

CITY OF SPRINGDALE  
Committee Agendas  
Monday, May 20<sup>h</sup>, 2013  
City Council Chambers  
City Administration Building  
Meetings begin at 5:30 p.m.

Committee of the Whole Council:

1. **A Presentation** by Chuck Flink with Alta Greenways on the Downtown Master Plan.

Street & CIP Committee:

2. **An Ordinance** to waive competitive bidding for Wayfinding Signs for the City of Springdale, presented by Patsy Christie, Planning Director. **Pg's 2-21**

Finance Committee:

3. **A Resolution** amending the 2013 Budget of the City of Springdale Police Department, presented by Kathy O'Kelley, Police Chief. **Pg's 22-23**
4. **A Resolution** amending the 2013 Budget of the Public Works Department, presented by Sam Goade, Public Works Director. **Pg. 24**

Police and Fire Committee:

5. **A Resolution** authorizing the purchase of property identified as Tract 1 & 2 Har-Ber Bend, Springdale, Arkansas, presented by Alan Pugh, Director of Engineering. **Pg's 25-29**

Health, Sanitation & Property Maintenance:

6. **An Ordinance** ordering the Razing (demolition) and removal of a certain commercial structure within the City of Springdale, Arkansas, located at 317 East Emma Avenue; to declare an emergency and for other purposes, presented by Ernest Cate, City Attorney. **Pg's 30-31**

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

**AN ORDINANCE TO WAIVE COMPETITIVE BIDDING  
FOR WAYFINDING SIGNS FOR THE CITY OF  
SPRINGDALE**

**WHEREAS**, the Northwest Arkansas Council applied for and received a grant not exceed \$349,800 from the Walton Family Foundation for implementation of a multi-jurisdictional wayfinding pogram in Northwest Arkansas, and

**WHEREAS**, the City of Springdale on November 27, 2012 entered into a cooperative agreement with the Northwest Arkansas Regional Planning Commission to coordinate efforts to implement the wayfinding program with an anticipated need of funds from the City of Springdale \$196,400, and

**WHEREAS**, due to the complexity of designing and implementing this program for all of Northwest Arkansas competitive bidding in not feasible or practical, and

**WHEREAS**, Arkansas Code 14-58-303 states, "The governing body, by ordinance, may waive the requirements of competitive bidding in exceptional situations where this procedure is deemed not feasible or practical";

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

**Section 1.** This Council finds that due to the complexity of this project competitive bidding is not feasible or practical for purchases made through the cooperative program for wayfinding signs for the City of Springdale and \$331,028 of funds from the Capital Improvement Project Fund are hereby authorized for this project.

**Section 2. 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 \_\_\_\_\_, 2013

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

ATTEST:

\_\_\_\_\_  
Denise Pearce, City Clerk

APPROVED AS TO FORM

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

**NORTHWEST ARKANSAS WAYFINDING PROGRAM  
FINAL COSTS: MARCH 5, 2013**

BELLA VISTA	QTY	UNIT PRICE	TOTAL	BUDGET	DIFFERENCE
<b>FULL PROGRAM</b>					
VDIR.1.1	3	\$4,649	\$13,947		
VDIR.2.1	2	\$5,448	\$10,896		
VDIR.3.1	1	\$6,121	\$6,121		
VDIR.4	2	\$3,762	\$7,524		
VDIR.5	2	\$4,534	\$9,068		
VDIR.6	13	\$5,761	<u>\$74,893</u>		
<b>TOTAL</b>	<b>23</b>		<b>\$122,449</b>	<b>\$134,000</b>	<b>(\$11,551)</b>
<b>WALTON FOUNDATION / Pilot Project</b>					
VDIR.6	<u>11</u>	\$5,761	<u>\$63,371</u>		
<b>WALTON FOUNDATION TOTAL</b>	<b>11</b>		<b>\$63,371</b>	<b>\$68,200</b>	<b>(\$4,829)</b>
<b>MUNICIPALITY TOTAL</b>	<b>12</b>		<b>\$59,078</b>	<b>\$65,800</b>	<b>(\$6,722)</b>

EUREKA SPRINGS	QTY	UNIT PRICE	TOTAL	BUDGET	DIFFERENCE
<b>FULL PROGRAM</b>					
VDIR.1.3	3	\$4,031	\$12,093		
VDIR.2.3	1	\$4,745	\$4,745		
VDIR.3.3	5	\$5,460	\$27,300		
VDIR.5	3	\$4,534	\$13,602		
VDIR.6	9	\$5,761	\$51,849		
PDIR.1 (strap)	2	\$594	\$1,188		
PDIR.2 (post)	4	\$3,939	\$15,756		
Kiosk (brick)	<u>2</u>	\$5,678	<u>\$11,356</u>		
<b>TOTAL</b>	<b>29</b>		<b>\$137,889</b>	<b>143400</b>	<b>(\$5,511)</b>
<b>WALTON FOUNDATION / Pilot Project</b>					
VDIR.1.3	1	\$4,031	\$4,031		
VDIR.3.3	1	\$5,460	\$5,460		
VDIR.5	1	\$4,534	\$4,534		
VDIR.6	<u>8</u>	\$5,761	<u>\$46,088</u>		
<b>WALTON FOUNDATION TOTAL</b>	<b>11</b>		<b>\$60,113</b>	<b>\$60,600</b>	<b>(\$487)</b>
<b>MUNICIPALITY TOTAL</b>	<b>18</b>		<b>\$77,776</b>	<b>\$82,800</b>	<b>(\$5,024)</b>

FAYETTEVILLE	QTY	UNIT PRICE	TOTAL	BUDGET	DIFFERENCE
<b>FULL PROGRAM</b>					
VDIR.1.2	6	\$4,387	\$26,322		
VDIR.2.2	8	\$5,183	\$41,464		
VDIR.3.2	4	\$5,864	\$23,456		
VDIR.3.2ALT	4	\$5,861	\$23,444		
VDIR.4	2	\$3,762	\$7,524		
VDIR.5	11	\$4,534	\$49,874		
VDIR.6	14	\$5,761	\$80,654		
PDIR.1 (strap)	3	\$594	\$1,782		
PDIR.2.2 (post)	7	\$4,286	\$30,002		
KIOSK.1(posts)	<u>3</u>	\$4,253	<u>\$12,759</u>		
<b>TOTAL</b>	<b>62</b>		<b>\$297,281</b>	<b>\$314,500</b>	<b>(\$17,219)</b>
<b>WALTON FOUNDATION / Pilot Project</b>					
VDIR.3.2ALT	3	\$5,861	\$17,583		
VDIR.5	3	\$4,534	\$13,602		

VDIR.6	<u>5</u>	\$5,761	<u>\$28,805</u>		
<b>WALTON FOUNDATION TOTAL</b>	<b>11</b>		<b>\$59,990</b>	<b>\$64,000</b>	<b>(\$4,010)</b>
<b>MUNICIPALITY TOTAL</b>	<b>51</b>		<b>\$237,291</b>	<b>\$250,500</b>	<b>(\$13,209)</b>

LOWELL	QTY	UNIT PRICE	TOTAL	BUDGET	DIFFERENCE
<b>FULL PROGRAM</b>					
VDIR.3.1	1	\$6,121	\$6,121		
VDIR.4	1	\$3,762	\$3,762		
VDIR.5	1	\$4,534	\$4,534		
VDIR.6	<u>3</u>	\$5,761	<u>\$17,283</u>		
<b>TOTAL</b>	<b>6</b>		<b>\$31,700</b>	<b>\$35,800</b>	<b>(\$4,100)</b>
<b>WALTON FOUNDATION / Pilot Project</b>					
VDIR.5	1	\$4,534	\$4,534		
VDIR.6	<u>3</u>	\$5,761	<u>\$17,283</u>		
<b>WALTON FOUNDATION TOTAL</b>	<b>4</b>		<b>\$21,817</b>	<b>\$24,800</b>	<b>(\$2,983)</b>
<b>MUNICIPALITY TOTAL</b>	<b>2</b>		<b>\$9,883</b>	<b>\$11,000</b>	<b>(\$1,117)</b>

ROGERS	QTY	UNIT PRICE	TOTAL	BUDGET	DIFFERENCE
<b>FULL PROGRAM</b>					
VDIR.1.2	2	\$4,387	\$8,774		
VDIR.3.2	7	\$5,864	\$41,048		
VDIR.5	2	\$4,534	\$9,068		
VDIR.6	37	\$5,761	\$213,157		
PDIR.1 (strap)	3	\$594	\$1,782		
PDIR.2.2 (post)	5	\$4,286	\$21,430		
KIOSK.1 (post)	<u>2</u>	\$4,253	<u>\$8,506</u>		
<b>TOTAL</b>	<b>58</b>		<b>\$303,765</b>	<b>\$316,400</b>	<b>(\$12,635)</b>
<b>WALTON FOUNDATION / Pilot Project</b>					
VDIR.6	<u>7</u>	\$5,761	<u>\$40,327</u>		
<b>WALTON FOUNDATION TOTAL</b>	<b>7</b>		<b>\$40,327</b>	<b>\$43,400</b>	<b>(\$3,073)</b>
<b>MUNICIPALITY TOTAL</b>	<b>51</b>		<b>\$263,438</b>	<b>\$273,000</b>	<b>(\$9,562)</b>

SILOAM SPRINGS	QTY	UNIT PRICE	TOTAL	BUDGET	DIFFERENCE
<b>FULL PROGRAM</b>					
VDIR.1.3	4	\$4,031	\$16,124		
VDIR.2.3	4	\$4,745	\$18,980		
VDIR.3.3	13	\$5,460	\$70,980		
VDIR.5	2	\$4,534	\$9,068		
VDIR.6	4	\$5,761	\$23,044		
PDIR.1 (strap)	3	\$594	\$1,782		
PDIR.2.3 (pole)	7	\$3,939	\$27,573		
KIOSK.2(brick)	<u>2</u>	\$5,678	<u>\$11,356</u>		
<b>TOTAL</b>	<b>39</b>		<b>\$178,907</b>	<b>\$175,000</b>	<b>\$3,907</b>
<b>WALTON FOUNDATION / Pilot Project</b>					
VDIR.3.3	3	\$5,460	\$16,380		
VDIR.5	1	\$4,534	\$4,534		
VDIR.6	<u>4</u>	\$5,761	<u>\$23,044</u>		
<b>WALTON FOUNDATION TOTAL</b>	<b>8</b>		<b>\$43,958</b>	<b>\$45,000</b>	<b>(\$1,042)</b>

MUNICIPALITY TOTAL	31		\$134,949	\$129,000	\$5,949
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SPRINGDALE	QTY	UNIT PRICE	TOTAL	BUDGET	DIFFERENCE
<b>FULL PROGRAM</b>					
VDIR.1.1	3	\$4,649	\$13,947		
VDIR.2.1	5	\$5,448	\$27,240		
VDIR.3.1	6	\$6,121	\$36,726		
VDIR.3.1ALT	1	\$6,118	\$6,118		
VDIR.4	4	\$3,762	\$15,048		
VDIR.5	3	\$4,534	\$13,602		
VDIR.6	15	\$5,761	\$86,415		
PDIR.1 (strap)	3	\$594	\$1,782		
PDIR.2 (post)	5	\$4,548	\$22,740		
KIOSK.1 (posts)	2	\$4,253	\$8,506		
<b>TOTAL</b>	<b>47</b>		<b>\$232,124</b>	<b>\$239,800</b>	<b>(\$7,676)</b>
<b>WALTON FOUNDATION / Pilot Project</b>					
VDIR.6	7	\$5,761	\$40,327		
<b>WALTON FOUNDATION TOTAL</b>	<b>7</b>		<b>\$40,327</b>	<b>\$43,400</b>	<b>(\$3,073)</b>
<b>MUNICIPALITY TOTAL</b>	<b>40</b>		<b>\$191,797</b>	<b>\$196,400</b>	<b>(\$4,603)</b>

TOTALS	QTY		TOTAL	BUDGET	DIFFERENCE
<b>WALTON FOUNDATION</b>					
Total Qty of Signs	59	Sign Total Allowance	\$329,903		
			<u>\$1,125</u>		
			<b>\$331,028</b>	<b>\$349,800</b>	<b>(\$18,772)</b>
<b>TOTAL WALTON FOUNDATION</b>	<b>59</b>	<b>25%</b>	<b>\$331,028</b>	<b>\$349,800</b>	<b>(\$18,772)</b>
<b>TOTAL MUNICIPALITIES</b>	<b>205</b>	<b>74%</b>	<b>\$974,212</b>	<b>\$1,009,300</b>	<b>(\$35,088)</b>
Allowance			<u>\$8,250</u>		
<b>TOTAL PROJECT COST</b>	<b>264</b>		<b>\$1,313,490</b>	<b>\$1,359,100</b>	<b>(\$45,610)</b>

TOTALS	QTY		TOTAL	BUDGET	DIFFERENCE
ALT NO.1 - 5 Cities + Allowance	156		\$838,748		
REMAINING 2 Cities (minus Ped)			<u>\$143,714</u>		
<b>SUB-TOTAL MUNICIPALITIES</b>			<b>\$982,462</b>	<b>\$1,009,300</b>	<b>(\$26,838)</b>
<b>WALTON FOUNDATION</b>			<b>\$331,028</b>	<b>\$349,800</b>	<b>(\$18,772)</b>
<b>PROJECT TOTAL</b>			<b>\$1,313,490</b>	<b>\$1,359,100</b>	<b>(\$45,610)</b>

	QTY	% Total Signs	Totals	% Cost
Walton Foundation	59	22%	\$331,028	25%
Bella Vista	12	5%	\$59,078	4%
Eureka Springs	18	7%	\$77,776	6%

Fayetteville	51	19%	\$237,291	18%
Lowell	2	1%	\$9,883	1%
Rogers	51	19%	\$263,438	20%
Silom Springs	31	12%	\$134,949	10%
Springdale	40	15%	\$191,797	15%
Allowance			<u>\$8,250</u>	1%
<b>TOTAL</b>	<b>264</b>	<b>100%</b>	<b>\$1,313,490</b>	<b>100%</b>

Included in ALT No.1 (by mistake)

Estimate: Unit Price not provided during bidding

RESOLUTION NO. 142-12

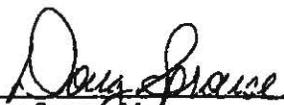
**A RESOLUTION OF THE CITY OF SPRINGDALE,  
ARKANSAS, AUTHORIZING THE CITY TO ENTER INTO  
A COOPERATIVE AGREEMENT WITH THE  
NORTHWEST ARKANSAS REGIONAL PLANNING  
COMMISSION REGARDING THE WAYFINDING  
PROGRAM IMPLEMENTATION.**

**WHEREAS**, the City Council for the City of Springdale, Arkansas finds that it is in the best interest of the citizens of the City of Springdale to enter into a Cooperative Agreement Between the City of Springdale and Northwest Arkansas Regional Planning Commission regarding the Wayfinding Program Implementation;

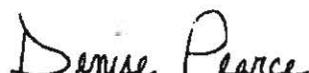
**WHEREAS**, a copy of the cooperative agreement is attached hereto as Exhibit "1" and made a part hereof, as though set out herein word for word;

**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 the Cooperative Agreement with the Northwest Arkansas Regional Planning Commission, which is Exhibit "1" and made a part hereof, as though set out herein word for word.

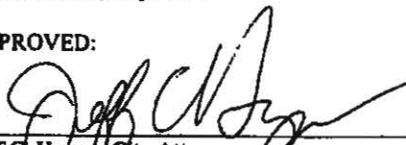
**PASSED AND APPROVED** this 27<sup>th</sup> day of November, 2012.

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

ATTEST:

  
\_\_\_\_\_  
Denise Pearce, City Clerk

APPROVED:

  
\_\_\_\_\_  
Jeff C. Harper, City Attorney

# **Cooperative Agreement Between the City of Springdale and the Northwest Arkansas Regional Planning Commission Regarding Wayfinding Program Implementation**

## **I. Purpose**

The purpose of this agreement is to establish the terms for the Northwest Arkansas Regional Planning Commission (NWARPC) to coordinate efforts, including procurement, contracting, and financial management activities, to implement a multi-jurisdictional wayfinding program in Northwest Arkansas.

## **II. Background**

In 2011, the Northwest Arkansas Council, a nonprofit organization, applied for and received a grant from the Walton Family Foundation for the design of a regional wayfinding program inclusive of the cities of Fayetteville, Springdale, Lowell, Rogers, Eureka Springs, Siloam Springs and Bella Vista. The Walton Family Foundation further agreed to fund the fabrication and installation of a pilot program, a stem of signage directing to each city's downtown area, provided each city commit to the grantee (NWA Council), that they would complete the wayfinding program, as designed by MERJE Design, by December of 2017. All cities have made their commitment to the grantee, and the grantee has accepted those commitments.

The Northwest Arkansas Council subsequently entered into an agreement with the NWARPC, for the Commission to be the procurement, contracting, and financial management entity for the wayfinding program. The Northwest Arkansas Council will provide funds to the NWARPC, in an amount not to exceed \$349,800, for the fabrication and installation of signs for the "pilot" project. The actual amount shall be based on the amount quoted by the successful bidder, subject to the concurrence of the Regional Wayfinding Committee.

The remainder of the City of Springdale's wayfinding program—the commitment beyond the pilot project—may be implemented concurrent with the pilot project, or staged over a period of time not to exceed 5 years. The NWARPC will act in a like capacity on each city's behalf, in regard to wayfinding program implementation commitments beyond the pilot project. Each city will provide the requisite amount of funds, as per the successful bidder's quote, for completion of the program in their jurisdiction. The schedule for implementation for the post-pilot portion of the wayfinding program, including staging if applicable, shall, along with the funding amount, be subject to acceptance of each city.

In the procurement and contracting process, the Northwest Arkansas Regional Planning Commission will request a price for the fabrication and installation of

the pilot project, as well as a price for the installation of the remainder of the City's program. Such will be done in a manner so as to accommodate each city's respective schedule of implementation.

### **III. The City Agrees:**

- A. To participate in the pilot project, and to complete at its expense, its portion of the remainder of the wayfinding project, as designed by MERJE Design, by December of 2017.
- B. To provide funds to NWARPC in the requisite amount, as per the successful bidder's quote, for completion of the post-pilot project portion of the program within the City of Springdale's jurisdiction. Provided, the schedule for implementation for such portion, including staging if applicable, shall, along with the funding amount, be subject to acceptance of the City of Springdale.
- C. That the Mayor, or his designee, shall represent the City of Springdale on all matters associated with this effort.
- D. That it may be subject to the reimbursement of costs incurred by NWARPC.
- E. That the NWARPC is serving only as a procurement, contracting, and financial management entity for the pilot, as well as the extended project.
- F. That they will not hold the NWARPC liable for damages resulting from disputes arising between the contractor and the City of Springdale.
- G. That they will not hold the Northwest Arkansas Council liable for damages resulting from disputes arising between the contractor and the City of Springdale.
- H. To adhere to the management and maintenance strategy described in the "NWA Regional Wayfinding Program Management and Maintenance Strategy" attached to this document as Exhibit A.

### **IV. The Northwest Arkansas Regional Planning Commission Agrees:**

- A. To act as the procurement, contracting, and financial management entity on behalf of all cities involved in the wayfinding program.
- B. In the procurement process, to request pricing for the fabrication and installation of the pilot project, as well as for the installation of the remainder of the City of Springdale's wayfinding program commitment—with such to be done in a manner so as to accommodate the City's schedule of implementation.
- C. To coordinate all activities associated with the pilot, as well as the extended wayfinding project with the Regional Wayfinding Steering Committee, and to obtain their concurrence on contractor selection.
- D. That the schedule for implementation for the post-pilot project portion of the program, including multi-year staging if applicable, shall, along with the funding amount, be subject to acceptance of the City of Springdale.

- E. They are not responsible for individual disputes between the contractor and the city regarding the details of the project.
- F. To serve as the central point of contact and manager of the wayfinding system as described in the "NWA Regional Wayfinding Program Management and Maintenance Strategy" attached to this document as Exhibit A.

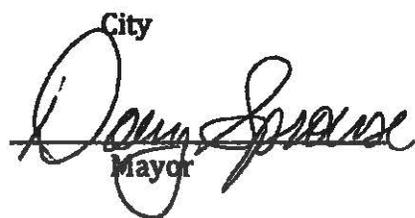
**V. Arkansas Freedom of Information Act**

City contracts and documents, including internal documents and documents of subcontractors and sub-consultants, prepared while performing City contractual work are subject to the Arkansas Freedom of Information Act (FOIA). If a FOIA Request is presented to the City of Springdale, or to the NWARPC, each party will do everything possible to provide the documents in a timely manner as prescribed in the FOIA (A.C.A. 25-19-101 et seq.). Only legally authorized photocopying costs pursuant to the FOA may be assessed for this compliance.

**VI. Changes, Modifications, or Amendments:**

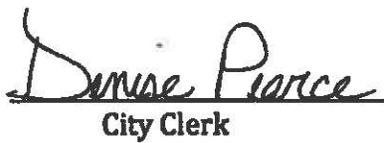
Changes, modifications, or amendments to this agreement shall be subject to approval by the parties hereto in advance of the change.

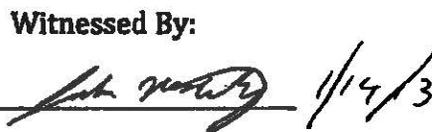
In Witness Whereof, the City of Springdale and the Northwest Arkansas Regional Planning Commission have executed this agreement by their respective authorized representatives, having been authorized to do so by appropriate resolution.

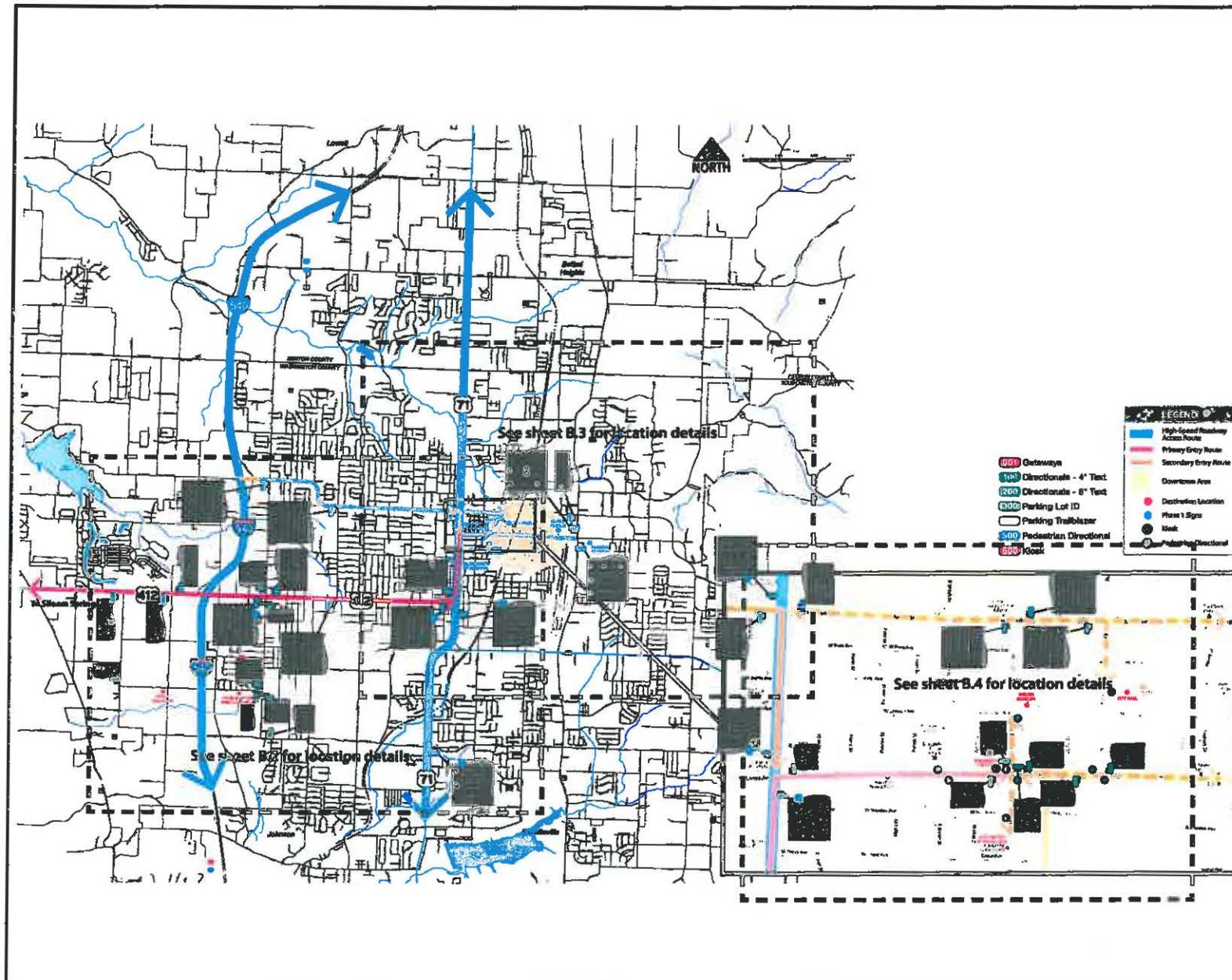
City  
  
 Mayor

Northwest Arkansas Regional Planning Commission

 1/14/13  
 Director

  
 City Clerk

Witnessed By:  
 1/14/13



**SPECIFICATIONS**

**NOTE:**  
Refer to City of Springdale, Arkansas, signage system overview for the specific sign types, and material call outs.

Refer to City of Springdale, Arkansas, message schedule for all sign type messages, location numbers and quantities.

- 010 Gateways
- 100 Directionals - 4' Text
- 200 Directionals - 6' Text
- 300 Parking Lot ID
- 400 Parking Trailblazer
- 500 Pedestrian Directional
- 600 Kiosk

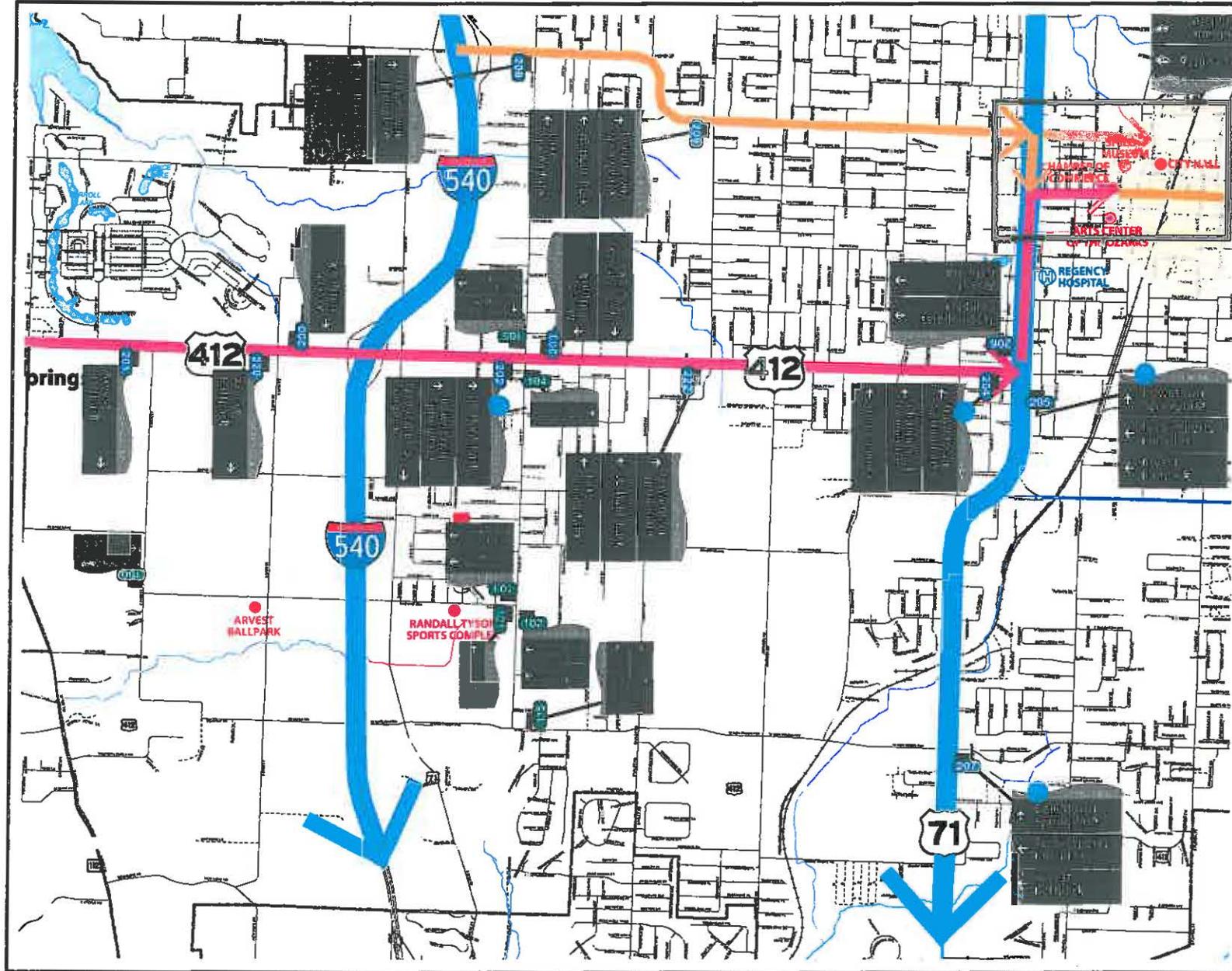
**LEGEND**

- High-Speed Roadway Access Route
- Primary Entry Route
- Secondary Entry Route
- Downtown Area
- Destination Location
- Phase 1 Signs
- Kiosk
- Pedestrian Directional

**ENVIRONMENTS & EXPERIENCES**

**merje** 120 North Church Street  
Suite 208  
West Chester, PA 19380  
T 484.268.0648  
[www.merje.com](http://www.merje.com)

SUBCONSULTANT	
DATE	05/25/2012
CLIENT / PROJECT	City of Springdale, AR NWA Regional Wayfinding System
DRAWN BY:	PR
<small>These drawings are issued for DESIGN REVIEW ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions it proposes. This office must be notified of any changes from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All shop details prepared by client and legal requirements checked by legal department.</small>	
REVISIONS	07/23/2012
	10/18/2012
	12/20/2012
PROJECT NO.	
SHEET TITLE	Regional Sign Location Plan
SHEET NO.	<b>B.1</b>



**SPECIFICATIONS**

**NOTE:**  
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Refer to City of Springdale, Arkansas, message schedule for all sign type messages, location numbers and quantities.

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- 600 Kiosk

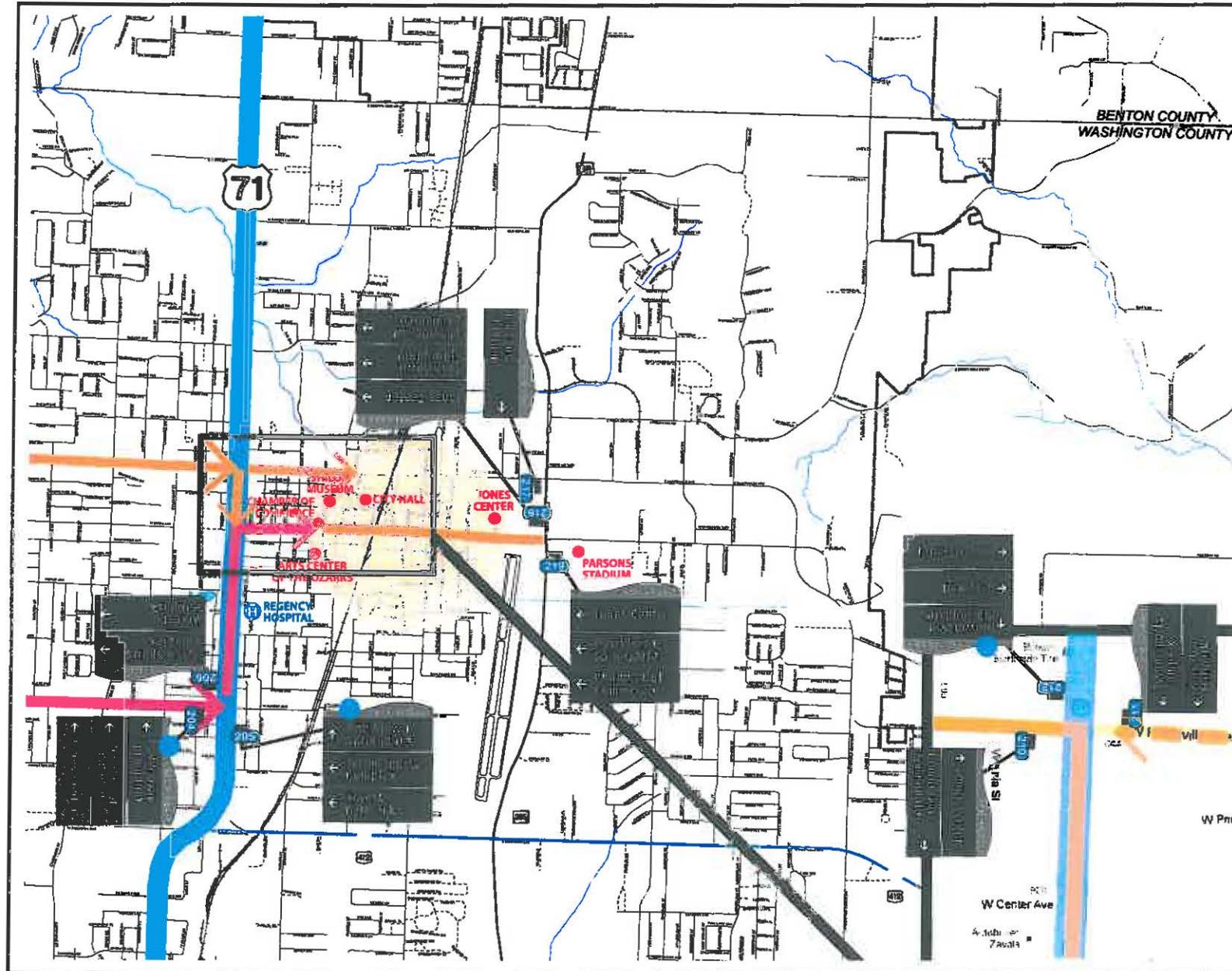
**LEGEND**

- High-Speed Roadway Access Route
- Primary Entry Route
- Secondary Entry Route
- Downtown Area
- Destination Location
- Phase 1 Signs
- K Kiosk
- P Pedestrian Directional

**ENVIRONMENTS & EXPERIENCES**

**merje** 120 North Church Street  
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[www.merje.com](http://www.merje.com)

<b>SUBCONSULTANT</b>	
<b>DATE</b> 05/25/2012	<b>CLIENT / PROJECT</b>
<b>DRAWN BY:</b> PR	City of Springdale, AR NWA Regional Wayfinding System
<small>These drawings are issued for DESIGN INTENT ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Conditions shall be verified with the site and conditions if possible. This office shall be notified of any variances from the dimensions and conditions shown on this drawing. Shop drawings and details shall be submitted to this office for approval prior to proceeding with fabrication. All copy shall be provided by client and final responsibilities checked by legal department.</small>	
<b>REVISIONS</b> 07/23/2012	<b>PROJECT NO.</b>
10/18/2012	<b>SHEET TITLE</b>
12/20/2012	Sign Location Plan
	<b>SHEET NO.</b>
	<b>B.2</b>



**SPECIFICATIONS**

**NOTE:**  
Refer to City of Springdale, Arkansas, signage system overview for the specific sign types, and material call outs.  
Refer to City of Springdale, Arkansas, message schedule for all sign type messages, location numbers and quantities.

- 100 Gateways
- 100 Directionals - 4" Text
- 200 Directionals - 6" Text
- 300 Parking Lot ID
- 400 Parking Trailblazer
- 500 Pedestrian Directional
- 600 Kiosk

**LEGEND**

- High-Speed Roadway Access Route
- Primary Entry Route
- Secondary Entry Route
- Downtown Area
- Destination Location
- Phase 1 Signs
- K Kiosk
- P Pedestrian Directional

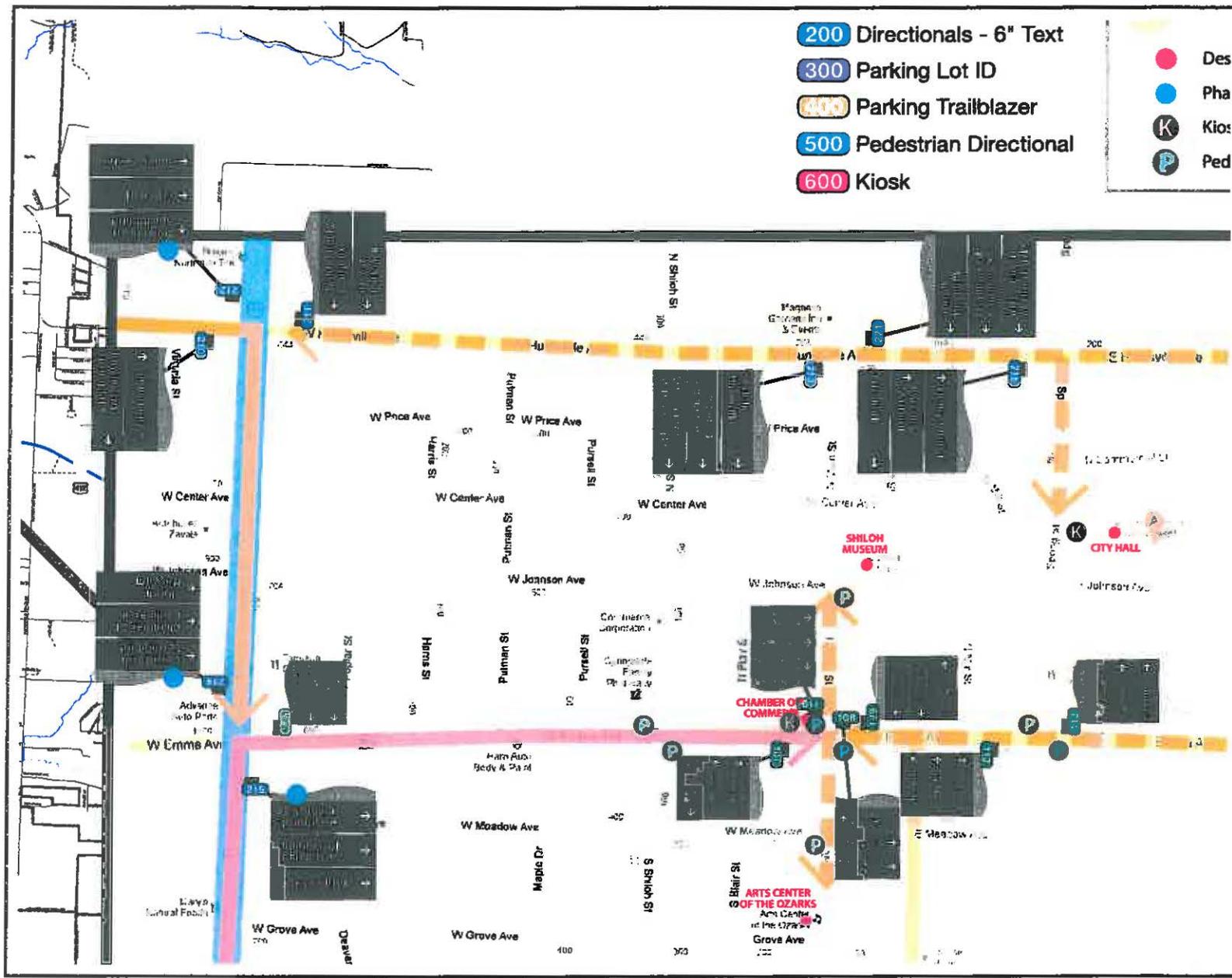
**ENVIRONMENTS & EXPERIENCES**

**merje**

120 North Church Street  
Suite 208  
West Chester, PA 19380  
T 484.298.0848  
[www.merje.com](http://www.merje.com)

**SUBCONSULTANT**

DATE	05/25/2012	CLIENT / PROJECT	City of Springdale, AR NWA Regional Wayfinding System
DRAWN BY:	PR	PROJECT NO.	
<small>These drawings are meant for DESIGN PURPOSE ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions. If problems, the office must be notified of any conditions from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be provided by client and legal requirements checked by legal department.</small>		SHEET TITLE	Sign Location Plan
REVISIONS	07/23/2012	SHEET NO.	<b>B.3</b>
	10/18/2012		
	12/20/2012		



- 200 Directionals - 6" Text
- 300 Parking Lot ID
- 400 Parking Trailblazer
- 500 Pedestrian Directional
- 600 Kiosk

- Des
- Pha
- K Kios
- P Ped

**SPECIFICATIONS**

**NOTE:**  
Refer to City of Springdale, Arkansas, signage system overview for the specific sign types, and material call outs.

Refer to City of Springdale, Arkansas, message schedule for all sign type messages, location numbers and quantities.

- 1000 Gateways
- 1500 Directionals - 4" Text
- 200 Directionals - 6" Text
- 300 Parking Lot ID
- 400 Parking Trailblazer
- 500 Pedestrian Directional
- 600 Kiosk

- LEGEND**
- High-Speed Roadway Access Route
  - Primary Entry Route
  - Secondary Entry Route
  - Downtown Area
  - Destination Location
  - Phase 1 Signs
  - K Kiosk
  - P Pedestrian Directional

**ENVIRONMENTS & EXPERIENCES**

**merje**

120 North Church Street  
Suite 208  
West Chester, PA 19380  
T 484.263.0646  
www.merje.com

<b>SUBCONSULTANT</b>	
<b>DATE</b>	05/25/2012
<b>CLIENT / PROJECT</b>	City of Springdale, AR NWA Regional Wayfinding System
<b>DRAWN BY:</b>	PR
<small>These drawings are issued for DESIGN PURPOSE ONLY and are not for construction. Contractor shall verify and be responsible for all dimensions and conditions of the job. Contractor shall be familiar with the site and conditions. If possible, this office shall be notified of any variances from the dimensions and conditions shown on this drawing. Shop drawings and details must be submitted to this office for approval prior to proceeding with fabrication. All copy shall be provided by client and legal requirements checked by legal department.</small>	
<b>PROJECT NO.</b>	
<b>SHEET TITLE</b>	Sign Location Plan
<b>REVISIONS</b>	07/23/2012
	10/18/2012
	12/20/2012
<b>SHEET NO.</b>	<b>B.4</b>

SIGN MESSAGE SCHEDULE

**MERJE | ENVIRONMENTS AND EXPERIENCES**  
 120 N. Church Street  
 Suite 208  
 West Chester, PA 19380  
 484.266.0848  
 www.merjedesign.com

Client: City of Springdale, Arkansas

Project: NW Arkansas  
 Regional Wayfinding and Signage Program

Project No.:

Submittal: FINAL

Date: 12/20/2012

Phase	LocationNo.:	Sign Type:	Qty.:	Sheet No.:	Message:	Comments:
2	100	VDIR.1	1		SPRINGDALE < Arvest Ballpark	Locate a minimum 50 ft from intersection of Watkins Ave, preferably at property line.  Note: An easement may be required. Confirm ROW.
2	101	VDIR.1	1		SPRINGDALE < Downtown Springdale	Locate a minimum 100 ft from intersection of 40th St.
2	102	VDIR.2	1		SPRINGDALE < Tyson Sports Complex  < Arvest Ballpark	Locate a minimum 100 ft from intersection of Watkins Ave.
2	103	VDIR.2	1		SPRINGDALE > Tyson Sports Complex  > Arvest Ballpark	Locate a minimum 50 ft from intersection of Watkins Ave.
2	104	VDIR.1	1		SPRINGDALE > Downtown Springdale	Locate a minimum 50 ft from intersection of (412) Sunset Ave.
2	105	VDIR.2	1		SPRINGDALE ^ Tyson Sports Complex  > Arvest Ballpark	Locate a minimum 50 ft from intersection of Watkins Ave.

SIGN MESSAGE SCHEDULE

**MERJE | ENVIRONMENTS AND EXPERIENCES**  
 120 N. Church Street  
 Suite 208  
 West Chester, PA 19380  
 484.266.0648  
 www.merjedesign.com

Client: **City of Springdale, Arkansas**  
 Project: **NW Arkansas  
 Regional Wayfinding and Signage Program**

Project No.:  
 Submittal: **FINAL**  
 Date: **12/20/2012**

Phase	LocationNo.:	Sign Type:	Qty.:	Sheet No.:	Message:	Comments:
2	106	VDIR.2	1		<p>SPRINGDALE</p> <p>&lt; Tyson Sports Complex</p> <p>&lt; Arvest Ballpark</p>	<p>Locate a minimum 100 ft from intersection of (71) Thompson St.</p> <p>Note: An easement may be required. Confirm ROW.</p>
2	107	VDIR.3	1		<p>SPRINGDALE</p> <p>^ Parsons Stadium</p> <p>&lt; Shiloh Museum</p> <p>&gt; Arts Center of Ozarks</p>	<p>Locate a minimum 100 ft from intersection of Main St. Position in brick pavers of sidewalk.</p>
2	108	VDIR.3	1		<p>SPRINGDALE</p> <p>^ Shiloh Museum</p> <p>&gt; Jones Center</p> <p>&gt; Parsons Stadium</p>	<p>Locate in planter bed across Emma Ave, visible to traffic traveling north on Main St., at stop sign.</p>
2	109	VDIR.3	1		<p>SPRINGDALE</p> <p>^ Chamber of Commerce</p> <p>&lt; Arts Center of Ozarks</p> <p>&gt; Shiloh Museum</p>	<p>Locate in planter bed prior to tree, approx. 200 ft east from intersection of Main St.</p>
2	110	VDIR.3	1		<p>SPRINGDALE</p> <p>^ Arts Center of Ozarks</p> <p>&lt; Jones Center</p> <p>&lt; Parsons Stadium</p>	<p>Locate a minimum 50 ft from intersection of Emma Ave.</p>

SIGN MESSAGE SCHEDULE

**MERJE | ENVIRONMENTS AND EXPERIENCES**  
 120 N. Church Street  
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 West Chester, PA 19380  
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Client: City of Springdale, Arkansas

Project No.:

Project: **NW Arkansas  
 Regional Wayfinding and Signage Program**

Submittal: **FINAL**

Date: **12/20/2012**

Phase	LocationNo.:	Sign Type:	Qty.:	Sheet No.:	Message:	Comments:
2	112	VDIR.3	1		<p><b>SPRINGDALE</b></p> <p>^ Jones Center</p> <p>&lt; City Hall</p> <p>&lt; Spring St</p>	<p>Replace existing Spring St sign, with City Hall sign applied.</p>
2	113	VDIR.3	1		<p><b>SPRINGDALE</b></p> <p>^ Shiloh Museum</p> <p>&gt; City Hall</p> <p>&gt; Spring St</p>	<p>Replace existing Spring St sign, with City Hall sign applied.</p>
2	115	VDIR.2	1		<p><b>SPRINGDALE</b></p> <p>&gt; Tyson Sports Complex</p> <p>&gt; Arvest Ballpark</p>	<p>School zone 20 mph posted.</p> <p>Locate in grass next to retaining wall, a minimum of 50 ft from intersection of 40th St.</p> <p>Note: An easement may be required. Confirm ROW. May require a shorter post for location.</p>
2	200	VDIR.4	1		<p><b>SPRINGDALE</b></p> <p>&lt; Arvest Ballpark</p>	<p>Replace existing sign located prior to intersection of 56th St.</p>
2	201	VDIR.4	1		<p><b>SPRINGDALE</b></p> <p>&gt; Arvest Ballpark</p>	<p>Replace existing sign located prior to intersection of 64th St.</p>
1	202	VDIR.6	1		<p><b>SPRINGDALE</b></p> <p>^ JB Hunt Park</p> <p>^ Downtown Springdale</p> <p>&gt; Tyson Sports Complex</p>	<p>Locate a minimum of 100 ft from intersection of 40th St.</p>

**SIGN MESSAGE SCHEDULE**

**MERJE | ENVIRONMENTS AND EXPERIENCES**  
 120 N. Church Street  
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 www.merjedesign.com

**Client:** City of Springdale, Arkansas

**Project:** NW Arkansas  
 Regional Wayfinding and Signage Program

**Project No.:**

**Submittal:** FINAL

**Date:** 12/20/2012

Phase	LocationNo.:	Sign Type:	Qty.:	Sheet No.:	Message:	Comments:
2	203	VDIR.5	1		<p>SPRINGDALE</p> <p>^ Arvest Ballpark</p> <p>&lt; Tyson Sports Complex</p>	<p>Locate a minimum of 200 ft from intersection of 40th St, position north side of sidewalk.</p> <p>Note: An easement may be required. Confirm ROW.</p>
1	204	VDIR.6	1		<p>SPRINGDALE</p> <p>&lt; Downtown Springdale</p> <p>&lt; Chamber of Commerce</p> <p>&lt; Jones Center</p>	<p>Locate 100 ft west of Hospital/Airport directional sign, prior to intersection of (71) Thompson St.</p> <p>Note: Recommend City coordinate relocation of JCT 71B route sign.</p>
1	205	VDIR.6	1		<p>SPRINGDALE</p> <p>^ Downtown Springdale</p> <p>&lt; Tyson Sports Complex</p> <p>&lt; Arvest Ballpark</p>	<p>Locate in grass area, next to utility wood pole, 100 ft south of 412 directional sign location, 390 ft south of intersection of (412) Sunset Ave.</p>
2	206	VDIR.5	1		<p>SPRINGDALE</p> <p>&gt; Tyson Sports Complex</p> <p>&gt; Arvest Ballpark</p>	<p>Locate a minimum of 100 ft from intersection of (412) Sunset Ave.</p>
1	207	VDIR.6	1		<p>SPRINGDALE</p> <p>^ Downtown Springdale</p> <p>&lt; Tyson Sports Complex</p> <p>&lt; Arvest Ballpark</p>	<p>Locate 90 ft south of Springdale Dodge driveway (with black mailbox), south of intersection of Don Tyson Parkway.</p>

SIGN MESSAGE SCHEDULE

**MERJE 1 ENVIRONMENTS AND EXPERIENCES**  
 120 N. Church Street  
 Suite 208  
 West Chester, PA 19380  
 484.266.0648  
 www.merjedesign.com

Client: City of Springdale, Arkansas  
 Project: NW Arkansas  
 Regional Wayfinding and Signage Program

Project No.:  
 Submittal: FINAL  
 Date: 12/20/2012

Phase	LocationNo.:	Sign Type:	Qty.:	Sheet No.:	Message:	Comments:
2	208	VDIR.6	1		SPRINGDALE ^ Downtown Springdale ^ JB Hunt Park > Tyson Sports Complex	Locate a minimum of 100 ft from intersection of 40th St.
2	209	VDIR.6	1		SPRINGDALE ^ Downtown Springdale < JB Hunt Park < Lake Springdale	Locate a minimum of 200 ft from intersection of 40th St.
2	210	VDIR.3 ALT	1		SPRINGDALE ^ Jones Center > Downtown Springdale	* This is a single-post application, with 6 inch messages. Locate a minimum of 100 ft from intersection of (71) Thompson St. Note: Sloped concrete location will require a unique footer, and shorter post application.
2	211	VDIR.5	1		SPRINGDALE < Tyson Sports Complex < Arvest Ballpark	Locate between fire hydrant and storm sewer, approx. 250 ft from intersection of (71) Thompson St. Note: An easement may be required. Confirm ROW.
1	212	VDIR.6	1		SPRINGDALE ^ Downtown Springdale < City Hall < Jones Center	Locate 15 ft north of shopping center entryway curb, aligned with Conoco Sign.

SIGN MESSAGE SCHEDULE

**MERJE 1 ENVIRONMENTS AND EXPERIENCES**  
 120 N. Church Street  
 Suite 208  
 West Chester, PA 19380  
 484.286.0648  
 www.merjedesign.com

Client: City of Springdale, Arkansas

Project No.:

Project: NW Arkansas  
 Regional Wayfinding and Signage Program

Submittal: FINAL

Date: 12/20/2012

Phase	LocationNo.:	Sign Type:	Qty.:	Sheet No.:	Message:	Comments:
2	213	VDIR.6	1		SPRINGDALE > Shiloh Museum > Chamber of Commerce > Arts Center of Ozarks	Locate a minimum of 100 ft from intersection of Main St. Note: An easement may be required. Confirm ROW.
1	214	VDIR.6	1		SPRINGDALE < Downtown Springdale < Chamber of Commerce < Shiloh Museum	Replace existing "Springdale Business Dist." green sign. Locate next to Boost Mobile sign, and MUST be north of utility wood pole.
1	215	VDIR.6	1		SPRINGDALE > Downtown Springdale > Chamber of Commerce > Jones Center	Locate between stone/flower beds, just south of black pedestrian light post. ALT LOCATION: City to review and coordinate sign location in stone/flower bed closest to Meadow Ave.
2	216	VDIR.6	1		SPRINGDALE ^ Jones Center ^ Parsons Stadium > City Hall	Locate a minimum of 100 ft from intersection of Spring St. Note: An easement may be required. Confirm ROW.
2	217	VDIR.4	1		SPRINGDALE > Parsons Stadium	Locate a minimum of 100 ft from intersection of (265) Old Missouri Rd. Note: An easement may be required. Confirm ROW.

SIGN MESSAGE SCHEDULE

**MERJE | ENVIRONMENTS AND EXPERIENCES**  
 120 N. Church Street  
 Suite 208  
 West Chester, PA 19380  
 484.268.0648  
 www.merjedesign.com

Client: City of Springdale, Arkansas

Project No.:

Project: NW Arkansas  
 Regional Wayfinding and Signage Program

Submittal: FINAL

Date: 12/20/2012

Phase	LocationNo.:	Sign Type:	Qty.:	Sheet No.:	Message:	Comments:
2	218	VDIR.6	1		SPRINGDALE > Jones Center > Downtown Springdale > Chamber of Commerce	Locate a minimum of 100 ft from intersection of Emma Ave.  Note: An easement may be required. Confirm ROW.
2	219	VDIR.6	1		SPRINGDALE < Jones Center < Downtown Springdale < Chamber of Commerce	Locate a minimum of 200 ft from intersection of (265) Old Missouri Rd.  Note: An easement may be required. Confirm ROW.
2	220	VDIR.4	1		SPRINGDALE > Arvest Ballpark	Locate in grass bump-out to sidewalk, approx. 25-30 ft from Legacy Bank entryway curb.  Note: Confirm location/placement with Legacy Bank owner prior to installation.
2	221	VDIR.6	1		SPRINGDALE < Shiloh Museum < Chamber of Commerce < Arts Center of the Ozarks	Locate a minimum of 200 ft from intersection of Main St.  Note: An easement may be required. Confirm ROW.  REMOVE existing sign further east down the road.
2	222	VDIR.6	1		SPRINGDALE ^ Downtown Springdale < JB Hunt Park < Lake Springdale	Locate a minimum of 200 ft from intersection of Gutensohn Road.  Note: An easement may be required. Confirm ROW.

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

**A RESOLUTION AMENDING THE 2013  
BUDGET OF THE CITY OF SPRINGDALE  
POLICE DEPARTMENT**

**WHEREAS**, the Springdale Police Chief has requested additional funding for overtime, and

**WHEREAS**, the Police Department expects to have sufficient excess funds in regular salaries due to open positions to cover this request;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the 2013 budget of the City of Springdale Police Department is hereby amended as follows:

<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Present Budget</u>	<u>Increase</u>	<u>Decrease</u>	<u>Proposed Budget</u>
Police	10105014213001	Regular Salaries	7,345,080		15,000	7,330,080
Polive	10105014213002	Overtime	165,000	15,000		180,000

**PASSED AND APPROVED** this 28<sup>h</sup> day of May, 2013

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

ATTEST:

\_\_\_\_\_  
Denise Pearce, City Clerk

APPROVED AS TO FORM:

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

## Wyman Morgan

---

**From:** Laura Favorite [lfavorite@springdalear.gov]  
**Sent:** Wednesday, May 01, 2013 2:07 PM  
**To:** 'Wyman Morgan'  
**Cc:** 'Kathy O'Kelley'  
**Subject:** FW: 2013 budget request revised 09172012.xls

**Attachments:** 2013 budget request revised 09172012.xls



2013 budget  
request revised 0...

Wyman,

Chief O'Kelley just brought this to my attention. She had asked for an additional \$15,000 for overtime for 2013 (please see the attached request.) I somehow missed this change from 2012 when entering the data in the system. She would like to get this revised for 2013, as she is having to backfill numerous positions due to military and injury leave. Could you please prepare a budget amendment for the Police Dept increasing their overtime from \$165,000 to \$180,000?

Thank you,

Laura Favorite  
lfavorite@springdalear.gov

-----Original Message-----

**From:** Kathy O'Kelley [mailto:kokelley@springdalear.gov]  
**Sent:** Wednesday, May 01, 2013 1:49 PM  
**To:** 'Laura Favorite'  
**Subject:** 2013 budget request revised 09172012.xls

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

**A RESOLUTION AMENDING THE 2013 BUDGET  
OF THE PUBLIC WORKS DEPARTMENT**

**WHEREAS**, the Public Works Department has been constructing walking trails around schools and participating in a grant program for this project, and

**WHEREAS**, the Public Works Director expects to receive \$64,150 from Springdale schools for trail projects planned for construction this year, and

**WHEREAS**, these funds need to be appropriated for the purchase of material to be used on these trail projects;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the 2013 budget of the Springdale Public Works Department is hereby amended as follows :

<u>Department</u>	<u>Account No.</u>	<u>Description</u>	<u>Present Budget</u>	<u>Increase</u>	<u>Decrease</u>	<u>Proposed Budget</u>
Street Fund	20102013670000	Misc. Grants	0	64,150		64,150
Public Works	20102074316051	Supplies/Materials	400,000	64,150		464,150

**PASSED AND APPROVED** this 28<sup>th</sup> day of May, 2013.

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

ATTEST:

\_\_\_\_\_  
Denise Pearce, City Clerk

APPROVED AS TO FORM:

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

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

**A RESOLUTION AUTHORIZING THE PURCHASE  
OF PROPERTY IDENTIFIED AS TRACT 1 & 2 Har-  
BER BEND, SPRINGDALE, ARKANSAS**

**WHEREAS**, the acquisition of this property, consisting of approximately 2.11 acres, is needed for construction of fire station number 7, and

**WHEREAS**, the property has been appraised for \$241,000, and

**WHEREAS**, the owner has agreed sell this property for \$230,000, and

**WHEREAS**, a comprehensive study of calls for service and response times indicated a fire station should be located in this area to maintain the level of quality service expected by the citizens of Springdale;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS** that the Mayor is hereby authorized to execute all documents necessary for the acquisition of and tender payment from the Fire Improvements Construction Fund established from proceeds of the 2012 bond issue for approximately 2.11 acres identified as tract 1 & 2 Har-Ber Bend in Springdale, with a total purchase price of \$230,000.

**PASSED AND APPROVED** this 28<sup>th</sup> day of May, 2013.

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

ATTEST:

\_\_\_\_\_  
Denise Pearce, City Clerk

APPROVED AS TO FORM:

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

# Real Estate Contract (Lots and Acreage)

Page 1 of 11



Copyright  
2012  
Arkansas  
REALTORS®  
Association

Form Serial Number: 054992-600135-5172427

1. PARTIES: City of Springdale - Mayor Doug Sprouse

(individually, or collectively, the "Buyer") offers to purchase, subject to the terms and conditions set forth herein, from the undersigned (individually or collectively, the "Seller") the real property described in Paragraph 2 of this Real Estate Contract (the "Property").

2. ADDRESS AND LEGAL DESCRIPTION: Buyer is not relying on Seller, Listing Firm or Selling Firm regarding location of the Property, Buyer having sole responsibility to engage surveyors, engineers, attorneys or other professionals to determine the location, size, slope and boundaries of the Property. If Buyer is dissatisfied with the results of such determination, Buyer, without further obligation, may declare this Real Estate Contract null and void and receive a return of Earnest Money (defined below).

*Tract 1 and Tract 2 Har-Ber Bend - See attached plat for legal descriptions*

3. PURCHASE PRICE: Subject to the following conditions Buyer shall pay the following to Seller for the Property (the "Purchase Price"): (select one of the following four options)

- total purchase price, ..... \$ 230,000.00  
or;
- price per acre, ..... \$ \_\_\_\_\_  
or;
- price per square foot, ..... \$ \_\_\_\_\_  
or;
- price per front foot ..... \$ \_\_\_\_\_

with Buyer paying the sum of ..... \$ \_\_\_\_\_  
in cash at Closing as down payment, with the balance of the Purchase Price (the "Balance") to be paid pursuant to the following:

- (i) NEW LOAN: Subject to the Property appraising for not less than the Purchase Price and Buyer's ability to obtain a loan to be secured by the Property in the amount of ..... \$ \_\_\_\_\_  
**FINANCING AS FOLLOWS:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- (ii) CASH: ..... \$ 230,000.00

Buyer and Seller will each independently verify quantities as set forth above and agree neither are relying upon a representation from Selling Firm or Listing Firm concerning quantities of land or front feet.

As a result of investigation, studies and analyses of sales, offers of sales, cost data, and all factors in the marketplace which affect value, it is the opinion and judgment of the appraiser that the property described herein has a estimated Market Value of the site (Land Only) as of May 1, 2013 is:

**\$ 241,000**

***TWO HUNDRED FORTY ONE THOUSAND DOLLARS***

Respectfully Submitted,



---

Stuart Sanders  
PARRISH APPRAISALS, INC.  
STATE CERTIFIED GENERAL  
REAL ESTATE APPRAISER, CG1738



**LEGAL DESCRIPTION: TRACT 2**  
A part of the South half (S 1/2) of described as follows:

Commencing at the Southwest Corner South 44°57'25" East - 5.91 feet; thence North 86°50'17" 302.57 feet; thence South 39°47'49" feet; thence South 50°12'11" West - any easements and/or rights-of-way,

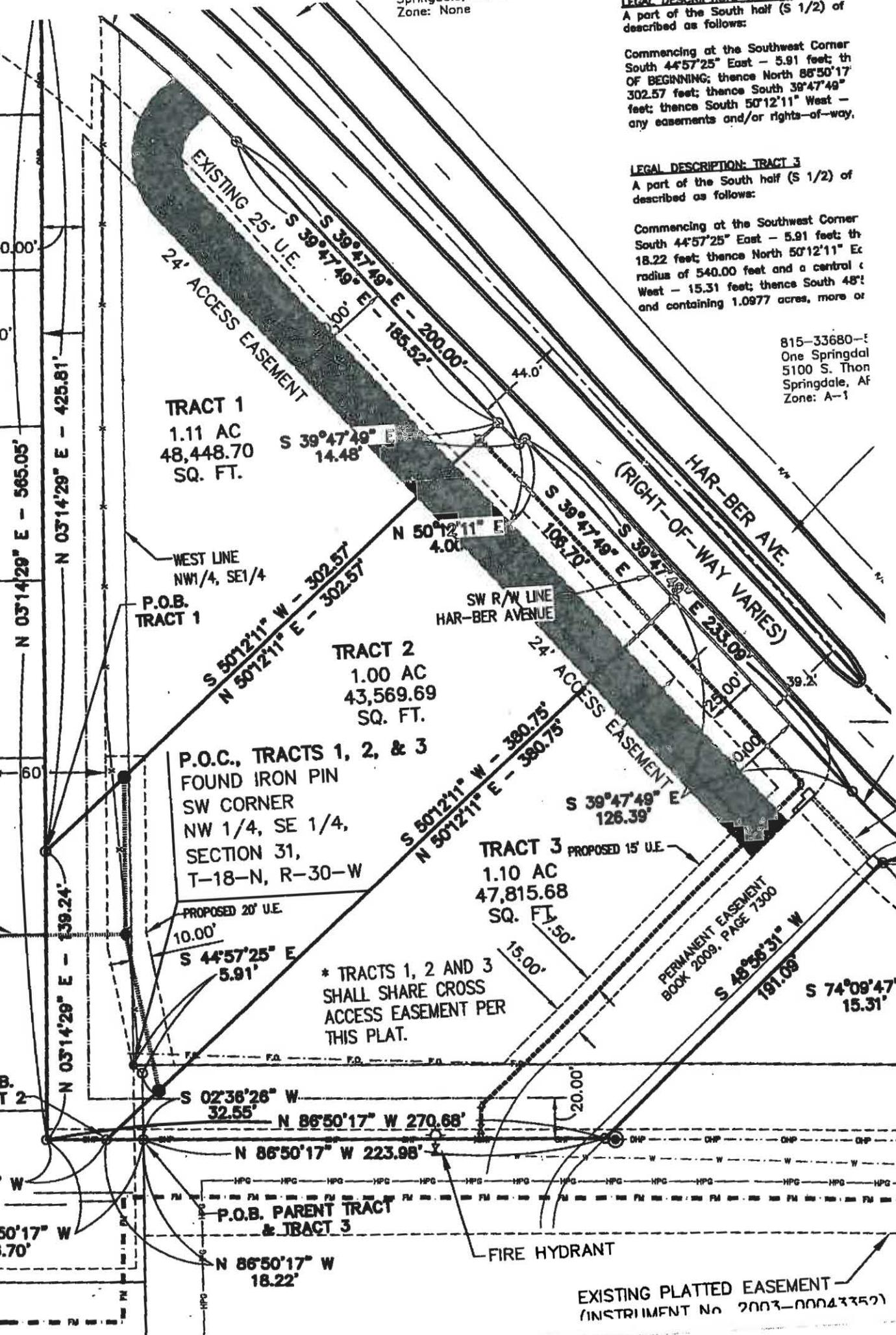
**LEGAL DESCRIPTION: TRACT 3**  
A part of the South half (S 1/2) of described as follows:

Commencing at the Southwest Corner South 44°57'25" East - 5.91 feet; thence North 50°12'11" East radius of 540.00 feet and a central West - 15.31 feet; thence South 48°36'31" and containing 1.0977 acres, more or

815-33680-1  
One Springdale  
5100 S. Thon  
Springdale, AR  
Zone: A-1

St. 4-6933  
St. 64-6933  
St. 764-6933  
St. 764-6933  
St. 764-6933  
St. 764-6933

EXISTING 60' OZARK ELECTRIC EASEMENT (INSTRUMENT No. 99025068)



**TRACT 1**  
1.11 AC  
48,448.70  
SQ. FT.

**TRACT 2**  
1.00 AC  
43,569.69  
SQ. FT.

**TRACT 3**  
1.10 AC  
47,815.68  
SQ. FT.

P.O.C., TRACTS 1, 2, & 3  
FOUND IRON PIN  
SW CORNER  
NW 1/4, SE 1/4,  
SECTION 31,  
T-18-N, R-30-W

\* TRACTS 1, 2 AND 3  
SHALL SHARE CROSS  
ACCESS EASEMENT PER  
THIS PLAT.

PERMANENT EASEMENT  
BOOK 2009, PAGE 7500

EXISTING PLATTED EASEMENT  
(INSTRUMENT No. 2003-00043352)

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

**AN ORDINANCE ORDERING THE RAZING (DEMOLITION) AND REMOVAL OF A CERTAIN COMMERCIAL STRUCTURE WITHIN THE CITY OF SPRINGDALE, ARKANSAS, LOCATED AT 317 EAST EMMA AVENUE; TO DECLARE AN EMERGENCY AND FOR OTHER PURPOSES.**

**WHEREAS**, James D. Cypert and Gaye A. Cypert are the owners of certain real property situated in Springdale, Washington County, Arkansas, more particularly described as follows:

Lots Numbered Ten (10) and Eleven (11) in Block Numbered One (1) in Brooks 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.

Commonly known as 317 East Emma Avenue, Springdale, Washington County, Arkansas  
Tax Parcel No. 815-20754-000

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

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

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

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

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

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

**Section 1.** That the structure located at 317 East Emma Avenue, Springdale, Arkansas, is dilapidated, unsightly, and unsafe; and it is in the best interests of the City of Springdale to proceed with the removal of this dilapidated, unsightly, and unsafe structure.

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

unsightly conditions, in a manner consistent with the Property Maintenance Code, and all other state laws and regulations pertaining to the demolition or removal of commercial structures.

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

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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

ATTEST:

\_\_\_\_\_  
Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

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