

SCHEDULED COMMITTEE MEETINGS to be held in the Multi-Purpose Room #236, second floor of the City Administration Building, 201 Spring Street:

- Monday, October 5th, 5:30 p.m. is the next Committee meetings.
 - Committee agendas will be available on Friday, October 2nd, 2015.

SPRINGDALE CITY COUNCIL
REGULAR MEETING
TUESDAY, SEPTEMBER 22nd, 2015

5:55 p.m. Pre Meeting Activities

Pledge of Allegiance
Invocation – **Eric Ford**

6:00 p.m. OFFICIAL AGENDA

1. *Large Print* agendas are available at the back of the room, next to the main entrance.
2. Call to Order - Mayor Doug Sprouse
3. Roll Call – City Clerk Denise Pearce

Recognition of a Quorum.

4. **Recognition and Presentation** of the students of Helen Tyson Middle School for their hard work creating an interactive walking tour of historic downtown Springdale Sites.
5. **Update** Ozark Regional Transit, presented by: Joel Gardner, Executive Director
6. Comments from Citizens

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

7. Approval of Minutes
 - a) September 8th, 2015 **3-11**
8. Procedural Motions
 - A. Entertain Motion to read all Ordinances and Resolutions by title only.
 - B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item numbers....* **11; 12d-e; 13; 14;** (Motion must be approved by two-thirds (2/3) of the council members).
9. **A Resolution** authorizing the temporary operation of a carnival. Presented by: Wyman Morgan, Director of Finance and Administration. **12-15**
10. **A Resolution** authorizing the execution of a contract for improvements to Murphy Park. Presented by: Bill Mock, Director of Parks and Recreation **16-17**
11. **An Ordinance** authorizing the purchases of Insync Processors to upgrade the traffic signal coordination equipment; to waive competitive bidding, and for other purposes. Presented by: Sam Goade, Director of Public Works **18-20**

12. Planning Commission Committee Report and Recommendations by Patsy Christie, Planning Director
 - A. **A Resolution** approving a conditional use at 7956 West Miller Road as set forth in Ordinance No. 4030. **21-22**
 - B. **A Resolution** approving a waiver of street improvements, drainage, curbs, gutters, and sidewalks as set forth in Ordinance No. 3725 to Josh and Jill Huskey in connection with 3900 Primrose Lane a single family dwelling. Commission Recommended Approval. **23-24**
 - C. **A Resolution** approving a waiver of street improvements, drainage, curbs, gutters, and sidewalks as set forth in Ordinance No. 3725 to Ignacia Martinez in connection with 3903 Southland Drive a single family residence. Commission Recommended Approval. **25-26**
 - D. **An Ordinance** rezoning 2.70 Acres +/- located east of the intersection of Wagon Wheel Road and Arrowhead Cove owned by James and Joy Mathias from Agricultural District (A-1) to Low Density Multi-Family Residential District (MF-2) and declaring an emergency. Commission Recommended Approval. **27-29**
 - E. **An Ordinance** rezoning 13.32 acres owned by El Centro Cristiano Hispano located at 1751 N. 56th Street from Agricultural District (A-1) and Low/Medium Single Family Residential District (SF-2) to Institutional District (P-1) and declaring an emergency. Commission Recommended Approval. **30-32**
13. **An Ordinance** authorizing the City Clerk to file a clean-up lien for the removal of overgrown brush and debris on property located within the City of Springdale, Washington County, Arkansas. (407 Charles Ave., 1403 Daline St., 501 Hatfield Ln., 303 Park St., 1807 Taylor Ave., 1001 Wilkinson Ln.); Presented by: Ernest Cate, City Attorney. **33-74**
14. **An Ordinance** authorizing the City Clerk to file a lien for the razing and removal of a structure within the City of Springdale, Arkansas, located at 513 Caudle Avenue. Presented by: Ernest Cate, City Attorney. **75-88**
15. Comments from Department Heads.
16. Comments from Council Members.
17. Comments from City Attorney.
18. Comments from Mayor Sprouse.
19. Adjournment.

SPRINGDALE CITY COUNCIL
SEPTEMBER 8, 2015

The City Council of the City of Springdale met in regular session on September 8, 2015, in the City Council Chambers, City Administration Building. Mayor Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Rick Culver	Ward 3
Jeff Watson	Ward 3
Mike Overton	Ward 2
Eric Ford	Ward 1
Mike Lawson	Ward 4
Rick Evans	Ward 2
Jim Reed	Ward 1
Kathy Jaycox	Ward 4
Sarah Sparkman	Deputy City Attorney
Denise Pearce	City Clerk/Treasurer

Department heads present:

Wyman Morgan	Director of Finance & Admin.
Mike Peters	Interim Police Chief
Mike Irwin	Fire Chief
Sam Goade	Public Works Director
Mike Chamlee	Buildings Director
Brad Baldwin	Engineering Director
Courtney Kremer	Animal Services Director
Mark Gutte	IT Director

AGENDA ITEM ADDED

Alderman Overton made the motion to add an ordinance regarding the Bikes Blues and BBQ Event. Alderman Reed made the second.

The vote:

Yes: Evans, Reed, Jaycox, Culver, Watson, Overton, Ford, Lawson

No: None

APPROVAL OF MINUTES

Alderman Reed moved the minutes of the August 25, 2015 City Council meeting be approved as presented. Alderman Jaycox made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Alderman Reed 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. Alderman Evans made the second.

The vote:

Yes: Reed, Jaycox, Culver, Watson, Overton, Ford, Lawson, Evans

No: None

RESOLUTION NO. 93-15 – APPROVING APPOINTMENTS TO THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SPRINGDALE

Wyman Morgan presented a Resolution approving the appointment of Charles "Al" Hanby to the Board of Commissioners of the Housing Authority of the City of Springdale.

RESOLUTION NO. ____

A RESOLUTION APPROVING APPOINTMENTS TO THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SPRINGDALE

WHEREAS, Charles "Al" Hanby is currently serving on the Board of Commissioners and has proven to be a valuable member of this Commission; and

WHEREAS, Al Hanby's term will expire on September 30, 2015; and

WHEREAS, the Board of Commissioners of the Housing Authority, under authority of Arkansas Code 14-169-208, have re-appointed Charles Al Hanby to a term beginning October 1, 2015 and expiring on September 30, 2020, subject to City Council approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the appointment of Charles "Al" Hanby to the Board of Commissioners of the Housing Authority is hereby approved.

PASSED AND APPROVED this ____ day of September, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Alderman Reed moved the Resolution be adopted. Alderman Lawson made the second.

The vote:

Yes: Jaycox, Culver, Watson, Overton, Ford, Lawson, Evans, Reed

No: None

The Resolution was numbered 93-15.

ORDINANCE NO. 4954 – 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, WASHINGTON COUNTY, ARKANSAS (604 DODSON STREET, 2736 KASEY AVENUE AND 2800 E. OSAGE LANE)

Deputy City Attorney Sarah Sparkman presented an Ordinance authorizing the City Clerk to file a clean-up lien for the removal of overgrown brush and debris on property located within the City of Springdale, Washington County, Arkansas (604 Dodson Street, 2736 Kasey Avenue and 2800 E. Osage Lane).

After the reading the title of the Ordinance, Alderman Reed moved the Ordinance “Do Pass”. Alderman Evans made the second.

The vote:

Yes: Culver, Watson, Overton, Ford, Lawson, Evans, Reed, Jaycox

No: None

Alderman Evans moved the Emergency Clause be adopted. Alderman Reed made the second.

The vote:

Yes: Watson, Overton, Ford, Lawson, Evans, Reed, Jaycox, Culver

No: None

The Ordinance was numbered 4954.

ORDINANCE NO. 4955 – AMENDING CHAPTER 98 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS, (PERTAINING TO REGULATIONS OF SIGN ORDINANCE)

Alderman Overton presented an Ordinance amending Chapter 98 of the Code of Ordinances of the City of Springdale, Arkansas, pertaining to regulations of the Sign Ordinance.

The regulations pertaining to the maximum height and size of sign faces of certain freestanding signs needs to be clarified. Also, Chapter 98 of the Code of Ordinances needs to be amended to make minor changes regarding code references.

Clinton Bennett, owner of a lot in Hall Crossing, expressed concern with putting a sign on this lot with the new changes in the ordinance. He asked that when it is developed he be allowed to ask for a variance.

Chief Building Official Mike Chamlee explained that there are no restrictions in the ordinance that prohibits a person from applying for a variance.

After the reading the title of the Ordinance, Alderman Jaycox moved the Ordinance “Do Pass”. Alderman Reed made the second.

The vote:

Yes: Overton, Ford, Lawson, Evans, Reed, Jaycox, Culver, Watson

No: None

The Ordinance was numbered 4955.

ORDINANCE NO. 4956 - AMENDING CHAPTER 45-56 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES (FIREWORKS ORDINANCE)

Alderman Overton presented an Ordinance amending Chapter 45-56 of the Code of Ordinances of the City of Springdale, Arkansas which pertains to firework regulations. The amendment will allow fireworks during the Bikes, Blues & BBQ event held at Arvest Ballpark and property adjacent to Arvest Ballpark before the hours of 11:00 p.m. and as part of the Bikes Blues & BBQ event.

Alderman Jaycox made the motion to suspend the rules and read the Ordinance by title only. Alderman Reed made the second.

The vote:

Yes: Ford, Lawson, Evans, Reed, Jaycox, Culver, Watson, Overton

No: None

After the reading the title of the Ordinance, Alderman Reed moved the Ordinance "Do Pass". Alderman Culver made the second.

The vote:

Yes: Lawson, Evans, Reed, Jaycox, Culver, Watson, Overton, Ford

No: None

Alderman Reed moved the Emergency Clause be adopted. Alderman Evans made the second.

The vote:

Yes: Evans, Reed, Jaycox, Culver, Watson, Overton, Ford, Lawson

No: None

The Ordinance was numbered 4956.

RESOLUTION NO. 94-15 - AUTHORIZING CONTRACT EXECUTION FOR STORM DRAIN STRUCTURE REPAIRS ON WILKINSON LANE

Alderman Evans presented a Resolution authorizing contract execution for storm drain structure repairs on Wilkinson Lane.

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING CONTRACT EXECUTION FOR STORM DRAIN STRUCTURE REPAIRS ON WILKINSON LANE

WHEREAS, competitive bids were received on August 18, 2015 a copy of the tabulation of bids received that date are attached, and

WHEREAS, Necessary Construction Company, Inc., (N.E.C.) submitted the lowest bid in the amount of \$78,856.50.

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 execute a contract with Necessary Construction Company, Inc., (N.E.C.) in the amount of \$78,856.50.

PASSED AND APPROVED this ____ day of September 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Alderman Reed moved the Resolution be adopted. Alderman Jaycox made the second.

The vote:

Yes: Reed, Jaycox, Culver, Watson, Overton, Ford, Lawson, Evans

No: None

The Resolution was numbered 94-15.

RESOLUTION NO. 95-15 – APPROPRIATING CAPITAL IMPROVEMENT FUNDS FOR THE ENGINEERING AND RELATED EXPENSES OF FUTURE PROJECTS IN THE DEVELOPMENT OF 56TH STREET

Alderman Evans presented a Resolution appropriating capital improvement funds for the engineering and related expenses of future projects in the development of 56th Street.

RESOLUTION NO. ____

A RESOLUTION APPROPRIATING CAPITAL IMPROVEMENT FUNDS FOR THE ENGINEERING AND RELATED EXPENSES OF FUTURE PROJECTS IN THE DEVELOPMENT OF 56TH STREET

WHEREAS, the City of Springdale expended funds for the development of 56th Street from Bleaux to Elm Springs Road from the Street Bond Construction Fund, and;

WHEREAS, the City of Springdale expended funds for the development of Elm Springs Road from 56th Street to Oak Grove Road from the Street Bond Construction Fund, and;

WHEREAS, after a review of the bids and contracts of all of the street bond projects in progress, the City administration has determined it will be necessary to delay the improvement to that section of 56th Street mentioned above, and;

WHEREAS, since the construction of these street improvements has been delayed, the funds spent from the Street Bond Construction Fund need to be reimbursed;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that \$2,182,614.67 of capital improvement funds is hereby appropriated for reimbursement to the Street Bond Construction Fund for expenditures on 56th Street and Elm Springs Road.

PASSED AND APPROVED this ____ day of September, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Alderman Reed moved the Resolution be adopted. Alderman Jaycox made the second.

The vote:

Yes: Jaycox, Culver, Watson, Overton, Ford, Lawson, Evans, Reed

No: None

The Resolution was numbered 95-15.

RESOLUTION NO. 96-15 – APPROPRIATING CAPITAL IMPROVEMENT FUNDS FOR COMMUNICATION EQUIPMENT FOR THE POLICE AND FIRE DEPARTMENTS

Alderman Evans presented a Resolution appropriating capital improvement funds for communication equipment for the Police and Fire Departments.

RESOLUTION NO. ____

A RESOLUTION APPROPRIATING CAPITAL IMPROVEMENT FUNDS FOR COMMUNICATION EQUIPMENT FOR THE POLICE AND FIRE DEPARTMENTS

WHEREAS, the City of Springdale Police and Fire Departments need to upgrade their radio equipment, and

WHEREAS, they have explored and researched several options to find the best and most feasible solution for the needed upgrade, and

WHEREAS, working with Smith Two Way Radio Inc. they have developed and proposed an option to upgrade the communication systems for a total cost of \$164,968.94;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that \$164,968.94 of capital improvement funds is hereby appropriated to upgrade the communication systems of the Police and Fire Departments.

PASSED AND APPROVED this ____ day of September, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Alderman Jaycox moved the Resolution be adopted. Alderman Reed made the second.

The vote:

Yes: Overton, Ford, Lawson, Evans, Reed, Jaycox, Culver, Watson

No: None

The Resolution was numbered 96-15.

PROPOSED RESOLUTION – AUTHORIZING THE CITY ATTORNEY TO SETTLE
A CONDEMNATION LAWSUIT WHEREIN KEN NGUYEN AND BICHTRAM
NGUYEN ARE DEFENDENTS

Deputy City Attorney Sarah Sparkman presented a proposed Resolution authorizing the City Attorney to settle a condemnation lawsuit wherein Ken Nguyen and Bichtram Nguyen are defendants. The Nguyens have extended an offer to settle the condemnation for the total sum of \$21,200.00. The sum of \$8,400.00 was deposited into the Registry of the Court as estimated just compensation for the property. It is the recommendation of the City Attorney that City Council approves the additional sum of \$12,800.00 to settle this lawsuit, as this amount is reasonable, is justifiable, and will avoid the cost, expense and risk of a trial.

Alderman Reed moved the Resolution be adopted. Alderman Evans made the second.

Alderman Ford disagreed and does not understand why the city does not split the difference with their appraisal and the city's appraisal of the property. He also disagrees that this property is anything other than residential property. The city's land use plan shows the property residential.

Steve Lisle, Attorney representing the Nguyens, said there is a 4,500 square foot utility easement that Mr. Reed did not give full value for in his appraisal and for other reasons he asked that City Council accept this number as a fair compromise.

After discussion, the vote was taken.

Yes: Watson, Evans, Reed

No: Overton, Ford, Lawson, Jaycox, Culver

Motion failed by a 3-5 vote.

RESOLUTION NO. 97-15 – APPROVING A CONSTRUCTION PROGRESS
PAYMENT FOR THE SOUTHEAST PARK IMPROVEMENTS PROJECT (12BPP1)

Staff Engineer James Breakfield presented a Resolution approving a construction progress payment for the Southeast Park Improvements Project (12BPP1).

RESOLUTION NO. ____

**A RESOLUTION APPROVING A CONSTRUCTION PROGRESS
PAYMENT FOR THE SOUTHEAST PARK IMPROVEMENTS
PROJECT (12BPP1)**

WHEREAS, Pursuant to Ark Code Ann 14-58-305, Section 2-158 of the Springdale Code of Ordinances sets the maximum amount of any bill, debt, or liability that may be paid without the approval of City Council, and

WHEREAS, the maximum amount is set at \$1,000,000.00, and

WHEREAS, Construction Pay Application Number 13 for the Southeast Park Improvements (Hylton and Don Tyson Parkway) project (12BPP1) exceeds this amount, and

WHEREAS, the owner has previously entered into a contract with Milestone Construction Company, LLC for the construction of the Southeast Park Improvements project, and

WHEREAS, the construction continues to progress and Milestone Construction Company, LLC is due the money owed based on the work performed;

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 issue payment to Milestone Construction Company, LLC in the amount of \$1,126,003.03 for the current pay application covering construction work performed to date.

PASSED AND APPROVED this ____ day of September, 2015

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Alderman Jaycox moved the Resolution be adopted. Alderman Reed made the second.

The vote:

Yes: Overton, Ford, Lawson, Evans, Reed, Jaycox, Culver, Watson

No: None

The Resolution was numbered 97-15.

COMMITTEE MEETING RESCHEDULED

Alderman Jaycox made the motion to move the regularly scheduled committee meeting to September 14th instead of September 21st. Alderman Reed made the second.

The vote:

SPRINGDALE CITY COUNCIL
SEPTEMBER 8, 2015

Yes: Ford, Evans, Reed, Jaycox, Culver, Watson, Overton

No: Lawson

MAYOR'S COMMENTS

Mayor Sprouse said that the Springdale School Board is voting on an issue tonight at their meeting regarding gang related issues. It is a change that the City of Springdale will fully support.

Mayor Sprouse announced that charrettes will be held at the Arts Center of the Ozarks on the Downtown Springdale Master Plan process. They will begin on Monday, September 14th and run through Friday, September 18th.

ADJOURNMENT

Alderman Evans made the motion to adjourn. Alderman Jaycox made the second.

After a voice vote of all ayes and no nays, the meeting adjourned at 6:35 p.m.

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer

RESOLUTION NO. _____

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

WHEREAS, Rick Culver, Executive Director from the Rodeo of the Ozarks has requested permission to conduct a Carnival entertainment event at the Parsons Stadium Rodeo Arena located at 1423 Emma Avenue, put on by Ed Burlingame with Pride Amusements, LLC; and

WHEREAS, Pride Amusements, LLC carnival dates will be Wednesday, September 30th, thru Sunday, October 4th, 2015, and

WHEREAS, the carnival's hours of operation will be Wednesday, September 30th thru Saturday, October 3rd, 2015, from 4:00 p.m. – Midnight and Sunday, October 4th, from noon to 8:00 p.m.; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Rick Culver, Executive Director with the Rodeo of the Ozarks and Ed Burlingame with the Pride Amusements, LLC., is hereby authorized to conduct a carnival entertainment event in Parsons Stadium Rodeo Arena located at 1423 Emma Avenue, September 30th thru October 4th, 2015, with the carnival opening and closing times listed above. In case of a rain out, the Mayor has the authority to reschedule this event.

PASSED AND APPROVED this 22nd, day of September, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

**CITY OF SPRINGDALE
APPLICATION FOR CIRCUS/EVENT**

DATE OF APPLICATION: 9-9-15 Pride Amusement

BUSINESS NAME: Rodco of the Ozarks Fred Burlingame
DBA

OWNER:

BUSINESS ADDRESS: PO Box 128 Galena, KS 66739

BUSINESS PHONE: 479 756 0464

EMERGENCY PHONE: 479 790 7425 (Rick Culver)

DATE OF EVENT(7 day maximum): 9-30-15 - 10-4-15

PHYSICAL LOCATION OF EVENT: Parsons Stadium 1423 E Summit Ave
Springdale

HOURS OF OPERATION(Limited hrs. 10 a.m. to midnight): W-Sat 4-12 Sun 12-8pm

ARKANSAS SALES & USE TAX NUMBER: 60190912-SLS

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



(SIGNATURE OF APPLICANT)

OFFICE USE ONLY

1. APPLICATION FEE OF \$100.00 COLLECTED:

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

3. COPY OF WRITTEN PERMISSION FROM PROPERTY OWNER:

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

DATE OF COUNCIL APPROVAL:

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

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



CITY OF SPRINGDALE
201 Spring Street, Room 203
Springdale, AR 72764
479-750-8118

R E P R I N T
***** CUSTOMER RECEIPT *****

Batch ID: CITYCLERK 9/09/15 01 Receipt no: 9057
Type SvcCd Description Amount
MP MISC/ACCT # REQUIRED \$100.00
RODEO OF THE OZARKS
LICENSES & PERMITS 10101013210000
CARNIVAL PERMIT
09/30/15-10/04/15

CK Ref#: 27730 \$100.00
Total payment: \$100.00
Trans date: 9/09/15 Time: 11:12:55

THANK YOU FOR YOUR PAYMENT

COPY P15

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION
OF A CONTRACT FOR IMPROVEMENTS TO
MURPHY PARK**

WHEREAS, the City Council desires to make certain improvements to Murphy Park; and

WHEREAS, the project engineer advertised for construction bids for these improvements; and

WHEREAS, the low bid received for the project was from JLA Construction in the amount of \$1,276,200; and

WHEREAS, funds are available for this project in the 2012 Park Bond Construction Fund.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS the Mayor is hereby authorized to execute a contract with JLA Construction in the amount of \$1,276,200 for improvements to Murphy Park.

PASSED AND APPROVED this 22nd day of September, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

BID TABULATION
September 15, 2015

MURPHY PARK IMPROVEMENTS
CITY OF SPRINGDALE, ARKANSAS

Engineering Services, Inc.
PO Box 282
Springdale, Arkansas
(479) 751-8733

Item No.	Item Description	Quantity	Unit	JLA Construction		Milestone Construction		Crossland Heavy Contractors	
				Unit Price	Total Amount Bid	Unit Price	Total Amount Bid	Unit Price	Total Amount Bid
1	Mobilization & Site Prep	1	LS	\$30,000.00	\$30,000.00	\$33,928.30	\$33,928.30	\$56,000.00	\$56,000.00
2	New Bathroom Structure	1	EA	\$147,560.00	\$147,560.00	\$257,476.00	\$257,476.00	\$215,000.00	\$215,000.00
3	New North Pavilion	1	EA	\$65,865.00	\$65,865.00	\$195,909.40	\$195,909.40	\$50,000.00	\$50,000.00
4	New South Pavilion (including Electric Service)	1	EA	\$208,450.00	\$208,450.00	\$238,464.60	\$238,464.60	\$93,000.00	\$93,000.00
5	Re-Roof Existing Pavilions (With Metal Roofing)	1	LS	\$15,000.00	\$15,000.00	\$10,758.30	\$10,758.30	\$21,000.00	\$21,000.00
6	4' Vinyl Coated Chain Link Fence	280	LF	\$35.00	\$9,800.00	\$22.50	\$6,300.00	\$20.00	\$5,600.00
7	Picnic Table	10	EA	\$1,500.00	\$15,000.00	\$1,466.30	\$14,663.00	\$500.00	\$5,000.00
8	6" Concrete Sidewalk Paving	545	SY	\$45.00	\$24,525.00	\$43.70	\$23,816.50	\$53.00	\$28,885.00
9	2" Hot mix Asphalt Surface Course	675	SY	\$17.00	\$11,475.00	\$14.70	\$9,922.50	\$17.00	\$11,475.00
10	7" Gravel Base	750	SY	\$16.00	\$12,000.00	\$10.00	\$7,500.00	\$13.00	\$9,750.00
11	Concrete Curb & Gutter	430	LF	\$25.00	\$10,750.00	\$13.40	\$5,762.00	\$19.00	\$8,170.00
12	Parking Lot Striping & Pavement Markings	1	LS	\$3,000.00	\$3,000.00	\$478.40	\$478.40	\$14.00	\$14.00
13	Poured Concrete 4' Pond Retaining Wall	1,790	LF	\$210.90	\$377,500.00	\$207.30	\$371,067.00	\$185.00	\$331,150.00
14	Pond Dredging & Excavation	13,000	SY	\$7.30	\$95,000.00	\$10.70	\$139,100.00	\$23.00	\$299,000.00
15	Excavation & Grading	3,000	SY	\$9.00	\$27,000.00	\$7.70	\$23,100.00	\$45.00	\$135,000.00
16	Pond Aerator Including Electricity & Install	2	EA	\$7,250.00	\$14,500.00	\$7,022.90	\$14,045.80	\$7,000.00	\$14,000.00
17	Pond Aerator Including Electricity & Install	1	EA	\$10,950.00	\$10,950.00	\$12,268.30	\$12,268.30	\$12,000.00	\$12,000.00
18	Handrail	20	LF	\$200.00	\$4,000.00	\$57.40	\$1,148.00	\$80.00	\$1,600.00
19	Landscaping	1	LS	\$81,000.00	\$81,000.00	\$62,403.90	\$62,403.90	\$39,000.00	\$39,000.00
20	Modify Existing Outlet Structure	1	LS	\$3,500.00	\$3,500.00	\$4,591.80	\$4,591.80	\$9,000.00	\$9,000.00
21	Connect to Existing Sewer Line	1	LS	\$3,500.00	\$3,500.00	\$637.80	\$637.80	\$600.00	\$600.00
22	4" Sanitary Sewer Service Line	100	LF	\$30.00	\$3,000.00	\$7.70	\$770.00	\$39.00	\$3,900.00
23	4" Diameter Cast in Place Manhole	1	EA	\$3,000.00	\$3,000.00	\$3,392.90	\$3,392.90	\$3,400.00	\$3,400.00
24	8" x 1" Service Saddle	1	EA	\$2,500.00	\$2,500.00	\$255.10	\$255.10	\$500.00	\$500.00
25	1" Single Service Water Meter Setting	1	EA	\$1,500.00	\$1,500.00	\$1,084.20	\$1,084.20	\$1,000.00	\$1,000.00
26	1" Water Service Line	15	LF	\$45.00	\$675.00	\$3.90	\$58.50	\$40.00	\$600.00
27	Concrete Drainage Flume	1	EA	\$5,500.00	\$5,500.00	\$574.00	\$574.00	\$3,600.00	\$3,600.00
28	Junction Box #1	1	EA	\$4,250.00	\$4,250.00	\$3,061.20	\$3,061.20	\$4,000.00	\$4,000.00
29	Junction Box #2	1	EA	\$4,250.00	\$4,250.00	\$3,061.20	\$3,061.20	\$4,000.00	\$4,000.00
30	Junction Box #3	1	EA	\$4,250.00	\$4,250.00	\$3,061.20	\$3,061.20	\$4,000.00	\$4,000.00
31	18" Corrugated Metal Pipe	60	LF	\$50.00	\$3,000.00	\$38.30	\$2,298.00	\$50.00	\$3,000.00
32	12" Corrugated Metal Pipe & Cleanouts	80	LF	\$35.00	\$2,800.00	\$30.70	\$2,456.00	\$45.00	\$3,600.00
33	Demolition & Removal of Existing Structures	1	LS	\$6,500.00	\$6,500.00	\$6,122.40	\$6,122.40	\$10,000.00	\$10,000.00
34	Removal of Trees & Sidewalk Around Pool	1	LS	\$10,000.00	\$10,000.00	\$12,499.90	\$12,499.90	\$5,000.00	\$5,000.00
35	Modify Existing Drainage Structure	1	LS	\$3,500.00	\$3,500.00	\$4,591.80	\$4,591.80	\$3,000.00	\$3,000.00
36	Erosion Control and SWPPP	1	LS	\$10,500.00	\$10,500.00	\$17,857.00	\$17,857.00	\$10,000.00	\$10,000.00
37	Embankment	1,225	CY	\$16.00	\$19,600.00	\$12.20	\$14,945.00	\$14.00	\$17,150.00
38	Undercut & Backfill	1,000	CY	\$23.00	\$23,000.00	\$17.90	\$17,900.00	\$31.00	\$31,000.00
TOTAL Amount Bid					\$1,276,200.00		\$1,527,330.00		\$1,451,000.00

Jason Appel, P.E.
Engineering Services, Inc.

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE PURCHASE OF
INSYNC PROCESSORS TO UPGRADE THE TRAFFIC
SIGNAL COORDINATION EQUIPMENT; TO WAIVE
COMPETITIVE BIDDING, AND FOR OTHER PURPOSES.**

WHEREAS, the Public Works Director has recommended the purchase of InSync Processors to upgrade the Rhythm Adaptive processors to the current generation of hardware so the latest series of upgrades on the Thompson run between Randall Wobbe Lane and Don Tyson Parkway can be made;

WHEREAS, the traffic signal coordination system installed on Thompson Street was supplied by Rhythm Engineering, LLC., and the system provides traffic signal coordination through an adaptive video system termed InSync Adaptive Video and is designed by and proprietary to Rhythm Engineering, LLC.; and

WHEREAS, the cost for upgrading the system described herein on the Thompson run between Randall Wobbe Lane and Don Tyson Parkway is \$62,000.00, and the funds for the acquisition are already included in the Traffic Signalization Division budget for Public Works;

WHEREAS, the City Council finds that competitive bidding is not deemed feasible or practical in that there are very few products on the market, if any, with the product capabilities of this particular system; and further, this system is currently in use in the City of Springdale, and the Springdale city employees are familiar with this system and have been trained on this type system and it is more efficient for the city to have the same system for all the traffic signals within the City of Springdale;

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

Section 1: That the Mayor is hereby authorized to purchase from Rhythm Engineering, LLC the InSync Processors described herein for the upgrades needed on the Thompson run between Randall Wobbe Lane and Don Tyson Parkway.

Section 2. That the requirement for competitive bidding is not deemed feasible or practical for the reasons previously stated herein, and is hereby waived;

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

PASSED AND APPROVED this ____ day of September, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



Public Works Department

Streets and Public Facilities

Sam,

September 16, 2015

I am attaching the quote that we discussed during our staff meeting. This is to upgrade the legacy processors that are currently running the Rhythm Adaptive programming on Thompson. As you know we were one of only 3 municipalities in Arkansas to debut the adaptive equipment from Rhythm Engineering. These were brought online in 2010. Since that time Rhythm's R&D has continued to make improvements and add enhancements to their system. There have been 4 software upgrades and numerous video upgrades that we have been able to install on the existing legacy processors. We currently have 3 corridors running Rhythm Adaptive systems (Thompson, Elm Springs and Don Tyson). They all three are running the adaptive systems with different equipment. The different equipment is due to the evolution of Rhythm's advancements and our timeline for installation. The goal is to get the current hardware architecture the same at every location to help us maintain the intersections when we have storm damage or hardware failures. This will allow us to have one processor that will interchange with any of the others regardless of which corridor it is on. It will also allow the capacity for additional upgrades and enhancements as Rhythm rolls them out. We will be using money from our current budget to purchase this equipment.

Thanks,

Dub



Quotation

11228 Thompson Ave
 Lenexa, KS 66219
 Phone (913) 227-0603 Fax (913) 227-0674

Date: September 8, 2015

Client: City of Springdale
 ATTN: Dub Janczys
 269 E. Randall Wobbe Lane
 Springdale, AR 72764

Expiration Date: October 8, 2015

Prepared by: Dustin Brinkman

Phone: 479.750.8135

Project:

Payment Terms:

- Quote does not include additional fees in the event Rhythm would serve as a primary contractor.
- Any required bonding or licensing fees are not included in quote
- All taxes are the responsibility of client. FOB Point: Lenexa, KS
- Payment is due within 30 days of the invoice date. After 30 days, a 5% late payment penalty shall be assessed upon any unpaid balance. If payment exceeds 60 days past the invoice date (30 days past due), additional finance charges shall be applied at an interest rate of 18% APR. Finance charges are computed against the unpaid invoice balance, plus any accumulated penalties and/or fees.

General Terms and Conditions:

- Client agrees that all Purchase Orders submitted to Rhythm in response to this Scope of Work and Quote do hereby incorporate any and all terms and conditions stated in this Scope of Work and Quote unless such terms or conditions are clearly and expressly rejected in writing within the submitted Purchase Order. Purchase Orders submitted in response to this document that contain no payment terms are deemed to be a complete acceptance of the payment terms set forth in this document pursuant to these general terms and conditions. Purchase Orders with rejected terms or conditions shall be reviewed by Rhythm Engineering and may be rejected or resubmitted to Client.
- Client agrees that the laws of the State of Kansas apply to this contract and all actions arising out of it.

Description	Units	Unit Cost	Total Cost
InSync Processor; NEMA (Thompson Ave)	9	\$ 4,500.00	\$ 40,500.00
InSync Processor; NEMA (Thompson Ave Spare)	1	\$ 4,500.00	\$ 4,500.00
ABC Y Cable	10	\$ 950.00	\$ 9,500.00
Additional Warranty Year (2 years are included)	10	\$ 750.00	\$ 7,500.00
		\$	\$
		\$	\$
		\$	\$
		\$	\$
		\$	\$
All taxes are the responsibility of client. (If tax exempt, certificate must be on file prior to invoicing).			
TOTAL			\$ 62,000.00

If you have any questions, please contact 913.227.0603
THANK YOU FOR YOUR BUSINESS!

RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE AT
7956 WEST MILLER ROAD AS SET FORTH IN
ORDINANCE NO. 4030**

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

WHEREAS, the Planning Commission held a public hearing on September 1, 2015, on a request by Darrellann Wise for a Use Unit 14 (Medium density single family affordable housing) in an Agricultural District (A-1).

WHEREAS, following the public hearing the Planning Commission by a vote of seven (7) yes and one (1) no recommends that a conditional use be granted to Darrellann Wise for a Use Unit 14 (Medium density single family affordable housing) in an Agricultural District (A-1) with the following conditions – **The length of stay for the mobile home shall not exceed ten (10) years, all utilities must be separate from the main residence and there will be no additional driveway or parking spaces.**

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Darrellann Wise for a Use Unit 14 (Medium density single family affordable housing) in an Agricultural District (A-1) with the following conditions – **The length of stay for the mobile home shall not exceed ten (10) years, all utilities must be separate from the main residence and there will be no additional driveway or parking spaces.**

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

Doug Sprouse, Mayor

ATTEST:

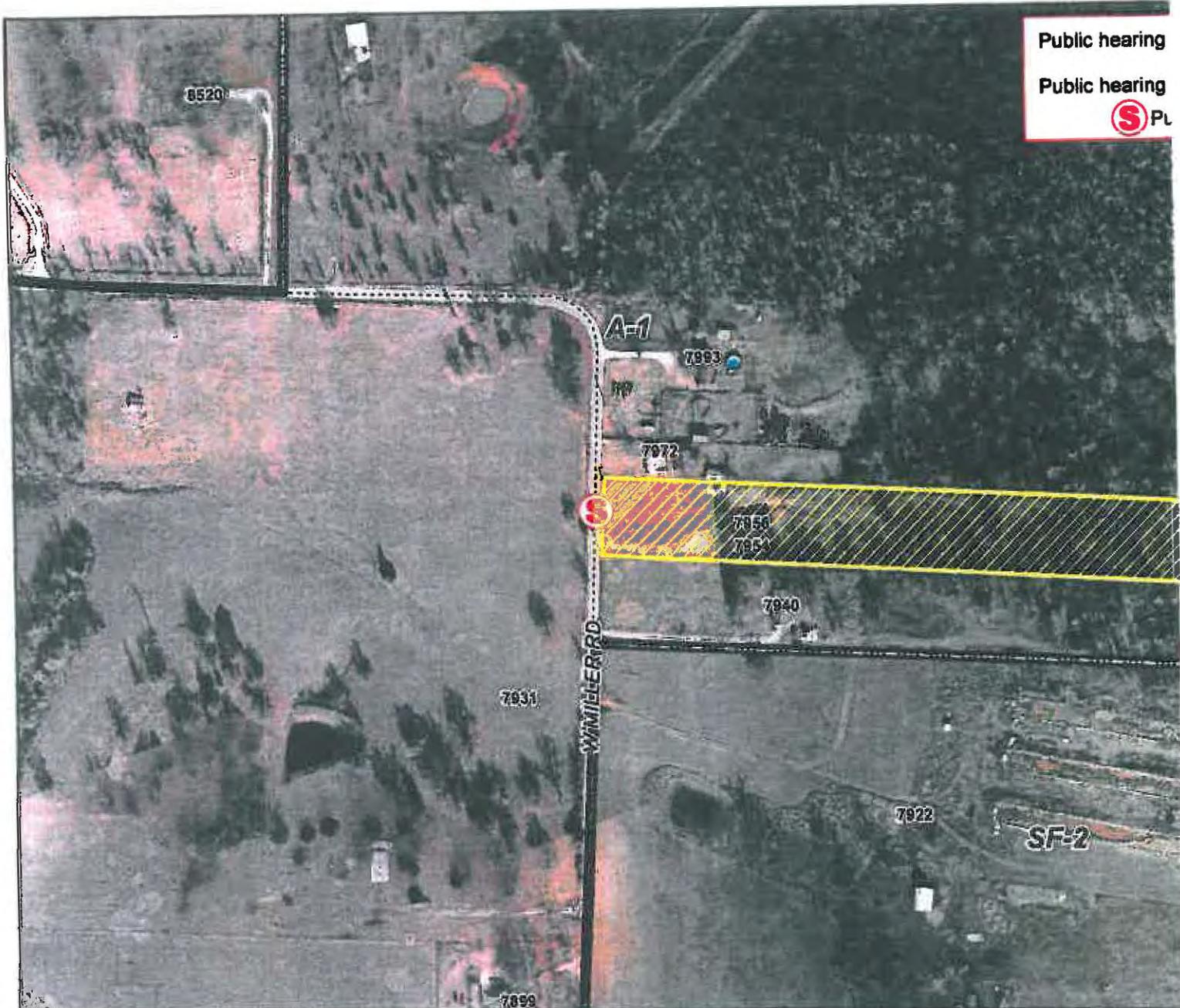
Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Public hearing

Public hearing



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FILE NUMBER: C15-11 & B15-38

APPLICANT: DARRELLANN WISE

VARIANCE REQUEST: SETBACK

CONDITIONAL USE REQUEST: USE UNIT 14: MOBILE HOME

PLA

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO JOSH AND JILL HUSKEY IN CONNECTION WITH 3900 PRIMROSE LANE A SINGLE FAMILY DWELLING

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks 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 of street improvements to including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with 3900 Primrose Lane a single family dwelling for Josh and Jill Huskey 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 3900 Primrose Lane including drainage improvements related thereto, sidewalks in connection with 3900 Primrose Lane a single family dwelling.

Option 2: Denies a waiver of street improvements to 3900 Primrose Lane including drainage improvements related thereto, sidewalks in connection with a single family dwelling for Josh and Jill Huskey.

Option 3: Approves payment in lieu of improvements to 3900 Primrose Lane Avenues in connection with a single family dwelling for Josh and Jill Huskey 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 3900 Primrose Lane including drainage improvements related thereto, sidewalks to be built in connection with a single family dwelling for Josh and Jill Huskey.

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



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**SIDEWALK WAIVER REQUEST
JOSH AND JILL HUSKEY
3900 PRIMROSE LANE**

**CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/1/2015**

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO IGNACIA MARTINEZ IN CONNECTION WITH 3903 SOUTHLAND DRIVE A SINGLE FAMILY RESIDENCE

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks 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 of street improvements to including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with a 3903 Southland Drive a single family dwelling for Ignacio Maratinez 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 3903 Southland Drive including drainage improvements related thereto, sidewalks in connection with a single family dwelling for Ignacio Martinez.

Option 2: Denies a waiver of street improvements to 3903 Southland Drive including drainage improvements related thereto, sidewalks in connection with a single family dwelling for Ignacio Martinez.

Option 3: Approves payment in lieu of improvements to 3903 Southland Drive Avenues in connection with a single family dwelling for Ignacio Martinez 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 3903 Southland Drive including drainage improvements related thereto, sidewalks to be built in connection with a single family dwelling for Ignacio Martinez

PASSED AND APPROVED THIS _____ DAY OF _____, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

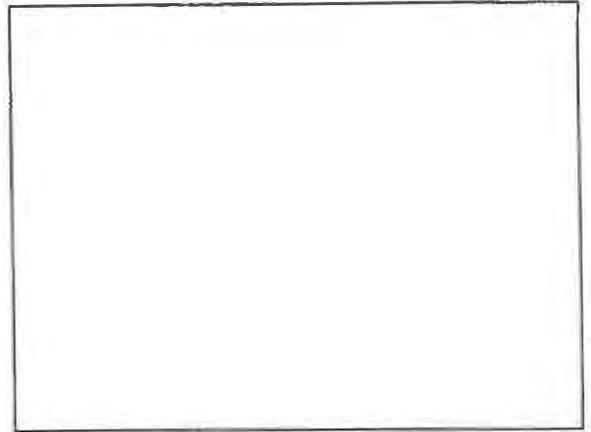
Ernest Cate, City Attorney



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**SIDEWALK WAIVER REQUEST
IGNACIA MARTINEZ
3903 SOUTHLAND DRIVE**

**CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/1/2015**



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 CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-2) AND DECLARING AN EMERGENCY:

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Benton County, gave notice required by law and set a hearing date of September 1, 2015 for hearing the matter of a petition of James and Joy Mathias requesting that the following described tract of real estate be zoned from Agricultural District (A-1) to Low Density Multi-family Residential District (MF-2).

Layman's Description: 2.70 acres +/- lying east of the intersection of Wagon Wheel Road and Arrowhead Cove

Legal Description: Part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 18 North, Range 30 West, Benton County, Arkansas, more particularly described as follows:
Commencing at a 3 inch x 12 inch limestone found at the Center 1/4 Corner of said Section 17; Thence along the East line of said Northeast Quarter of the Southwest Quarter, South 2° 35' 48" West, 169.23 feet to a point on the Northern Right of Way of U.S. Highway 412 as established by AHTD Job 001966; thence along said Right-of-way South 65° 09' 47" West a distance of 324.06 feet to a point in the centerline of Wagon Wheel Road; thence along said centerline North 37° 34' 12" West a distance of 439.60 feet to a point on the North Line of Northeast Quarter of the Southwest Quarter of Section 17, Township 18 North, Range 30 West; thence along said North Line South 85° 39' 31" East a distance of 571.44 feet to the POINT OF BEGINNING containing in all 117.612 square feet or 2.70 acres, more or less.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning,

recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) to Low Density Multi-family Residential District (MF-2) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable 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 as follows:

From Agricultural District (A-1) to Low Density Multi-family Residential District (MF-2).

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 _____, 2015

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

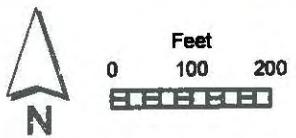
APPROVED AS TO FORM:

Ernest Cate, City Attorney

Public hearing sign posted: 1 / 2015

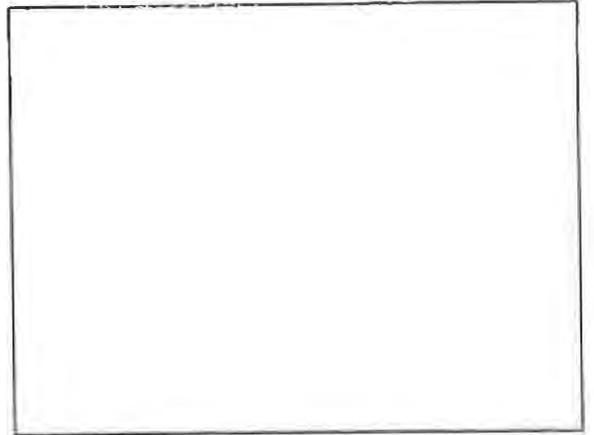
Public hearing sign posted by: CS

 Public Hearing Sign Location



FILE NUMBER: R15-21
APPLICANT: JAMES & JOY MATHIAS
REZONING REQUEST: A-1 TO MF-2

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/1/2015



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 CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) AND LOW/MEDIUM SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) TO INSTITUTIONAL DISTRICT (P-1) 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 September 1, 2015 for hearing the matter of a petition of El Centro Cristiano Hispano requesting that the following described tract of real estate be zoned from Agricultural District (A-1) and Low/Medium Density Single Family District (SF-2) to Institutional District (P-1).

Layman's Description: 1751 N. 56th Street

Legal Description: A part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a found iron pin accepted as the Southwest Corner of the NW 1/4 of the SW 1/4 of said Section 28, thence North 01° 14' 12" West 264.22 feet; thence North 88° 51' 33" East 305.06 feet to a found iron pin; thence North 01° 15' 38" West 227.75 feet to a found iron pin; thence North 88° 51' 39" East 1016.18 feet; thence South 01° 06' 28" East 491.99 feet to a found iron pin; thence South 88° 51' 41" West 1320.04 feet to the POINT OF BEGINNING containing 13.32 area more or less. Subject to rights-of-way, easements, and restrictions of record, if any.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) and Low/Medium Density Single Family Residential District (SF-2) to Institutional District (P-1) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted,

citizens of Springdale will suffer irreparable 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 as follows:

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

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 _____, 2015

Doug Sprouse, Mayor

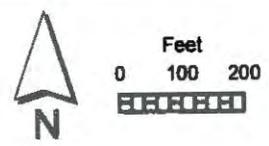
ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Public hearing sign posted: / / 2015
 Public hearing sign posted by: CS
 Public Hearing Sign Location



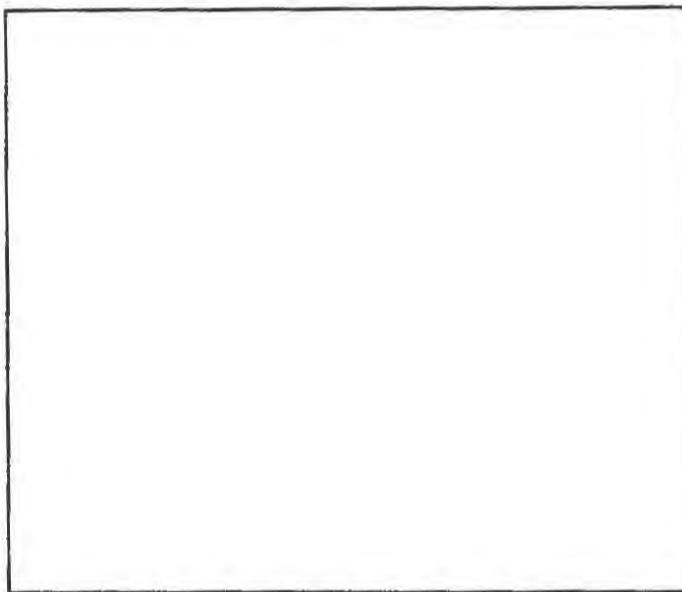
FILE NUMBER: R15-22
APPLICANT: EL CENTRO CRISTIANO HISPANO
REZONING REQUEST: A-1 & SF-2 TO P-1

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
9/1/2015

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY CLERK TO FILE A CLEAN-UP LIEN FOR THE REMOVAL OF OVERGROWN BRUSH AND DEBRIS ON PROPERTY LOCATED WITHIN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

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



PROPERTY OWNER: Harry Rodriguez and Rebekah Rodriguez
LEGAL DESCRIPTION: All that certain parcel of land situate in the County of Washington, State of Arkansas, described as follows: Lot Number Twenty (20) in C and S Addition, a Subdivision of Block 3 in the R.L. Hayes Subdivision and further described as part of the NW-1/4 of the SE-1/4 of Section 1, Township 17 North, Range 30 West, Washington County, Arkansas, as shown in Plat Record 1 Page 78.
LAYMAN'S DESCRIPTION: 407 Charles Ave.
Springdale, Arkansas
PARCEL NO.: 815-20955-000

PROPERTY OWNER: U.S. Bank, N.A.
LEGAL DESCRIPTION: Lot Numbered Twenty (20) in Block Numbered Two (2) of Harper Addition No. Two (2) to the City of Springdale, Arkansas, as per plat of said Addition on file in the office of the Circuit Court and Ex-Officio Recorder of Washington County, Arkansas.
LAYMAN'S DESCRIPTION: 1403 Daline St.
Springdale, Arkansas
PARCEL NO.: 815-22252-000

PROPERTY OWNER: Roger Y. Song
LEGAL DESCRIPTION: Part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 12, Township 17 North, Range 30 West of the 5th P.M., Washington County, Arkansas, more particularly described as follows, to-wit: Beginning at a point North 366.0 feet and North 89 degrees 25 minutes 23 seconds East 797.00 feet from the Southwest corner of said forty acre tract; thence North 148.00 feet; thence North 89 degrees 25 minutes 23 seconds East 87.00 feet; thence South 148.00 feet; thence South 89 degrees 25 minutes 23 seconds West 87.00 feet to the point of beginning, containing 0.30 acres, more or less.
LAYMAN'S DESCRIPTION: 501 Hatfield Ln.
Springdale, Arkansas
PARCEL NO.: 815-29248-210

PROPERTY OWNER: Nelson Chavers
LEGAL DESCRIPTION: 74.5 feet taken of equal and uniform width off the North side of Lots Six (6) and Seven (7) in Block Five (5) in Picnic Addition to the City of Springdale, Arkansas.
LAYMAN'S DESCRIPTION: 303 Park St.
Springdale, Arkansas
PARCEL NO.: 815-24894-000

PROPERTY OWNER: Federal Home Loan Mortgage Corporation
LEGAL DESCRIPTION: Seven (7) feet of equal and uniform width off the West side of lot (10) and sixty-three (63) feet of equal and uniform width off the East side of lot eleven (11) in block "G" Elmdale Terrace Addition to the City of Springdale, Arkansas, as per plat of said addition on file in the office of the circuit clerk and ex-officio recorder of Washington County, Arkansas.
LAYMAN'S DESCRIPTION: 1807 Taylor Ave.
Springdale, Arkansas
PARCEL NO.: 815-21747-000

PROPERTY OWNER: Jessie Howard
LEGAL DESCRIPTION: Part of the SE 1/4 of the SE 1/4 of Section 35, Township 18 North, Range 30 West, Washington County, Arkansas, described as beginning at a point which is 540 feet North 0° 54' East and 327 feet North 88° 16' West of the Southeast corner of said forty acre tract; thence South 00° 54' West 100 feet; thence North 88° 16' West 100 feet; thence North 00° 54' East 100 feet; thence South 88° 16' East 100 feet to the point of beginning, containing 0.25 acres, more or less.
LAYMAN'S DESCRIPTION: 1001 Wilkinson Ln.
Springdale, Arkansas
PARCEL NO.: 815-28149-000

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

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

\$524.38 clean-up costs and \$27.96 administrative costs – (#815-20955-000)
\$406.43 clean-up costs and \$21.74 administrative costs – (#815-22252-000)
\$404.42 clean-up costs and \$28.48 administrative costs – (#815-29248-210)
\$465.42 clean-up costs and \$21.74 administrative costs – (#815-24894-000)
\$406.42 clean-up costs and \$35.22 administrative costs – (#815-21747-000)
\$453.42 clean-up costs and \$21.74 administrative costs – (#815-28149-000)

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

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

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

\$552.34, plus 10% for collection – (Parcel #815-20955-000)
\$428.17, plus 10% for collection – (Parcel #815-22252-000)
\$432.90, plus 10% for collection – (Parcel #815-29248-000)
\$487.16, plus 10% for collection – (Parcel #815-24894-000)
\$441.64, plus 10% for collection – (Parcel #815-21747-000)
\$475.16, plus 10% for collection – (Parcel #815-28149-000)

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

PASSED AND APPROVED this _____ day of September, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:



Ernest B. Cate, CITY ATTORNEY



Office Of The City Attorney

201 Spring Street
Springdale, Arkansas 72764
Phone (479) 756-5900
Fax (479) 750-4732
www.springdalear.gov
Writer's Email:
ssparkman@springdalear.gov

August 25, 2015

Ernest B. Cate
City Attorney

Taylor Samples
Senior Deputy
City Attorney

Sarah Sparkman
Deputy City Attorney

David D. Phillips
Deputy City Attorney

Lynda Belvedrest
Case Coordinator/
Victim Advocate

Steve Helms
Investigator

Cindy Horlick
Administrative Legal
Assistant/Paralegal

Harry and Rebecca Rodriguez
2236 Spring Creek Rd.
Springdale, AR 72764

Wells Fargo Bank, NA
Corporation Service Company
300 Spring Street, Suite 900
Little Rock, AR 72201

HAND DELIVERED

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

RE: Notice of clean-up lien on property located at 407 Charles St.,
Springdale, Washington County, Arkansas, Tax Parcel No. 815-
20955-000

Dear Property Owner:

On January 23, 2015, notice was posted on property located at 407 Charles St.,
Springdale, Arkansas, that the property was in violation of Springdale City
Ordinance 42-77, 42-78, and 91-65 and needed to be remedied within seven (7)
days. Notice was mailed to the owner of record on February 12, 2015, that the
City intended to seek a clean-up lien on this property pursuant to Ark. Code Ann.
§14-54-903 if the violations were not remedied.

No action was taken by the owner to clean up the property within seven (7)
business days. As a result, the City of Springdale took action to remedy the
violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or
about March 31, 2015. As of this date, the total costs incurred and paid by the
City of Springdale to clean this property are \$524.42. I have enclosed an invoice
evidencing the costs incurred and paid by the City of Springdale to clean this
property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4),
administrative fees may be added to the total costs incurred by the City of
Springdale, which will include certified mailing fee in the amount of \$6.11 per
letter and a filing fee in the amount of \$15.00 to the Washington County Circuit
Court.

On or about April 21, 2015, the property was transferred to Harry and Rebekah Rodriguez via Special Warranty Deed. A copy of the Special Warranty Deed is enclosed for your reference.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before September 22, 2015, a hearing will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, September 22, 2015, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. You will be entitled to present evidence at this hearing concerning the amount of the lien the City of Springdale is claiming.

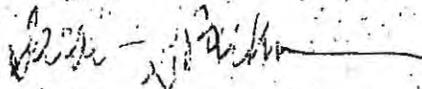
If you desire not to contest this amount, and desire not to have a hearing on the matter, please remit the total sum of \$537.38, which includes \$524.42 for cleaning up the property and \$12.96 for certified mailings to the City of Springdale by the date listed above. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office. Please provide me with a copy of any payment you make so that I will be aware of it.

With all that being said, I am mindful that the events leading up to the City having to expend \$524.42 to clean up this property did not involve you, nor were you responsible for the property at that time. However, I am obligated to try and recover the taxpayer's funds that were expended to clean up this property.

I would be happy to discuss this matter with you at your convenience, and to provide you with any documentation you may need to prove that the previous owner was fully aware of all this prior to transferring this property to you.

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

Sincerely,



Sarah Sparkman
Deputy City Attorney

enclosures
SS:ch

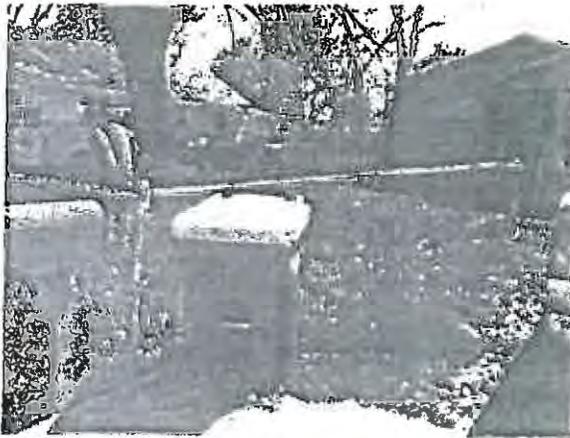


City of Springdale Code Enforcement

210 Spring Street - Springdale, AR 72764 - Office 479/756-7712

CITY ABATEMENT - Tuesday, March 31, 2015 1:58:24 PM (TINA -1)

User Name TINA -1
User # 4792832309
Form Started 3/31/2015 1:58:24 PM
Property Address 407 Charles
Before Picture Attached Data



Before Picture

Attached Data



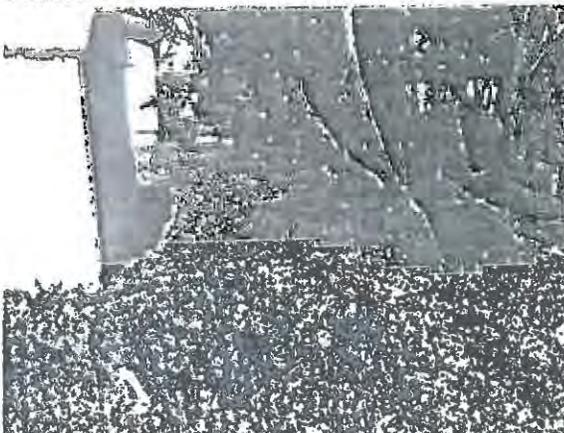
Before Picture

Attached Data



Before Picture

Attached Data



Type of Abatement

Violation Notice / Lien

Date of Abatement

Tuesday, March 31, 2015 1:58:00 PM

Officer on Site

Tina Haden

Supervisor on Job

Mike Hicklin

Employee

Employee

Mike Hicklin

MH Benefit Rate

\$27.42

Method of Compliance

1 Method of Compliance

Mowing,Property Clean Up - Junk and Trash,Fence / Structure Removal

Equipment Used

Equipment

754 Grasshopper ,743 Kubota,6021 Service Truck-Landscaping,6026 Service Truck-Landscaping,6031 Service Truck-Landscaping

754 Grasshopper

\$55.00

743 Kubota

\$65.00

6024 4x4 Service Truck

\$35.00

6026 Service Truck-Landscaping

\$35.00

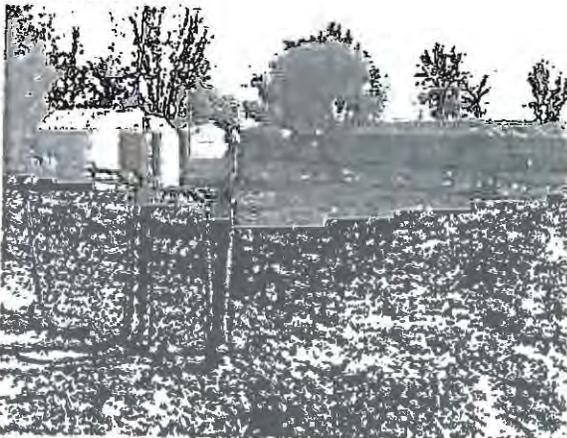
6031 Service Truck-Landscaping

\$35.00

Time of Abatement in Hours

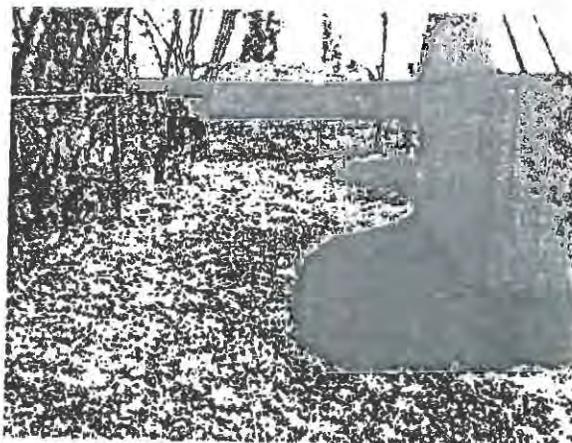
1

Number of Temporary Laborers	6
Temporary Labor Cost	\$72.00
Employee Cost per hour	\$27.42
Total Employee Cost	\$27.42
Equipment Cost per hour	\$225.00
Total Equipment Cost	\$225.00
Mobilization Fee	\$200.00
Extra materials cost	\$0.00
Total Cost of Abatement	\$524.42
Extra Materials &/or Notes	None
Final Photos	Attached Data

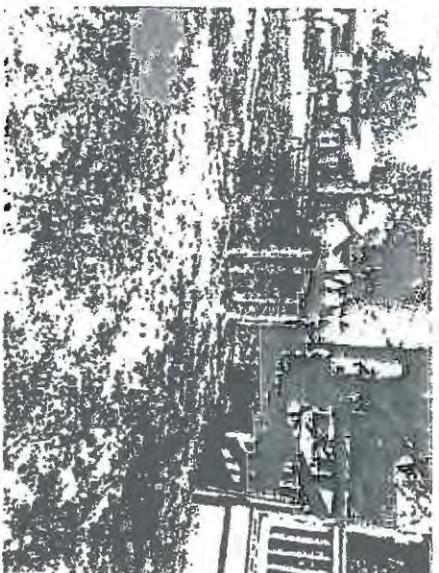


Final Photos

Attached Data

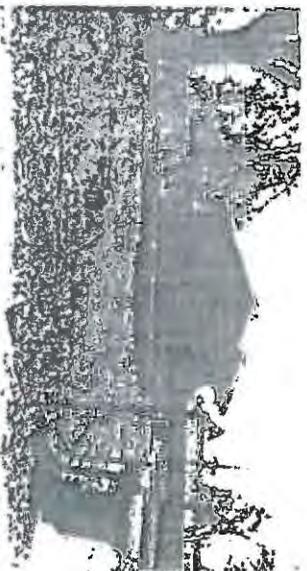


Final Photos



Attached Data

Final Photos



Attached Data

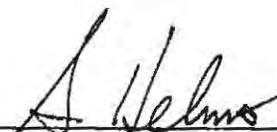
AFFIDAVIT

STATE OF ARKANSAS)
)SS
COUNTY OF WASHINGTON)

I, Steve Helms, upon my oath, state as follows:

1. That I am the Investigator for the Springdale City Attorney's Office.
2. That the City Attorney's Office made an attempt to mail a letter, certified mail, return receipt requested, to Harry and Rebecca Rodriguez at 2236 Spring Creek Rd., Springdale, AR 72762, but it was returned "unable to forward."
3. That on Wednesday, August 26, 2015, I made contact with Harry Rodriguez at 2236 Spring Creek Rd., Springdale, Arkansas, and provided him with a copy of the lien letter dated August 25, 2015.

FURTHER, affiant sayeth naught.

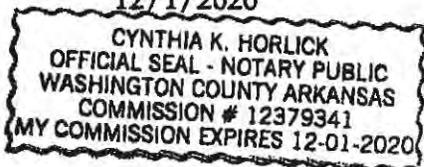


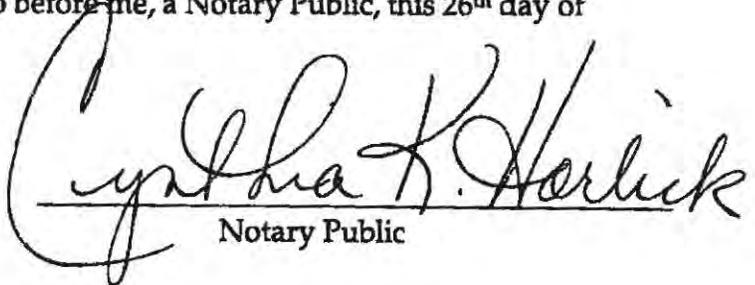
Steve Helms

SUBSCRIBED AND SWORN to before me, a Notary Public, this 26th day of August, 2013.

My Commission Expires:

12/1/2020





Notary Public

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Wells Fargo Bank, N.A.
Corporation Service Company
300 Spring Street, Suite 900
Little Rock, AR 72201

2. Article Number
(Transfer from service label)

1200 0001 0759 4591

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
HEATH DAVIS 9/2

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

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes



Office Of The City Attorney

201 Spring Street
Springdale, Arkansas 72764
Phone (479) 756-5900
Fax (479) 750-4732
www.springdalear.gov
Writer's Email
ssparkman@springdalear.gov

Ernest B. Cate
City Attorney

Taylor Samples
Senior Deputy
City Attorney

Sarah Sparkman
Deputy City Attorney

David D. Phillips
Deputy City Attorney

Lynda Belvedresi
Case Coordinator/
Victim Advocate

Steve Helms
Investigator

Cindy Horlick
Administrative Legal
Assistant/Paralegal

August 26, 2015

CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

U.S. Bank, N.A.
c/o Wells Fargo Bank, NA
3476 Stateview Blvd.
Fort Mill, SC 29715

RE: Notice of clean-up lien on property located at 1403 Daline St.,
Springdale, Washington County, Arkansas, Tax Parcel No. 815-
22252-000

Dear Property Owner:

On May 12, 2015, notice was posted on property located at 1403 Daline St.,
Springdale, Arkansas, that the property was in violation of Springdale City
Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days.
Notice was mailed to the owner of record on May 12, 2015, that the City intended
to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if
the violations were not remedied.

No action was taken by the owner to clean up the property within seven (7)
business days. As a result, the City of Springdale took action to remedy the
violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or
about June 8, 2015. As of this date, the total costs incurred and paid by the City
of Springdale to clean this property are \$406.43. I have enclosed an invoice
evidencing the costs incurred and paid by the City of Springdale to clean this
property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4),
administrative fees may be added to the total costs incurred by the City of
Springdale, which will include certified mailing fee in the amount of \$6.74 per
letter and a filing fee in the amount of \$15.00 to the Washington County Circuit
Court.

This is to notify you that in the event this amount is not paid to the City of
Springdale on or before September 22, 2015, a hearing will be held before the

Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, September 22, 2015, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. You will be entitled to present evidence at this hearing concerning the amount of the lien the City of Springdale is claiming.

If you desire not to contest this amount, and desire not to have a hearing on the matter, please remit the total sum of \$413.17, which includes \$406.43 for cleaning up the property and \$6.74 for certified mailings to the City of Springdale by the date listed above. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office. Please provide me with a copy of any payment you make so that I will be aware of it.

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

Sincerely,



Sarah Sparkman
Deputy City Attorney

enclosures
SS:ch

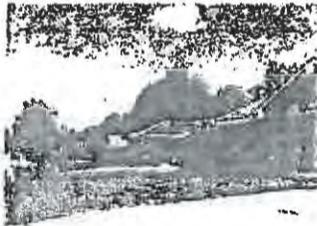


City of Springdale Code Enforcement

210 Spring Street – Springdale, AR 72764 – Office 479/756-7712

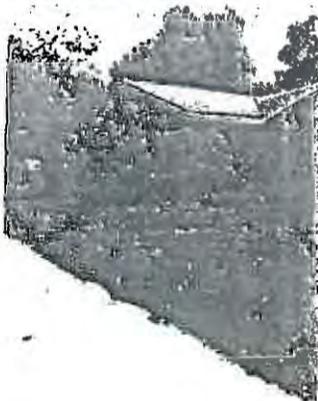
CITY ABATEMENT - Monday, June 08, 2015 2:03:36 PM (646 CITY ABATEMENT)

User Name **646 CITY ABATEMENT**
User # **4797993582**
Form Started **6/8/2015 2:03:36 PM**
Property Address **1403 daline**
Before Picture **Attached Data**



Before Picture

Attached Data



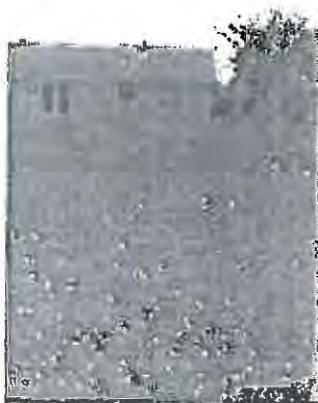
Before Picture

Attached Data



Before Picture

Attached Data



Type of Abatement

Violation Notice / Lien

Date of Abatement

Monday, June 08, 2015 2:03:00 PM

Officer on Site

Bobby Nivens

Supervisor on Job

Mike Hicklin

Employee

Employee

Mike Hicklin

MH Benefit Rate

\$27.42

Method of Compliance

1 Method of Compliance

Mowing

Equipment Used

Equipment

752 Grasshopper,743 Kubota,6031 Service Truck-Landscaping

752 Grasshopper

\$55.00

743 Kubota

\$65.00

6031 Service Truck-

\$35.00

Landscaping

Time of Abatement in Hours

1

Number of Temporary Laborers

2

Temporary Labor Cost

\$24.00

Employee Cost per hour

\$27.42

Total Employee Cost

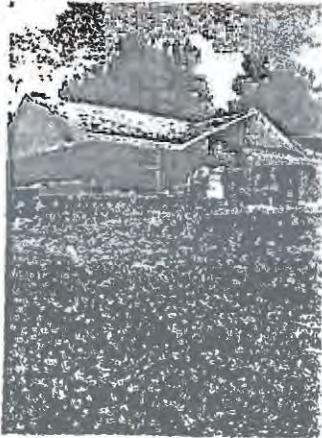
\$27.42

Equipment Cost per hour **\$155.00**
Total Equipment Cost **\$155.00**
Mobilization Fee **\$200.00**
Extra materials cost **\$0.01**
Total Cost of Abatement **\$406.43**
Final Photos **Attached Data**



Final Photos

Attached Data



Final Photos

Attached Data



Final Photos

Attached Data



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature X <i>[Handwritten Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>HELEN BANK</i> C. Date of Delivery</p>
<p>1. Article Addressed to:</p> <p>U.S. Bank, N.A. c/o Wells Fargo Bank, NA 3476 Stateview Blvd. Fort Mill, SC 29715</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:</p>
	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> <p>7014 1200 0001 0759 3983</p>

PS Form 3811, July 2013

Domestic Return Receipt



Office Of The City Attorney

201 Spring Street
Springdale, Arkansas 72764
Phone (479) 756-5900
Fax (479) 750-4732
www.springdalear.gov
Writer's Email:
sparkman@springdalear.gov

Ernest B. Cate
City Attorney

Taylor Samples
Senior Deputy
City Attorney

Sarah Sparkman
Deputy City Attorney

David D. Phillips
Deputy City Attorney

Lynnda Belvedresi
Case Coordinator/
Victim Advocate

Steve Helms
Investigator

Cindy Horlick
Administrative Legal
Assistant/Paralegal

August 26, 2015

CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

Roger Song
888 Hillcroft Terrace
Cave Springs, AR 72718

Arvest Bank
c/o Ken Calhoon, Registered Agent
Hilburn, Calhoon, Harper
One Riverfront Place, Suite 800
North Little Rock, AR 72214

RE: Notice of clean-up lien on property located at 501 Hatfield Ln.,
Springdale, Washington County, Arkansas, Tax Parcel No. 815-
29248-210

Dear Property Owner/Lienholder:

On May 14, 2015, notice was posted on property located at 501 Hatfield Ln.,
Springdale, Arkansas, that the property was in violation of Springdale City
Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days.
Notice was mailed to the owner of record on May 14, 2015, that the City intended
to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if
the violations were not remedied.

No action was taken by the owner to clean up the property within seven (7)
business days. As a result, the City of Springdale took action to remedy the
violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or
about June 11, 2015. As of this date, the total costs incurred and paid by the City
of Springdale to clean this property are \$404.42. I have enclosed an invoice
evidencing the costs incurred and paid by the City of Springdale to clean this
property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4),
administrative fees may be added to the total costs incurred by the City of
Springdale, which will include certified mailing fee in the amount of \$6.74 per

letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before September 22, 2015, a hearing will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, September 22, 2015, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. You will be entitled to present evidence at this hearing concerning the amount of the lien the City of Springdale is claiming.

If you desire not to contest this amount, and desire not to have a hearing on the matter, please remit the total sum of \$417.90, which includes \$404.42 for cleaning up the property and \$13.48 for certified mailings to the City of Springdale by the date listed above. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office. Please provide me with a copy of any payment you make so that I will be aware of it.

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

Sincerely,



Sarah Sparkman
Deputy City Attorney

enclosures
SS:ch



**City of Springdale
Code Enforcement**

210 Spring Street - Springdale, AR 72764 - Office 479/756-7212

CITY ABATEMENT - 6/11/2015 11:46 AM (646 CITY ABATEMENT)

Status: CITY ABATEMENT

Order # CHATF501A

Property Address

501 A Hatfield

Before Picture

Attached Data

Before Picture



Attached Data

Before Picture



Attached Data



Type of Abatement

Violation Notice / Lien

Date of Abatement

6/11/2015 10:46 AM

Officer on Site

Toby Lankford

Supervisor on Job

Mike Hicklin

Employee

Employee

Mike Hicklin

MH Benefit Rate

\$27.42

Method of Compliance

1 Method of Compliance

Mowing

Equipment Used

Equipment

6026 Service Truck-Landscaping,6030 Service Truck-Landscaping,6031 Service Truck-Landscaping



**City of Springdale
Code Enforcement**

210 Spring Street - Springdale, AR 72761 - Office 479-934-7712

6026 Service Truck-Landscaping	\$35
6030 Service Truck-Landscaping	\$35
6031 Service Truck-Landscaping	\$35
Time of Abatement in Hours	1
Number of Temporary Laborers	6
Temporary Labor Cost	\$72
Employee Cost per hour	\$27.42
Total Employee Cost	\$27.42
Equipment Cost per hour	\$105
Total Equipment Cost	\$105
Mobilization Fee	\$200
Extra materials cost	\$0
Total Cost of Abatement	\$404.42
Final Photos	Attached Data

Final Photos

Attached Data



Final Photos

Attached Data



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<p> <input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. </p>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Song Silkroft Terrace Springs, AR 72718</p>	<p>B. Received by (Printed Name) <i>Amelia Song</i></p>	<p>C. Date of Delivery 8-27-15</p>
<p>2. Article Number (Transfer from service label)</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>3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7014 1200 0001 0759 3990</p>		

PS Form 3811, July 2013

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<p> <input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. </p>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>Arvest Bank c/o Ken Calhoun, Registered Agent Hilburn, CA - Harper One Riverfront Place, Suite 800 North Little Rock, AR 72214</p>	<p>B. Received by (Printed Name) <i>Julie Bauser</i></p>	<p>C. Date of Delivery 8/28/15</p>
<p>2. Article Number (Transfer from service label)</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>3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	
<p>7014 1200 0001 0759 4003</p>		

PS Form 3811, July 2013

Domestic Return Receipt



Office Of The City Attorney

201 Spring Street
Springdale, Arkansas 72764
Phone (479) 756-5900
Fax (479) 750-4732
www.springdalear.gov
Writer's Email:
sparkman@springdalear.gov

August 11, 2015

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Ernest B. Cate
City Attorney

Taylor Samples
Senior Deputy
City Attorney

Sarah Sparkman
Deputy City Attorney

David D. Phillips
Deputy City Attorney

Lynda Belvedere
Case Coordinator/
Victim Advocate

Steve Helms
Investigator

Cindy Horfick
Administrative Legal
Assistant/Paralegal

Ms. Bonnie Nichols
176 County Rd. 1670
Knoxville, AR 72845

RE: Notice of clean-up lien on property located at 303 Park St.,
Springdale, Washington County, Arkansas, Tax Parcel No. 815-
24894-000

Dear Ms. Nichols:

Notice was posted on property located at 303 Park St., Springdale, Arkansas and mailed to Nelson Chavers at 303 Park St., Springdale, Arkansas, that this property was in violation of Springdale City Ordinance 42-77, and needed to be remedied within seven (7) days. We understand that Mr. Chavers is deceased and that you may have an interest in the property at 303 Park Street.

No action was taken to clean up the property within seven (7) business days, and as a result, the City of Springdale took action to remedy the violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or about July 30, 2015. As of this date, the total costs incurred by the City of Springdale to clean this property are \$465.42. I have enclosed an invoice evidencing the abatement costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$6.74 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

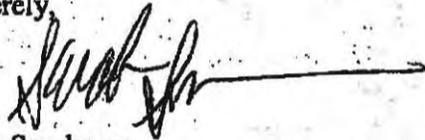
This is to notify you that in the event this amount is not paid to the City of Springdale on or before September 22, 2015, a hearing will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, September 22, 2015, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring

Street, Springdale, Arkansas. You will be entitled to present evidence at this hearing concerning the amount of the lien the City of Springdale is claiming.

If you desire not to contest this amount, and desire not to have a hearing on the matter, please remit the total sum of \$472.16, which includes \$465.42 for cleaning up the property and \$6.74 for certified mailings to the City of Springdale by the date listed above. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office. Please provide me with a copy of any payment you make so that I will be aware of it.

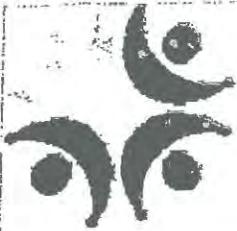
If you should have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Sparkman', with a long horizontal line extending to the right.

Sarah Sparkman
Deputy City Attorney

enclosures
SS:ch

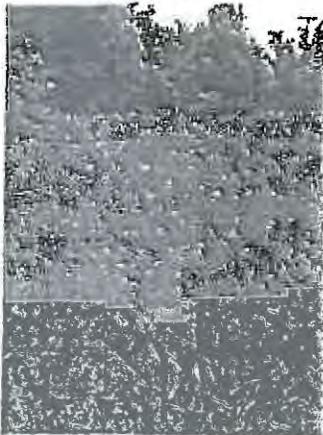


City of Springdale Code Enforcement

210 Spring Street - Springdale, AR 72764 - Office 479/756-7712

CITY ABATEMENT - Thursday, July 30, 2015 1:34:58 PM (646 CITY ABATEMENT)

User Name 646 CITY ABATEMENT
User # 4797993582
Form Started 7/30/2015 1:34:58 PM
Property Address 303 park
Before Picture Attached Data



Before Picture

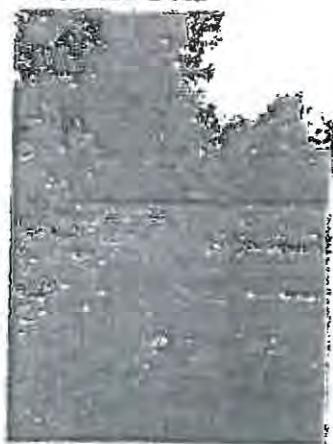
Attached Data .



Type of Abatement
Date of Abatement
Officer on Site
Supervisor on Job
Employee
Employee

Violation Notice / Lien
Thursday, July 30, 2015 1:34:00 PM
Toby Lankford
Mike Hicklin
Mike Hicklin

MH Benefit Rate	\$27.42
Method of Compliance	
1 Method of Compliance	Mowing
Equipment Used	
Equipment	752 Grasshopper, 743 Kubota, 6030 Service Truck-Landscaping, 6031 Service Truck-Landscaping
752 Grasshopper	\$55.00
743 Kubota	\$65.00
6030 Service Truck-Landscaping	\$35.00
6031 Service Truck-Landscaping	\$35.00
Time of Abatement in Hours	1
Number of Temporary Laborers	4
Temporary Labor Cost	\$48.00
Employee Cost per hour	\$27.42
Total Employee Cost	\$27.42
Equipment Cost per hour	\$190.00
Total Equipment Cost	\$190.00
Mobilization Fee	\$200.00
Extra materials cost	\$0.00
Total Cost of Abatement	\$465.42
Final Photos	Attached Data



Final Photos

Attached Data



SENDER COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Bonnie Nichols
176 County Rd. 1670
Knoxville, AR 72945

2. Article Number
(Transfer from service label)

7014 1200 0001 0759 4577

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
Bonnie Nichols Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
 Certified Mail® Priority Mail Express™
 Registered Return Receipt for Merchandise
 Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes



Office Of The City Attorney

201 Spring Street
Springdale, Arkansas 72764
Phone (479) 756-5900
Fax (479) 750-4732
www.springdalear.gov
Writer's Email:
ssparkman@springdalear.gov

Ernest B. Cate
City Attorney

Taylor Samples
Senior Deputy
City Attorney

Sarah Sparkman
Deputy City Attorney

David D. Phillips
Deputy City Attorney

Lynda Belvedere
Case Coordinator/
Victim Advocate

Steve Helms
Investigator

Cindy Horlick
Administrative Legal
Assistant/Paralegal

August 26, 2015

**CERTIFIED MAIL,
RETURN RECEIPT REQUESTED**

Federal Home Loan Mortgage Corporation
c/o Bank of America, NA
4500 Park Granada
Calabasas, CA 91302

Federal Home Loan Mortgage Corporation
1800 Tapo Canyon Rd.
Simi Valley, CA 93063

Bayview Loan Services, Inc.
4425 Ponce de Leon Blvd.
5th Floor
Coral Gables, FL 33146

RE: Notice of clean-up lien on property located at 1809 Taylor Ave.,
Springdale, Washington County, Arkansas, Tax Parcel No. 815-
21747-000

Dear Property Owner:

On May 21, 2015, notice was posted on property located at 1809 Taylor Ave.,
Springdale, Arkansas, that the property was in violation of Springdale City
Ordinance 42-77 and 42-78, and needed to be remedied within seven (7) days.
Notice was mailed to the owner of record on May 29, 2015, that the City intended
to seek a clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if
the violations were not remedied.

No action was taken by the owner to clean up the property within seven (7)
business days. As a result, the City of Springdale took action to remedy the
violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or
about June 12, 2015. As of this date, the total costs incurred and paid by the City
of Springdale to clean this property are \$406.42. I have enclosed an invoice

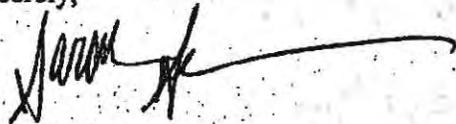
evidencing the costs incurred and paid by the City of Springdale to clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4), administrative fees may be added to the total costs incurred by the City of Springdale, which will include certified mailing fee in the amount of \$6.74 per letter and a filing fee in the amount of \$15.00 to the Washington County Circuit Court.

This is to notify you that in the event this amount is not paid to the City of Springdale on or before September 22, 2015, a hearing will be held before the Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, September 22, 2015, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. You will be entitled to present evidence at this hearing concerning the amount of the lien the City of Springdale is claiming.

If you desire not to contest this amount, and desire not to have a hearing on the matter, please remit the total sum of \$426.64, which includes \$406.42 for cleaning up the property and \$20.22 for certified mailings to the City of Springdale by the date listed above. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office. Please provide me with a copy of any payment you make so that I will be aware of it.

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

Sincerely,



Sarah Sparkman
Deputy City Attorney

enclosures
SS:ch



City of Springdale Code Enforcement

210 Spring Street - Springdale, AR 72764 - Office 479/756-7712

CITY ABATEMENT - Friday, June 12, 2015 2:01:51 PM (646 CITY ABATEMENT)

User Name	646 CITY ABATEMENT
User #	4797993582
Form Started	6/12/2015 2:01:51 PM
Property Address	1809 Taylor
Before Picture	Attached Data



Before Picture

Attached Data



Before Picture

Attached Data



Before Picture

Attached Data



Type of Abatement

Violation Notice / Lien

Date of Abatement

Friday, June 12, 2015 2:01:00 PM

Officer on Site

Bobby Nivens

Supervisor on Job

Mike Hicklin

Employee

Employee

Mike Hicklin

MH Benefit Rate

\$27.42

Method of Compliance

1 Method of Compliance Mowing

Equipment Used

Equipment

752 Grasshopper, 743 Kubota, 6031 Service Truck-Landscaping

752 Grasshopper

\$55.00

743 Kubota

\$65.00

6031 Service Truck-

\$35.00

Landscaping

Time of Abatement in

1

Hours

Number of Temporary

2

Laborers

Temporary Labor Cost

\$24.00

Employee Cost per hour

\$27.42

Total Employee Cost

\$27.42

Equipment Cost per hour \$155.00
Total Equipment Cost \$155.00
Mobilization Fee \$200.00
Extra materials cost \$0.00
Total Cost of Abatement \$406.42
Final Photos Attached Data



Final Photos Attached Data



Final Photos Attached Data

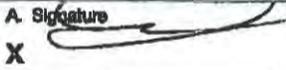


Final Photos

Attached Data



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature  <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Federal Home Loan Mortgage Corporation 1800 Tapo Canyon Rd. Simi Valley, CA 93063	B. Received by (Printed Name) Oliver	C. Date of Delivery 8/31
2. Article Number (Transfer from service label)	7014 1200 0001 0759 4690	
PS Form 3811, July 2013 Domestic Return Receipt		
PS Form 3811, July 2013 Domestic Return Receipt		

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Bayview Loan Services, Inc. 4425 Ponce de Leon Blvd. 5th Floor Coral Gables, FL 33146	B. Received by (Printed Name)	C. Date of Delivery 8/31
2. Article Number (Transfer from service label)	7014 1200 0001 0759 4706	
PS Form 3811, July 2013 Domestic Return Receipt		



Office Of The City Attorney

201 Spring Street
Springdale, Arkansas 72764
Phone (479) 756-5900
Fax (479) 750-4732
www.springdalear.gov
Writer's Email:
ssparkman@springdalear.gov

Ernest B. Cate
City Attorney

Taylor Samples
Senior Deputy
City Attorney

Sarah Sparkman
Deputy City Attorney

David D. Phillips
Deputy City Attorney

Lynda Belvedresi
Case Coordinator/
Victim Advocate

Steve Helms
Investigator

Cindy Horlick
Administrative Legal
Assistant/Paralegal

August 11, 2015

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Ms. Jessie Howard
c/o Maples at Har-Ber Meadows
6456 W. Lynchs Prairie Cove
Springdale, AR 72762

RE: Notice of clean-up lien on property located at 1001 Wilkinson
Lane, Springdale, Washington County, Arkansas, Tax Parcel No.
815-28149-000

Dear Property Owner:

On May 8, 2015, notice was posted on property located at 1001 Wilkinson Lane,
Springdale, Arkansas, that the property was in violation of Springdale City
Ordinance 42-77, and needed to be remedied within seven (7) days. Notice was
mailed to the owner of record on May 8, 2015, that the City intended to seek a
clean-up lien on this property pursuant to Ark. Code Ann. §14-54-903 if the
violations were not remedied.

No action was taken by the owner to clean up the property within seven (7)
business days. As a result, the City of Springdale took action to remedy the
violations on the property, as is allowed by Ark. Code Ann. §14-54-903, on or
about July 16, 2015. As of this date, the total costs incurred by the City of
Springdale to clean this property are \$453.42. I have enclosed an invoice
evidencing the abatement costs incurred and paid by the City of Springdale to
clean this property. Also, in accordance with Ark. Code Ann. §14-54-903(c)(4),
administrative fees may be added to the total costs incurred by the City of
Springdale, which will include certified mailing fee in the amount of \$6.74 per
letter and a filing fee in the amount of \$15.00 to the Washington County Circuit
Court.

This is to notify you that in the event this amount is not paid to the City of
Springdale on or before September 22, 2015, a hearing will be held before the
Springdale City Council pursuant to Ark. Code Ann. §14-54-903 to determine the

amount of the clean-up lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, September 22, 2015, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas. You will be entitled to present evidence at this hearing concerning the amount of the lien the City of Springdale is claiming.

If you desire not to contest this amount, and desire not to have a hearing on the matter, please remit the total sum of \$460.16, which includes \$453.42 for cleaning up the property and \$6.74 for certified mailings to the City of Springdale by the date listed above. If you fail to pay this amount before the hearing, then an additional \$15.00 will be added for the costs of filing the ordinance with the Circuit Clerk's Office. Please provide me with a copy of any payment you make so that I will be aware of it.

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

Sincerely,

Sarah Sparkman
Deputy City Attorney

enclosures

SS:ch

cc: Josh Howard
2704 SW Tunica Court
Bentonville, AR 72712

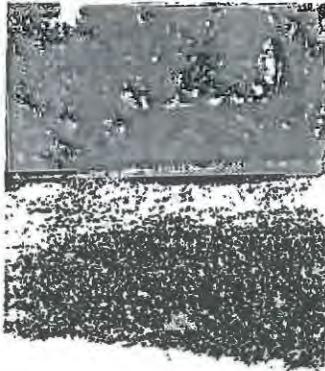


City of Springdale Code Enforcement

210 Spring Street – Springdale, AR 72764 – Office 479/756-7712

CITY ABATEMENT - Thursday, July 16, 2015 3:04:57 PM (646 CITY ABATEMENT)

User Name 646 CITY ABATEMENT
User # 4797993582
Form Started 7/16/2015 3:04:57 PM
Property Address 1001 wilkinson
Before Picture Attached Data



Before Picture

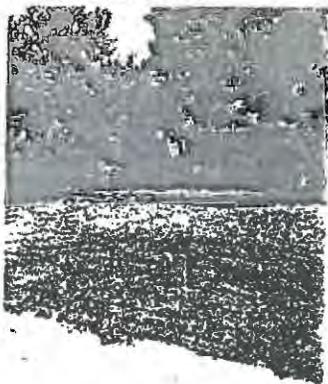
Attached Data



Type of Abatement
Date of Abatement
Officer on Site
Supervisor on Job
Employee
Employee

Violation Notice / Lien
Thursday, July 16, 2015 3:04:00 PM
Bobby Nivens
Mike Hicklin
Mike Hicklin

MH Benefit Rate	\$27.42
Method of Compliance	
1 Method of Compliance	Mowing
Equipment Used	
Equipment	752 Grasshopper, 743 Kubota, 6030 Service Truck-Landscaping, 6031 Service Truck-Landscaping
752 Grasshopper	\$55.00
743 Kubota	\$65.00
6030 Service Truck-Landscaping	\$35.00
6031 Service Truck-Landscaping	\$35.00
Time of Abatement in Hours	1
Number of Temporary Laborers	3
Temporary Labor Cost	\$36.00
Employee Cost per hour	\$27.42
Total Employee Cost	\$27.42
Equipment Cost per hour	\$190.00
Total Equipment Cost	\$190.00
Mobilization Fee	\$200.00
Extra materials cost	\$0.00
Total Cost of Abatement	\$453.42
Final Photos	Attached Data



Final Photos

Attached Data



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Jessie Howard
c/o Maples at Har-Ber Meadows
6456 W. Lynchs Prairie Cove
Springdale, AR 72762

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent

Laura Gunneman Addressee

B. Received by (Printed Name) C. Date of Delivery

Laura Gunneman

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

3. Service Type
- Certified Mail® Priority Mail Express™
 - Registered Return Receipt for Merchandise
 - Insured Mail Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label)

7014 1200 0001 0759 4584

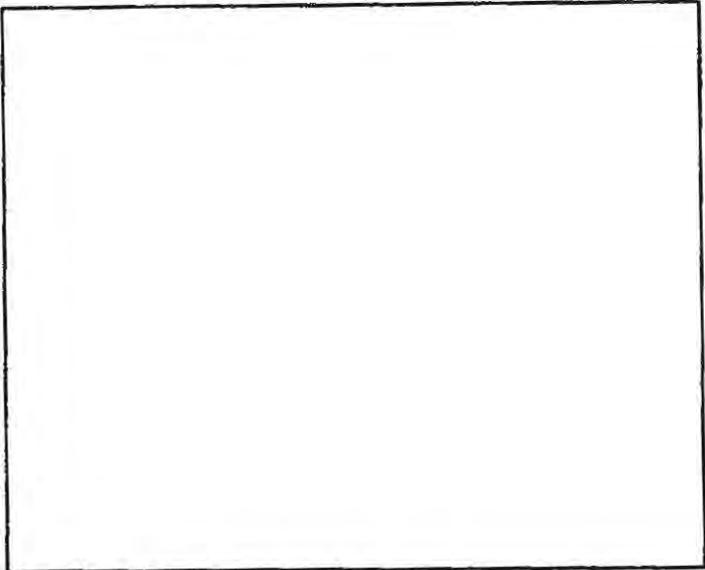
PS Form 3811, July 2013

Domestic Return Receipt

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY CLERK TO FILE A LIEN FOR THE RAZING AND REMOVAL OF A STRUCTURE WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED AT 513 CAUDLE AVENUE.

WHEREAS, Ina V. Bell is the owner of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:



Lots numbered 8 and 9 in Block 4 of the R.L. Hayes Addition to the City of Springdale, Arkansas
Commonly known as 513 Caudle Ave., Springdale, Washington County, Arkansas
Tax Parcel No. 815-22475-000

WHEREAS, on May 12, 2015, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 4913, ordering the owner of 513 Caudle Ave. to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property, and was further ordered to abate the unsightly conditions on the property;

WHEREAS, Ordinance No. 4913 provided that said work was to be commenced within ten (10) days and was to be completed within thirty (30) days from the passage of the ordinance, and that if the work was not commenced within ten (10) days or completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, were directed to cause the aforesaid structure to be razed (demolished) and removed and to abate the unsafe, unsanitary, and unsightly conditions on the property;

WHEREAS, Ina V. Bell, after being given proper notice of Ordinance No. 4913, and after being given adequate time to abate the situation on the property, failed to remove the dilapidated, unsightly and unsafe structure located on the aforesaid property, and failed to abate the unsightly conditions on the property;

WHEREAS, pursuant to Ordinance No. 4913, the Mayor's authorized representative caused the aforesaid structure to be razed (demolished) and removed, and caused the unsafe, unsanitary, and unsightly conditions on the property to be abated;

WHEREAS, as shown on the attached Exhibit 1, the City expended the amount of Four Thousand Two Hundred Sixty-four Dollars (\$4,264.00) to raze (demolish) and remove the

dilapidated, unsightly and unsafe structure located on the aforesaid property, and to abate the unsightly conditions located thereon;

WHEREAS, Ordinance No. 4913 provides that the City of Springdale shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure and for the cost of abating said aforementioned conditions, said costs to be determined at a hearing before the City Council; and

WHEREAS, the property owner has been given at least 30 days written notice of the public hearing in accordance with Ark. Code Ann. §14-54-903, as shown on the attached Exhibit 2;

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

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, pursuant to Ark. Code Ann. §14-56-203 and Ark. Code Ann. §14-54-904, the City Council certifies \$4,264.00, plus 10.00% for collection, to the Washington County Tax Collector to be placed on the tax books as delinquent taxes on the above-described property and collected accordingly.

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

PASSED AND APPROVED this _____ day of September, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:



Ernest B. Cate, CITY ATTORNEY

REDLINE

COMMERCIAL & INDUSTRIAL CONTRACTORS

PO Box 1893
Lowell, AR 72745
Phone: 479-419-4100
Fax: 479-419-4102

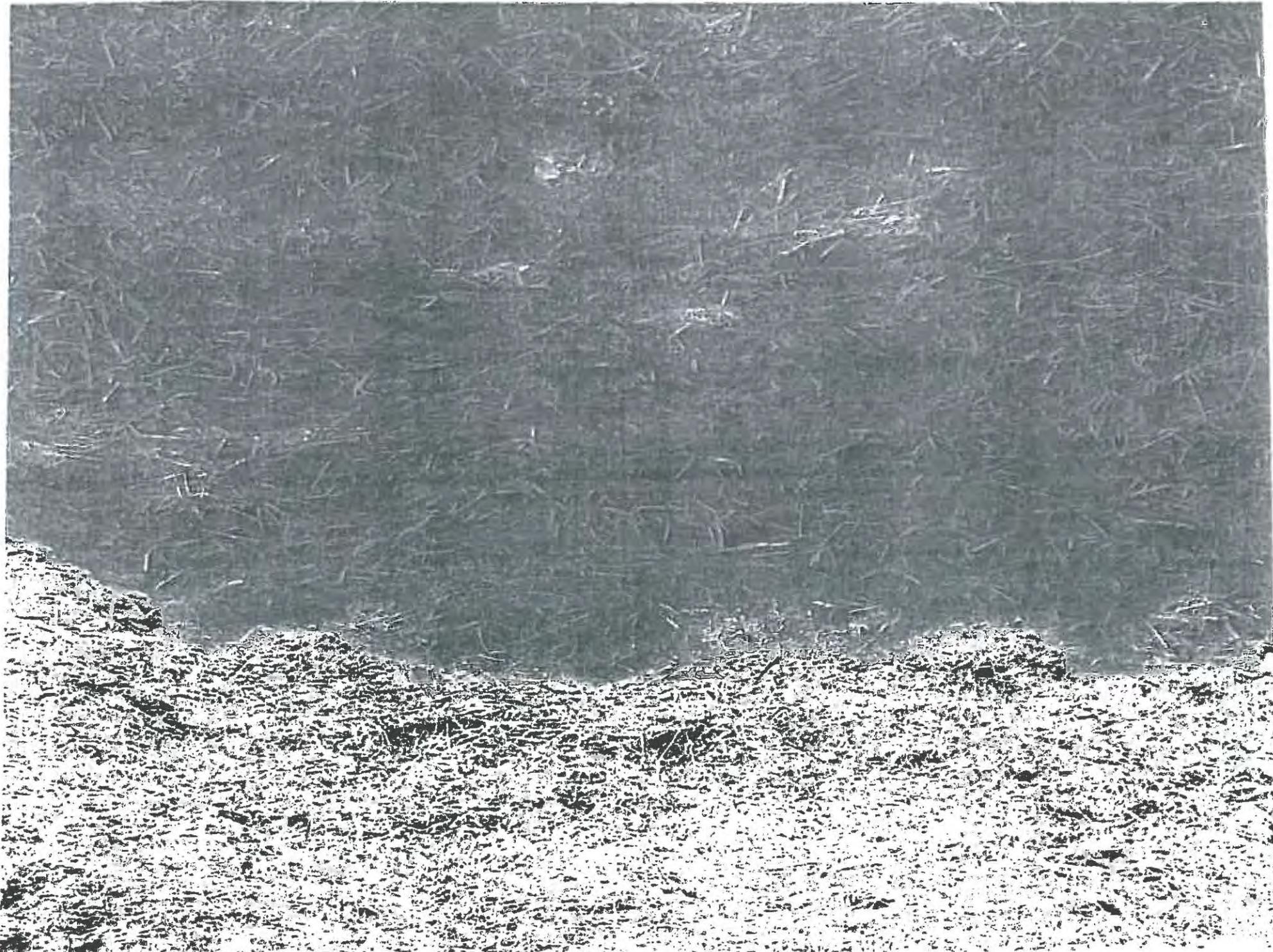
Invoice

Date	Invoice #
7/17/2015	10817

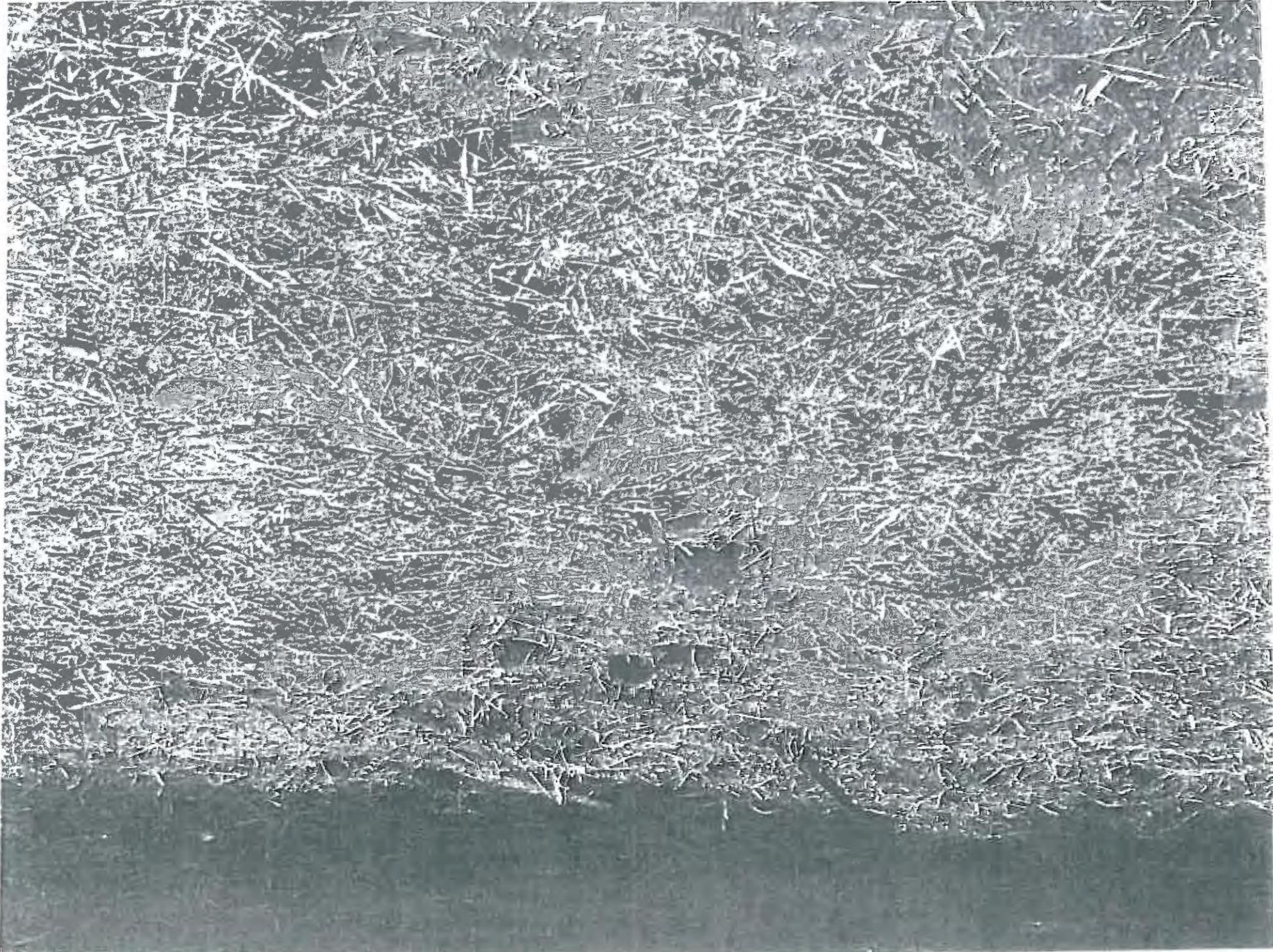
Bill To
City of Springdale, AR 107 Spring St. Springdale, AR 72764

Terms
Due on receipt

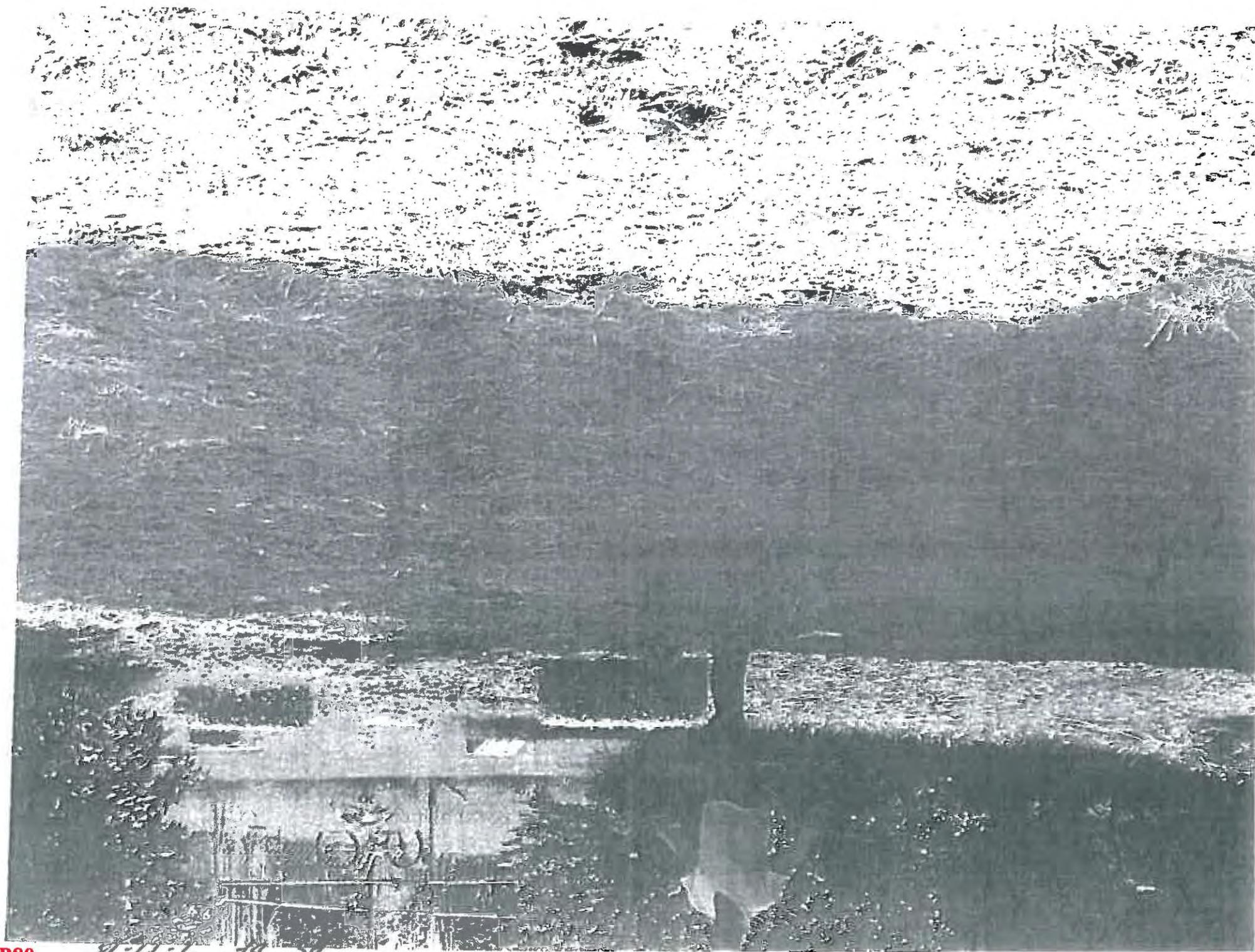
Date	Description	Amount
	Demolition services at 513 Caudle St. Springdale, AR 72764	4,264.00
<p>Transaction # _____ Date _____ Account # <u>101-0403-423.70-35</u> Project # _____ Invoice # <u>10817</u> Amount <u>4,264.00</u> Description <u>Demolition @ 513 Caudle Ave</u> Approved By <u>M.D. W.</u> <u>7/17/15</u></p>		
Thank you for your business.		Total \$4,264.00



P78 05 06 7-17/15



P79 7-17-15





Office Of The City Attorney

201 Spring Street
Springdale, Arkansas 72764
Phone (479) 756-5900
Fax (479) 750-4732
www.springdalear.gov
Writer's Email:
ssparkman@springdalear.gov

August 25, 2015

Ernest B. Cate
City Attorney

Taylor Samples
Senior Deputy
City Attorney

Sarah Sparkman
Deputy City Attorney

David D. Phillips
Deputy City Attorney

Lynnda Belvedrest
Case Coordinator/
Victim Advocate

Steve Helms
Investigator

Cindy Horlick
Administrative Legal
Assistant/Paralegal

HAND DELIVERED

Ina V. Bell
2052 Natural Walk
Springdale, AR 72764

RE: Property located at 513 Caudle Ave., Springdale, Arkansas

Dear Ms. Bell:

On May 12, 2015, the Springdale City Council passed Ordinance No. 4913. This Ordinance ordered that the unsafe structure located at 513 Caudle St. be razed (demolished) and removed, and that the unsightly conditions on the property be abated. The Ordinance provided that this be done within thirty (30) days.

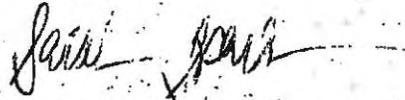
The structure on the property was not razed (demolished) and removed within thirty (30) days as required by Ordinance No. 4913. As a result, the City of Springdale caused the structure located at 513 Caudle Ave. to be razed (demolished) and removed, and caused the unsafe, unsanitary, and unsightly conditions on the property to be abated. Enclosed are billing statements showing the City's cost of \$4,264.00 to clean up the property and remove the structure.

This is to notify you that in the event this amount is not paid on or before September 22, 2015, a hearing will be held before the Springdale City Council pursuant to Ark. Code Ann. § 14-54-904 to determine the amount of the lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, September 22, 2015, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas.

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

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

Sincerely,



Sarah Sparkman
Deputy City Attorney

SS:ch
enclosures

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

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY CLERK TO FILE A LIEN FOR THE RAZING AND REMOVAL OF A STRUCTURE WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED AT 513 CAUDLE AVENUE.

WHEREAS, Ina V. Bell is the owner of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

Lots numbered 8 and 9 in Block 4 of the R.L. Hayes Addition to the City of Springdale, Arkansas
Commonly known as 513 Caudle Ave., Springdale, Washington County, Arkansas
Tax Parcel No. 815-22475-000

WHEREAS, on May 12, 2015, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 4913, ordering the owner of 513 Caudle Ave. to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property, and was further ordered to abate the unsightly conditions on the property;

WHEREAS, Ordinance No. 4913 provided that said work was to be commenced within ten (10) days and was to be completed within thirty (30) days from the passage of the ordinance, and that if the work was not commenced within ten (10) days or completed within thirty (30) days, the Mayor, or the Mayor's authorized representative, were directed to cause the aforesaid structure to be razed (demolished) and removed and to abate the unsafe, unsanitary, and unsightly conditions on the property;

WHEREAS, Ina V. Bell, after being given proper notice of Ordinance No. 4913, and after being given adequate time to abate the situation on the property, failed to remove the dilapidated, unsightly and unsafe structure located on the aforesaid property, and failed to abate the unsightly conditions on the property;

WHEREAS, pursuant to Ordinance No. 4913, the Mayor's authorized representative caused the aforesaid structure to be razed (demolished) and removed, and caused the unsafe, unsanitary, and unsightly conditions on the property to be abated;

WHEREAS, as shown on the attached Exhibit 1, the City expended the amount of Four Thousand Two Hundred Sixty-four Dollars (\$4,264.00) to raze (demolish) and remove the dilapidated, unsightly and unsafe structure located on the aforesaid property, and to abate the unsightly conditions located thereon;

WHEREAS, Ordinance No. 4913 provides that the City of Springdale shall have a lien upon the aforesaid described real property for the cost of razing (demolishing) and removing said structure and for the cost of abating said aforementioned conditions, said costs to be determined at a hearing before the City Council; and

WHEREAS, the property owner has been given at least 30 days written notice of the public hearing in accordance with Ark. Code Ann. §14-54-903, as shown on the attached Exhibit 2;

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

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, pursuant to Ark. Code Ann. §14-56-203 and Ark. Code Ann. §14-54-904, the City Council certifies \$;4,264.00, plus 10.00% for collection, to the Washington County Tax Collector to be placed on the tax books as delinquent taxes on the above-described property and collected accordingly.

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

PASSED AND APPROVED this _____ day of August, 2015.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

FEDLINE

COMMERCIAL & INDUSTRIAL CONTRACTORS

PO Box 1893
 Lowell, AR 72745
 Phone: 479-419-4100
 Fax: 479-419-4102

Invoice

Date	Invoice #
7/17/2015	10817

Bill To
City of Springdale, AR 107 Spring St. Springdale, AR 72764

Terms
Due on receipt

Date	Description	Amount
	Demolition services at 513 Caudle St. Springdale, AR 72764	4,264.00
Transaction # _____ Date _____ Account # <u>101-0403-423, 70-35</u> Project # _____ Invoice # <u>10817</u> Amount <u>4,264.02</u> Description <u>demolition @ 513 Caudle Ave</u> Approved By <u>Michelle Oles</u> <u>7/21/15</u>		
Thank you for your business.		Total \$4,264.00

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Office of The City Attorney
 201 Spring Street
 Springdale, Arkansas 72764
 Phone (479) 756-5900
 Fax (479) 750-4732
www.springdalear.gov
 Writer's Email:
ssparkman@springdalear.gov

July 22, 2015

**CERTIFIED MAIL
 RETURN RECEIPT REQUESTED**

- Sarah Sparkman**
Deputy City Attorney
- David D. Phillips**
Deputy City Attorney
- Lynda Belvedere**
Case Coordinator/
Victim Advocate
- Steve Helms**
Investigator
- Cindy Horlick**
Administrative Legal
Assistant/Paralegal

Ina V. Bell
 2052 Natural Walk
 Springdale, AR 72764

RE: Property located at 513 Caudle Ave., Springdale, Arkansas

Dear Ms. Bell:

On May 12, 2015, the Springdale City Council passed Ordinance No. 4913. This Ordinance ordered that the unsafe structure located at 513 Caudle St. be razed (demolished) and removed, and that the unsightly conditions on the property be abated. The Ordinance provided that this be done within thirty (30) days.

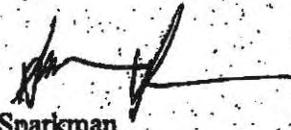
The structure on the property was not razed (demolished) and removed within thirty (30) days as required by Ordinance No. 4913. As a result, the City of Springdale caused the structure located at 513 Caudle Ave. to be razed (demolished) and removed, and caused the unsafe, unsanitary, and unsightly conditions on the property to be abated. Enclosed are billing statements showing the City's cost of \$4,264.00 to clean up the property and remove the structure.

This is to notify you that in the event this amount is not paid on or before August 25, 2015, a hearing will be held before the Springdale City Council pursuant to Ark. Code Ann. § 14-54-904 to determine the amount of the lien to which the City is entitled for cleaning up the property. The hearing will be held Tuesday, August 25, 2015, at 6:00 p.m. in the City Council Chambers at the City Administration Building, 201 Spring Street, Springdale, Arkansas.

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

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

Sincerely,



Sarah Sparkman
Deputy City Attorney

SS:ch
enclosures

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

