sprouse, Mayor

**ATTEST:**

\_\_\_\_\_  
Sabra Jeffus, City Clerk/Treasurer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ernest B. Cate, City Attorney



City Council Meeting  
June 24, 2025



PROJECT: W25-19  
APPLICANT: Daniel & Heather Douglas  
LOCATION: 647 Nichols Road  
REQUEST: Waiver of Street Improvements, Sidewalk, on Nichols Road



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING A WAIVER (W25-22) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO REBECCA NELL THOMPSON REVOCABLE TRUST IN CONNECTION WITH EAST OF 8692 EAST WAGON WHEEL ROAD, A SINGLE-FAMILY DWELLING.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W25-22) 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 (W25-22) of street improvements to East Wagon Wheel Road, including drainage improvements related thereto, sidewalks in connection with East of 8692 East Wagon Wheel Road, a single-family dwelling, and the Planning Commission recommends approval of the waiver request.

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

**Option 1: Grants** a waiver of street improvements to East Wagon Wheel Road, including drainage improvements related thereto, sidewalks in connection with 8692 East Wagon Wheel Road, a single-family dwelling.

**Option 2: Denies** a waiver of street improvements to East Wagon Wheel Road, including drainage improvements related thereto, sidewalks in connection with 8692 East Wagon Wheel Road, a single-family dwelling.

**Option 3: Approves** payment in lieu of improvements to East Wagon Wheel Road in connection with 8692 East Wagon Wheel Road, a Single-Family Dwelling with estimated cost to be submitted by the developer’s engineer for confirmation by the Planning Department.

**Option 4: Denies** a waiver and allow a Bill of Assurance for a period not to exceed \_\_\_\_\_ years for street improvements to East Wagon Wheel Road, including drainage improvements related thereto, sidewalks to be built in connection with 8692 East Wagon Wheel Road, a single-family dwelling.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Doug Sprouse, Mayor

**ATTEST:**

\_\_\_\_\_  
Sabra Jeffus, City Clerk/Treasurer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ernest B. Cate, City Attorney



City Council Meeting  
June 24, 2025



PROJECT: W25-22  
APPLICANT: Rebecca Nell Thompson Revocable Trust  
LOCATION: 8730 E. Wagon Wheel Road  
REQUEST: Waiver of Street Improvements,  
Sidewalk on Wagon Wheel Road



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION APPROVING A WAIVER (W25-23) OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS, SIDEWALKS, AND STREET LIGHTS AS SET FORTH IN ORDINANCE NO. 3725 TO RELIABLE POULTRY, EXPANSION IN CONNECTION WITH N25-16, A NON-LARGE DEVELOPMENT.**

**WHEREAS**, Ordinance #3047 provides for the waiver (W25-23) 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 (W25-23) of street improvements to East Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-15, a non-large development for Reliable Poultry, Expansion, and the Planning Commission recommends approval of the waiver request.

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

**Option 1: Grants** a waiver of street improvements to East Huntsville Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-15, a non-large development for Reliable Poultry, Expansion.

**Option 2: Denies** a waiver of street improvements to East Huntsville Avenue, including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights in connection with N25-15, a non-large development for Reliable Poultry, Expansion.

**Option 3: Approves** payment in lieu of improvements to East Huntsville Avenue in connection with N25-15, a non-large development for Reliable Poultry, Expansion with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

**Option 4: Denies** a waiver and allow a Bill of Assurance for a period not to exceed \_\_\_\_\_ years for street improvements to East Huntsville Avenue including drainage improvements related thereto, curbs, gutters, sidewalks, and street lights to be built in connection with N25-15, a non-large development for Reliable Poultry, Expansion.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

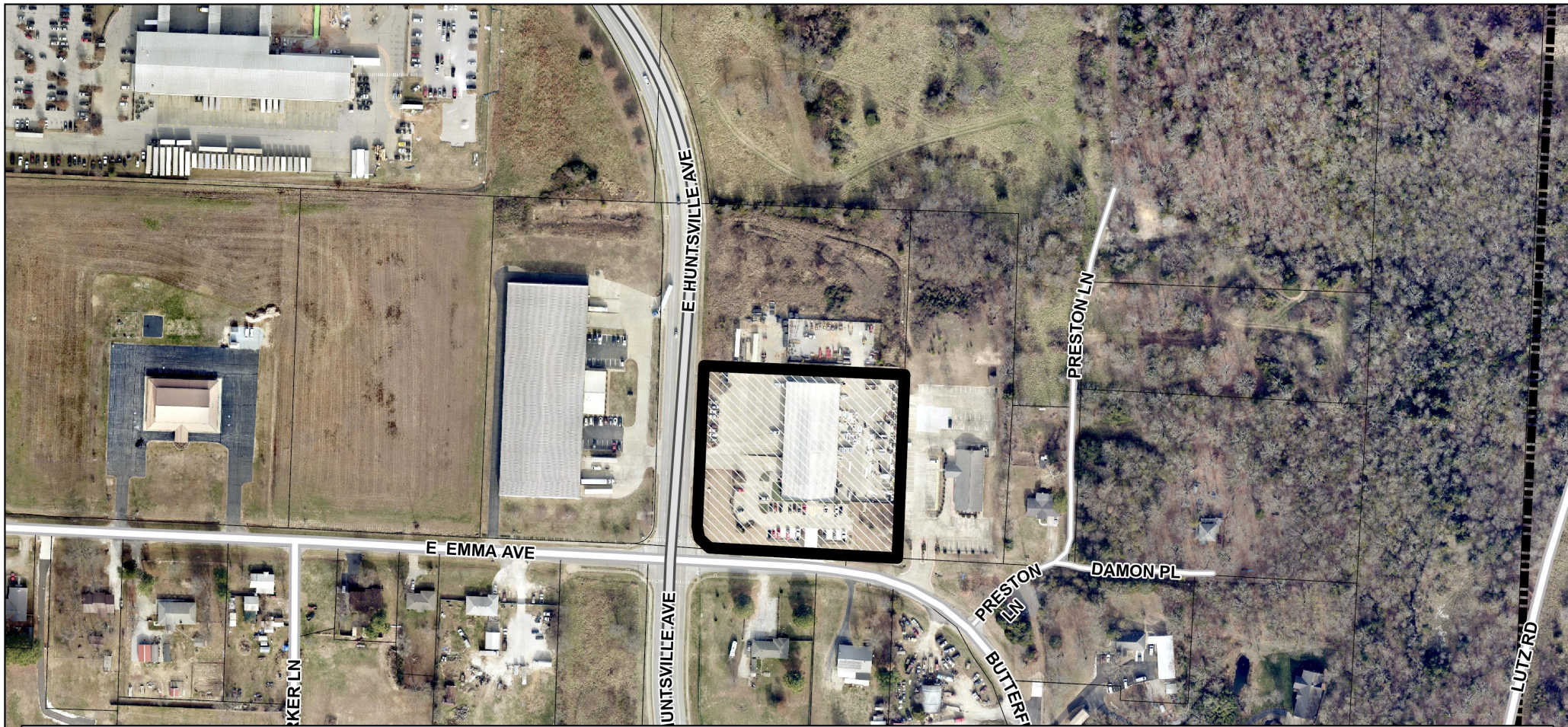
\_\_\_\_\_  
Doug Sprouse, Mayor

**ATTEST:**

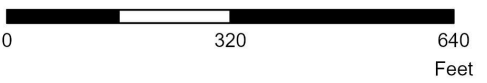
\_\_\_\_\_  
Sabra Jeffus, City Clerk/Treasurer

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ernest B. Cate, City Attorney



City Council Meeting  
June 24, 2025



PROJECT: W25-23  
APPLICANT: Reliable Poultry, Expansion  
LOCATION: 2974 E. Huntsville Avenue  
REQUEST: Waiver of Street Improvements on Huntsville Avenue



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ORDERING THE RAZING (DEMOLITION) AND REMOVAL OF A CERTAIN RESIDENTIAL STRUCTURE WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED AT 599 LAWNSDALE DRIVE TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES.**

**WHEREAS**, Bill and Charlene McCandless, are the owners of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

Sixty-five (65) feet of equal and uniform width off the North side of Lot Number Five (5) and Fifteen (15) feet of equal and uniform width off the South side of Lot Number Six (6) in Block Number Two (2) Powell's Subdivision in the City of Springdale, Arkansas, as shown on the recorded plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and a part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Thirty-five (35), Township Eighteen (18) North, Range Thirty (30) West, described as follows: Beginning at a point 435 feet North of the Southeast corner of said 40 acre tract, and running thence West 120 feet, thence North 80 feet; thence East 120 feet; thence South 80 feet to the place of beginning, said lands being a part of Lot 12 Block 2 of the Powell Subdivision 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 for Washington County, Arkansas.

Washington County Tax Parcel No. 815-25024-000  
Washington County Tax Parcel No. 815-25034-000

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

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

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

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

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

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

**Section 1.** That the structure located at 599 Lawndale Drive, Springdale, Arkansas, is dilapidated, unsightly, and unsafe; and it is in the best interests of the City of Springdale to proceed with the removal of this dilapidated, unsightly, and unsafe structure.

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

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

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

Ernest B. Cate  
City Attorney  
ecate@springdalear.gov

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

Cameron Baker  
Deputy City Attorney  
cbaker@springdalear.gov

George McManus  
Deputy City Attorney  
gmcmanus@springdalear.gov



**SPRINGDALE™**  
WE'RE MAKING IT HAPPEN

**OFFICE OF CITY ATTORNEY**

201 Spring Street • Springdale, Arkansas 72764

Phone (479) 750-8173 • Fax (479) 750-4732

[www.springdalear.gov](http://www.springdalear.gov)

Giselle Gonzalez  
Case Coordinator/Victim Advocate  
ggonzalez@springdalear.gov

Steve Helms  
Investigator  
shelms@springdalear.gov

Dixie Putt  
Administrative Legal Assistant/Paralegal  
dputt@springdalear.gov

Christy Pinalto  
File/Discovery Clerk  
cpinalto@springdalear.gov

May 6, 2025

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

Bill & Charlene McCandless  
15408 W. Highway 16  
Fayetteville, AR 72704-9124

RE: Property located at 599 Lawndale Drive, Springdale, Washington County, Arkansas, Tax Parcel No. 815-25024-000

Dear Whom It May Concern:

The Chief Building Inspector for the City of Springdale, Arkansas, has posted notice at 599 Lawndale Drive. and has mailed notice in writing to you, via certified mail, that a structure located on property owned by you at 599 Lawndale Drive, Springdale, Arkansas, was unsafe and could not be occupied until the property had been repaired. Furthermore, the owner was instructed to obtain a demolition or repair permit within thirty (30) days and to begin work within ten (10) days of obtaining the permit.

As of this date, you have taken no efforts to demolish or repair the structure on this property. As such, please be advised that the City Council for the City of Springdale will be reviewing the enclosed ordinance at a Committee Meeting that will take place at 5:30 p.m. on Monday, June 16, 2025, in the Council Chambers located on the second floor of the City Administration Building at 201 N. Spring Street, Springdale, Arkansas. Also, the enclosed ordinance will be placed on the Council Agenda to be considered on Tuesday June 24, 2025. This meeting will take place in the Council Chambers on the second floor of the City Administration Building. I strongly encourage you to attend these meetings.

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

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

Sincerely,


A handwritten signature in blue ink, appearing to read 'E. Cate', is positioned above the typed name.

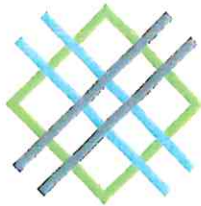
Ernest B. Cate  
City Attorney

Enclosure

EC:dp

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature</p> <p>X  <input type="checkbox"/> Agent  <input type="checkbox"/> Addre.</p>																	
<p>1. Article Addressed to:</p> <p>Bill and Charlene McCandless  15408 W. Highway 16  Fayetteville, AR 72704-9124</p>	<p>B. Received by (Printed Name)</p> <p>Bill McCandless</p>	<p>C. Date of Delivery</p> <p>5-8-25</p>																
<p>9590 9402 8146 3030 4441 22</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 1057 1514 21</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input checked="" type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 <span style="float: right;">Domestic Return Receipt</span></p>																		



**SPRINGDALE™**  
WE'RE MAKING IT HAPPEN

September 23, 2024

Bill & Charlene McCandless  
15408 W. HWY 16  
Fayetteville, AR. 72704-9124

RE: 599 Lawndale Dr. Springdale Ar.

To Whom It May Concern:

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

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

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

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

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

Tom Evers  
Chief Building Inspector

**Mike Chamlee** Chief Building Official



**SPRINGDALE™**  
WE'RE MAKING IT HAPPEN

September 23, 2024

Bill & Charlene McCandless  
15408 W. HWY 16  
Fayetteville, AR. 72704-9124

RE: 599 Lawndale Dr., Springdale, AR.

Dear Property Owners,

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

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

Required items:

1. The electric service has not been active to this home since 2004.
2. Our office would require that this home be wired to current 2020 code requirements.
3. This is in a residential zoned area and this structure is allowed as a home use.
4. Houses that are not your permanent address are considered rentals; the City of Springdale has an ordinance that requires that all rentals have smoke alarms in each bedroom and in all hallways. (Within 24 hours)
5. I have not been in this home to inspect conditions at this time.
6. The water service to the home is off since 5-28-2002.
7. All homes are required to have a water heater capable of supplying hot water.
8. Water heaters are required to have a T&P that terminates within 6" of the ground outside.
9. Expansion device is required on water heaters since 2005 by this office and by code.
10. Water heaters are required to have a drain pan.
11. Drain pans are required to have a 3/4" drain line to the outside.
12. I would have to tour the interior to inspect the rest of the plumbing.

13. Unknown if gas service is active to this home at this time.
14. The home is required to have a permanently installed thermostatic controlled heating system capable of supplying heat to at least 68 degrees.
15. If central A/C is not provided than all operable windows are to have screens.
16. Soffit material is coming off and needs to be repaired.
17. T111 siding at front of the house is rotten in places and needs to be replaced.
18. Siding along the south side of the home is rotten and needs to be replaced.
19. Widow trim on south side of home is rotten and needs to be replaced.
20. Prep all wood outside and then paint with approved exterior paint.
21. OSB that is boarding up the front door is rotten; the city doesn't allow structures to remain boarded up beyond 30 days to allow for repairs.
22. OSB is blocking what is believed to be the required egress from a bedroom.
23. Replace all broken windows throughout the home.
24. Windows in bedrooms are to be operable to allow for egress.
25. Siding glass door is covered by metal, if broken it needs to be replaced.
26. Completely remove all saplings that are impacting or will impact the structure in the future.
27. Jacuzzi tub may be holding water and should be removed from the property to prevent mosquito and other damages issues from occurring.
28. Rear porch is rotten is several locations and needs to be repaired or replaced to provide for proper exit from the siding door.
29. A medium sized tree is now growing through the deck and needs to be removed.
30. Fences are to be maintained as to what type of fence they are.
31. Repair or completely remove the privacy fence around the yard.
32. Fence lines are to be maintained free of vegetation or remove the fence.
33. Remove all downed limbs from the property.
34. Remove all leaves from the ground around the property.
35. Trim trees growing into or on the roof.
36. Cut and remove all vegetation in the backyard that prevent the yard from being properly mowed and maintained.
37. Shed is close to the house which is a fire hazard.
38. Shed T111 siding is in need of replacing.
39. Completely remove all saplings growing up around the shed.
40. Or simply tear down and remove shed from property.
41. Completely remove the chain link kennel in the backyard to allow for mowing.
42. The home is in violation of the zoning ordinance and needs to comply to residual use when all repairs are complete.
43. This is not a complete list and if you wish we could meet at the property and tour it together for all needed corrections.
44. As this is not your permanent address and a possible rental please register it with the City of Springdale on the Landlord Registry thru the City Clerk's office at 479-750-8518.
45. A Master electrician, plumber and heating contractor will need to be hired to repair or replace items.

Recommendations for your property preservation:

1. Extensive pruning and tree trimming is needed. (Sent to Neighborhood Services)
2. Noted several trees that are dead or have dead limbs that need to be trimmed or removed. (Sent to Neighborhood Services)
3. All junk, trash is to be removed from the property. (Sent to Neighborhood Services)
4. Yard is to be mowed and trimmed regularly. (Sent to Neighborhood Services)
5. Our office recommends that all existing homes served by gas appliances or has an attached garage install Co/smoke alarms in hallways on each level. (Within 24 hours)
6. All smoke alarms should be replaced every ten years.

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

Respectfully,



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

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**OFFICIAL USE**

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Extra Services & Fees (check box, add fee as appropriate)	
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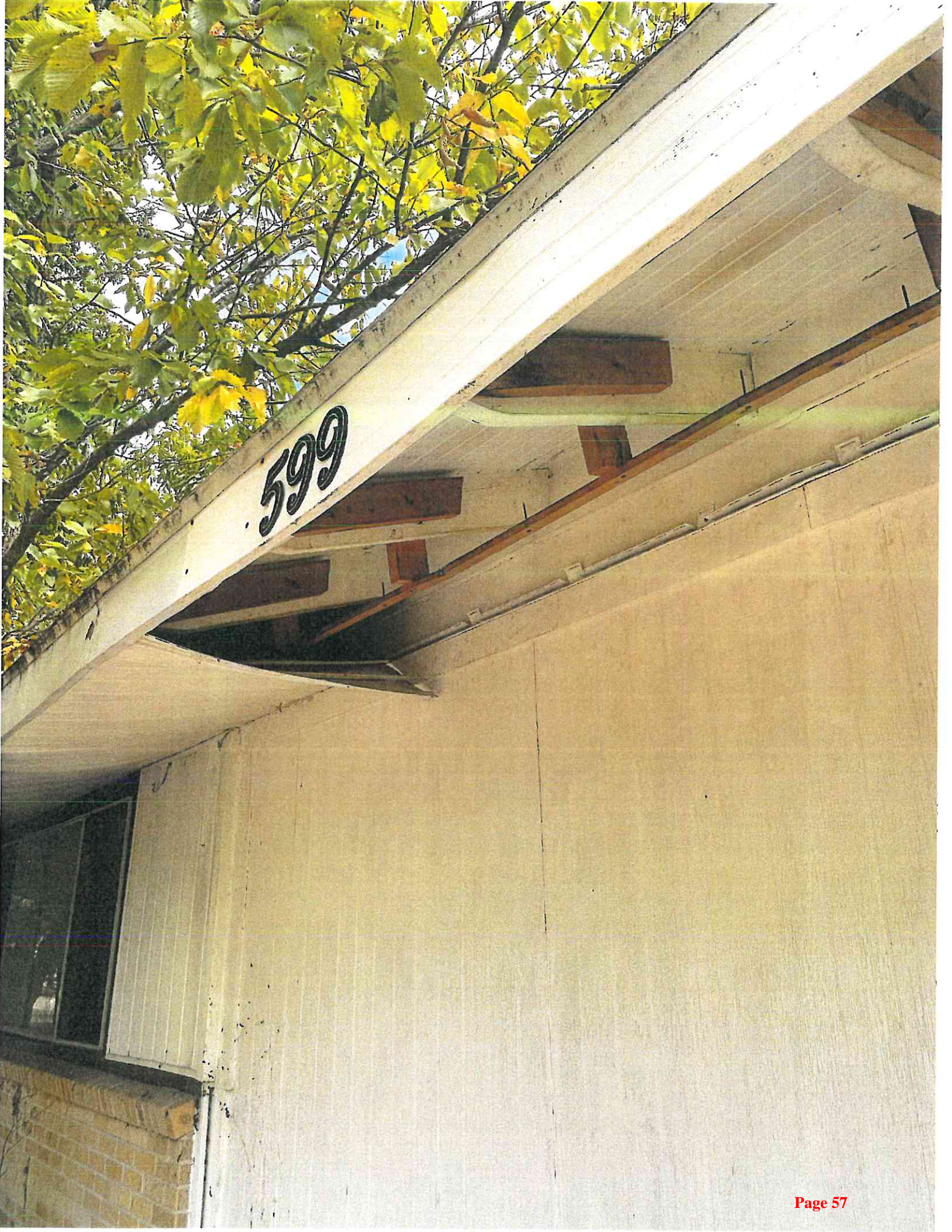
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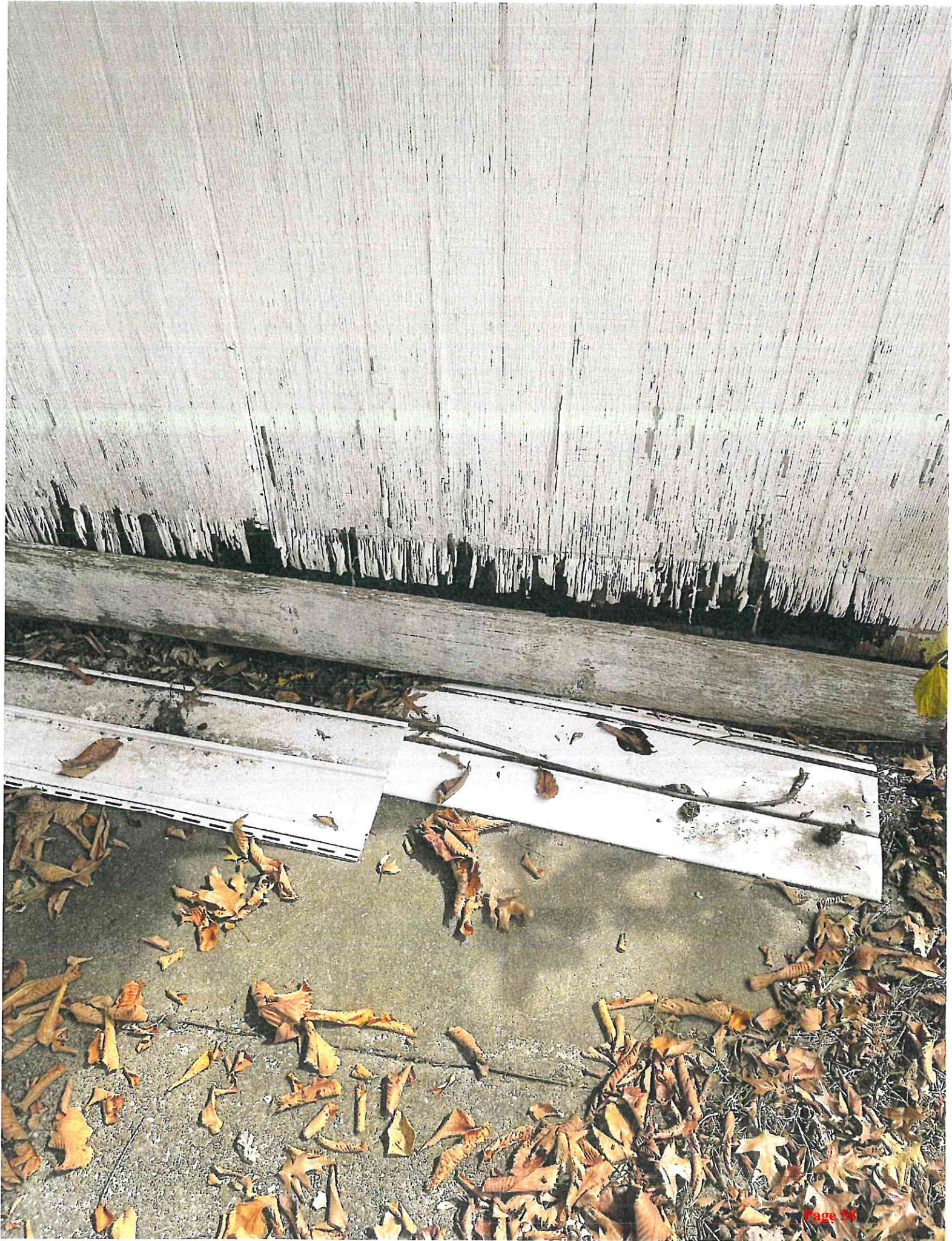
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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY																	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature                  x Shelly C. <span style="float: right;"><input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</span></p> <p>B. Received by (Printed Name)                  CARLIERE</p> <p>C. Date of Delivery                  9-26-24</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes                  If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
Bill & Charlene McCandless 15408 W. HWY 16 Fayetteville, AR. 72704-9124		<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
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PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt																	

599

599 Lawndale Dr.  
water- no service since  
May 28, 2002  
gas -  
swepco - no active service  
since 2004

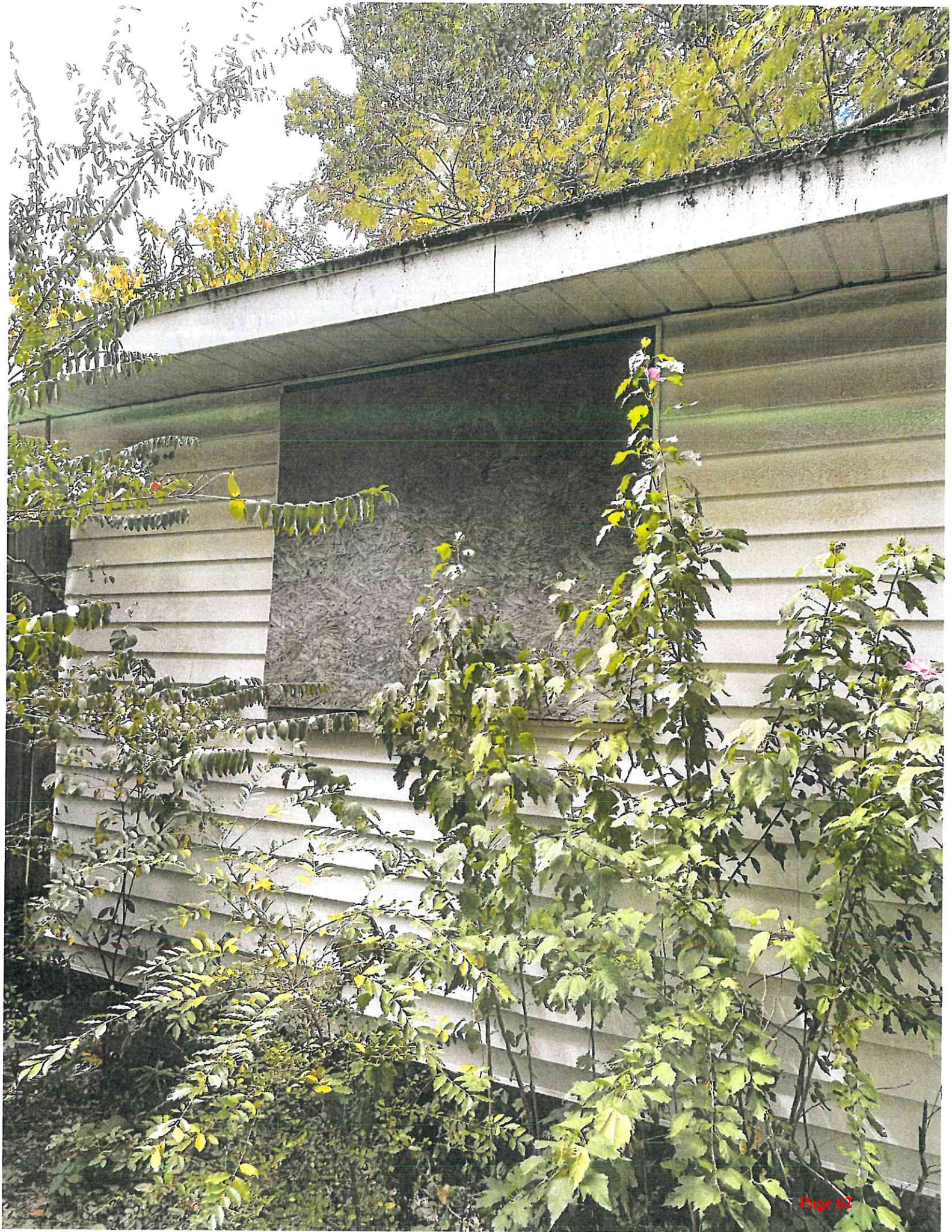


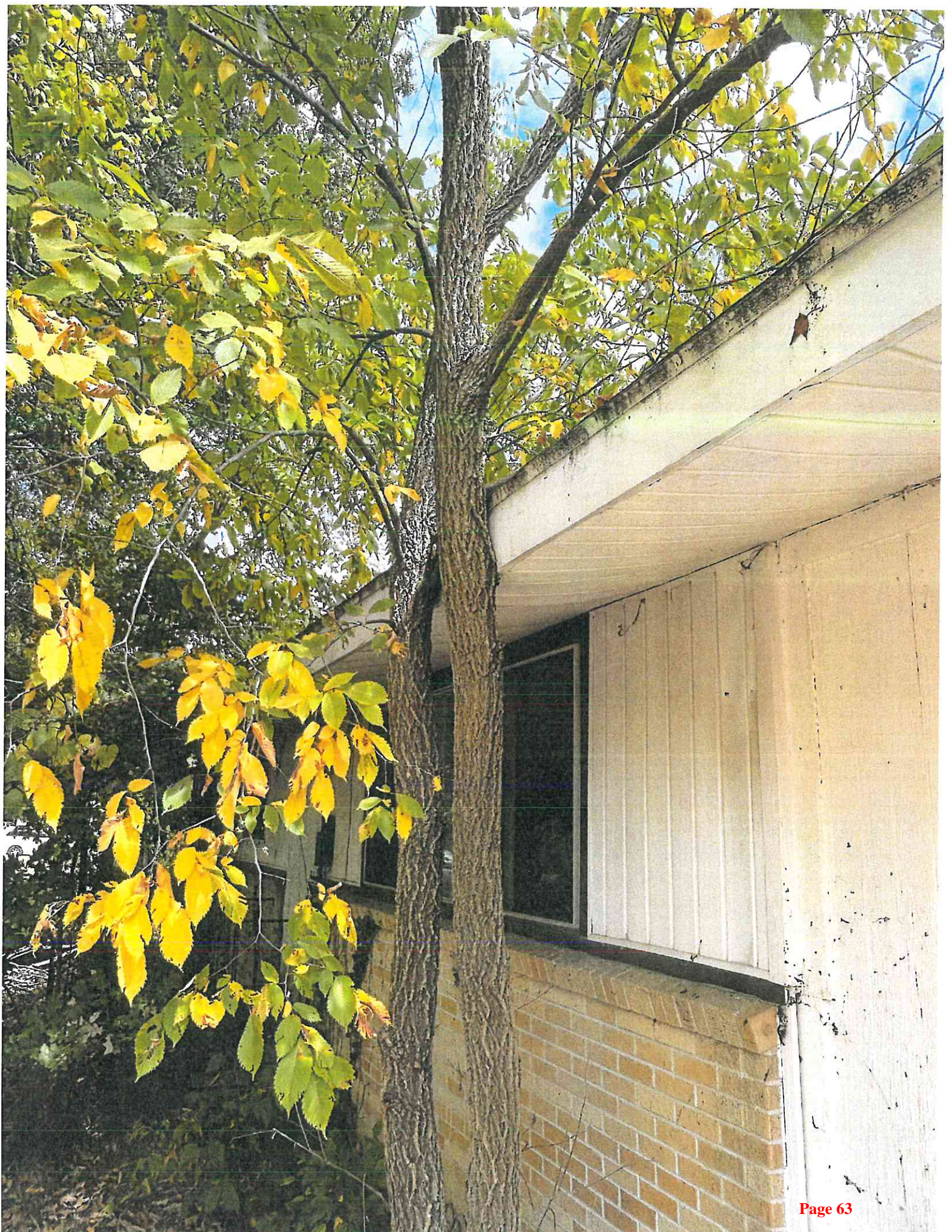


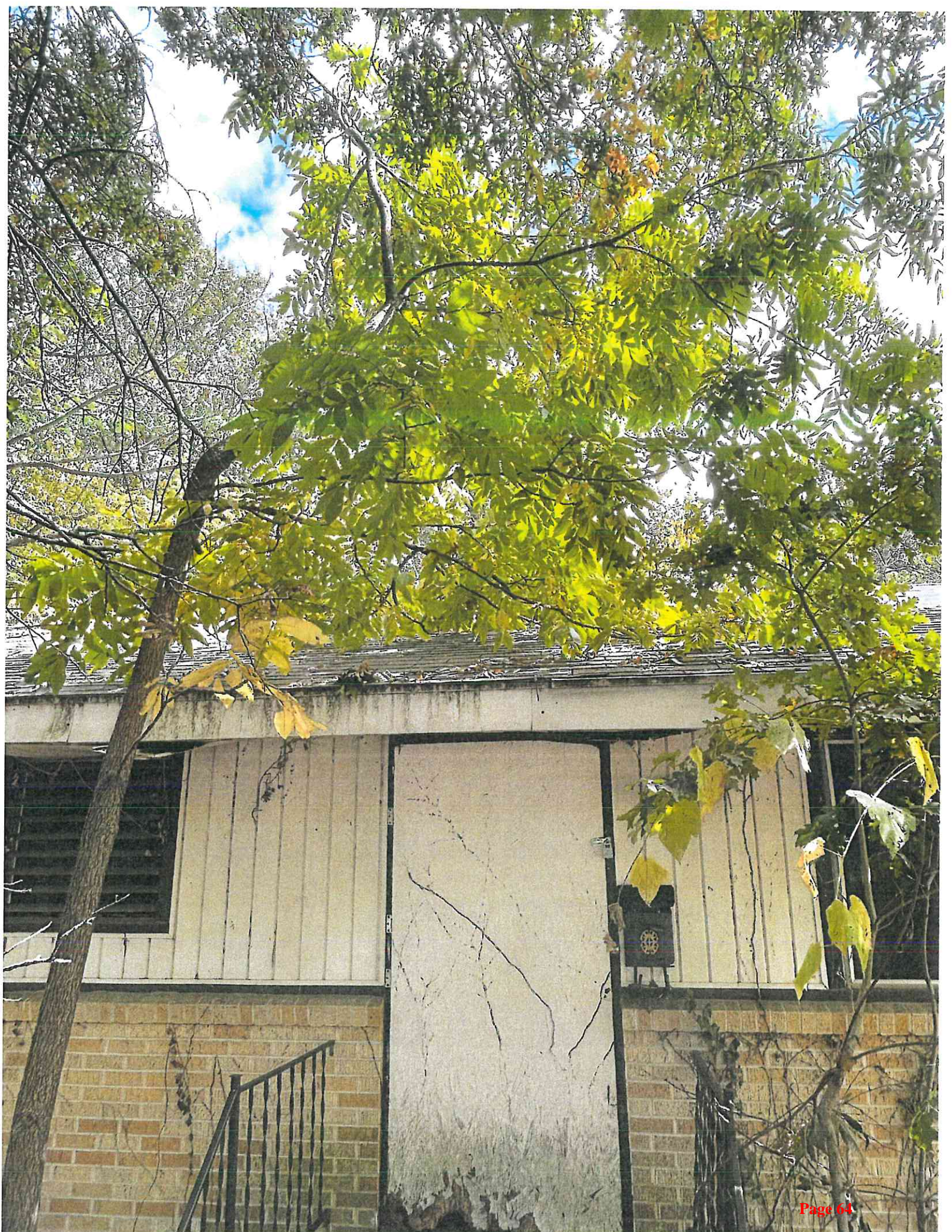


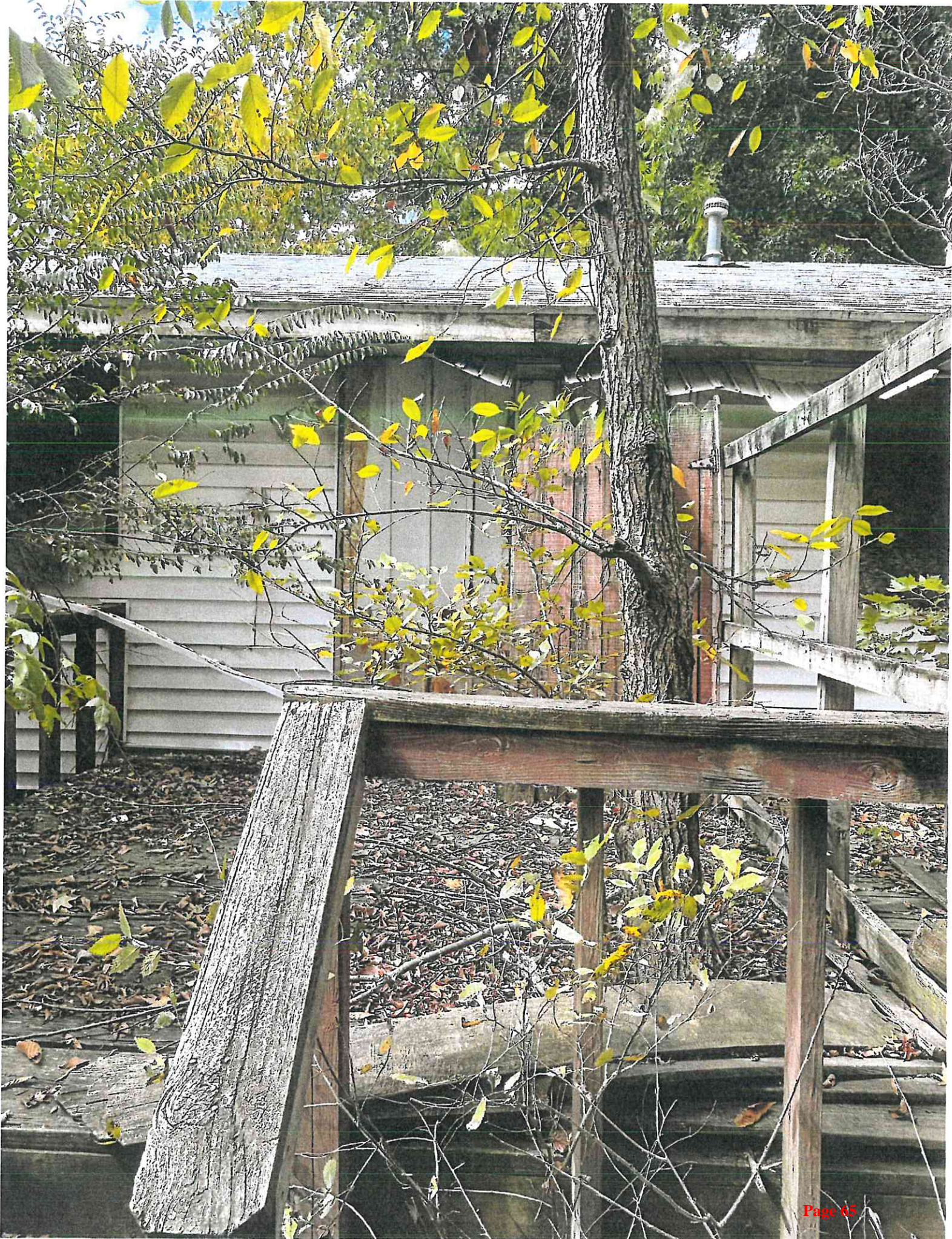














**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH THE CITY OF CAVE SPRINGS CONCERNING THE WATER TERRITORY BOUNDARY BETWEEN THE TWO CITIES.**

**WHEREAS**, the City of Springdale is a party to a Memorandum of Understanding in 1967 with the Beaver Water District which pertained to the furnishing of water to various jurisdictions;

**WHEREAS**, in 2007, the Springdale Water and Commission, the City of Springdale, Arkansas, and the City of Cave Springs, Arkansas, entered into a Water Purchase Agreement, which established the boundaries for water service between Springdale and Cave Springs;

**WHEREAS**, the Water Purchase Agreement contains provisions whereby the water service boundary between two member cities may be amended upon mutual consent of the affected cities;

**WHEREAS**, the City of Springdale has recently annexed certain property which was previously located in the City of Cave Springs;

**WHEREAS**, the City of Springdale desires to cooperate with the City of Cave Springs to amend the current territorial boundary between the two cities by entering into an Agreement, a copy of which is attached hereto as Exhibit "A" and made a part hereof as though set out herein word for word; and,

**WHEREAS**, on January 21, 2025, the Springdale Water and Sewer Commission approved the adjustment to the water service boundary between Springdale and Cave Springs.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Mayor and City Clerk are hereby authorized to enter into an agreement with the City of Cave Springs to adjust the water service boundaries created by the Water Purchase Contract entered into between the parties in 2007.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Doug Sprouse, MAYOR

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, CITY CLERK

APPROVED:

\_\_\_\_\_  
Ernest B. Cate, CITY ATTORNEY

## AGREEMENT

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Cave Springs, Arkansas, hereinafter referred to as "Cave Springs," and the City of Springdale, Arkansas, hereinafter referred to as "Springdale."

### WITNESSETH:

WHEREAS, Cave Springs and Springdale are parties to a Water Purchase Contract dated July 11, 2007, which sets forth the boundaries for water service between Springdale and Cave Springs;

WHEREAS, Cave Springs and Springdale recognize that recent annexations of property have altered the city limits of Cave Springs and Springdale, thereby necessitating an adjustment of the water service boundaries; and

WHEREAS, Cave Springs and Springdale have a mutual desire to amend the current water service boundary between the two cities, and to otherwise reaffirm the provisions of the Water Purchase Contract between the parties; and

WHEREAS, Cave Springs and Springdale desire to cooperate and thereby advance and protect the interest of each by entering into this Agreement;

NOW THEREFORE, in consideration of the covenants and agreements herein contained, and adequacy and receipt of which is acknowledged, it is mutually understood and agreed by and between the parties hereto as follows:

### SECTION 1 - DESIGNATION OF TERRITORY

Cave Springs and Springdale hereby agree that the water territory boundary between the two cities shall be amended to reflect a new boundary as depicted in Exhibit 1, attached hereto and incorporated in this agreement by reference and deemed to be a part hereof. The parties acknowledge that this is a modification to the territorial boundaries delineated in the Water Purchase Contract of 2007. This boundary adjustment is deemed appropriate and necessary in view of the location of respective facilities owned by each party, and is consistent with recent annexations which have altered the city limits of Cave Springs and Springdale.

### SECTION 2 - REAFFIRMATION OF EARLIER AGREEMENTS

Except as modified hereby, the parties otherwise reaffirm and ratify earlier agreements of the parties.

### SECTION 3 - CONDITION OF AGREEMENT

This agreement is conditioned upon and subject to the necessary actions by the respective City Councils of the parties approving this agreement.

SECTION 4 - PLEDGE OF CONTINUED COOPERATION

Both parties renew and affirm their mutual pledge to cooperate in this and any future beneficial water service boundary adjustments in their collective effort to most efficiently and fairly serve their customers.

SECTION 5 - EFFECTIVE DATE

The effective date of this agreement shall be the date in which its approval is voted by the last City Council and the other having already done so.

SECTION 6 - EXECUTION OF COUNTERPART

This agreement may be executed in one or more counterparts, each of which so executed shall constitute an original and all of which together shall constitute one and the same agreement. The parties further agree that, to avoid any misunderstanding, only those copies of Exhibit 1 which bear the signature of both of the respective mayors of Fayetteville and Springdale, may be relied upon.

SECTION 7 - BINDING EFFECT

This agreement shall be binding upon and inure to the parties hereto, their successors and assigns.

SECTION 8 - ENTIRE AGREEMENT

This agreement, including the Exhibit hereto, constitutes the entire agreement between the parties. Except as referenced in Section 2, there are not and shall not be any verbal statements, representations, warranties, undertakings or agreements between the parties and this agreement may not be amended or modified in any respect except by written instrument signed by both parties hereto.

IN WITNESS WHEREOF, this agreement has been executed by the parties hereto the date and year first above written.

CITY OF CAVE SPRINGS, ARKANSAS

CITY OF SPRINGDALE, ARKANSAS

\_\_\_\_\_  
Randall Noblett, Mayor

\_\_\_\_\_  
Doug Sprouse, Mayor

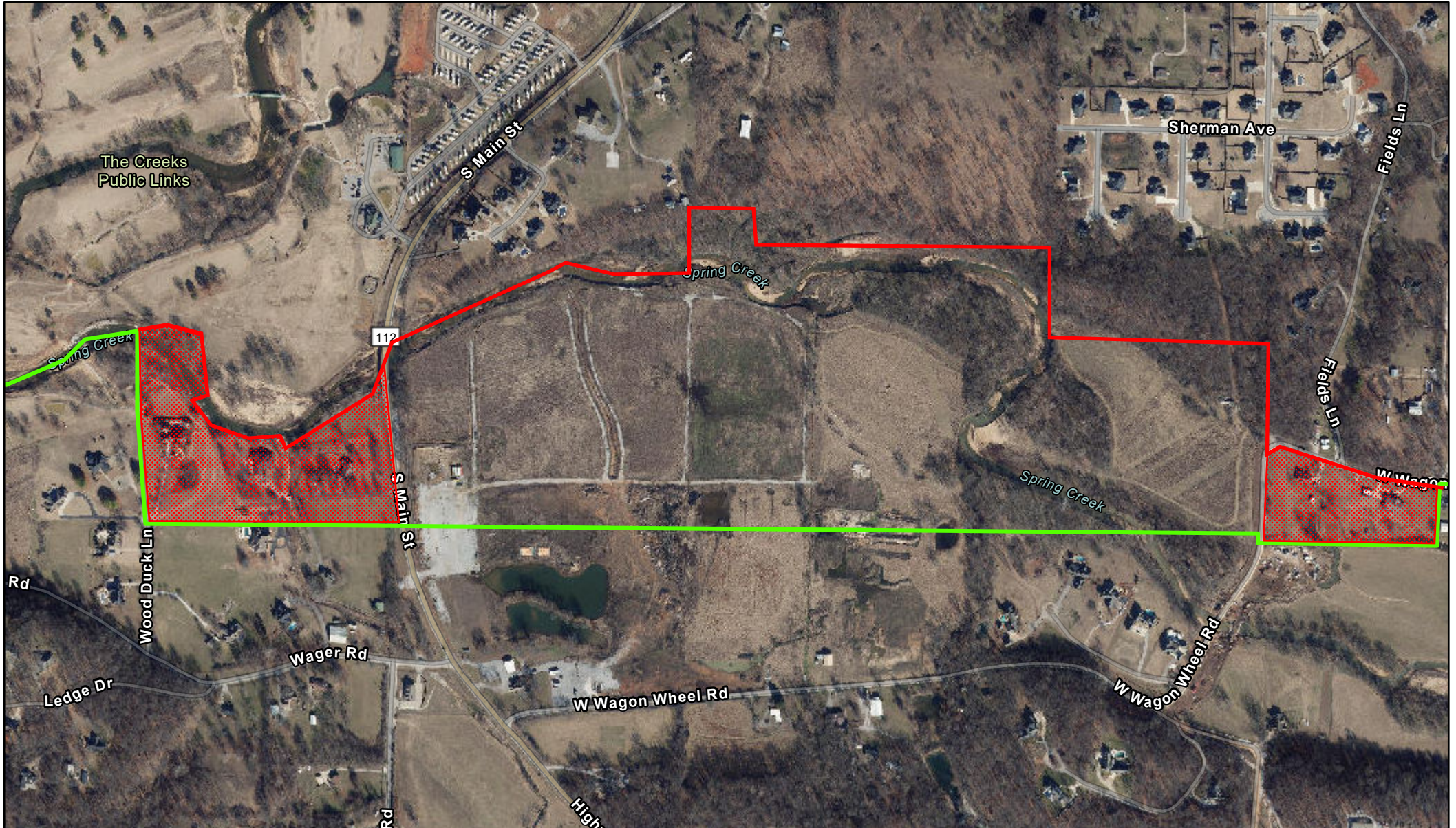
Attest:

Attest:




\_\_\_\_\_  
Kimberly Hutcheson, City Clerk/Treasurer

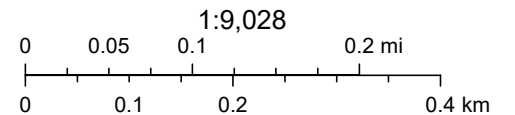
\_\_\_\_\_  
Sabra Jeffus, City Clerk

# Springdale Water Boundary Update



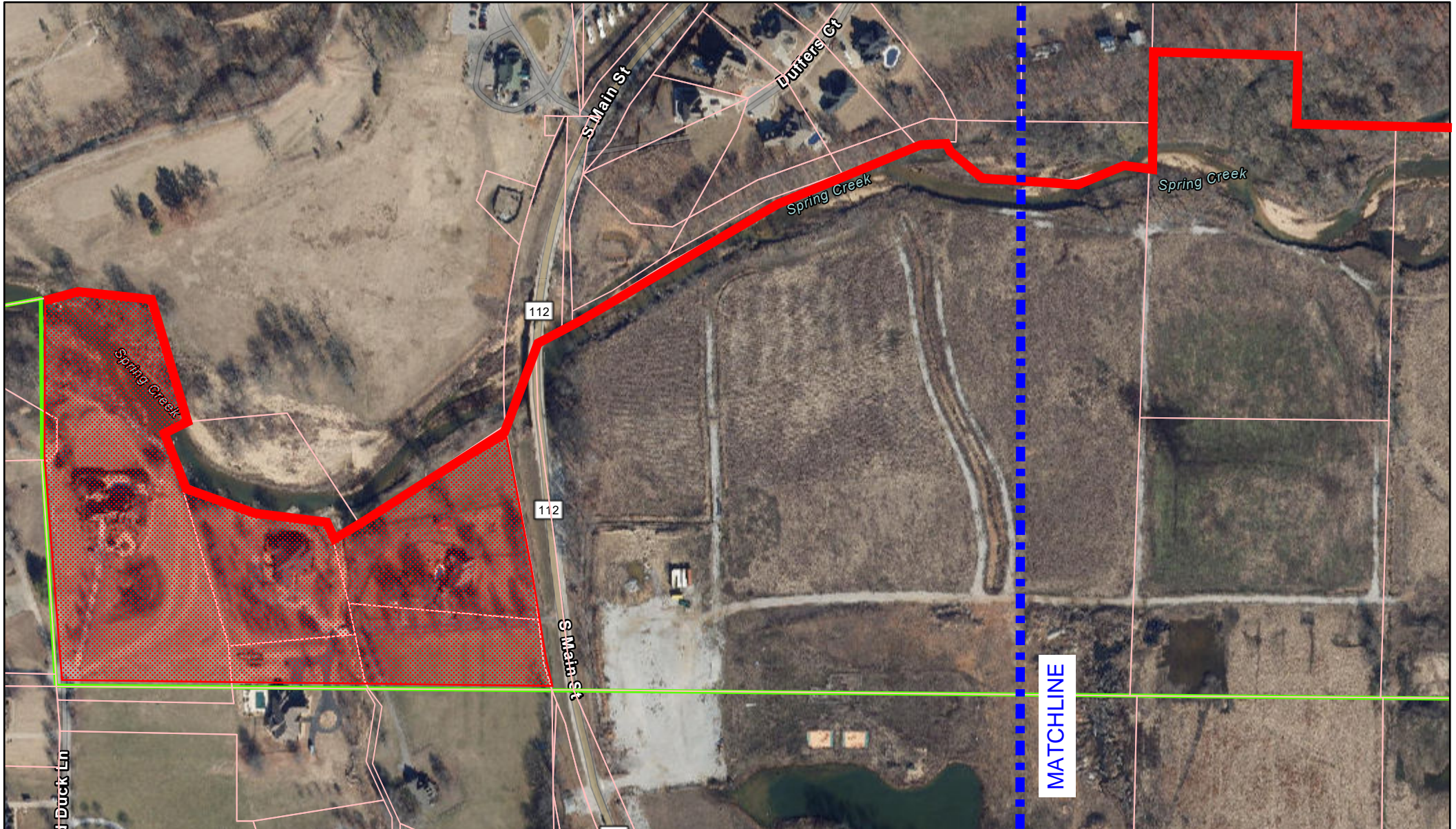
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-  Service Boundary
-  Proposed Service Boundary
-  Existing Customers Outside Current Service Boundary



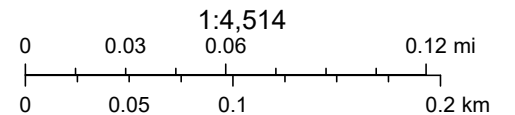
State of Missouri, Maxar, Esri Community Maps Contributors, City of Springdale, AR, Arkansas GIS Office, Missouri Dept. of Conservation, Missouri DNR, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census

# Springdale Water Boundary Update 1 of 3



1/16/2025, 2:34:51 PM

- Benton Parcels
- Service Boundary
- Proposed Service Boundary
- Existing Customers Outside Current Service Boundary






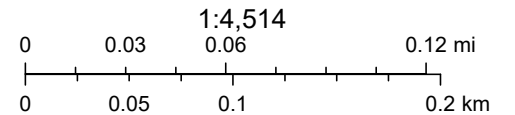
State of Missouri, Maxar, Esri Community Maps Contributors, City of Springdale, AR, Arkansas GIS Office, Missouri Dept. of Conservation, Missouri DNR, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census

# Springdale Water Boundary Update 2 of 3



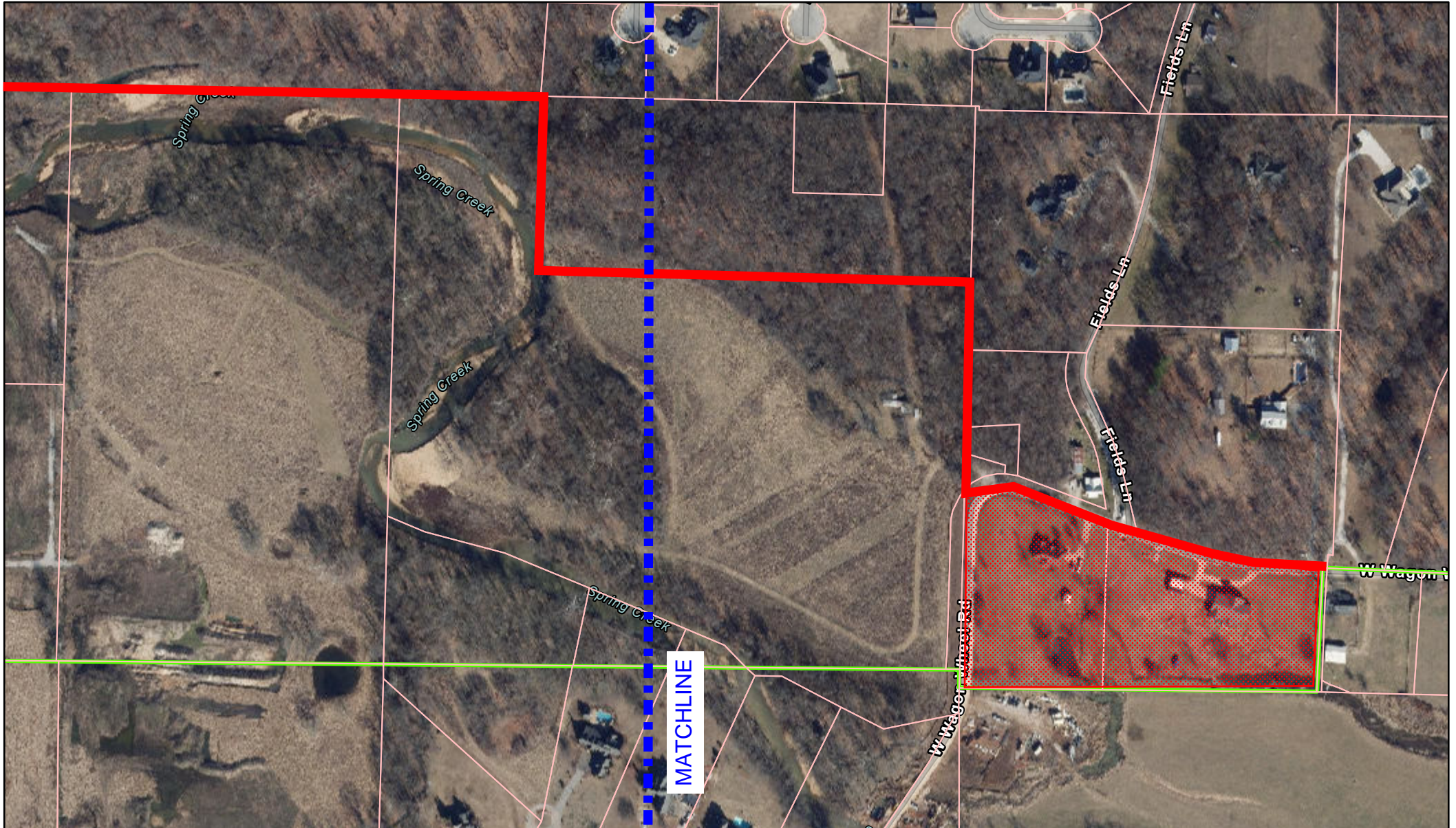
1/16/2025, 2:36:58 PM

-  Benton Parcels
-  Service Boundary
-  Proposed Service Boundary



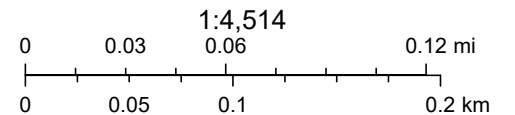
State of Missouri, Maxar, Esri Community Maps Contributors, City of Springdale, AR, Arkansas GIS Office, Missouri Dept. of Conservation, Missouri DNR, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census

# Springdale Water Boundary Update 3 of 3



1/16/2025, 2:38:07 PM

- Benton Parcels
- Existing Customers Outside Current Service Boundary
- Service Boundary
- Proposed Service Boundary



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SERVICE AREA BOUNDARY DESCRIPTION

BENTON COUNTY PARCELS 05-10237-001, 05-10044-001, & 18-08351-000

PART OF THE NORTHEAST QUARTER (NE/4) OF THE NE/4 OF SECTION 13 AND A PART OF THE SOUTHEAST QUARTER (SE/4) OF THE SE/4 OF SECTION 12 IN TOWNSHIP 18 NORTH (T18N), RANGE 31 WEST (R31W) AND PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SW/4 OF SECTION 7 IN T18N, RANGE 30 WEST (R30W), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SE/4 OF THE SE/4 PER BENTON COUNTY SURVEYOR'S RECORD BOOK J PAGE 199 BEARS SOUTH 63°48'53" EAST A DISTANCE OF 9.45 FEET; THENCE SOUTH 02°44'09" WEST A DISTANCE OF 399.87 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 02°44'09" WEST A DISTANCE OF 368.99 FEET; THENCE SOUTH 71°40'16" EAST A DISTANCE OF 93.53 FEET; THENCE SOUTH 02°43'56" WEST A DISTANCE OF 19.42 FEET TO A CURVE TO THE LEFT ON THE WEST MASTER STREET PLAN RIGHT-OF-WAY OF WAGONWHEEL ROAD ACCORDING TO DEED RECORDED AT L201823473 AND SURVEY RECORDED IN BOOK 2017 AT PAGES 149 & 150, ALL IN THE BENTON COUNTY CIRCUIT CLERK'S OFFICE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) CALLS:

- 1) ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.38 FEET, SAID CURVE HAVING A RADIUS OF 127.17 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 75°47'10" WEST A DISTANCE OF 78.10 FEET, TO A CURVE TO THE LEFT;
- 2) ALONG THE ARC OF SAID CURVE A DISTANCE OF 135.76 FEET, SAID CURVE HAVING A RADIUS OF 138.85 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 23°28'35" WEST A DISTANCE OF 130.42 FEET;
- 3) THENCE SOUTH 02°58'39" WEST A DISTANCE OF 312.32 FEET TO A CURVE TO THE RIGHT;
- 4) ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.14 FEET, SAID CURVE HAVING A RADIUS OF 339.64 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 08°52'02" WEST A DISTANCE OF 46.10 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 87°23'45" EAST A DISTANCE OF 37.05 FEET TO AN EXISTING 1/2" REBAR, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 12 PER BENTON COUNTY SURVEYOR'S RECORD BOOK J PAGE 199 BEARS SOUTH 36°48'13" EAST A DISTANCE OF 11.35 FEET; THENCE SOUTH 02°44'09" WEST A DISTANCE OF 74.71 FEET; THENCE SOUTH 79°27'22" WEST A DISTANCE OF 177.86 FEET; THENCE NORTH 61°25'24" WEST A DISTANCE OF 262.98 FEET; THENCE NORTH 87°23'45" WEST A DISTANCE OF 61.97 FEET, MORE OR LESS, TO THE THREAD (CALLED THE CENTERLINE) OF SPRING CREEK; THENCE CONTINUING WITH SAID THREAD OF SPRING CREEK, NORTHWESTERLY DOWNSTREAM, A DISTANCE OF 935 FEET MORE OR LESS; NORTH 02°45'29" EAST A DISTANCE OF 965.72 FEET, MORE OR LESS, TO

AN EXISTING 5/8" REBAR, FROM WHICH THE NORTHWEST CORNER OF SAID SE/4 OF THE SE/4, MARKED BY AN EXISTING LIMESTONE PER BENTON COUNTY SURVEYOR'S RECORD BOOK J PAGE 199 BEARS NORTH 62°20'48" EAST A DISTANCE OF 5.82 FEET; THENCE SOUTH 87°35'17" EAST A DISTANCE OF 327.71 FEET TO AN EXISTING 5/8" REBAR; THENCE SOUTH 02°44'33" WEST A DISTANCE OF 400.00 FEET; THENCE SOUTH 87°32'14" EAST A DISTANCE OF 1000.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 27.42 ACRES, MORE OR LESS.

SERVICE AREA BOUNDARY DESCRIPTION

BENTON COUNTY PARCELS 05-10045-001 & 05-10045-002

A PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SW/4 OF SECTION 07, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 07 ACCORDING TO BENTON COUNTY SURVEYOR'S RECORD BOOK J PAGE 199, AN UN-MARKED POINT HAVING A NORTH LATITUDE OF 36°14'29.27382405" AND WEST LONGITUDE OF 094°13'30.71628914";

THENCE ALONG THE WEST LINE OF SAID RANGE 30 WEST NORTH 02°47'54" EAST, A DISTANCE OF 456.19 FEET (RECORD NORTH 03°16'15" EAST – 454.18 FEET) TO THE NORTH BOUNDARY OF BENTON COUNTY PARCEL 05-10045-002; THENCE ALONG SAID NORTH BOUNDARY FOR THE FOLLOWING TWO (2) CALLS:

- 1) SOUTH 88°16'03" EAST, A DISTANCE 102.62 FEET (RECORD SOUTH 88°16'03" EAST - 125.11 FEET) TO A POINT WAGONWHEEL ROAD;
- 2) SOUTH 68°40'29" EAST, A DISTANCE 182.95 FEET (MEASURED = RECORD) TO A POINT IN WAGONWHEEL ROAD FOR THE NORTHEAST CORNER OF SAID PARCEL 05-10045-002;

THENCE ALONG THE NORTH BOUNDARY OF PARCEL 05-10045-001 FOR THE FOLLOWING THREE (3) CALLS:

- 1) SOUTH 68°40'29" EAST, A DISTANCE 256.15 FEET (MEASURED = RECORD) TO A POINT IN WAGONWHEEL ROAD;
- 2) SOUTH 76°56'58" EAST, A DISTANCE OF 122.15 FEET (MEASURED = RECORD) TO A POINT IN WAGONWHEEL ROAD;
- 3) SOUTH 85°02'18" EAST, A DISTANCE OF 142.42 FEET (MEASURED = RECORD) TO A POINT IN WAGONWHEEL ROAD FOR THE NORTHEAST CORNER OF SAID PARCEL 05-10045-001;

THENCE ALONG THE EAST LINE OF SAID PARCEL 05-10045-001 SOUTH 04°01'55" WEST, A DISTANCE OF 284.31 FEET (RECORD SOUTH 04°01'55" WEST - 282.77 FEET) TO THE SOUTH LINE OF SAID SECTION 07;

THENCE ALONG SAID SOUTH LINE NORTH 87°44'05" WEST, A DISTANCE OF 775.38 FEET (RECORD NORTH 87°42'44" WEST – 801.64 FEET) TO THE POINT OF BEGINNING AND CONTAINING 6.51 ACRES MORE OR LESS.

BASIS OF BEARINGS: STATE PLANE GRID NORTH NAD83 (HARN) PER CITY OF ROGERS CONTROL SYSTEM.  
BASIS OF LAT. & LON.: NAD83 (HARN).

SERVICE BOUNDARY DESCRIPTION – BENTON COUNTY PARCELS 05-10212-001, 05-10212-003 & 05-10758-001

A PART OF THE SOUTHEAST QUARTER (SE/4) OF THE SE/4 OF SECTION 11, A PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SW/4 OF SECTION 12, AND A PART OF THE NORTHWEST (NW/4) OF THE NW/4 OF SECTION 13 ALL IN TOWNSHIP 18 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF THE SW/4 OF SAID SECTION 12 MARKED BY AN EXISTING 1 - 1/2" PIPE HAVING A NORTH LATITUDE OF 36°14'55.82222827" AND A WEST LONGITUDE OF 094°14'02.30414573";

THENCE NORTH 87°15'41" WEST, A DISTANCE OF 1447.86 FEET (RECORD WEST – 1406.92 FEET);

THENCE SOUTH 02°43'36" WEST, A DISTANCE OF 2044.59 FEET (RECORD SOUTH – 2053.35 FEET) TO AN EXISTING 5/8" REBAR;

THENCE SOUTH 57°57'21" WEST (RECORD SOUTH 55°13'02" WEST), A DISTANCE OF 0.52 FEET TO THE WEST BOUNDARY OF THAT CERTAIN ARKANSAS HIGHWAY COMMISSION TRACT OF LAND CONVEYED BY THAT DEED RECORDED IN BOOK 590 AT PAGE 855 HIGHWAY 112 SAME BEING WEST RIGHT-OF-WAY OF HIGHWAY 112 ACCORDING TO ARDOT JOB NO. 090513, FOR THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS:

- 1) SOUTH 09°06'42" EAST, A DISTANCE OF 350.38 FEET TO AN EXISTING 1 - 1/4" ALUMINUM HIGHWAY RIGHT-OF-WAY MARKER;
- 2) SOUTH 05°49'04" EAST, A DISTANCE OF 100.35 FEET TO AN EXISTING 1/2" REBAR AT THE SOUTHEAST CORNER OF SAID PARCEL NO. 05-10212-001;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 83°40'31" WEST, A DISTANCE OF 437.25 FEET (RECORD NORTH 86°24'51" WEST – 437.30 FEET) TO AN EXISTING 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE EAST LINE OF SAID PARCEL NO. 05-10212-003 SOUTH 10°02'08" EAST, A DISTANCE OF 72.22 FEET (RECORD SOUTH 12°46'28" EAST – 72.22 FEET) TO AN EXISTING REBAR AT THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL SOUTH 85°54'55" WEST, A DISTANCE OF 291.19 FEET (RECORD SOUTH 83°10'35" WEST – 291.10 FEET) TO AN EXISTING 1/2" CAPPED REBAR EMBOSSED "RLS 931" AT THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL NO. 05-10758-001 SOUTH 03°38'03" EAST, A DISTANCE OF 119.42 FEET (RECORD SOUTH 06°20'48" EAST – 119.25 FEET) TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL NORTH 86°59'19" WEST, A DISTANCE OF 405.13 FEET (RECORD NORTH 89°42'04" WEST – 405.04 FEET) TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL NO. 05-10758-001 FOR THE FOLLOWING SEVEN (7) CALLS:

- 1) NORTH 02°27'30" WEST, A DISTANCE OF 43.56 FEET (RECORD NORTH 05°10'15" WEST – 43.62 FEET) TO AN EXISTING COTTON PICKER SPINDLE IN THE CENTER OF A CUL-DE-SAC (WOOD DUCK LANE);
- 2) NORTH 02°27'02" WEST, A DISTANCE OF 489.36 FEET (RECORD NORTH 05°09'47" WEST – 490.28 FEET) TO AN EXISTING PK NAIL IN ASPHALT GOLF CART PATH;
- 3) NORTH 43°03'37" EAST, A DISTANCE OF 46.05 FEET (RECORD NORTH 40°20'52" EAST - 45.32 FEET) TO AN EXISTING 5/8" CAPPED REBAR EMBOSSED "PLS 1452";
- 4) NORTH 01°36'19" EAST, A DISTANCE OF 74.85 FEET (RECORD NORTH 01°06'26" WEST – 74.91 FEET) TO AN EXISTING 5/8" CAPPED REBAR EMBOSSED "PLS 1452";
- 5) NORTH 58°42'47" WEST, A DISTANCE OF 165.17 FEET (RECORD NORTH 61°25'32" WEST – 165.17 FEET);
- 6) NORTH 51°48'49" WEST, A DISTANCE OF 120.17 FEET (RECORD NORTH 54°31'34" WEST – 120.17 FEET);
- 7) NORTH 22°52'19" WEST, A DISTANCE OF 86.17 FEET (RECORD NORTH 25°35'04" WEST – 86.17 FEET) TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL NO. 05-10758-001 THE FOLLOWING TWO (2) CALLS:

- 1) NORTH 82°07'32" EAST, A DISTANCE OF 350.82 FEET (RECORD NORTH 79°24'47" EAST – 350.82 FEET);
- 2) SOUTH 83°51'54" EAST, A DISTANCE OF 136.47 FEET (RECORD SOUTH 86°34'39" EAST – 136.47 FEET) TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE AFOREMENTIONED EAST BOUNDARY OF PARCEL NO. 05-10758-001 FOR THE FOLLOWING THREE CALLS:

- 1) SOUTH 15°13'12" EAST, A DISTANCE OF 296.69 FEET (RECORD SOUTH 17°55'57" EAST – 296.69 FEET);
- 2) SOUTH 67°38'43" WEST, A DISTANCE OF 46.75 FEET (RECORD SOUTH 64°55'58" WEST – 46.75 FEET);
- 3) SOUTH 15°04'04" EAST (RECORD SOUTH 17°46'44" EAST), A DISTANCE OF 138.35 FEET TO AN EXISTING 1/2" ILLEGIBLE CAPPED REBAR AT THE NORTHWEST CORNER OF AFOREMENTIONED PARCEL NO. 05-10212-003;

THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) CALLS:

- 1) SOUTH 63°59'45" EAST, A DISTANCE OF 174.74 FEET (RECORD SOUTH 66°44'05" EAST – 174.74 FEET);
- 2) SOUTH 81°26'39" EAST, A DISTANCE OF 183.64 FEET (RECORD SOUTH 84°10'59" EAST – 183.65 FEET) TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL SOUTH 12°35'18" EAST, A DISTANCE OF 37.14 FEET (RECORD SOUTH 15°19'38" EAST – 36.62 FEET) TO THE NORTHWEST CORNER OF AFOREMENTIONED PARCEL NO. 05-10212-001;

THENCE ALONG THE NORTH LINE OF SAID PARCEL NORTH 57°57'21" EAST, A DISTANCE OF 473.78 FEET (RECORD NORTH 55°13'02" EAST – 472.87 FEET) TO THE POINT OF BEGINNING AND CONTAINING 12.92 ACRES MORE OR LESS.

BASIS OF BEARINGS: STATE PLANE GRID NORTH NAD83 (HARN) PER CITY OF ROGERS CONTROL SYSTEM.  
BASIS OF LAT. & LON.: NAD83 (HARN)

SERVICE BOUNDARY DESCRIPTION – NORTH PART OF BLUE RIBBON FARMS TAKE FROM CAVE SPRINGS AND ADD TO SPRINGDALE WATER SERVICE AREA

PART OF THE SOUTH HALF (S/2) OF SECTION 12, IN TOWNSHIP 18 NORTH (T18N), RANGE 31 WEST (R31W) IN PARTICULAR THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST (SE/4), A PART OF THE NORTHWEST QUARTER (NW/4) OF THE SE/4, A PART OF THE SE/4 OF THE SW/4; IN BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SW/4 OF THE SE/4 OF SAID SECTION 12 MARKED BY AN EXISTING LIMESTONE PER BENTON COUNTY SURVEYOR'S RECORD BOOK J PAGE 199 HAVING A NORTH LATITUDE OF 36°14'42.53024167" AND A WEST LONGITUDE OF 094°13'46.54448355"; THENCE ALONG THE EAST LINE OF SAID SW/4 OF THE SE/4 SOUTH 02°34'10" WEST, A DISTANCE OF 1323.81 FEET TO THE SOUTHEAST CORNER OF SAID SW/4 OF THE SE/4; THENCE NORTH 87°21'51" WEST ALONG THE SOUTH LINE OF SAID SW/4 OF THE SE/4, A DISTANCE OF 1326.01 FEET TO THE SOUTHWEST CORNER OF SAID SW/4 OF THE SE/4; THENCE NORTH 87°20'14" WEST ALONG THE SOUTH LINE OF SAID SE/4 OF THE SW/4, A DISTANCE OF 1299.39 FEET TO THE EXISTING CENTERLINE OF STATE HIGHWAY 112 ACCORDING TO PARCEL SURVEYS PER ARDOT JOB NO. 090513 AT A NON-TANGENT CURVE TO THE RIGHT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE CENTERLINE OF SAID HIGHWAY CROSSING THROUGH SAID SE/4 OF THE SW/4 OF SECTION 12 AND PASSING INTO SAID SW/4 OF THE SW/4 OF SECTION 12 FOR THE FOLLOWING THREE (3) CALLS:

- 1) 59.83 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS 1567.85 FEET, A CENTRAL ANGLE OF 02°11'11", AND SUBTENDED BY A CHORD BEARING NORTH 06°24'14" WEST – 59.82 FEET;
- 2) NORTH 05°46'53" WEST, A DISTANCE OF 550.71 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 3) 128.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1257.72 FEET, A CENTRAL ANGLE OF 05°50'34", AND SUBTENDED BY A CHORD BEARING NORTH 02°32'06" WEST – 128.20 FEET TO SPRING CREEK;

THENCE LEAVING SAID HIGHWAY AND ALONG THE THREAD OF SPRING CREEK (ACCORDING TO FIELD SURVEYS PERFORMED IN AUGUST 2022) CROSSING THROUGH SAID SW/4 OF THE SW/4 AND THROUGH SAID SE/4 OF THE SW/4 OF SECTION 12 FOR THE FOLLOWING TWENTY-FOUR (24) CALLS:

- 1) NORTH 40°37'40" EAST, A DISTANCE OF 54.44 FEET;
- 2) NORTH 42°33'51" EAST, A DISTANCE OF 87.52 FEET;
- 3) NORTH 57°15'24" EAST, A DISTANCE OF 106.49 FEET;
- 4) NORTH 66°30'11" EAST, A DISTANCE OF 129.64 FEET;
- 5) NORTH 57°28'16" EAST, A DISTANCE OF 37.24 FEET;
- 6) NORTH 62°12'51" EAST, A DISTANCE OF 40.82 FEET;
- 7) NORTH 60°08'26" EAST, A DISTANCE OF 69.78 FEET;
- 8) NORTH 82°50'09" EAST, A DISTANCE OF 45.96 FEET;
- 9) NORTH 86°13'48" EAST, A DISTANCE OF 23.16 FEET;
- 10) SOUTH 82°28'40" EAST, A DISTANCE OF 32.53 FEET;
- 11) NORTH 35°43'45" EAST, A DISTANCE OF 67.94 FEET;
- 12) NORTH 61°33'25" EAST, A DISTANCE OF 90.35 FEET;
- 13) NORTH 64°06'33" EAST, A DISTANCE OF 36.33 FEET;
- 14) NORTH 69°16'45" EAST, A DISTANCE OF 48.45 FEET;
- 15) NORTH 76°44'20" EAST, A DISTANCE OF 50.21 FEET;

- 16) NORTH 73°40'54" EAST, A DISTANCE OF 41.95 FEET;
- 17) SOUTH 65°51'10" EAST, A DISTANCE OF 110.00 FEET;
- 18) SOUTH 78°45'06" EAST, A DISTANCE OF 129.62 FEET;
- 19) SOUTH 88°35'16" EAST, A DISTANCE OF 126.43 FEET;
- 20) NORTH 67°20'50" EAST, A DISTANCE OF 92.95 FEET;
- 21) NORTH 72°41'04" EAST, A DISTANCE OF 58.40 FEET;
- 22) NORTH 78°48'52" EAST, A DISTANCE OF 73.55 FEET;
- 23) NORTH 65°32'24" EAST, A DISTANCE OF 40.53 FEET;
- 24) NORTH 81°05'49" EAST, A DISTANCE OF 1.93 FEET TO THE WEST LINE OF SAID SW/4 OF THE SE/4;

THENCE ALONG SAID WEST LINE NORTH 02°41'28" EAST, A DISTANCE OF 64.08 FEET TO THE NW CORNER OF SAID SW/4 OF THE SE/4; THENCE ALONG THE WEST LINE OF SAID NW/4 OF THE SE/4 NORTH 02°41'27" EAST, A DISTANCE OF 165.00 FEET; THENCE LEAVING SAID WEST LINE SOUTH 87°35'01" EAST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 02°41'27" WEST, A DISTANCE OF 165.00 FEET TO THE NORTH LINE OF SAID SW/4 OF THE SE/4; THENCE ALONG SAID NORTH LINE SOUTH 87°35'01" EAST, A DISTANCE OF 993.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 75.63 ACRES MORE OR LESS.

BASIS OF BEARINGS: STATE PLANE GRID NORTH NAD83 (HARN) PER CITY OF ROGERS CONTROL SYSTEM.  
BASIS OF LAT. & LON.: NAD83 (HARN)

LA BONNE VIE SUBDIVISION SERVICE BOUNDARY DESCRIPTION

ALL THAT PART OF LA BONNE VIE SUBDIVISION IN BENTON COUNTY, ARKANSAS, ACCORDING TO THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 2004 AT PAGE 376 LYING WITHIN THE SOUTHEAST QUARTER (SE/4) OF THE SE/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 31 WEST. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12 ACCORDING TO BENTON COUNTY SURVEYOR'S RECORD BOOK J PAGE 199, AN UN-MARKED POINT HAVING A NORTH LATITUDE OF 36°14'29.13681438" AND WEST LONGITUDE OF 094°13'30.72072869";

THENCE ALONG THE SOUTH LINE OF SAID SECTION 12 NORTH 87°22'00" WEST, A DISTANCE OF 397.16 FEET MORE OR LESS TO THE NORTH BOUNDARY OF SAID LA BONNE VIE SUBDIVISION FOR THE POINT OF BEGINNING;

THENCE ALONG THE SAID NORTH BOUNDARY THE FOLLOWING TWO (2) CALLS:

- 1) NORTH 61°31'42" WEST, A DISTANCE OF 22.82 FEET MORE OR LESS;
- 2) NORTH 87°27'15" WEST, A DISTANCE OF 61.85 FEET MORE OR LESS TO THE THREAD (CALLED CENTERLINE) OF SPRING CREEK;

THENCE CONTINUING WITH SAID NORTH BOUNDARY, SAME BEING THE THREAD OF SPRING CREEK, NORTHWESTERLY DOWNSTREAM, A DISTANCE OF 935 FEET MORE OR LESS TO THE WEST LINE OF SAID SE/4 OF THE SE/4, FOR REFERENCE AN EXISTING STONE AT THE NORTHWEST CORNER OF SAID SE/4 OF THE SE/4 BEARS NORTH 02°34'10" EAST – 935.99 FEET MORE OR LESS;

THENCE LEAVING SAID NORTH BOUNDARY AND SAID CREEK SOUTH 02°34'10" WEST, A DISTANCE OF 387.81 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID SE/4 OF THE SE/4, AN UN-MARKED POINT ACCORDING TO COUNTY SURVEYOR'S RECORD BOOK J PAGE 199 & 201, FOR REFERENCE AN EXISTING STONE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13 OF SAID TOWNSHIP AND RANGE BEARS SOUTH 02°51'05" EAST – 1321.06 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 12 SOUTH 87°22'00" EAST, A DISTANCE OF 928.86 FEET MORE OR LESS TO POINT OF BEGINNING;

BASIS OF BEARINGS: STATE PLANE GRID NORTH NAD83 (HARN) PER CITY OF ROGERS CONTROL SYSTEM.  
BASIS OF LAT. & LON.: NAD83 (HARN)

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE PROPERTY FROM ERIC EGBERTS FOR THE GENE GEORGE BLVD. EXTENSION PROJECT (ELM SPRINGS RD. TO COUNTY LINE RD.), PROJECT NO. 23BPS4.**

**WHEREAS**, the City of Springdale is in need of acquiring a right-of-way easement across lands for the Gene George Blvd. Extension Project (Elm Springs Rd. to County Line Rd.), Project No. 23BPS4 (Tract 108), said lands being owned by Eric Egberts, also known as Benton County Tax Parcel No. 21-00167-780, located at 3339 N. 56<sup>th</sup> Street, Springdale, Benton County, Arkansas ("the Property");

**WHEREAS**, the City's estimate of compensation for the easement across the Property, as determined by an appraisal, is \$3,450.00;

**WHEREAS**, the property owner has extended a counter-offer that the City pay the total sum of \$4,000.00 to acquire the easement across the Property; and,

**WHEREAS**, it is the recommendation of the City Attorney and the Mayor that the City Council approve the additional sum of \$550.00 to acquire the easement across the Property, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring the easement across the Property by eminent domain proceedings.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the City is hereby authorized to acquire the easement needed across the aforementioned parcel of land for the Gene George Blvd. Extension Project (Elm Springs Rd. to County Line Rd.), Project No. 23BPS4 (Tract 108), said lands being owned by Eric Egberts for the total sum of \$4,000.00 to be paid from the 2023 Street Bond.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

\_\_\_\_\_  
Sabra Jeffus, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
Ernest B. Cate, CITY ATTORNEY

**APPRAISAL REPORT**

ON

THE ERIC EGBERTS PROPERTY  
(.659± ACRE / 28,692± SQUARE FEET);  
LOCATED AT 3339 N. 56<sup>TH</sup> STREET, ALONG THE EAST SIDE OF  
N. 56<sup>TH</sup> STREET, NORTH OF COUNTY LINE ROAD  
SPRINGDALE, ARKANSAS; BENTON COUNTY

**FOR**

CITY OF SPRINGDALE  
SPRINGDALE, AR  
TRACT #108

**BY**

REED & ASSOCIATES, INC.  
3739 N. STEELE BLVD., SUITE 322  
FAYETTEVILLE, ARKANSAS 72703

FILE NO. 6769-75

**AS OF**

FEBRUARY 5, 2025

# Reed & Associates, Inc.

## Real Estate Appraisers – Consultants

3739 N. Steele Blvd., Suite 322, Fayetteville, AR 72703 \* 479-521-6313 \* Fax: 479-521-6315 \* [www.reedappraisal.biz](http://www.reedappraisal.biz)

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

April 25, 2025

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

RE: The Eric Egberts Property; .659± Acre, Located at 3339 N. 56<sup>th</sup> Street, along the east side of N. 56<sup>th</sup> Street, North of County Line Road, Springdale, Arkansas; Benton County

Dear Mr. Carr:

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

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

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

This report addresses: the market value of the Whole Property (land only) prior to the City of Springdale acquiring 2,415± square feet (SF) in right of way (ROW), as of February 5, 2025, and, the market value of the Remainder Property (land only) after the acquisition of 2,415± square feet (SF) in right of way (ROW), are in place, also as of February 5, 2025.

Based on an analysis of relevant data, and contingent on the Assumptions and Limiting Conditions which follow and appear in the Addenda Section of this report, it is our opinion the market value of the subject property, as of February 5, 2025, was as follows:

Whole Property	=	\$ 82,200
Remainder Property	=	<u>\$ 78,750</u>
Subtotal	=	\$ 3,450
Plus: Temporary Construction Easement	=	<u>0</u>
Damage To Market Value - - -	=	\$ 3,450

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

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

**Location:** 3339 N. 56<sup>th</sup> Street, E. side of N. 56<sup>th</sup> Street, N. of County Line Road, Springdale, Arkansas  
**Client:** City of Springdale  
**Fee Owner:** Eric Egberts  
**Mailing Address:** 3339 N. 56<sup>th</sup> Street, Springdale, AR 72762

Area Of The Whole:	.690± AC, or 30,048± SF	Permanent Utility Easement:	0.00± AC,
Less: Prescriptive ROW	<u>.031± AC, or 1,356± SF</u>		0± SF
Net Usable Area of Whole	.659± AC, or 28,692± SF		

Area Of Remainder:	.634± AC, or 27,633± SF	Temporary Construction Easement	0.00± AC, or 0± SF
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Area Of Acquisition:	.055± AC, or 2,415± SF
Less: Prescriptive ROW:	<u>.031± AC, or 1,356± SF</u>
Net ROW Acquisition;	.024± AC, or 1,059± SF

**HIGHEST AND BEST USE:**

Whole Property	Low Density Residential
Remainder Property	Low Density Residential

**ACQUISITION COMPENSATION:**

**Before**

Land: 28,692± SF @ \$2.85/SF (Rounded)	\$	81,750
Improvements: Fencing, Gravel Paving	\$	450
Total:	\$	82,200

**After**

Land: 27,633± SF @ \$2.85/SF (Rounded)	\$	78,750
Improvements: Not Applicable	\$	
Total	\$	<u>78,750</u>

FAIR MARKET VALUE OF ACQUISITION	\$	3,450
Plus: TCE	\$	<u>0</u>

<b>Total Compensation as of: February 5, 2025</b>	\$	3,450
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**ALLOCATION OF COMPENSATION**

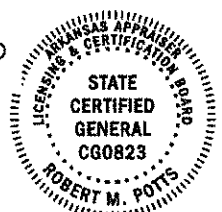
Land: 1,059± SF @ \$2.85/SF (RND)	\$	3,000
Permanent Utility Easement: Not Applicable	\$	0
Improvements: Fencing, Gravel Paving	\$	450
Temporary Construction Easement: Not Applicable	\$	0
Damages: Not Applicable	\$	0
Cost to Cure Items: Not Applicable	\$	0
<b>Total Compensation:</b>	\$	<u>\$3,450</u>

*Shannon Reed Mueller*

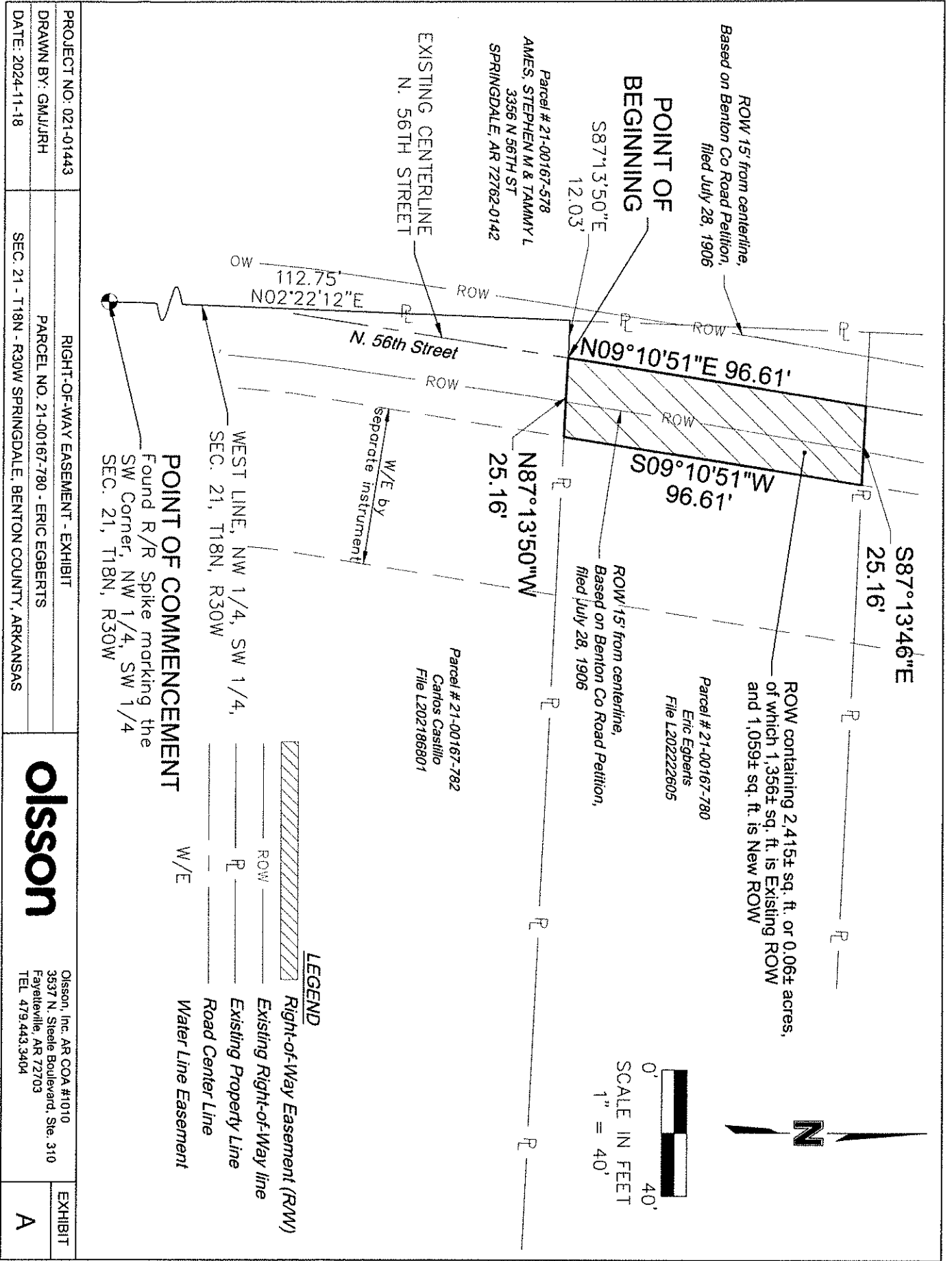


Shannon Reed Mueller, MAI, R/W-AC, CG2302  
 Reed & Associates, Inc.

*Robert M. Potts*



Robert M. Potts, CG0823  
 Reed & Associates, Inc.



PROJECT NO: 021-01443	RIGHT-OF-WAY EASEMENT - EXHIBIT	<b>Olsson</b>	EXHIBIT
DRAWN BY: GMJ/JRH	PARCEL NO. 21-00167-780 - ERIC EGBERTS		
DATE: 2024-11-18	SEC. 21 - T18N - R30W SPRINGDALE, BENTON COUNTY, ARKANSAS	Olsson, Inc. AR COA #1010 3637 N. Steele Boulevard, Ste. 310 Fayetteville, AR 72703 TEL 479.443.3404	A

## **RIGHT-OF-WAY EASEMENT**

PROJECT NO. 23BPS4  
PARCEL NO. 21-00167-780

STATE OF ARKANSAS  
COUNTY OF BENTON

### **KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, Eric Egberts, an unmarried person, hereinafter called GRANTOR, for and in consideration of the sum of \$1.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, sell and convey unto the City of Springdale, Arkansas, a municipal corporation, its successors and assigns, hereinafter called GRANTEE, the right of way and easement for the purpose of constructing, maintaining, repairing and replacing a public street and utility lines on, over, across and under the following described real estate, to-wit:

#### **PROPERTY DESCRIPTION**

A part of the NW1/4 of the SW1/4 of Section 21, Township 18 North, Range 30 West, more particularly described: Commencing at the southwest corner of said 40-acre tract the running thence North 112.75 feet to the Point of Beginning; thence East 313 feet; thence North 96 feet; thence West 313 feet; thence South 96 feet to the Point of Beginning.

As described in Quit Claim Deed, Land Document L202222605, of the records of the Circuit Clerk and Ex-Officio Recorder, Benton County, Arkansas.

#### **RIGHT-OF-WAY DESCRIPTION**

Part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 21, Township 18 North, Range 30 West, in the City of Springdale, Benton County, Arkansas, being part of the tract described in Quit Claim Deed, Land Document L202222605, as recorded in the Benton County Circuit Clerk and Ex-Officio Recorder's Office, and being more particularly described as follows:

COMMENCING at a found railroad spike marking the southwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 21; thence North 02°22'12" East

along the west line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) a distance of 112.75 feet to the southwest corner of the tract described in Quit Claim Deed, Land Document L202222605; thence leaving said west line, South 87°13'50" East along the south line of said tract a distance of 12.03 feet to the centerline of North 56<sup>th</sup> Street, as that currently exists, and the true POINT OF BEGINNING; thence leaving said south line, North 09°10'51" East along said centerline of North 56<sup>th</sup> Street a distance of 96.61 feet to the north line of said tract; thence leaving said centerline, South 87°13'46" East along said north line a distance of 25.16 feet to the west line of a proposed water line easement; thence leaving said north line, South 09°10'51" West along said west easement line a distance of 96.61 feet to the south line of said tract; thence leaving said west easement line, North 87°13'50" West along said south line a distance of 25.16 feet to the POINT OF BEGINNING.

Total Area of the Right-of-Way containing 2,415 square feet or 0.06 acres, more or less; of which 1,356 square feet, more or less, is existing right-of-way and 1,059 square feet, more or less, is new right-of-way.

The Grantor or his successors shall not cause to be constructed any buildings, structures or other improvements (other than wood fences, driveways, and paved parking areas) within the above described easements, and no trees shall be planted by Grantor or his successors on said easement. Grantor or his successors shall not be entitled to any compensation for fences, growing crops, or structures which may be removed or disturbed within this permanent easement by virtue of Grantees' exercise of the rights under this agreement, unless agreed upon in writing among the Grantor and Grantee.

Grantee agrees to repair any damage to Grantor's driveways, sidewalks, parking areas, fences, lawn or pastures that result from the exercise of rights and privileges contained within the easement and right of way described herein. Said damages to driveways, sidewalks, parking areas, fences, lawn or pastures shall be restored by Grantee as close as is reasonable to the original condition.

It is further understood that Grantee's easement shall be exclusive and the Grantor or his successors shall convey no parallel rights to any person, utility, or corporation on, across, or under said right of way without the express written permission of Grantees. Unless sooner terminated, this Right-of-way Easement shall be perpetual unto Grantee, until Grantee abandons it.

WITNESS the execution hereof this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature: \_\_\_\_\_  
Eric Egberts

**ACKNOWLEDGEMENT**

STATE OF ARKANSAS                    }  
  }SS  
COUNTY OF \_\_\_\_\_ }

BE IT REMEMBERED, that on this date, before me, a Notary Public within and for said County and State, duly commissioned and acting personally appeared **Eric Egberts, an unmarried person**, to me well known (or satisfactorily proven) to be the person who executed the foregoing Right of Way Grant and that he had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public: \_\_\_\_\_

My commission expires: \_\_\_\_\_

The City Council of the City of Springdale met in regular session on Tuesday, June 10, 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 (via Zoom)
Randall Harriman	Ward 1, Position 2
Mark Fougerousse	Ward 4, Position 2
Ernest Cate	City Attorney
Sabra Jeffus	City Clerk/Treasurer

Department heads present:

Colby Fulfer	Chief of Staff
Chad Wolf	Director of Parks & Recreation
Derek Wright	Police Chief
Ben Peters	Director of Engineering
Sharon Tromburg	Director of Planning
John Oliver	Neighborhood Services
James Smith	Director of Airport/Public Works
Anne Gresham	Director of Springdale Public Library
Blake Holte	Fire Chief

### **ACTION**

Council Member Overton made a motion to move Item #11 to Item #8a. The current Item #8a would become 8b. Council Member Taldo seconded the motion.

After the vote was taken, motion passes 7-0. Council Member Watson was not yet present to vote.

### **CITIZEN COMMENTS**

None

### **APPROVAL OF MINUTES**

Council Member Overton moved the minutes of the May 27, 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.

### **PUBLIC HEARING**

City Attorney Ernest Cate held a public hearing for an Ordinance vacating a portion of a utility easement. This is in regards to Item #14 on the agenda. Notice of the public hearing was posted by the City Clerk's office.

No one came forth

**ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY**

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

After the vote was taken, the motion carried 7-0

**HEALTH, SANITATION, & PROPERTY MAINTENANCE COMMITTEE**

**ORDINANCE NO. 6096 - ORDERING THE RAZING (DEMOLITION) AND REMOVAL OF A CERTAIN RESIDENTIAL STRUCTURE WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED AT 836 JAY LANE TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES.**

Chairwoman Amelia Taldo read the Ordinance and City Attorney Ernest Cate presented the Ordinance. A complaint was filed and the proper notifications were sent to the owner of the property.

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

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

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

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

The Ordinance was numbered 6096.

**APPOINTMENTS AND REAPPOINTMENTS**

**RESOLUTION NO. 78 – 25: REAPPOINTMENTS TO THE ADVERTISING AND PROMOTION COMMISSION OF THE CITY OF SPRINGDALE, ARKANSAS**

**RESOLUTION NO. 78-25**

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

**WHEREAS**, the terms of Jayson Janda, Seat #2, and Justin Cole, Seat #3, expired on May 31, 2025, and

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

**WHEREAS**, the Mayor has recommended the reappointment of Jayson Janda, Seat #2, and Justin Cole, Seat #3, to the Advertising and Promotion Commission of the City of Springdale.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that Jayson Janda, Seat #2 is hereby reappointed with a term set to expire May 31, 2029; and Justin Cole, Seat #3 is hereby reappointed with a term set to expire on May 31, 2029, on the Advertising and Promotion Commission.

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

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

The Resolution was numbered 78-25.

### **PLANNING DEPARTMENT**

**ACTION:** An Appeal of the Planning Commission's denial of the variance requests of the paving requirement (B25-24) & variance request of Commercial Design Standards, for the screening requirements (B25-27) in a Thoroughfare Commercial District (C-5) at 4269 Wagon Wheel Road.

The appeal was read & presented by Sharon Tromburg, Planning Director. The Planning Commission vote was 4-4 on the paving. James Geurtz with EDA, Project Engineer, spoke in favor of the appeal. Kaitlyn Gibbs, attorney for the applicant, also spoke in favor of the appeal.

City Council Member Overton made a motion to approve the Appeal and Council Member Harriman seconded the motion to approve.

After the vote was taken, motion carries with a vote of 7-1. Council Member Fougrouse voted no.

### **PARKS & RECREATION COMMITTEE**

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

**RESOLUTION NO. 79 – 25: WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF NEW RUBBER FLOORING AT THE SPRINGDALE PARKS AND RECREATION FACILITY.**

#### **RESOLUTION NO. 79-25**

#### **A RESOLUTION WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF NEW RUBBER FLOORING AT THE SPRINGDALE PARKS AND RECREATION FACILITY**

**WHEREAS**, the Springdale Parks and Recreation Department is requesting new rubber flooring around the indoor basketball courts at the Springdale Parks and Recreation facility, and

**WHEREAS**, the current rubber flooring is extremely worn due to heavy foot traffic on a daily basis and is in need of replacement, and

**WHEREAS**, the new rubber flooring is available on the Arkansas buy board which allows the governing body to waive competitive bidding, and

**WHEREAS**, Springdale Parks and Recreation Department has chosen Smith Tile Co., for the purchase of new rubber flooring, in an amount not to exceed \$113,000.00, to be paid for out of the City of Springdale's 2025 Parks and Recreation Capital Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Council finds that due to the complexity and variations in this kind of rubber flooring, competitive bidding is not feasible or practical and is hereby waived for an amount not to exceed \$113,000.00, to be paid for out of the City of Springdale 2025 Parks and Recreation Capital Budget, and the Mayor is hereby authorized to execute any contracts related to the purchase.

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

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

The Resolution was numbered 79-25.

ORDINANCE NO. 6097 – APPROVING THE PRIVATE CLUB PERMIT FOR WILLOW DINING CLUB, INC., AND ALLOWING FOR THE APPLICATION OF THE REQUIRED PERMITS FROM THE ARKANSAS ALCOHOLIC BEVERAGE CONTROL DIVISION PER ARKANSAS CODE ANNOTATED §3-9-222 AS AMENDED AND FOR OTHER PURPOSES; AND DECLARING AN EMERGENCY

Council Member Harriman read and City Attorney Ernest Cate presented the Ordinance.

After reading the title of the Ordinance, Council Member Powell moved the Ordinance “Do Pass” with an Emergency Clause. Council Member Taldo made the second.

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

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

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

The Ordinance was numbered 6097.

**FINANCE COMMITTEE**

RESOLUTION NO. 80 – 25: AUTHORIZING PAYMENT OF AN INVOICE

Chairman Jeff Watson read the Resolution and stated there were 4 items forwarded with no recommendation. Colby Fulfer presented.

**RESOLUTION NO. 80-25**

**A RESOLUTION AUTHORIZING PAYMENT OF AN INVOICE (2023 BOND PROJECT NO. 23BSC1)**

**WHEREAS**, the City of Springdale contracted with Buffalo Builders, LLC, for the construction of the Springdale Senior Center, and

**WHEREAS**, the City has received an invoice for \$1,856,130.33 from Buffalo Builders, LLC.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Mayor and City Clerk are hereby authorized to pay Buffalo Builders, LLC., \$1,856,130.33 with funds from the 2023 Bond Program.

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

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

The Resolution was numbered 80-25.

RESOLUTION NO. 81 – 25: AUTHORIZING THE EXECUTION OF A CONTRACT FOR PAVEMENT CONDITION INVENTORY SERVICES.

Jeff Watson read the Resolution and Ben Peters presented.

**RESOLUTION NO. 81-25**

**A RESOLUTION AUTHORIZING THE EXECUTION OF  
A CONTRACT FOR PAVEMENT CONDITION  
INVENTORY SERVICES**

**WHEREAS**, The Public Works Department has budgeted for the survey of roadway pavement conditions on all public streets in the City of Springdale, and;

**WHEREAS**, Infrastructure Management Services (IMS) was selected as the most qualified firm to perform the project;

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

**Section 1.** The Mayor and City Clerk are hereby authorized to execute an agreement with Infrastructure Management Services for the 2025 Springdale Pavement Condition Inventory in amount not to exceed \$99,995.00, to be paid from the 2025 Public Works Budget.

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

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 81-25.

**RESOLUTION NO. 82 – 25: AUTHORIZING THE EXECUTION OF A CONTRACT FOR  
THE CITY OF SPRINGDALE 2025 STREET OVERLAY PROJECT**

Jeff Watson read the Resolution and Ben Peters presented.

**RESOLUTION NO. 82-25**

**A RESOLUTION AUTHORIZING THE EXECUTION OF  
A CONTRACT FOR THE CITY OF SPRINGDALE 2025  
STREET OVERLAY PROJECT**

**WHEREAS**, The Public Works Department has budgeted for the 2025 Street Overlay Project, and;

**WHEREAS**, the competitive bidding process provided by Arkansas law was utilized by the City of Springdale Public Works Department to obtain bids for the Overlay Project, and;

**WHEREAS**, the lowest responsible bidder was APAC-Central, Inc. in the amount of \$1,587,271.60,

**WHEREAS**, the city has an opportunity to add eight critical street segments, including Robbins Road from our street reconstructions bond project, to this job in the amount of \$238,485.45,

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

**Section 1.** The Mayor and City Clerk are hereby authorized to execute a contract with APAC-Central, Inc. for the 2025 Street Overlay Project in amount not to exceed \$1,825,757.05, to be paid from the 2025 Public Works Budget.

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

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 82-25.

**RESOLUTION NO. 83 – 25: AUTHORIZING THE EXECUTION OF A RELOCATION AGREEMENT WITH BLACK HILLS ENERGY FOR GENE GEORGE BOULEVARD NORTH EXTENSION, PROJECT NO. 23BPS4.**

Jeff Watson read the Resolution and Ben Peters presented.

**RESOLUTION NO. 83-25**

**A RESOLUTION AUTHORIZING THE EXECUTION OF A RELOCATION AGREEMENT WITH BLACK HILLS ENERGY FOR GENE GEORGE BOULEVARD NORTH EXTENSION, PROJECT NO. 23BPS4**

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

**WHEREAS,** Black Hills Energy has prepared a relocation agreement for the necessary facility relocation:

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

**Section 1.** The Mayor and City Clerk are hereby authorized to execute a Relocation Agreement for actual cost to relocate with Black Hills Energy for the Gene George Boulevard North Extension for \$2,012,049.00 from the 2023 Street Bond Fund.

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

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

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

The Resolution was numbered 83-25.

**ORDINANCE NO. 6098 - VACATING AND ABANDONING A PORTION OF A UTILITY EASEMENT, PURSUANT TO ARK. CODE ANN. §14-301-301, et seq., DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

City Attorney Ernest Cate read and presented the Ordinance

After reading the title of the Ordinance, Council Member Taldo moved the Ordinance “Do Pass”. Council Member Harriman 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 6098.

**ORDINANCE NO. 6099 – AUTHORIZING THE CITY CLERK TO FILE A CLEAN-UP LIEN FOR THE REMOVAL OF OVERGROWN BRUSH AND DEBRIS ON PROPERTY LOCATED WITHIN THE CITY OF SPRINGDALE, ARKANSAS AND DECLARING AN EMERGENCY**

City Attorney Ernest Cate read and presented the Ordinance. The property is located at 1603 Arapaho, Springdale, Arkansas.

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

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

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

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

The Ordinance was numbered 6099

**COMMENTS FROM COUNCIL MEMBERS**

Brian Powell praised Public Works on their clean up efforts after the hail storm.

**COMMENTS FROM DEPARTMENT HEADS**

Fire Chief Blake Holte announced that the Springdale Fire Department was named the Arkansas Fire Department of the Year for 2025. Mayor Sprouse added that Chief Holte has been named the Fire Chief of the Year for 2025!

**ADJOURNMENT**

Mayor Sprouse made the motion to adjourn. Council Member Overton made the second. After a voice vote of all ayes and no nays, the meeting adjourned at 6:49 p.m.

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Doug Sprouse, Mayor

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Sabra Jeffus, City Clerk/Treasurer