

CITY OF SPRINGDALE
Committee Agendas
Tuesday, March 1st, 2021
City Council Chambers
City Administration Building
Meetings begin at 5:30 P.M.

Committee of the Whole

1. **A Resolution** authorizing the Mayor and the City Clerk of the City of Springdale to accept a gift of land from Fellowship Club, Inc. Resolution presented by Ernest Cate, City Attorney. Pgs. 2 & 3
2. **A Resolution** authorizing the transfer of real property titled in the name of the City of Bethel Heights to the City of Springdale. Resolution presented by Resolution presented by Wyman Morgan, Administrative and Financial Services Director. Pgs. 4 - 6

Finance Committee by Chairman Jeff Watson

3. **Jill Dabbs** discussion of Downtown Springdale Alliance Contract.
4. **A Resolution** authorizing the expenditure of funds to acquire a portion of land from Karleen King, for the 40th street Project (Falcon Road to Spring Creek Bridge), Project No. 18BPS4. Resolution presented by Ernest Cate, City Attorney. Pg. 7
5. **A Resolution** authorizing the City Attorney to settle a Condemnation Lawsuit wherein Karleen King is Defendant. Resolution presented by Ernest Cate, City Attorney. Pg. 8
6. **A Resolution** authorizing the transfer of property (4200 S. 56th Street) to Travel and Transportation Inter-national, LLC. Resolution presented by Ernest Cate, City Attorney. Pgs. 9 & 10

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY CLERK OF THE CITY OF SPRINGDALE TO ACCEPT A GIFT OF LAND FROM FELLOWSHIP CLUB, INC.

WHEREAS, Fellowship Club, Inc., is desirous of making a gift of land to the City of Springdale, Arkansas, said land being more particularly described as follows:

Part of the Northwest Quarter (NW 1/4) of Section Thirty-six (36) in Township Eighteen (18) North, of Range Thirty (30) West, Washington County, Arkansas, and being more particularly described as follows, to-wit: Commencing from the Southeast Corner of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-six (36), Township Eighteen (18) North, Range Thirty (30) West, run North 984.0 feet to the Point of Beginning; said point being on the centerline of Shiloh Street; thence along said centerline the following bearings and distances: North 06°40'59" West 93.09 feet; North 16°50'51" West 142.60 feet; North 23°44'11" West 79.08 feet; North 12°08'51" West 59.65 feet; thence North 05°18'29" East 52.20 feet; North 13°39'49" East 63.85 feet; North 9°41 '49" East 92.65 feet; North 1 °46'09" East 389.05 feet; North 3°43'51" West 176.67 feet; North 1°45'52" East 180.25 feet; thence leaving said centerline North 87°32'34" West 227.72 feet; thence North 89°45'59" West 280.39 feet to the centerline of Spring Street; thence along said centerline the following bearings and distances: South 22°58'12" East 101.07 feet; South 0°37'55" West 173.90 feet; South 2°33'14" East 118.62 feet; South 16°47'58" East 93.27 feet; South 56°23'23" East 247.24 feet; South 33°48'29" East 88.86 feet; South 8°01 '35" East 226.07 feet; South 5°50'52" East 115.97 feet; South 12°24'31" East 144.28 feet; South 25°13'23" East 107.59 feet; South 63°34'40" East 131.23 feet to the Point of Beginning, containing 8.30 acres, more or less.

Washington County Tax Parcel No. 815-28343-001

WHEREAS, this gift of land will greatly assist with the maintenance and preservation of the Razorback Greenway Trail.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk of the City of Springdale, Arkansas, are authorized to accept the donation of the above described property from Fellowship Club, Inc., upon proof being provided that the above-described property will be transferred with good and clear title.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

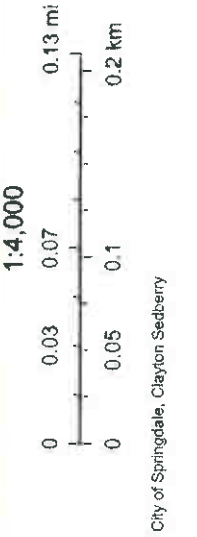
ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

City of Springdale Zoning Map



February 9, 2021

- Washington Co. Parcels
- Benton Co. Parcels
- P. 3 SCHOOLS
- STREETS - ALL
- INTERSTATE
- RAMP
- LAKES
- MAIN CHANNEL
- TRIBUTARY
- RAILROAD
- BUILDINGS

City of Springdale, Clayton Sedberry

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE TRANSFER OF
REAL PROPERTY TITLED IN THE NAME OF THE CITY
OF BETHEL HEIGHTS TO THE CITY OF SPRINGDALE.**

WHEREAS, a special election was held on August 11, 2020, in accordance with Ark. Code Ann. §7-11-201 *et seq.*, in the City of Springdale, Washington County, Arkansas, in the City of Springdale, Benton County, Arkansas, and in the City of Bethel Heights, Arkansas, on the question of the consolidation of the City of Bethel Heights, Arkansas, into the City of Springdale, Arkansas;

WHEREAS, a majority of the votes cast in the August 11, 2020, special election were in favor of the consolidation of the City of Bethel Heights, Arkansas, into the City of Springdale, Arkansas, pursuant to Ark. Code Ann. §14-40-1201, *et. seq.*,

WHEREAS, on August 21, 2020, the Benton County Judge and the Washington County Judge each issued an Order certifying the results of the special election, declaring and consummating the consolidation of the City of Bethel Heights into the City of Springdale, declaring the name of the consolidated municipality to be the City of Springdale, and declaring that the inhabitants thereof shall in all respects be citizens of the City of Springdale, all pursuant to Ark. Code Ann. §14-40-1203(b)(1)(A)(i);

WHEREAS, according to the land records of the Benton County Assessor's Office, the City of Bethel Heights owns several parcels of real property ("the Property") now located in the City of Springdale, Arkansas, and as shown on the map attached hereto as Exhibit "A" and incorporated herein by reference;

WHEREAS, it is necessary to change the ownership of the Property from the City of Bethel Heights to the City of Springdale;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk of the City of Springdale, Arkansas, are hereby authorized to execute all documents necessary to affect the transfer of ownership of all real property titled in the name of the City of Bethel Heights to the City of Springdale.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

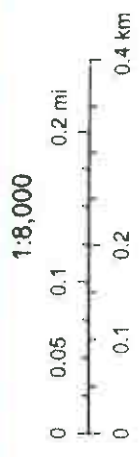
Ernest B. Cate, City Attorney

City of Springdale Zoning Map



February 19, 2021

- Washington Co. Parcels
- Benton Co. Parcels
- LAKES
- MAIN CHANNEL
- BUILDINGS
- RAILROAD
- STREETS - ALL
- INTERSTATE
- RAMP
- P.5 SCHOOLS
- TRIBUTARY



1:8,000

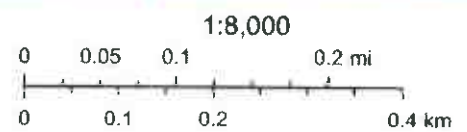
City of Springdale, Clayton Sedberry

City of Springdale Zoning Map



February 19, 2021

- | | |
|------------------------|------------|
| Washington Co. Parcels | LAKES |
| Benton Co. Parcels | Buildings |
| SCHOOLS | RAILROAD |
| STREAMS | |
| MAIN CHANNEL | INTERSTATE |
| TRIBUTARY | RAMP |
| STREETS - ALL | |



City of Springdale, Clayton Sedberry

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO ACQUIRE A PORTION OF LAND FROM KARLEEN KING, FOR THE 40TH STREET PROJECT (FALCON ROAD TO SPRING CREEK BRIDGE), PROJECT NO. 18BPS4.

WHEREAS, the City of Springdale is in need of acquiring a portion of two tracts of land for the 40th Street Project (Falcon Road to Spring Creek Bridge), Project No. 18BPS4, Tracts 22 and 22A, said lands being owned by Karleen King;

WHEREAS, the City of Springdale has determined by appraisal that the sum of \$8,000.00 is the estimated just compensation for the property needed from Ms. King;

WHEREAS, the property owner has extended a counter-offer that the City pay the sum of \$12,740.00 to acquire the lands needed for the project, said amount being based on an increase in the market value of the property since the City's appraisal was conducted, and valuing both tracts of property equally;

WHEREAS, it is the recommendation of the City Attorney and the Mayor's Office that the City Council approve the additional sum of \$4,740.00 to acquire the property needed from Karleen King, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of a trial;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire a portion of two tracts of land for the 40th Street Project (Falcon Road to Spring Creek Bridge), Project No. 18BPS4, Tracts 22 and 22A, said lands being owned by Karleen King, for the total sum of \$12,740.00 to be paid from the 2018 Street Bond Program.

PASSED AND APPROVED this _____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE CITY ATTORNEY
TO SETTLE A CONDEMNATION LAWSUIT WHEREIN
KARLEEN KING IS DEFENDANT.**

WHEREAS, the City of Springdale has filed a lawsuit against Karleen King to condemn multi-use trail easements across property owned by Karleen King for the Spring Creek Trail Extension (Project ST1901), Tract 2;

WHEREAS, the City of Springdale deposited the sum of \$46,700.00 into the Registry of the Court as estimated just compensation for the multi-use trail easements across the property;

WHEREAS, the property owner has extended a counter-offer that the City pay the sum of \$51,500.00 to acquire the lands needed for the project, said amount being based on compensation for additional trees located outside the acquisition area, but which need to be removed for the Project;

WHEREAS, it is the recommendation of the City Attorney and the Mayor's Office that the City Council approve the additional sum of \$4,800.00 to acquire the property needed from Karleen King, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of a trial;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City Attorney is hereby authorized to settle the Karleen King condemnation lawsuit for the total sum of \$51,500.00, with the additional \$4,800.00 to be paid from the City's Street Fund.

PASSED AND APPROVED this ____ day of _____, 2021.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE TRANSFER OF
PROPERTY TO TRAVEL & TRANSPORTATION
INTERNATIONAL, LLC.**

WHEREAS, the City is needing to acquire easements over and across property owned by Travel & Transportation International, LLC, located at 4200 S. 56th Street in connection with the 56th Street South, Phase 1 (Project No. 18BPS11, Tract 7)("the Project");

WHEREAS, the appraised value of the easements needed by the City across the Property is \$4,300.00;

WHEREAS, the City owns real property containing 998 square feet, more less ("the Property"), which is adjacent to the property owned by Travel & Transportation International, LLC, and is an uneconomic remnant (and as shown on the attached Exhibit "A");

WHEREAS, Travel & Transportation International, LLC, has requested that the Property be transferred to it as part of the just compensation for the easements needed for the Project;

WHEREAS, Ark. Code Ann. §14-54-302 empowers and authorizes municipalities to sell or transfer real property it owns, subject to approval by the City Council;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk of the City of Springdale, Arkansas, are hereby authorized to execute all documents necessary to effect the transfer of the Property to Travel & Transportation International, LLC, less and except all easements as currently existing, and less and except all easements needed by the City over and across the Property for the Project, and said property shall constitute the payment of just compensation to Travel & Transportation International, LLC, for easements needed by the City over and across property owned by Travel & Transportation International, LLC, for the 56th Street South, Phase 1 (Project No. 18BPS11, Tract 7).

PASSED AND APPROVED this ____ day of _____, 2021.

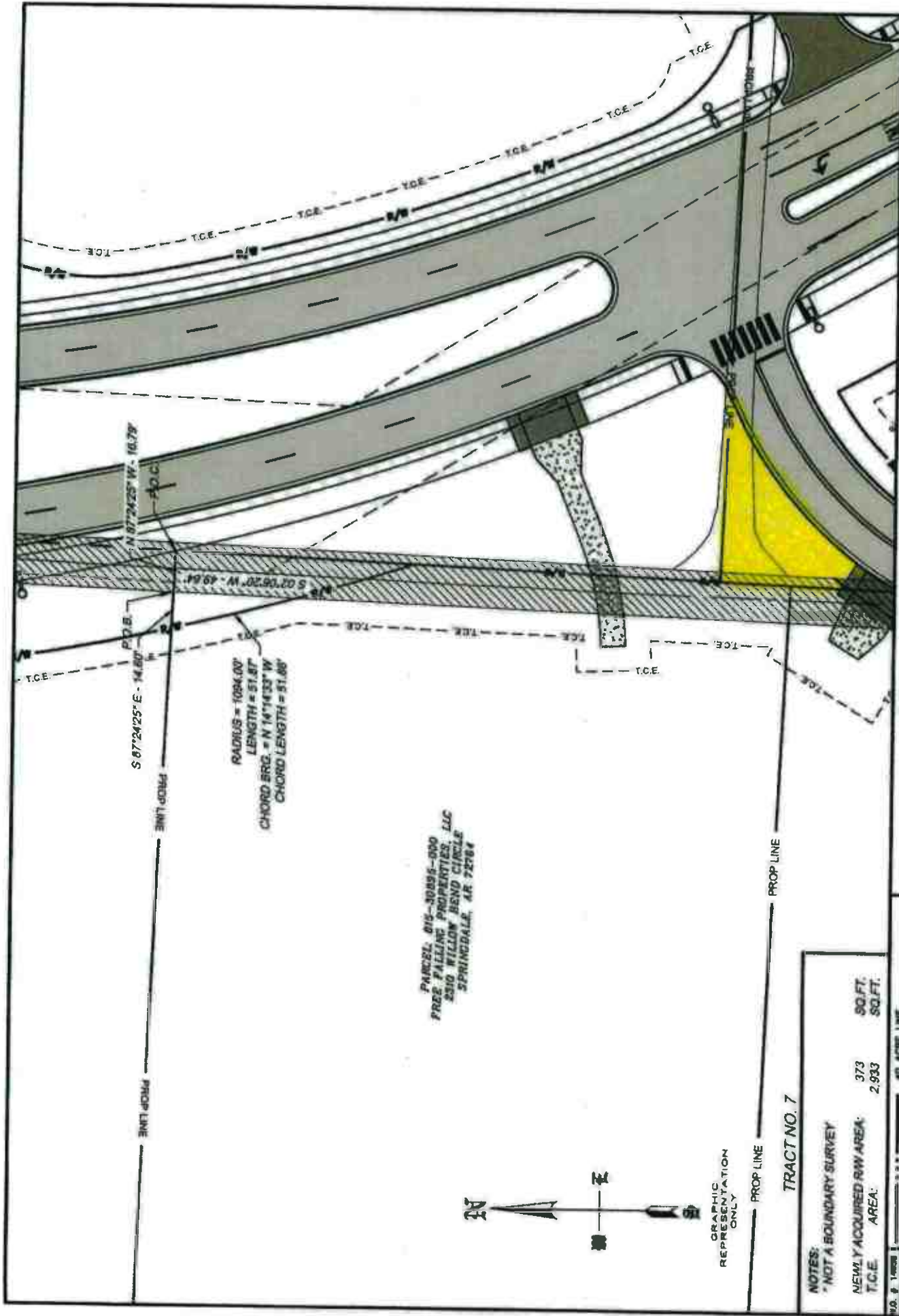
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney



PARCEL: 815-3085-000
 PRICE FALLING PROPERTIES, LLC
 2310 WILLOW BEND CIRCLE
 SPRINGDALE, AR 72764



TRACT NO. 7

NOTES:
 * NOT A BOUNDARY SURVEY

NEWLY ACQUIRED RW AREA:	373	SQ. FT.
T.C.E. AREA:	2,933	SQ. FT.

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

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

