

Next scheduled Committee Meeting will be held in the Council Chambers / Zoom Remote, 201 Spring Street, Springdale, Arkansas.

- The next Committee Meeting - Monday, April 20, 2020
- Committee agendas will be available on Friday, April 17, 2020.

SPRINGDALE CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
ZOOM REMOTE
TUESDAY, April 14th, 2020

5:55 p.m. Pre Meeting Activities
Pledge of Allegiance
Invocation – Rick Evans

6:00 p.m. **OFFICIAL AGENDA**

1. Large Print agendas are available.
2. Call to Order – Mayor Doug Sprouse
3. Roll Call – Denise Pearce, City Clerk
Recognition of a Quorum.
4. 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.
5. Approval of Minutes – March 24th, 2020 Pg. 3 - 18
6. Procedural Motions
 - A. Entertain Motion to read all Ordinances and Resolutions by title only.
 - B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as item number(s) 9.A - B. Motion must be approved by two-thirds (2/3) of the council members).
7. Welcome Boy Scout Troop 107, sponsored by Springdale First Methodist Church, attending tonight's City Council Meeting via Zoom in order to fulfill requirements for the Citizenship in Community badge, a prerequisite for Eagle Scout.
8. **A Resolution** making a Re-Appointment to the Springdale Civil Service Commission. Pgs. 19 & 20
9. Planning Commission Report and Recommendation by Patsy Christie, Director of Planning and Community Development:
 - A. **An Ordinance** amending Section 112 of the Code of Ordinances of the City of Springdale, Arkansas; and for other purposes. Amended to include a definition of replat; submission requirements for plats; and adding procedures for the submittal of replats. Pgs. 21 - 26
 - B. **An Ordinance** accepting the Re-Plat of Lot 7 and adding Lots 8 and 9 Oakwood Park Subdivision to the City of Springdale, Arkansas, and declaring an emergency. Said lots located East of E. Steele Rd. and North and West of Greathouse Springs Rd. Pgs. 27 - 30

10. Streets and Capital Improvements Committee by Chairman Rick Evans

A Resolution authorizing the execution of an Amendment to an Engineering Services Contract with Garver, LLC for two intersections on Park Street. Resolution forwarded from Committee with recommendation for approval. Pgs. 31 - 35

11. Parks and Recreation Committee, Chairman Mike Lawson

A Resolution appropriating funds for the Parks and Recreation Department (CIP #1904). This is for the remodel of the office portion of the newly acquired Recreation Center at 1906 Cambridge Street. Resolution forwarded from Committee with recommendation for approval. Pgs. 36 & 37

12. Police and Fire Committee, Chairman Brian Powell

A Resolution accepting the Guaranteed Maximum Price for the construction of Springdale Fire Station #9 Project #18BPF3. Resolution forwarded from Committee with recommendation for approval. Pgs. 38 - 51

13. Finance Committee, Chairman Jeff Watson

A. **A Resolution** authorizing payment of an invoice for Project No. 18BPCI, Springdale Municipal Campus, in the amount of \$1,201,123.87. Resolution forwarded from Committee with recommendation for approval. Pgs. 52 - 54

B. **A Resolution** authorizing the creation of a new position and appropriating funds for the new position. Pgs. 55 - 59

14. Public Vehicle Commission, Chairman Kathy Jaycox

A. **Public Hearing** on application for Taxi Operator Permit.

B. **A Resolution** approving an application for a taxicab operator permit filed by Kyle Emsall on behalf of Payless Cab Company. Pg. 60

15. Comments from Council Members.

16. Comments from City Attorney.

17. Adjournment.

SPRINGDALE CITY COUNCIL
MARCH 24, 2020

The City Council of the City of Springdale met in regular session on Tuesday, March 24, 2020, in the City Council Chambers, City Administration Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Amelia Williams	Ward 3
Jeff Watson	Ward 3
Mike Overton	Ward 2
Mike Lawson	Ward 4
Rick Evans	Ward 2
Brian Powell	Ward 1
Kathy Jaycox	Ward 4
Ernest Cate	City Attorney
Denise Pearce	City Clerk/Treasurer

Department heads present:

Mike Irwin	Fire Chief
Mike Peters	Police Chief
Wyman Morgan	Director of Financial Services
Patsy Christie	Planning & Comm. Dev. Director
Mark Gutte	IT Director

APPROVAL OF MINUTES

Council Member Evans moved the minutes of the March 10, 2020 City Council meeting be approved as presented. Council Member Powell made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

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

The vote:

Yes: Watson, Overton, Lawson, Evans, Powell, Jaycox, Williams

No: None

RESOLUTION NO. 31-20 – APPOINTING CITY COUNCIL MEMBER MIKE OVERTON TO THE A & P COMMISSION

Mayor Doug Sprouse presented a Resolution making the appointment of City Council Member Mike Overton to the A & P Commission.

RESOLUTION NO. _____

**A RESOLUTION MAKING AN APPOINTMENT TO THE
ADVERTISING AND PROMOTION COMMISSION OF THE CITY
OF SPRINGDALE**

WHEREAS, due to the resignation of Colby Fulfer on Seat #6, this position is open; and

WHEREAS, A.C.A. 26-75-605 and Ordinance No. 3293 provide that the two commission member positions of the city council shall be selected by the City Council; and

WHEREAS, it is the recommendation of the Mayor that Mike Overton be appointed to the unexpired term of Seat #6 on the Advertising and Promotion Commission; said term to expire December 31, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that Mike Overton is hereby appointed to Seat #6 as an Advertising and Promotion Commissioner with said term to expire on December 31, 2022.

PASSED AND APPROVED this ____ day of March, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

The vote:

Yes: Overton, Fulfer, Lawson, Evans, Powell, Jaycox, Watson

No: None

The Resolution was numbered 31-20.

RESOLUTION NO. 32-20 – A RESOLUTION BY THE CITY OF SPRINGDALE SUPPORTING THE HOUSE JOINT RESOLUTION 1018 OF 2019 (HJR 1018 OF 2019) PROPOSING AN AMENDMENT TO THE ARKANSAS CONSTITUTION TO CONTINUE A LEVY OF A ONE-HALF PERCENT SALES AND USE TAX FOR STATE HIGHWAYS AND BRIDGES; COUNTY ROADS, BRIDGES, AND OTHER SURFACE TRANSPORTATION; AND CITY STREETS, BRIDGES, AND OTHER SURFACE TRANSPORTATION AFTER THE RETIREMENT OF THE BONDS AUTHORIZED IN ARKANAS CONSTITUTION, AMENDMENT 91, AS SPECIAL REVENUE TO BE DISTRIBUTED UNDER THE ARKANSAS HIGHWAY REVENUE DISTRIBUTION LAW

Mayor Doug Sprouse presented a Resolution by the City of Springdale supporting the House Joint Resolution 1018 of 2019 (HJR 1018 of 2019) proposing an amendment to the Arkansas Constitution to continue a levy of a one-half percent sales and use tax for state highways and bridges; county roads, bridges, and other surface transportation; and city streets, bridges and other surface transportation after the retirement of the bonds authorized in Arkansas Constitution, Amendment 91, as special revenue to be distributed under the Arkansas Highway Revenue Distribution Law.

The one-half percent sales and use tax under Arkansas Constitution, Amendment 91, is due to expire on June 30, 2023 unless a new constitutional amendment is passed. The issue will be voted on at the November 3rd General Election.

Arkansas Highway Commissioner Philip Taldo spoke to City Council about the importance of supporting this issue and how it is a good thing for Springdale. The total revenue that will be generated for Arkansas roads as a result of this issue is estimated to be \$290,000,000 annually. Out of this, \$205,000,000 will go to the Arkansas Department of Transportation and the remaining \$85,000,000 will be split between Arkansas cities and counties. The distribution is based on population.

RESOLUTION NO. ____

A RESOLUTION BY THE CITY OF SPRINGDALE SUPPORTING THE HOUSE JOINT RESOLUTION 1018 OF 2019 (HJR 1018 OF 2019) PROPOSING AN AMENDMENT TO THE ARKANSAS CONSTITUTION TO CONTINUE A LEVY OF A ONE-HALF PERCENT SALES AND USE TAX FOR STATE HIGHWAYS AND BRIDGES; COUNTY ROADS, BRIDGES, AND OTHER SURFACE TRANSPORTATION; AND CITY STREETS, BRIDGES, AND OTHER SURFACE TRANSPORTATION AFTER THE RETIREMENT OF THE BONDS AUTHORIZED IN ARKANSAS CONSTITUTION, AMENDMENT 91, AS SPECIAL REVENUE TO BE DISTRIBUTED UNDER THE ARKANSAS HIGHWAY REVENUE DISTRIBUTION LAW.

WHEREAS, Arkansas Constitution, Amendment 91, levies a one-half percent sale and use tax to provide additional funding for the state's four-lane highway system, county roads, and city streets; and,

WHEREAS, the one-half percent sales and use tax under Arkansas Constitution, Amendment 91, is due to expire on June 30, 2023 unless a new constitutional amendment is passed; and,

WHEREAS, HJR 1018 proposes that the sales and use tax levied under Arkansas Constitution, Amendment 91, be continued to provide special revenue for use of maintaining, repairing, and improving the state's system of highways, county roads, and city streets; and,

WHEREAS, without continuation of this sales and use tax the state will be unable to meet the severe and pressing needs to maintain and improve the state's system of state highways, county roads, and city streets; and,

WHEREAS, the continuation of the one-half percent sales and use tax will ensure future investment in the state highway system, county roads, and city streets; and,

WHEREAS, this investment will create jobs, aid in economic development, improve quality of life, and provide additional transportation infrastructure, including specifically, a four-lane highway construction plan designed to connect all regions of the state, and;

WHEREAS, it is beneficial for all municipalities to support HJR 1018 as a necessary funding mechanism for our travel-infrastructure and will serve as an economic boost for the State.

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

SECTION 1: That we do hereby support the legal proposals found in HJR 1018 of 2019, as well as its adoption by the people of the State of Arkansas at the next general election.

PASSED AND APPROVED this ____ day of March, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

Council Member Jaycox moved the Resolution be adopted. Council Member Williams made the second.

The vote:

Yes: Lawson, Evans, Powell, Jaycox, Williams, Watson

No: Overton

The Resolution was numbered 32-20.

ORDINANCE NO. 5461 – REZONING .94 ACRES OWNED BY LEO DALE MONTGOMERY, TRUSTEE, LOCATED AT 6308 HAR-BER AVENUE, FROM A-1 TO O-1; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning .94 acres owned by Leo Dale Montgomery, Trustee, located at 6308 Har-Ber Avenue, from A-1 to O-1; and declaring an emergency.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

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

The vote:

Yes: Evans, Powell, Jaycox, Williams, Watson, Overton, Lawson

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Powell, Jaycox, Williams, Watson, Overton, Lawson, Evans

No: None

The Ordinance was numbered 5461.

ORDINANCE NO. 5462 – REZONING 3 ACRES OWNED BY RICARDO BALLESTEROS LOCATED AT 5014 HAR-BER AVENUE, FROM A-1 TO C-2; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 3 acres owned by Ricardo Ballesteros located at 5014 Har-Ber Avenue, from A-1 to C-2; and declaring an emergency.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

SPRINGDALE CITY COUNCIL
MARCH 24, 2020

After reading the title of the Ordinance, Council Member Evans moved the Ordinance "Do Pass". Council Member Jaycox made the second.

The vote:

Yes: Jaycox, Williams, Watson, Overton, Lawson, Evans, Powell

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Evans, Powell, Jaycox

No: None

The Ordinance was numbered 5462.

ORDINANCE NO. 5463 – REZONING .96 ACRES OWNED BY ROCKY MOUNTAIN REALTY HOLDING CORPORATION LOCATED AT 765 OLD WIRE ROAD, FROM I-1 TO P-1; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning .96 acres owned by Rocky Mountain Realty Holding Corporation located at 765 Old Wire Road, from I-1 to P-1; and declaring an emergency.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

After reading the title of the Ordinance, Council Member Evans moved the Ordinance "Do Pass". Council Member Jaycox made the second.

The vote:

Yes: Jaycox, Williams, Watson, Overton, Lawson, Evans, Powell

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Evans, Powell, Jaycox

No: None

The Ordinance was numbered 5463.

ORDINANCE NO. 5464 – REZONING 15 ACRES OWNED BY REVIVAL TABERNACLE CHURCH LOCATED AT 2608 EAST EMMA AVENUE, FROM A-1 AND I-1 TO P-1; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 15 acres owned by Revival Tabernacle Church located at 2608 East Emma Avenue, from A-1 and I-1 to P-1; and declaring an emergency.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

SPRINGDALE CITY COUNCIL
MARCH 24, 2020

After reading the title of the Ordinance, Council Member Powell moved the Ordinance "Do Pass". Council Member Evans made the second.

The vote:

Yes: Lawson, Evans, Powell, Jaycox, Williams, Watson, Overton

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Evans, Powell, Jaycox, Williams, Watson, Overton, Lawson

No: None

The Ordinance was numbered 5464.

ORDINANCE NO. 5465 – REZONING 19 ACRES OWNED BY BRENDA LAZENBY LOCATED AT 3018 EAST ROBINSON AVENUE, FROM A-1 TO C-5 AND MF-12; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 19 acres owned by Brenda Lazenby located at 3018 East Robinson Avenue, from A-1 to C-5 and MF-12; and declaring an emergency.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

After reading the title of the Ordinance, Council Member Jaycox moved the Ordinance "Do Pass". Council Member Overton made the second.

The vote:

Yes: Jaycox, Williams, Watson, Overton, Lawson, Evans

No: Powell

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Jaycox, Williams, Watson, Overton, Lawson, Evans, Powell

No: None

The Ordinance was numbered 5465.

ORDINANCE NO. 5466 – REZONING 14.57 ACRES OWNED BY MICHAEL DAVID SLOAN LOCATED AT 3406 S. THOMPSON, FROM MF-12 AND C-2 TO C-5; AND DECLARING AN EMERGENCY

Planning Director Patsy Christie presented an Ordinance rezoning 14.57 acres owned by Michael David Sloan located at 3406 S. Thompson, from MF-12 and C-2 to C-5; and declaring an emergency.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

After reading the title of the Ordinance, Council Member Evans moved the Ordinance "Do Pass". Council Member Jaycox made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Evans, Powell, Jaycox

No: None

Council Member Jaycox moved the Emergency Clause be adopted. Council Member Evans made the second.

The vote:

Yes: Watson, Overton, Lawson, Evans, Powell, Jaycox, Williams

No: None

The Ordinance was numbered 5466.

RESOLUTION NO. 33-20 – APPROVING A CONDITIONAL USE APPEAL BY JUSTIN AND BOBBI LOONEY FOR A TANDEM LOT SPLIT IN AN A-1 ZONE AT 4897 WHITTLE ROAD AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Patsy Christie presented a Resolution approving a conditional use appeal by Justin and Bobbi Looney for a tandem lot split in an A-1 Zone at 4897 Whittle Road as set forth in Ordinance No. 4030.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

RESOLUTION NO. _____

A RESOLUTION APPROVING A CONDITIONAL USE AT 4897 WHITTLE 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 March 3, 2020 on a request by Justin and Bobbi Looney for a Tandem Lot Split in an Agricultural District (A-1) at 4897 Whittle Road; and

WHEREAS, following the public hearing the Planning Commission by a vote of six (6) yes and zero (0) recommends that a conditional use be granted to Justin and Bobbie Looney for a Tandem Lot Split an Agricultural District (A-1) at 4897 Whittle Road with the following conditions – **No conditions set.**

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Justin and Bobby Looney for a Tandem Lot Split in an Agricultural District (A-1) with the following conditions – **No conditions set.**

PASSED AND APPROVED THIS _____ DAY OF March, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

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

The vote:

Yes: Overton, Lawson, Evans, Powell, Jaycox, Williams, Watson

No: None

The Resolution was numbered 33-20.

RESOLUTION NO. 34-20 – APPROVING A CONDITIONAL USE APPEAL BY INTEGRISITE FOR A USE UNIT 33 (SELF-SUPPORTING TOWER OR ANTENNA STRUCTURE OR MONOPOLE) AT 760 BUTTERFIELD COACH ROAD IN AN A-1 ZONE WITH CONDITIONS AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Patsy Christie presented a Resolution approving a conditional use appeal by Integrisite for a Use Unit 33 (Self-Supporting Tower or Antenna Structure or Monopole) at 760 Butterfield Coach Road in an A-1 zone with conditions as set forth in Ordinance No. 4030.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

RESOLUTION NO. _____

A RESOLUTION APPROVING A CONDITIONAL USE AT 760 BUTTERFIELD COACH 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 March 3, 2020 on a request by Integrisite for a conditional use for a Use Unit 33 (Self-supporting tower or antenna structure or monopole) in an Agricultural District (A-1) at 760 Butterfield Coach Road; and

WHEREAS, following the public hearing the Planning Commission by a vote of six (6) yes and zero (0) no recommends that a conditional use be granted to Integrisite for a Use Unit 33 (Self-supporting tower or antenna structure or monopole) in an Agricultural District (A-1) at 76- Butterfield Coach Road with the following conditions - **Must meet standards outlined in Chapter 130 Article 6, section 3.14.**

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Integrisite for a Use Unit 33 (Self-supporting tower or antenna structure or monopole) in an Agricultural District (A-1) at 760 Butterfield Coach Road with the following conditions- **Must meet standards outlined in Chapter 130 Article 6, section 3.14**

PASSED AND APPROVED THIS ____ DAY OF March, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

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

The vote:

Yes: Lawson, Evans, Powell, Jaycox, Williams, Watson, Overton

No: None

The Resolution was numbered 34-20.

RESOLUTION NO. 35-20 – APPROVING A CONDITIONAL USE APPEAL BY ARKANSAS JRD CHURCH (CARTER ANIEN) FOR A USE UNIT 42 (CHURCH/SYNAGOGUE) LOCATED AT 3430 WEST SUNSET AVENUE IN A C-2 ZONE WITH CONDITIONS AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Patsy Christie presented a Resolution approving a conditional use appeal by Arkansas JRD Church (Carter Anien) for a Use Unit 42 (Church/Synagogue) in a C-2 zone located at 3430 West Sunset with conditions as set forth in Ordinance No. 4030.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

RESOLUTION NO. ____

A RESOLUTION APPROVING A CONDITIONAL USE AT 3430 WEST SUNSET AVENUE AS SET FORTH IN ORDINANCE NO. 4030

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

WHEREAS, the Planning Commission held a public hearing on March 3, 2020 on a request by Arkansas JRD Church (Carter Anien) for a conditional use for a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2) at 3430 West Sunset Avenue; and

WHEREAS, following the public hearing the Planning Commission by a vote of six (6) yes and zero (0) no recommends that a conditional use be granted to the Arkansas JRD Church (Carter Anien) for a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2) at 3430 West Sunset Avenue with the following conditions –

Modification to the building as outlined by Building Department, signed parking agreements provided; must meet the requirements of the sound Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Arkansas JRD Church (Carter Anien) for a Use Unit 42 (Church/Synagogue) in a General Commercial District (C-2) at 3430 West Sunset Avenue with the following conditions –

Modification to the building as outlined by Building Department, signed parking agreements provided; must meet the requirements of the sound Ordinance.

PASSED AND APPROVED THIS ____ DAY OF March, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Council Member Evans moved the Resolution be adopted. Council Member Jaycox made the second.

The vote:

Yes: Lawson, Evans, Powell, Jaycox, Williams, Watson, Overton

No: None

The Resolution was numbered 35-20.

RESOLUTION NO. 36-20 - APPROVING A CONDITIONAL USE APPEAL BY REBECA SOTO FOR A USE UNIT 44 (MOBILE VENDING) LOCATED AT 1101 SOUTH THOMPSON STREET IN A C-2 ZONE WITH CONDITIONS AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Patsy Christie presented a Resolution approving a conditional use appeal by Rebecca Soto for a Use Unit 44 (Mobile Vending) located at 1101 South Thompson Street in a C-2 zone with conditions as set forth in Ordinance No. 4030.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

RESOLUTION NO. ____

A RESOLUTION APPROVING A CONDITIONAL USE AT 1101 SOUTH THOMPSON STREET 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 March 3, 2020 a request by Rebecca Soto for a conditional use for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2) at 1101 South Thompson Street; and

WHEREAS, following the public hearing the Planning Commission by a vote of six (6) yes and zero (0) no recommends that a conditional use be granted to Rebecca Soto for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2) at 1101 South Thompson Street with the following conditions –

1. **May not operate between the hours of 10:00 p.m. & 7:00 a.m.**
2. **If a health certificate is required, display the heal certificate in a manner visible to customers**
3. **No obstruction of pedestrian or motor vehicle traffic flow**
4. **No obstruction of traffic signals or regulator signs**
5. **No vending upon a public way**
6. **No sound device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation**
7. **Sites to remain clean and free of paper or refuse of any kind generated from the operation of the business with all trash or debris accumulating with twenty (20) feet of any vending stand to be collected and deposited into a trash container.**

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Rebecca Soto for a Use Unit 44 (Mobile Vending) in a General Commercial District (C-2) at 1101 South Thompson Street with the following conditions –

1. **May not operate between the hours of 10:00 p.m. & 7:00 a.m.**
2. **If a health certificate is required, display the heal certificate in a manner visible to customers**
3. **No obstruction of pedestrian or motor vehicle traffic flow**
4. **No obstruction of traffic signals or regulator signs**
5. **No vending upon a public way**
6. **No sound device that produces a loud and raucous noise in violation of city ordinance, or violate any other city ordinances in connection with the vending operation**
7. **Sites to remain clean and free of paper or refuse of any kind generated from the operation of the business with all trash or debris accumulating with twenty (20) feet of any vending stand to be collected and deposited into a trash container.**

PASSED AND APPROVED THIS _____ DAY OF March, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Council Member Evans moved the Resolution be adopted. Council Member Jaycox made the second.

The vote:

Yes: Powell, Jaycox, Williams, Watson, Overton, Lawson, Evans

No: None

The Resolution was numbered 36-20.

RESOLUTION NO. 37-20 – APPROVING A CONDITIONAL USE APPEAL BY
KENZIE TUCKER FOR A USE UNIT 28 (HOME OCCUPATION) IN A SF-2 ZONE
AT 4303 KENDRA AVENUE AS SET FORTH IN ORDINANCE NO. 4030

Planning Director Patsy Christie presented a Resolution approving a conditional use appeal by Kenzie Tucker for a Use Unit 28 (Home Occupation) in a SF-2 Zone at 4303 Kendra Avenue as set forth in Ordinance No. 4030.

A public hearing was held at the March 3, 2020 Planning Commission meeting.

RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONDITIONAL USE AT 4303
KENDRA AVENUE AS SET FORTH IN ORDINANCE NO. 4030**

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

WHEREAS, the Planning Commission held a public hearing on March 3, 2020 on a request by Kenzie Tucker for a conditional use for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2) at 4303 Kendra Avenue; and

WHEREAS, following the public hearing the Planning Commission by a vote of six (6) yes and zero (0) no recommends that a conditional use be granted to Kenzie Tucker for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2) with the following conditions:

1. **No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.**
2. **No outside storage of materials required for the operation of the business.**
3. **Operated only by the resident members of the household and shall not have any employees, concessionaires or any other form of operator or helper whether such business is conducted on the premises or off the premises.**
4. **Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.**
5. **Generates no traffic, parking, and sewage or water use in excess of what is normal in the residential neighborhood.**
6. **Will not produce any fumes, odors, noise or any other offensive effects that are not normal to residential activity.**
7. **Will not involve accessory buildings.**

8. **Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.**

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Kenzie Tucker for a Use Unit 28 (Home Occupation) in a Low/Medium Density Single Family Residential District (SF-2) at 4303 Kendra Avenue with the following conditions:

1. **No alteration of the outside appearance of the residential structure or provision of a separate outside entrance for the business areas of the residential structure.**
2. **No outside storage of materials required for the operation of the business.**
3. **Operated only by the resident members of the household and shall not have any employees, concessionaires or any other form of operator or helper whether such business is conducted on the premises or off the premises.**
4. **Requires the use of an area no greater than thirty (30) percent of the total heated living space of the residential structure.**
5. **Generates no traffic, parking, and sewage or water use in excess of what is normal in the residential neighborhood.**
6. **Will not produce any fumes, odors, noise or any other offensive effects that are not normal to residential activity.**
7. **Will not involve accessory buildings.**
8. **Stock in trade shall not exceed ten (10) percent of the floor area of the accessory use.**

PASSED AND APPROVED THIS ____ DAY OF March, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Council Member Evans moved the Resolution be adopted. Council Member Jaycox made the second.

The vote:

Yes: Jaycox, Williams, Watson, Overton, Lawson, Evans, Powell

No: None

The Resolution was numbered 37-20.

RESOLUTION NO. 38-20 – AUTHORIZING THE GRANT OF AN ACCESS
EASEMENT TO VICTORY CHURCH NWA, INC. ACROSS PROPERTY OWNED
BY THE CITY OF SPRINGDALE, ARKANSAS (PARCEL NO. 815-30867-002,
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS)

Council Member Rick Evans presented a Resolution authorizing the grant of an access easement to Victory Church NWA Inc. across property owned by the City of Springdale, Arkansas (Parcel No. 815-30867-002, Springdale, Washington County, Arkansas).

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING THE GRANT OF AN ACCESS
EASEMENT TO VICTORY CHURCH NWA, INC. ACROSS
PROPERTY OWNED BY THE CITY OF SPRINGDALE,
ARKANSAS (PARCEL NO. 815-30867-002, SPRINGDALE,
WASHINGTON COUNTY, ARKANSAS).**

WHEREAS, the City of Springdale, Arkansas, owns a tract of property known as Parcel No. 815-30867-002, Springdale, Washington County, Arkansas ("the Property");

WHEREAS, Victory Church NWA, Inc., owns a parcel of property adjacent to the Property, and is in need of an access easement to access its property, as shown on the attached Exhibit "A";

WHEREAS, the access easement is necessary for Victory Church NWA, Inc., to access its property, and would ratify the access already in place for the property owned by Victory Church NWA, Inc., and will be beneficial to future growth and development of the area; and

WHEREAS, Ark. Code Ann. §14-54-302 provides that the Mayor and City Clerk may execute the attached access easement document when authorized to do so by Resolution approved 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 are hereby authorized to execute the attached access easement document granting an access easement across the Property to Victory Church NWA, Inc.

PASSED AND APPROVED this ____ day of March, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

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

The vote:

Yes: Williams, Watson, Overton, Lawson, Evans, Powell, Jaycox

No: None

The Resolution was numbered 38-20.

ORDINANCE NO. 5467 – AMENDING CHAPTER 130, ARTICLE 12, SECTION 3.8 (C)(4) OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; DECLARING AN EMERGENCY AND FOR OTHER PURPOSES

Council Member Mike Overton presented an Ordinance amending Chapter 130, Article 12, Section 3.8 (C)(4) of the Code of Ordinances of the City of Springdale, Arkansas; declaring an emergency and for other purposes.

Chapter 130, Article 12, Section 3 of the Code of Ordinances for the City of Springdale, Arkansas, sets forth the sign requirements in the Ballpark Area/Southwest Springdale District Overlay, including the type, size and location of signs in the overlay district and only the types and locations provided are allowed with no variances from the provision of the section permitted with the overlay district.

After holding a public hearing, the Springdale Planning Commission recommended that Chapter 130, Article 12, Section 3.8(c)(4) of the Code of Ordinances for the City of Springdale, Arkansas, be amended to allow the use of monument signs for specific uses.

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

The vote:

Yes: Watson, Overton, Lawson, Evans, Powell, Jaycox, Williams

No: None

Council Member Evans moved the Emergency Clause be adopted. Council Member Jaycox made the second.

The vote:

Yes: Overton, Lawson, Evans, Powell, Jaycox, Williams, Watson

No: None

The Ordinance was numbered 5467.

JEFF WATSON COMMENTS

Council Member Watson is concerned with the City of Springdale's revenues with the Covid 19 Virus affecting the whole country and its effect on the City of Springdale.

He thinks the City of Springdale should consider a replacement hiring freeze until we know how our budget will be affected. This would not include the Police and Fire Departments.

This will be discussed at the April 6th Finance Committee meeting.

ADJOURNMENT

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

After a voice vote of all ayes and no nays, the meeting adjourned at 7:07 p.m.

SPRINGDALE CITY COUNCIL
MARCH 24, 2020

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer

RESOLUTION NO. _____

**A RESOLUTION MAKING A
RE-APPOINTMENT TO THE
SPRINGDALE CIVIL SERVICE COMMISSION.**

WHEREAS, Bob Downum has been serving on the Springdale Civil Service Commission and his term expired April 1, 2020.

WHEREAS, the City Council for the City of Springdale finds that Bob Downum should be re-appointed to the Springdale Civil Service Commission for a six year term from April 1st, 2020 to April 1st, 2026;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Bob Downum is hereby re-appointed to the Springdale Civil Service Commission for a six year term running from April 1, 2020, to April 1, 2026.

PASSED AND APPROVED this 14th day of April, 2020.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

Bob Downum

City Council Members:

I am applying for reappointment to the Springdale Civil Service Commission. I have served on the commission for several years and I am honored to have served. I would greatly appreciate your allowing me to continue to serve this great city and the Springdale Civil Service Commission.

~~~~~

Bob Downum is the Executive Broker at Weichert, Realtors-The Griffin Company. Downum has been in the real estate business since 1996 after a 27-year career in the grocery business; 24 of those years were with Harp's Food Stores serving as Vice president of Marketing. Born in Bentonville, Arkansas, Downum graduated from Springdale High School, served in the United States Air Force during the Viet Nam War, and graduated from the University of Arkansas (BSBA, Marketing) in 1975.

Downum, along with his wife, Sandra, left the grocery business in 1996 to pursue a career in the real estate business. They bought the Weichert franchise in 2006 (Weichert-Downum Group) to better serve their real estate clients and provide better training and other opportunities for their 30 real estate agents and brokers. On March 1, 2017, Downum merged with the Griffin Company.

### Other Activities:

- **Currently Commissioner & Chairman with Springdale Civil Service Commission**
- Currently serving in the Arkansas Home Inspectors Board (State appointment)
- Past Member, Springdale Kiwanis Club since 1977: Served twice on the Kiwanis Board of Directors
- Northwest Arkansas Board of Realtors: Served 5 years as a Director and one year as Secretary/Treasurer
- Arkansas State Realtors Association: Served 5 years as a state Director and nine years on the state Risk Reduction Committee
- Holds the following designations: Certified Residential Specialist, Graduate of Realtor Institute, Accredited Buyers Representative, and Certified Negotiation Expert
- Served on the Springdale Chamber of Commerce Board of Directors
- Received the "Spirit of America" award from the National Grocers Association

Best To You!



**Bob Downum**, CRS, GRI, ABR  
Executive Broker / Senior Vice President

Cell: 479.296.2227  
Office: 479.756.1003  
BDownum@WeichertGriffin.com

**Weichert**

The Griffin Company  
1100 S. Thompson  
Springdale, AR 72764

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

**AN ORDINANCE AMENDING SECTION 112 OF THE  
CODE OF ORDINANCES OF THE CITY OF SPRINGDALE,  
ARKANSAS; AND FOR OTHER PURPOSES**

**WHEREAS**, Chapter 112 of the Code of Ordinances of the City of Springdale, Arkansas, contains the procedures for the subdivision of land in the City of Springdale;

**WHEREAS**, Section 112-2 of the Code of Ordinances of the City of Springdale, Arkansas, needs to be amended to include a definition of replat;

**WHEREAS**, Section 112-3 of the Code of Ordinances of the City of Springdale, Arkansas, needs to be amended regarding submission requirements for plats; and adding procedures for the submittal of replats;

**WHEREAS**, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Section 112-2 and Section 112-3 of the Code of Ordinances of the City of Springdale, Arkansas; and

**WHEREAS**, pursuant to Section 112-12(d) of the Code of Ordinances of the City of Springdale, Arkansas, a public hearing was held before the Springdale Planning Commission on April 7, 2020, after notice was given of said hearing as required by law.

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

**Section 1:** Section 112-2 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to add the following definition:

*Replat:* The process of changing a previously approved land development either by alteration of a lot, parcel, or tract, or the placement of another type of development on a lot or tract different from the one previously contemplated when originally approved or by other changes made to the original plat. All replats must go through the planning process as set out in section 112-3(6) et seq., including the requirement of notification of adjacent property owners by the developer.

**Section 2:** Section 112-3 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 112-3. - Procedure for subdivision approval.

The subdivider shall follow the following procedure for the approval of plats:

(1) *Pre-application:* The subdivider is encouraged to consult with the director of the planning and community development division or the appointed representative for assistance before the preparation of the preliminary plat and application for approval. At this time, he/she may request instructions and/or checklists to guide him/her in the preparation of the plats. This will familiarize the subdivider with these regulations, the master street plan, the land use plan, zoning regulations, and other official plans, policies and public improvements.

(2) *Preliminary plat:*

a. *Submission:* The subdivider shall submit to the director of the planning and community development division or the appointed

representative ~~15~~ 3 copies of a preliminary plat, 1 digital copy of the preliminary plat and one digital copy of the preliminary drainage report, as required by the Springdale Drainage Criteria Manual, before the submission deadline for technical plat review as established by the director of the planning and community development division and published as the schedule of meeting dates and submission deadlines.

- b. *Technical plat review:* The subdivider or his representative shall meet with the technical plat review committee at the appointed time to discuss the submitted plat and to answer questions concerning said plat and drainage report. The subdivider shall address all comments of the technical plat review committee and resubmit the preliminary plat and drainage report (if required) by the time of the above-mentioned schedule of meeting dates and submission deadlines. The resubmittal shall contain ~~18~~ 3 copies of the plat, one digital copy, and a digital written response to all comments of the technical plat review committee. Submission of all these items shall constitute a formal filing of a preliminary plat with the city.
- c. *Planning commission:* Within 60 days after acceptance for review of the preliminary plat, the planning commission shall conduct a public meeting to review said preliminary plat. The subdivider or his designated representative shall be responsible for providing notice to all adjacent property owners of the project by certified mail, return receipt requested, to the last known address of all such record owner(s) as certified by a licensed abstractor or licensed land surveyor within the past 60 days. The subdivider or his representative, who has been designated in writing and who has full authority to make decisions in the subdivider's absence, shall be present to address all questions by the planning commissioners. The planning commission shall approve, approve with conditions, disapprove, or table the preliminary plat. If the preliminary plat is tabled, it will be placed on the agenda of the next planning commission meeting.

If the subdivider desires to develop only a portion of the total area intended for development, the planning commission shall require preliminary plat approval for the entire area to insure that the purpose and intent of these regulations are complied with, and a final plat shall be required only for the portions of the total area intended for present development, with additional final plat or plats to be required for other portions of the area as developed. Each phase shall be clearly defined on the preliminary plat.

The approval of the preliminary plat shall lapse after one year unless construction is on-going and work is actively progressing on the installation of the required improvements.

- ~~d. *Replats:* The procedure pertaining to preliminary plats shall also apply to replats, including the requirement of notification of adjacent property owners by the developer.~~

- (3) *Plans and specifications:* After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this

Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.

All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.

(4) *Final plat:*

- a. *Submission:* After the preliminary plat is approved and after engineering plans and specifications are approved, the subdivider shall complete 90 percent of the water and sewer improvements and 80 percent of the grading and street improvements, as determined by the director of the planning and community development division, that are required under these regulations before submitting the final plat. After compliance with the above requirements the subdivider may present to the director of the planning and community development division ~~15~~ 3 copies of the final plat, as well as one digital copy of the final plat before the submission deadline for technical plat review as established by the director of the planning and community development division and published as the schedule of meeting dates and submission deadlines.
- b. *Technical plat review:* The subdivider or his representative shall meet with the technical plat review committee at the appointed time to discuss the submitted plat and to answer questions concerning said plat. The subdivider shall address all comments of the technical plat review committee and resubmit the final plat by the time of the above-mentioned schedule of meeting dates and submission deadlines. The resubmittal shall contain ~~18~~ 3 copies of the plat, one digital copy, and a digital written response to all comments of the technical plat review committee. The subdivider shall prepare a detailed estimate of the maximum amount of a surety bond or cash for 150 percent of the cost of completion of the improvements. Submission of all these items shall constitute a formal filing of a plat with the city.
- c. *Planning commission:* Within 60 days after acceptance for review of the final plat, the planning commission shall conduct a public meeting to review said final plat. The subdivider or his representative, who has been designated in writing and who has full authority to make decisions in the subdivider's absence, shall be present to address all questions by the planning commissioners. The planning commission shall approve, approve with conditions, disapprove, or table the final plat. If the final plat is tabled, it will be placed on the agenda of the next planning commission meeting. The final plat shall conform substantially to the preliminary plat, as approved, and it shall represent the required improvements as they have been built or designed. If serious discrepancies are found, the planning commission may disapprove the final plat and require the improvements to be changed at the subdivider's expense.

If the final plat is disapproved or approved with conditions, the grounds for disapproval or conditions of approval shall be stated on the records of the planning commission.

Upon approval, the planning commission shall submit the plat to the city council for approval by ordinance. The subdivider shall prepare the proposed ordinance in a form specified by the city attorney. Approval of the final plat by the city council shall provide for the acceptance by the public of the dedication of any street or other public way or ground. A certificate of acceptance of the dedication shall be adopted by the city council and affixed to copies of the approved plat before filing and recording.

After the final plat has been approved by the city council the subdivider shall obtain the required signatures from the planning commission and city officials. The subdivider shall deposit with the city clerk a surety bond, letter of credit, or cash for 150 percent of the cost of remaining improvements and other required items, as approved by the director of the planning and community development division, before the director's signature is obtained. Additional items that shall be required to be submittal to the city with the final plat are:

1. Filed copy of the Property Owner's Association By-Laws, if there is common area within the subdivision.
2. Two copies of the master streetlight plan.
3. Two copies of as-built drawings.
4. One digital copy of as-builts.
5. Engineer's certification that subdivision was constructed according to the plans and specification and according to the city's specifications.
6. Engineer's statement of cost of the street and drainage costs.
7. Payment of all testing.
8. Payment for required street signs.
9. A one-year maintenance bond for one-half the cost of the streets and drainage improvements.
10. Subdivider's affidavit that all labor, material, and supply cost has been paid.
11. Certification from Title Company that all easements for the property are shown on the final plat.
12. Release of any easement not shown on the final plat.
13. Install concrete monuments at all corners or bearing changes of the outside limits of the subdivision.
14. Install metal pins in the asphalt at the center of circles, cul-de-sacs, or other radius points required for the determination of lot lines.

The subdivider shall then file the final plat and city ordinance accepting the dedications with the county circuit clerk. The subdivider shall submit the two copies of the plat required by the county plus the number required by the city, all with original signatures, to the county for recording. The city shall require the original recorded adopting ordinance, one copy with original signatures and original recording stamp of the final plat, one digital copy, and ~~4~~3 exact reproductions of the final plat.

- (5) *Informal plat*: When a parcel is split into parcels of any size, or otherwise provided by this chapter, an informal plat shall be prepared for the parcel to be transferred to accompany the deed. Said plat shall provide 3 copies of the informal plat, as well as one digital copy of the informal plat, including a vicinity map, parent parcel number and legal description, new parcel legal description, right-of way or access and public dedications, and other information as required in section (g). The director of the planning and community development division or the appointed representative may approve the plat if proper access and utility easements have been provided

and if the developer agrees to provide the improvements required by city ordinances and if no other significant problems appear to exist due to the division of the parcel in the director's determination.

(6) Replat:

a. Submission: The subdivider shall submit to the director of the planning and community development division or the appointed representative 3 copies of a replat, 1 digital copy of the replat, and one digital copy of the preliminary drainage report, as required by the Springdale Drainage Criteria Manual, before the submission deadline for technical plat review as established by the director of the planning and community development division and published as the schedule of meeting dates and submission deadlines.

b. Technical plat review: The subdivider or his representative shall meet with the technical plat review committee at the appointed time to discuss the submitted plat and to answer questions concerning said plat and drainage report. The subdivider shall address all comments of the technical plat review committee and resubmit the replat and drainage report (if required) by the time of the above-mentioned schedule of meeting dates and submission deadlines. The resubmittal shall contain 3 copies of the replat, one digital copy of the replat, and a digital written response to all comments of the technical plat review committee. Submission of all these items shall constitute a formal filing of a replat with the City.

c. Planning commission: Within 60 days after acceptance for review of the replat, the planning commission shall conduct a public meeting to review said replat. The subdivider or his designated representative shall be responsible for providing notice to all adjacent property owners of the project by certified mail, return receipt requested, to the last known address of all such record owner(s) as certified by a licensed abstractor or licensed land surveyor within the past 60 days. The subdivider or his representative, who has been designated in writing and who has full authority to make decisions in the subdivider's absence, shall be present to address all questions by the planning commissioners. The planning commission shall approve, approve with conditions, disapprove, or table the replat. If the replat is tabled, it will be placed on the agenda of the next planning commission meeting.

(67) Fees: When the subdivider submits a plat to the director of the planning and community development division he/she shall remit the following fees:

Preliminary Plat ..... \$500.00

Final plat, per lot ..... 1.00

Minimum for each phase ..... 50.00

Informal plat ..... 50.00

Large scale development plan ..... 500.00

(78) Plat requirements: The plat shall be drawn on acceptable material and at a scale of no smaller than 1" = 100' and no larger than 17" by 24".

(89) *Plat information:* The following information shall be submitted to the director of the planning and community development division for a plat review and approval:

(NOTE: remove existing table and replace with the table attached hereto as Exhibit "A")

**Section 3:** All other provisions of Chapter 112 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically modified herein shall remain in full force and effect.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

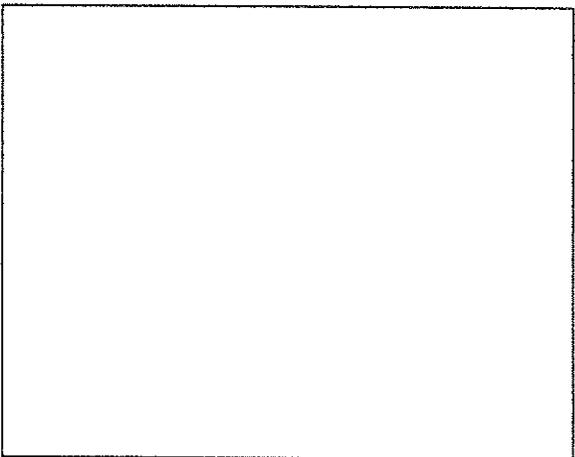
\_\_\_\_\_  
Doug Sprouse, Mayor

ATTEST:

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

APPROVED AS TO FORM:

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



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

**AN ORDINANCE ACCEPTING THE RE-PLAT OF LOT 7  
AND ADDING LOTS 8 AND 9 OAKWOOD PARK  
SUBDIVISION TO THE CITY OF SPRINGDALE  
ARKANSAS, AND DECLARING AN EMERGENCY.**

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

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

Legal Description

Description of Lot 7A

A part of Lot 7 Oakwood Park Subdivision in Springdale, Washington County, Arkansas, more precisely described as follows: Starting at a found stone at the Southwest Corner of the SW 1/4 of the SE 1/4 of Section 17; thence along the West line of the SW 1/4 of the SE 1/4 the following courses, North 02 Degrees 27 Minutes 18 Seconds East, 328.32 feet to a found 5/8" rebar; thence North 02 Degrees 27 Minutes 25 Seconds East, 175.00 feet to a set 5/8" rebar and the true POINT OF BEGINNING; thence North 02 Degrees 27 Minutes 25 Seconds East, 810.69 feet to a found pipe; thence leaving said West line, North 86 Degrees 44 Minutes 14 Seconds West, 451.96 feet; thence North 12 Degrees 54 Minutes 26 Seconds West, 31.23 feet; thence South 86 Degrees 44 Minutes 54 Seconds East, 460.67 feet; thence North 02 Degrees 23 Minutes 49 Seconds East, 49.87 feet to a found 1/2" rebar; thence South 87 Degrees 50 Minutes 55 Seconds East, 550.18 feet to a found 5/8" rebar; thence South 02 Degrees 28 Minutes 32 Seconds West, 891.42 feet to a set 5/8" rebar; thence North 87 Degrees 46 Minutes 01 Seconds West, 550.27 feet to a set 5/8" rebar and the true POINT OF BEGINNING containing 11.573 acres more or less and being subject to any easements of record.

Description of Lot 8

Located in a part of the SW 1/4 of the SE 1/4 of Section 17, Township 17 North, Range 30 West and a part of Lot 7 Oakwood Park Subdivision in Springdale, Washington County, Arkansas, more precisely described as follows: Starting a found stone at the Southwest Corner of the SW 1/4 of the SE 1/4 of Section 17 for the true POINT OF BEGINNING; thence along the West line of the SW 1/4 of the SE 1/4, North 02 Degrees

27 Minutes 18 Seconds East, 328.32 feet to a found 5/8" rebar; thence North 02 Degrees 27 Minutes 25 Seconds East, 175.00 feet to a set 5/8" rebar, thence leaving said West line, South 87 Degrees 46 Minutes 01 Seconds East, 550.27 feet to a set 5/8" rebar; thence South 02 Degrees 28 Minutes 32 Seconds West, 503.78 feet to a set 5/8" rebar; thence along the South line of SW 1/4 of the SE 1/4, North 87 Degrees 43 Minutes 11 Seconds West, 550.10 feet to a found stone and the true POINT OF BEGINNING containing 6.360 acres more or less and being subject to any easements of record.

Description of Lot 9

Located in a part of the SW 1/4 of the SE 1/4 of Section 17, Township 17 North, Range 30 West in Springdale, Washington County, Arkansas, more precisely described as follows: Starting at a found stone at the Southwest Corner of the SW 1/4 of the SE 1/4 of Section 17; thence along the South line of the SW 1/4 of the SE 1/4, South 87 Degrees 43 Minutes 11 Seconds East, 550.10 feet to a set 5/8" rebar and the true POINT OF BEGINNING; thence North 02 Degrees 28 Minutes 32 Seconds East, 328.78 feet to a found 5/8" rebar; thence South 87 Degrees 46 Minutes 01 Seconds East, 763.86 feet to a found 5/8" rebar; thence South 01 Degrees 51 Minutes 48 Seconds West, 329.41 feet to the Southeast Corner of the SW 1/4 of the SE 1/4; thence along the South line of the SW 1/4 of the SE 1/4, North 87 Degrees 43 Minutes 11 Seconds West, 767.38 feet to a set 5/8" rebar and the true POINT OF BEGINNING containing 5.784 acres more or less and being subject to the right-of-way of Greathouse Springs Road and any easements of record.

**AND WHEREAS**, said Planning Commission after conducting a public hearing, has approved the re-plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said re-plat and join with the said petitioner in petitioning the City Council to accept the said REPLAT OF LOT 7 AND ADDING LOTS 8 AND 9 OAKWOOD PARK SUBDIVISION to the City of Springdale, Arkansas.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS**, that the RE-PLAT OF LOT 7 AND ADDING LOTS 8 AND 9 OAKWOOD PARK SUBDIVISION, TO THE City of Springdale, Arkansas, as shown on the re-plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Benton County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Ernest Cate, CITY ATTORNEY



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

**A RESOLUTION AUTHORIZING THE EXECUTION  
OF AN AMENDMENT TO AN ENGINEERING  
SERVICES CONTRACT**

**WHEREAS**, Garver, LLC and the City of Springdale entered into a contract on June 19, 2019 for designing the realignment of two intersections on Park Street, and

**WHEREAS**, it has been determined **that the** scope of the project needs to be changed to include some modifications the water and waste water systems in the area of these intersections, and

**WHEREAS**, Garver, LLC has proposed an amendment to the contract for this additional service that increases their compensation by \$34,250.00;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Mayor is authorized to execute amendment No. 1 with Garver, LLC for \$34,250.

**PASSED AND APPROVED** this 17<sup>th</sup> day of April, 2020.

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

ATTEST:

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

APPROVED AS TO FORM:

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



**AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES**  
City of Springdale  
Springdale, Arkansas  
Project No. 19T21050

**CONTRACT AMENDMENT NO. 1**

This Contract Amendment No. 1, effective on the date last written below, shall amend the original contract between the **City of Springdale, Arkansas** (Owner) and GARVER, LLC (GARVER), dated June 19, 2019 referred to in the following paragraphs as the original contract.

This Contract Amendment No. 1 adds professional services for the:

*Realignment and reconstruction of the intersections of Powell/Caudle/Park Street and Park/Emma/Berry near downtown Springdale, Arkansas.*

The original contract is hereby modified as follows:

**SECTION 2 – SCOPE OF SERVICES**

The scope of services is modified to include the design of waterline relocations as described in the attached Appendix A.

**SECTION 3 – PAYMENT**

Increase the total amount paid to GARVER under this agreement by **\$34,250.00** from **\$204,550.00** to **\$238,800.00**.

**APPENDIX B – HOURLY RATES AND FEE SPREADSHEETS**

The attached Appendix B fee spreadsheet that includes the hourly estimate for the Amendment No. 1 additional services shall be added to this agreement.

This Agreement may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

## **APPENDIX A – SCOPE OF SERVICES**

### **AMENDMENT NO. 1**

#### **1. General**

Generally, the scope of services includes surveying, design, preparation of property acquisition documents, and bidding services for the realignment and reconstruction of the intersections of Powell/Caudle/Park Street and Park/Emma/Berry near downtown Springdale, Arkansas. The scope is hereby modified to include the design of waterline relocations.

#### **2. Coordination**

Garver will coordinate the waterline relocation improvements with Springdale Water Utilities (SWU) for review and approval of the waterline improvements. Garver will submit the approved waterline relocation plans to the Arkansas Department of Health for review and permit approval.

#### **3. Preliminary Design**

Garver will provide preliminary design of waterline improvements for the above intersections in adherence to the current design standards and specifications of SWU. Preliminary design will include review of existing water and sanitary sewer record drawings in the project area, horizontal and vertical layout of waterline improvements, construction details, calculation of quantities, and an opinion of probable construction cost.

#### **4. Final Design**

Once Garver receives written approval from SWU on Preliminary Design, Garver will begin Final Design. During the final design phase of the project, Garver will conduct final designs to prepare construction plans and specifications for inclusion in the roadway construction contract. This will also include final construction details, quantities, special provisions, and an opinion of probable construction cost.

Garver will also prepare, submit, and coordinate approval with the Arkansas Department of Health (ADH).

#### **5. Project Deliverables**

The following will be submitted to the Owner, or others as indicated, by Garver:

- A. One copy of the Preliminary Design with opinion of probable construction cost to SWU.
- B. One copy of the Final Design with opinion of probable construction cost to SWU.
- C. Two full-size copies of SWU approved Final Design Plans to ADH.
- D. Electronic files as requested.

#### **6. Extra Work**

The following items are not included under this agreement but will be considered as extra work:

- A. Redesign for the Owner's convenience or due to changed conditions after previous alternate direction and/or approval.
- B. Submittals or deliverables in addition to those listed herein.

Extra Work will be as directed by the Owner in writing for an addition fee as agreed upon by the Owner and Garver.

**APPENDIX B**

**CITY OF SPRINGDALE  
PARK STREET INTERSECTIONS**

**WATER LINE RELOCATIONS**

| WORK TASK DESCRIPTION                         | E-6           | E-5               | E-4           | E-3                | E-2           | E-1           | T-1                |
|-----------------------------------------------|---------------|-------------------|---------------|--------------------|---------------|---------------|--------------------|
|                                               | \$275.00      | \$219.00          | \$180.00      | \$154.00           | \$127.00      | \$110.00      | \$81.00            |
|                                               | hr            | hr                | hr            | hr                 | hr            | hr            | hr                 |
| <b>1. Preliminary Design</b>                  |               |                   |               |                    |               |               |                    |
| Project Mgmt./Meetings/Coordination           |               |                   |               | 16                 |               |               |                    |
| Record Drawing Review                         |               |                   |               | 4                  |               |               |                    |
| Roadway Design Coordination                   |               |                   |               | 12                 |               |               |                    |
| Preliminary Design Drawings                   |               |                   |               |                    |               |               |                    |
| Horizontal Layout                             |               |                   |               | 4                  |               |               | 16                 |
| Vertical Layout                               |               |                   |               | 8                  |               |               | 16                 |
| Plan & Profile Sheets                         |               |                   |               | 4                  |               |               | 24                 |
| Detail Sheets                                 |               |                   |               | 1                  |               |               | 4                  |
| Cover/Utility Notes                           |               |                   |               | 1                  |               |               | 2                  |
| Calculate Construction Quantities             |               |                   |               | 4                  |               |               |                    |
| Produce Opinion of Probable Construction Cost |               |                   |               | 2                  |               |               |                    |
| QA/QC                                         |               | 4                 |               |                    |               |               |                    |
| Submit Preliminary Plans and OPCC             |               |                   |               | 2                  |               |               | 4                  |
| <b>Subtotal - Civil Engineering</b>           | <b>0</b>      | <b>4</b>          | <b>0</b>      | <b>58</b>          | <b>0</b>      | <b>0</b>      | <b>66</b>          |
| <b>2. Final Design</b>                        |               |                   |               |                    |               |               |                    |
| Meetings/Coordination                         |               |                   |               | 12                 |               |               |                    |
| Final Design Drawings                         |               |                   |               |                    |               |               |                    |
| Horizontal Layout Revisions                   |               |                   |               | 8                  |               |               | 16                 |
| Vertical Layout Revisions                     |               |                   |               | 8                  |               |               | 16                 |
| Plan & Profile Sheets                         |               |                   |               | 16                 |               |               | 24                 |
| Detail Sheets                                 |               |                   |               | 2                  |               |               | 4                  |
| Cover/Utility Notes                           |               |                   |               |                    |               |               | 1                  |
| Calculate Construction Quantities             |               |                   |               | 6                  |               |               | 4                  |
| Produce Opinion of Probable Construction Cost |               |                   |               | 2                  |               |               |                    |
| QA/QC                                         |               | 12                |               |                    |               |               |                    |
| Prepare Measurement & Payment Spec            |               |                   |               | 2                  |               |               |                    |
| Submit Final Plans and OPCC                   |               |                   |               | 2                  |               |               | 4                  |
| Prepare and Submit ADH Review Package         |               |                   |               | 4                  |               |               | 8                  |
| <b>Subtotal - Civil Engineering</b>           | <b>0</b>      | <b>12</b>         | <b>0</b>      | <b>62</b>          | <b>0</b>      | <b>0</b>      | <b>77</b>          |
| <b>Hours</b>                                  | <b>0</b>      | <b>16</b>         | <b>0</b>      | <b>120</b>         | <b>0</b>      | <b>0</b>      | <b>143</b>         |
| <b>Salary Costs</b>                           | <b>\$0.00</b> | <b>\$3,504.00</b> | <b>\$0.00</b> | <b>\$18,480.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$11,583.00</b> |

**SUBTOTAL - SALARIES: \$33,567.00**

**DIRECT NON-LABOR EXPENSES**

|                                         |          |
|-----------------------------------------|----------|
| Document Printing/Reproduction/Assembly | \$100.00 |
| Postage/Freight/Courier                 | \$33.00  |
| ADH Review Fee                          | \$500.00 |
| Travel Costs                            | \$50.00  |

**SUBTOTAL - DIRECT NON-LABOR EXPENSES: \$683.00**

**SUBTOTAL: \$34,250.00**

**SUBCONSULTANTS FEE: \$0.00**

**TOTAL FEE: \$34,250.00**

**Street Bond Projects**

First Estimate

**March 25, 2020**

|                    |                                                                                 |                    |              |                  |                  |
|--------------------|---------------------------------------------------------------------------------|--------------------|--------------|------------------|------------------|
| 78,826,355         | Bond Funds Available                                                            | 78,826,355         |              |                  |                  |
| <u>3,539,766</u>   | Projected Interest                                                              | <u>2,966,000</u>   |              |                  |                  |
| <u>82,366,121</u>  | Total Funds Available                                                           | <u>81,792,355</u>  |              |                  |                  |
| <br>               |                                                                                 |                    |              |                  |                  |
| -1,299,991         | Huntsville Ave. Overlay                                                         | -1,213,054         |              |                  |                  |
| <u>-853,912</u>    | Watkins 64th to Arvest Ballpark                                                 | <u>-973,597</u>    |              |                  |                  |
| <u>-2,153,903</u>  | Total Completed Projects                                                        | <u>-2,186,651</u>  |              |                  |                  |
| <br>               |                                                                                 |                    |              |                  |                  |
| <b>-2,232,204</b>  | <b>Maple Ave</b>                                                                | <b>-3,348,650</b>  | <b>5.00%</b> | <b>167,433</b>   | <b>1,116,446</b> |
| <b>-14,740,952</b> | <b>Gene George Phase I</b>                                                      | <b>-14,048,783</b> | <b>5.00%</b> | <b>702,439</b>   | <b>(692,169)</b> |
| -36,748            | Pump Station Road Bridge                                                        | -611,690           | 10.00%       | 61,169           |                  |
| -6,780,000         | 40th St. Falcon to bridge                                                       | -6,780,000         | 10.00%       | 678,000          |                  |
| -8,516,568         | 64th St. Watkins to 412                                                         | -9,345,345         | 10.00%       | 934,535          | 828,777          |
| <b>-3,495,452</b>  | <b>Ford Ave. Extended</b>                                                       | <b>-5,440,077</b>  | <b>5.00%</b> | <b>272,004</b>   | <b>1,944,625</b> |
| <b>-4,440,000</b>  | <b>Ball Road &amp; County Line Road Sidewalks/Trails, Ball &amp; Co Line Rd</b> | <b>-4,094,427</b>  | <b>5.00%</b> | <b>204,721</b>   | <b>(345,573)</b> |
| <br>               |                                                                                 |                    |              |                  |                  |
| <b>-1,800,000</b>  | <b>48th to Bob Mills</b>                                                        | <b>-1,070,000</b>  | <b>5.00%</b> | <b>53,500</b>    | <b>(730,000)</b> |
| -997,753           | Gene George - South- Phase I                                                    | -997,753           | 10.00%       | 99,775           |                  |
| -14,000,000        | Har-Ber Ave. Extension to Gutensohn                                             | -14,687,330        | 10.00%       | 1,468,733        | 687,330          |
| -1,900,500         | Park Street Intersections                                                       | -1,916,200         | 10.00%       | 191,620          | 15,700           |
| -1,564,322         | Watkins Ave. 48th to 56th                                                       | -2,294,900         | 10.00%       | 229,490          | 730,578          |
| -5,230,513         | Dixie Land, Apple Blo                                                           | -5,534,126         | 10.00%       | 553,413          | 303,613          |
| <u>-690,000</u>    | Spring Street                                                                   | <u>-690,000</u>    | 10.00%       | 69,000           |                  |
| <u>-66,425,012</u> | Total Projects in Progress                                                      | <u>-70,859,281</u> |              | <u>5,685,832</u> | <u>3,859,327</u> |
| <u>13,787,206</u>  | Balance of Funds Available                                                      | <u>8,746,423</u>   |              |                  |                  |
| <br>               |                                                                                 |                    |              |                  |                  |
| -11,500,000        | Gene George Phase II, 3 lane Elm Springs to Bob Mills                           | -1,647,805         |              |                  |                  |
| -1,796,764         | Kendrick Ave.                                                                   | -1,796,764         |              |                  |                  |
| -4,589,478         | 64th Street (Watkins to Don Tyson) Phase 1 (Watkins to Dearing)                 | -4,589,478         |              |                  |                  |
| <u>-17,886,242</u> | Total Future Projects                                                           | <u>-8,034,047</u>  |              |                  |                  |
| <u>-4,099,036</u>  | Balance of Funds Available                                                      | <u>712,376</u>     |              |                  |                  |

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

**A RESOLUTION APPROPRIATING FUNDS FOR THE  
PARKS & RECREATION DEPARTMENT  
(CIP #1904)**

**WHEREAS**, the City of Springdale is planning to remodel the office portion of the newly acquired Recreation Center at 1906 Cambridge Street and

**WHEREAS**, we have a set of plans prepared by Hight Jackson Associates, Inc., and

**WHEREAS**, the Parks Director has requested the appropriation of \$300,000 for this project;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, there is hereby appropriated \$300,000 from the funds in the CIP Fund reserved for park land acquisition for this project.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2020.

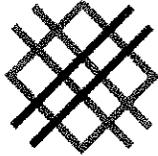
ATTEST:

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

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

APPROVED AS TO FORM:

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



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

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

### Budget Allocation for Office Space

April 1, 2020

To whom it may concern,

As the Director of Parks and Recreation, I would like to request \$300,000 from the park set-aside fund for construction of office space at the Recreation Center. We plan to sub-contract the job by using the design and plans purchased and provided to us from Hight Jackson Associates.

This is the first phase of the project, but will also be the majority of the long range cost of the office construction. This initial construction phase will consist of concrete, electrical, plumbing, structural, and HVAC. For the HVAC we will be using one 10ton unit in storage, along with two 5ton units on site for an overall savings of \$50,000.

If approved, this will give us the ability to move all Parks and Recreation Administration to one location by September 1<sup>st</sup> and be operational under one roof in the current Recreation Center. Taking care of all the initial construction costs in phase one will also give us the ability to slowly upgrade the office space over time when funds are available. We would love to get started on this right away. This would be a great improvement and long term investment for the Parks and Recreation Department and administration staff. Thank you for your consideration and hopefully this budget allocation approval.

Chad Wolf

Parks and Recreation Director

Parks & Recreation Department

(479)750.8185 | 600 Ash Street | P.O. Box 42 | Springdale, Arkansas 72765

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

**A RESOLUTION ACCEPTING THE GUARANTEED  
MAXIMUM PRICE FOR THE CONSTRUCTION OF  
SPRINGDALE FIRE STATION #9  
PROJECT # 18BPF3**

**WHEREAS**, Arkansas Statute 19-11-801 provides for the employment of a construction manager for public improvement projects, and

**WHEREAS**, fire station #9 has been designed and bids taken from sub-contractors, and

**WHEREAS**, Milestone Construction Company, LLC has proposed a guaranteed maximum price of \$2,994,000.00 for the construction of fire station number 9.

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

1. The City Council accepts the guaranteed maximum price of \$2,994,000.00 submitted by Milestone Construction for the construction of fire station number 9.
2. The Mayor is authorized to approve construction change orders as long as the cumulative total of the change orders do not exceed 10% of the guaranteed maximum price.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2020.

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

ATTEST:

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

APPROVED AS TO FORM:

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

# AIA<sup>®</sup> Document A133<sup>™</sup> – 2009 Exhibit A

## **Guaranteed Maximum Price Amendment**

### **for the following PROJECT:**

*(Name and address or location)*

Fire Station No 9 - Springdale, Arkansas  
Ball Street & West Downum Roads, Springdale, AR

### **THE OWNER:**

*(Name, legal status and address)*

City of Springdale  
201 Spring Street  
Springdale, AR 72764

### **THE CONSTRUCTION MANAGER:**

*(Name, legal status and address)*

Milestone Construction Company, LLC  
2002 S. 48<sup>th</sup> Street, Suite A  
Springdale, AR 72762

### **ARTICLE A.1**

#### **§ A.1.1 Guaranteed Maximum Price**

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

**§ A.1.1.1** The Contract Sum is guaranteed by the Construction Manager not to exceed Two Million Nine Hundred Ninety-Four Thousand and no/100's Dollars (\$ 2,994,000.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

**§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.  
*(Provide below or reference an attachment.)*

See Attachment "A"

**§ A.1.1.3** The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:  
*(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)*

### **ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201<sup>™</sup>-2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:  
*(Identify allowance and state exclusions, if any, from the allowance price.)*

| Item                                       | Price (\$0.00) |
|--------------------------------------------|----------------|
| Structural Allowance per Sheet S0.2        | \$5,000.00     |
| Attic Access Ladder                        | \$330.00       |
| Tap Fees                                   | \$4,400.00     |
| Temporary Yard Hydrant                     | \$500.00       |
| Electric Utility Service Installation Fees | \$20,000.00    |
| Unsuitable Soils Allowance                 | \$13,320.00    |
| Irrigation Sleeves                         | \$1,560.00     |

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See Attachment "A"

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

| Document | Title | Date | Pages |
|----------|-------|------|-------|
|----------|-------|------|-------|

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:  
*(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)*  
 See Attachment "B"

| Section | Title | Date | Pages |
|---------|-------|------|-------|
|---------|-------|------|-------|

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:  
*(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)*  
 See Attachment "C"

| Number | Title | Date |
|--------|-------|------|
|--------|-------|------|

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:  
*(List any other documents or information here, or refer to an exhibit attached to this Agreement.)*

Addendum #001 Dated 2/25/2020  
 Addendum #002 Dated 2/29/2020

**ARTICLE A.2**

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

300 Calendar Days from Substantial Completion

\_\_\_\_\_  
 OWNER (Signature)

  
 CONSTRUCTION MANAGER (Signature)

\_\_\_\_\_  
 Doug Sprouse, Mayor  
 (Printed name and title)

\_\_\_\_\_  
 Sam Hollis, President  
 (Printed name and title)

Init.

## **Additions and Deletions Report for AIA® Document A133™ – 2009 Exhibit A**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:29:43 ET on 04/01/2020.

### **PAGE 1**

Fire Station No 9 - Springdale, Arkansas  
Ball Street & West Downum Roads, Springdale, AR

City of Springdale  
201 Spring Street  
Springdale, AR 72764

Milestone Construction Company, LLC  
2002 S. 48<sup>th</sup> Street, Suite A  
Springdale, AR 72762

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ~~(\$ )~~ Two Million Nine Hundred Ninety-Four Thousand and no/100's Dollars (\$ 2,994,000.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

See Attachment "A"

### **PAGE 2**

|                                                   |                    |
|---------------------------------------------------|--------------------|
| <u>Structural Allowance per Sheet S0 2</u>        | <u>\$5,000.00</u>  |
| <u>Attic Access Ladder</u>                        | <u>\$330.00</u>    |
| <u>Tap Fees</u>                                   | <u>\$4,400.00</u>  |
| <u>Temporary Yard Hydrant</u>                     | <u>\$500.00</u>    |
| <u>Electric Utility Service Installation Fees</u> | <u>\$20,000.00</u> |
| <u>Unsuitable Soils Allowance</u>                 | <u>\$13,320.00</u> |
| <u>Irrigation Sleeves</u>                         | <u>\$1,560.00</u>  |

See Attachment "A"

See Attachment "B"

...

See Attachment "C"

...

Addendum #001 Dated 2/25/2020  
Addendum #002 Dated 2/29/2020

...

300 Calendar Days from Substantial Completion

...

Doug Srouse, Mayor

Sam Hollis, President

**Certification of Document's Authenticity**  
AIA® Document D401™ – 2003

I, Sam Hollis, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:29:43 ET on 04/01/2020 under Order No. 8282162418 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2009 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

  
\_\_\_\_\_  
(Signed)

  
\_\_\_\_\_  
(Title)

  
\_\_\_\_\_  
(Dated)



Springdale Fire Station #009  
Springdale, AR

GMP Cost Breakdown

|                                            |    |         |
|--------------------------------------------|----|---------|
| Earthwork/Demolition                       | \$ | 146,017 |
| Asphalt Paving                             | \$ | 23,500  |
| Landscaping & Irrigation                   | \$ | 28,882  |
| Pavement Striping & HC signage             | \$ | 2,689   |
| Fencing                                    | \$ | 5,800   |
| Site Utilities                             | \$ | 49,190  |
| Termite Treatment                          | \$ | 950     |
| Building Concrete                          | \$ | 239,052 |
| Concrete Polishing                         | \$ | 7,527   |
| Masonry                                    | \$ | 147,500 |
| Structural Steel & Erection                | \$ | 86,078  |
| Millwork                                   | \$ | 92,102  |
| Rough Carpentry & Fiber Cement Siding      | \$ | 110,037 |
| Roofing & Waterproofing                    | \$ | 111,359 |
| Metal Wall Panels                          | \$ | 55,890  |
| Sprayed Foam Insulation                    | \$ | 25,900  |
| Doors/Frames/Hardware/Specialties          | \$ | 64,171  |
| Overhead Doors                             | \$ | 36,932  |
| Aluminum Curtainwall, Storefront & Windows | \$ | 72,092  |
| Shower Doors                               | \$ | 20,130  |
| Metal Clad Wood Windows                    | \$ | 15,757  |
| Metal Studs/Drywall/Ceilings               | \$ | 173,000 |
| Flooring                                   | \$ | 14,450  |
| Painting                                   | \$ | 48,150  |
| Metal Lockers                              | \$ | 10,993  |
| Flagpole                                   | \$ | 1,044   |
| Monument Sign                              | \$ | 8,500   |
| Residential Appliances                     | \$ | 23,089  |
| Window Treatments                          | \$ | 3,650   |
| Fire Suppression                           | \$ | 61,031  |
| Plumbing                                   | \$ | 227,025 |
| HVAC                                       | \$ | 150,438 |



|                                                        |              |
|--------------------------------------------------------|--------------|
| Vehicle Exhaust System                                 | \$ 37,634    |
| Electrical                                             | \$ 321,180   |
| Building Permit                                        | waived       |
| Allowance #1 - Structural Allowance per Sheet S0.2     | \$ 5,000     |
| Allowance #2 - Attic Access Ladder (Home Depot)        | \$ 330       |
| Allowance #3 - Tap Fees (Springdale Water Utilities)   | \$ 4,400     |
| Allowance #4 - Temporary Water Spigot and Removal      | \$ 500       |
| Allowance #5 - Electric Utility Service Installation   | \$ 20,000    |
| Allowance #6 - Unsuitable Soils Allowance              | \$ 13,320    |
| Allowance #7 - Irrigation Sleeves                      | \$ 1,560     |
| Allowance #8 - Termite Treatment                       | \$ 950       |
| Construction Contingency                               | \$ 6,000     |
| Builder's Risk, General Liability & Owner's Protective | \$ 32,330    |
| Supervision/Project Management                         | \$ 171,982   |
| General Conditions                                     | \$ 145,627   |
| Subtotal                                               | \$ 2,823,738 |
| Fee (5%)                                               | \$ 141,187   |
| Payment & Performance Bonds                            | \$ 29,075    |
| Total                                                  | \$ 2,994,000 |

**Clarifications:**

1. Building permit fee is assumed to be waived.
2. Alternate to Add a Mock-Up Wall – Add \$3,649.
3. Metal clad wood windows are as manufactured by Sierra Pacific with clear pine interior with factory applied stain in one of three manufacturer's standard colors, exterior will be painted in one of manufacturer's standard colors, glazing will be manufacturer's standard gray tint with Low-E 366 coating.

**Unit Prices:**

1. Excavation, removal and offsite disposal of unsuitable soils - Add \$10.50/CY
2. Provide, place and compact engineered fill – Add \$13.65/CY
3. Mass rock excavation and offsite disposal – Add \$250/CY
4. Trench rock excavation and offsite disposal – Add \$395/CY



## Fire Station No. 9 – Specification List

- 00 31 32 Geotechnical Investigation: Ball Road
- 00 61 13 Performance and Payment Bond
- 00 65 19.16 Consent of Surety
- 00 65 19.19 Release of Claims
- 00 72 00 General Conditions (AIA Document A201-2007)
- 00 73 00 Supplementary General Conditions
- 01 11 00 Summary of Work
- 01 33 00.01 Submittals and Substitutions
- 01 33 00.02 Substitution Request Form
- 01 45 29 Testing and Inspection Services
- 01 50 00 Construction Facilities and Temporary Controls
- 02 41 19 Selective Demolition
- 03 30 00 Cast-In-Place Concrete
- 03 35 10 Polished Concrete Finishing
- 04 20 00 Unit Masonry
- 05 12 00 Structural Steel Framing
- 05 21 00 Steel Joist Framing
- 05 31 00 Steel Decking
- 05 41 00 Cold-Formed Metal Framing
- 05 50 00 Metal Fabrications and Miscellaneous Metal Work
- 06 10 00 Carpentry
- 06 16 00 Exterior Grade Sheathing
- 06 40 00 Architectural Woodwork
- 07 19 00 Water Repellent Coating
- 07 21 00 Building Insulation
- 07 21 29 Sprayed Insulation
- 07 27 26 Liquid Applied Air/Vapor Barrier
- 07 42 00 Metal Wall Panels
- 07 46 46 Fiber Cement Siding
- 07 54 00 Thermoplastic Membrane Roofing
- 07 60 00 Flashing and Sheet Metal
- 07 81 28 Intumescent Thermal Barriers
- 07 92 00 Joint Sealants
- 08 11. 13.13 Interior Steel Doors and Frames
- 08 11 13.14 Galvanneal Steel Doors and Frames
- 08 15 13 High Pressure Plastic Laminated Faced Doors
- 08 36 00 Overhead Sectional Doors
- 08 41 00 Aluminum Entrances, Storefront and Fixed Framing
- 08 44 13 Glazed Curtain Wall System
- 08 52 13 Metal-Clad Wood Windows
- 08 70 00 Finish Hardware
- 08 80 00 Glazing
- 09 21 16 Gypsum Board



**MILESTONE™**  
CONSTRUCTION COMPANY, LLC

09 30 00 Tiling  
09 51 0 0 Acoustical Ceilings  
09 65 13 Resilient Base and Accessories  
09 68 13 Tile Carpeting  
09 90 00 Painting  
10 11 00 Visual Display Surfaces  
10 14 53 Signage  
10 26 13 Stainless Steel Corner Guards  
10 28 13 Toilet Accessories  
10 44 00 Fire Protections Specialties  
10 51 13 Metal Lockers  
10 75 00 Flagpole  
11 30 00 Appliances  
11 33 00 Retractable Stairs  
12 24 00 Shades  
21 01 00 General Fire Suppression Provisions  
21 05 01 Common Work Results for Fire Suppression  
21 05 53 Identification for Fire Suppression Piping and Equipment  
21 13 01 Fire-Suppression Sprinkler Systems  
22 01 00 General Plumbing Provisions  
22 05 53 Identification for Plumbing Piping and Equipment  
22 07 19 Piping Insulation  
22 10 05 Plumbing Piping  
22 10 06 Plumbing Specialties  
22 10 08 Plumbing Solder  
22 30 00 Plumbing Equipment  
22 40 00 Plumbing Fixtures  
23 01 00 General HVAC Provisions  
23 05 13 Common Motor Requirements for HVAC Equipment  
23 05 20 Seismic Vibration Isolation for HVAC, Plumbing and Electrical  
23 05 53 Identification for HVAC Piping and Equipment  
23 05 93 Testing, Adjusting, and Balancing  
23 07 13 Duct Insulation  
23 23 00 Refrigerant Piping and Specialties  
23 31 00 Ducts  
23 33 00 Duct Accessories  
23 33 30 Air Duct Sealants  
23 34 23 Power Ventilators  
23 37 00 Air Outlets and Inlets  
23 40 00 Air Cleaning Devices  
23 40 20 AirMation Vehicle Exhaust Removal/Filtration System  
23 54 00 Furnaces  
23 55 24 Gas-Fired Radiant Heaters  
23 55 32 Electric Unit Heaters  
23 55 33 Electric Wall Heaters  
23 62 13 Air Cooled Condensing Units



**MILESTONE™**  
CONSTRUCTION COMPANY, LLC

23 81 40 Variable Capacity Heat Pump Recovery System - VRF  
23 82 16 Air Coils  
26 00 10 General Electrical Provisions  
26 00 20 Seismic/Vibration Isolation Specification for Electrical & Conduit  
26 05 19 Wires and Cables  
26 05 26 Grounding  
26 05 29 Supporting Devices  
26 05 34 Conduit  
26 05 37 Outlet and Pull Boxes  
26 05 53 Identification  
26 05 73 Overcurrent Protective Devices  
26 21 02 Underground Distribution  
26 24 16 Panelboards  
26 27 26 Wall Switches, Receptacles, and Plate Covers  
26 28 18 Motor and Circuit Disconnects  
26 32 15 Generator and Automatic Transfer Switch  
26 51 00 Interior Building Lighting  
26 56 00 Exterior Lighting  
27 10 05 Telephone/Data and TV Raceway System  
27 10 11 Structured Telecommunications Cabling and Enclosures  
28 31 05 Fire Alarm System  
31 31 00 Soil Treatment  
Springdale Standard Details for Street and Drainage Construction October 2018



Attachment "C"

**MILESTONE**  
CONSTRUCTION COMPANY, LLC

**Fire Station #9 Drawing Listing**

| <u>Drawing</u> | <u>Name</u>                              | <u>Date</u> | <u>Drawing</u> | <u>Name</u>               | <u>Date</u> |
|----------------|------------------------------------------|-------------|----------------|---------------------------|-------------|
|                | Cover Page                               | 1/31/2020   | S2.2           | Foundation Sections       | 1/31/2020   |
|                | Civil Cover Page                         | 1/31/2020   | S2.3           | Foundation Sections       | 1/31/2020   |
| 1              | Site Plan                                | 1/31/2020   | S2.4           | Foundation Sections       | 1/31/2020   |
| 2              | Grading Plan                             | 1/31/2020   | S3.1           | Roof Framing Plan         | 1/31/2020   |
| 3              | Utility Plan                             | 1/31/2020   | S3.2           | Roof Framing Plan         | 1/31/2020   |
| 4              | Typical Details                          | 1/31/2020   | S3.3           | Roof Framing Plan         | 1/31/2020   |
| 5              | SWU Details                              | 1/31/2020   | S4.1           | Typical Masonry Details   | 1/31/2020   |
| 6              | SWU Details                              | 1/31/2020   | S4.2           | Typ. Light Ga. Details    | 1/31/2020   |
| 7              | Paving Plan                              | 1/29/2020   | S4.3           | Typical Steel Details     | 1/31/2020   |
| 8              | SWPPP                                    | 1/31/2020   | S4.4           | Framing Sections          | 1/31/2020   |
| 9              | SWPPP Details                            | 1/31/2020   | S4.5           | Framing Sections          | 1/31/2020   |
| 10             | Landscape Plan                           | 1/30/2020   | S4.6           | Framing Sections          | 1/31/2020   |
| AS.1           | Architectural Site Plan                  | 1/31/2020   | S4.7           | Framing Elevations        | 1/31/2020   |
| AS.2           | Exterior Site Details                    | 1/31/2020   | U2.1           | Site Utility Plan         | 1/31/2020   |
| A0.0           | Assembly Details / General Info          | 1/31/2020   | P1.1           | General Notes             | 1/31/2020   |
| A0.1           | Life Safety Plan                         | 1/31/2020   | P2.1           | Plumbing Plan             | 1/31/2020   |
| A1.1.1         | First Floor Plan                         | 1/31/2020   | P2.2           | Mezz. Plumbing Plan       | 1/31/2020   |
| A1.1.2         | Enlarged Floor Plans                     | 1/31/2020   | P3.1           | Plumbing Details          | 1/31/2020   |
| A1.1.3         | Floor Pattern Plans                      | 1/31/2020   | P4.1           | Plumbing Risers           | 1/31/2020   |
| A1.1.4         | Reflected Ceiling Plan                   | 1/31/2020   | P4.2           | Plumbing Risers           | 1/31/2020   |
| A1.2.1         | Mechanical Platform Plans                | 1/31/2020   | P4.3           | Plumbing Risers           | 1/31/2020   |
| A1.4           | Roof Plan                                | 1/31/2020   | P5.1           | Plumbing Schedules        | 1/31/2020   |
| A2.1           | Exterior Elevations                      | 1/31/2020   | MP2.1          | Refrigerant Piping        | 1/31/2020   |
| A3.1           | Building Sections                        | 1/31/2020   | MP2.2          | Refrigerant Piping        | 1/31/2020   |
| A4.1           | Wall Sections                            | 1/31/2020   | MP2.3          | Mech. Roof Plan           | 1/31/2020   |
| A4.2           | Wall Sections                            | 1/31/2020   | M1.1           | HVAC Notes & Legends      | 1/31/2020   |
| A4.3           | Wall Sections & Details                  | 1/31/2020   | M2.1           | HVAC Plan                 | 1/31/2020   |
| A4.4           | Section Details                          | 1/31/2020   | M2.2           | HVAC Plan                 | 1/31/2020   |
| A5.1           | Plan Details                             | 1/31/2020   | M3.1           | HVAC Details              | 1/31/2020   |
| A6.1           | Door & Window Schedule                   | 1/31/2020   | M3.2           | HVAC Details              | 1/31/2020   |
| A6.2           | Window Schedule/Door &<br>Window Details | 1/31/2020   | M4.1           | HVAC Controls             | 1/31/2020   |
| A7.1           | Finish Schedule                          | 1/31/2020   | M5.1           | HVAC Schedules            | 1/31/2020   |
| A7.2           | Interior Elevations                      | 1/31/2020   | ES1.0          | Electrical Site Plan      | 1/31/2020   |
| A7.3           | Interior Elevations                      | 1/31/2020   | ES1.1          | Site Photometric Calculat | 1/31/2020   |
| A7.4           | Interior Elevations                      | 1/31/2020   | E1.1           | Electrical Legend & Notes | 1/31/2020   |
| A7.5           | Interior Elevations                      | 1/31/2020   | E2.1           | Lighting Plan             | 1/31/2020   |
| A7.6           | Millwork                                 | 1/31/2020   | E2.2           | Power Plan                | 1/31/2020   |
| S0.1           | General Notes                            | 1/31/2020   | E2.3           | Equipment Power Plan      | 1/31/2020   |
| S0.2           | General Notes                            | 1/31/2020   | E2.4           | Special Systems Plan      | 1/31/2020   |
| S1.1           | Foundation Plan                          | 1/31/2020   | E4.1           | Electrical Diagram        | 1/31/2020   |
| S1.2           | Shear Wall Plan                          | 1/31/2020   | E5.1           | Electrical Schedules      | 1/31/2020   |
| S2.1           | Typ Foundation Details                   | 1/31/2020   | E5.2           | Electrical Schedules      | 1/31/2020   |

### Addendum #1 Drawing Listing

| Drawing | Name                   | Date      |
|---------|------------------------|-----------|
|         | Civil Cover            | 2/25/2020 |
| 1       | Site Plan              | 2/25/2020 |
| 2       | Grading Plan           | 2/27/2020 |
| 3       | Utility Plan           | 2/25/2020 |
| 4       | Typical Details        | 2/25/2020 |
| 5       | SWU Details            | 2/25/2020 |
| 6       | SWU Details            | 2/25/2020 |
| 7       | Paving Plan            | 2/24/2020 |
| 8       | SWPPP                  | 1/31/2020 |
| 9       | SWPPP Details          | 1/31/2020 |
| AS.2    | Exterior Site Details  | 2/26/2020 |
| A1.1.1  | First Floor Plan       | 2/26/2020 |
| A6.1    | Door & Window Schedule | 2/26/2020 |

| Drawing | Name                     | Date      |
|---------|--------------------------|-----------|
| 10      | Landscape Plan           | 2/25/2020 |
| C1.1.1  | Shaw Park Plan (Referenc | 6/27/2019 |
| AS.1    | Architectural Site Plan  | 2/26/2020 |
| P2.1    | Plumbing Plan            | 2/25/2020 |
| P4.1    | Plumbing Risers          | 2/25/2020 |
| P4.2    | Gas Riser                | 2/25/2020 |
| M2.1    | HVAC Plan                | 2/25/2020 |
| ES1.0   | Electrical Site Plan     | 2/25/2020 |
| E2.1    | Lighting Plan            | 2/25/2020 |
| E2.2    | Power Plan               | 2/25/2020 |
| E2.3    | Equipment Power Plan     | 2/25/2020 |
| E5.1    | Electrical Schedules     | 2/25/2020 |

### Addendum #2 Drawing Listing

| Drawing | Name            | Date      |
|---------|-----------------|-----------|
| A7.1    | Finish Schedule | 2/29/2020 |
| P2.1    | Plumbing Plan   | 1/31/2020 |
| P4.2    | Plumbing Risers | 1/31/2020 |

Fire Department  
2018 Bond Funds  
March 10, 2020

16,000,639.38 Bond Proceeds  
417,000.00 Interest (added \$20,510)  
16,417,639.38

3,192,323.61 Fire Station 7  
2,280,438.30 Fire Station 8  
100,681.23 Fire Station 9  
301,337.84 Fire Dept. Radios  
54,332.88 EMS Equipment  
85,717.09 Silverado & Tahoe  
339,800.00 Rescue Truck  
196,293.18 Fire Apparatus  
21,690.88 Fire Training Facility  
2,153,003.50 Two pumpers & Ladder Truck  
8,725,618.51 Total Disbursements  
7,692,020.87 Funds Available

361,863.38 Fire Dept. Radios  
1,978,309.12 Training Facility  
4,926,556.86 Fire Stations

7,266,729.36 Planned Disbursements  
425,291.51 Balance of Funds

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

**A RESOLUTION AUTHORIZING PAYMENT OF AN  
INVOICE  
PROJECT NO. 18BPC1**

**WHEREAS**, Springdale municipal code sec. 2-158 requires approval of the governing body before paying any bill that exceeds \$1,000,000, and

**WHEREAS**, the City of Springdale has contracted with Milestone Construction Company, LLC to construct/renovate the Springdale Municipal Campus, and

**WHEREAS**, The City has received an invoice for \$1,201,123.87 for construction expenses for March 2020.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that the Mayor and City Clerk are hereby authorized to pay Milestone Construction Company, LLC \$1,201,123.87 with funds from the 2018 Bond Construction Fund.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2020.

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

ATTEST:

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

APPROVED AS TO FORM:

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

**Duvall Decker Architects P.A.**  
Architecture . Planning . Interiors (design)

March 31, 2020

Wyman Morgan  
Director of Administration & Finance  
City of Springdale, Arkansas  
201 Spring Street  
Springdale, Arkansas 72764

RE: DD#1712 SPRINGDALE MUNICIPAL CAMPUS  
MILESTONE CONSTRUCTION COMPANY, LLC - PAY APPLICATION NO. 09

Dear Mr. Morgan,

We herewith transmit Milestone Construction Company, LLC's Application for Payment No. 09 for your review and approval. Their latest Construction Schedule projects the completion dates as follows: Phase 1 - July 21, 2020 and Phase 2 - September 10, 2021. If the application is acceptable to you, please process for payment.

For this pay period, Milestone has requested five (5) adverse weather delay days. We recommend five (5) additional days be added to the Contract at this time.

Thank you, and please contact me if you have any questions regarding the application.

Respectfully Submitted,



Brett G. Cupples, AIA

Encs: Milestone Application for Payment 09  
Milestone Weather Delay Letter & Report  
Milestone Daily Reports  
cc: Mike Gault, Milestone Construction Company, LLC  
Greg Ferris, Milestone Construction Company, LLC  
File: 1712's pay app 09





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

**A RESOLUTION AUTHORIZING THE CREATION OF A  
NEW POSITION AND APPROPRIATING FUNDS FOR THE  
NEW POSITION**

**WHEREAS**, there is a need for a planned transition from senior staff members planning to retire to new staff members, and

**WHEREAS**, all departments rely on these senior staff members for decisions, guidance and advice on a frequent basis, and

**WHEREAS**, after careful consideration the Mayor is recommending the creation of the position of Assistant to the Mayor to start this transition;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that** the position of Assistant to the Mayor is hereby created at a pay scale Grade 96, therefore, \$54,300 is hereby appropriated for salary and benefits for this position for the remainder of the year.

**PASSED AND APPROVED** this 14<sup>th</sup> day of April, 2020.

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

ATTEST:

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

APPROVED AS TO FORM:

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

**CITY OF SPRINGDALE**  
Position Description



**POSITION TITLE: Assistant to the Mayor**

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Exempt (Y/N): Yes

DEPARTMENT: Administration

Job Grade: 96

SUPERVISOR: Mayor

DATE REVISED: January 2020

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**SUMMARY**

Assistant to the Mayor performs a variety of duties to assist the administrative and operational activities of the Mayor. This position is responsible for performing job duties in an accurate manner in order to protect the health and safety of the citizens of the City of Springdale.

**ESSENTIAL DUTIES AND RESPONSIBILITIES:** All City of Springdale positions require the employee to provide good customer service to both internal and external customers, maintain positive and effective working relationships with other City employees (especially members of their own team), and have regular and reliable attendance that is non-disruptive. Other essential duties of this position include the following:

1. Assists the Mayor on delivery of City services and coordinates on behalf of the Mayor, the implementation of services that involve several departments;
2. Works to become familiar with functions of other departments and divisions to provide assistance to the Mayor;
3. Assists Department and Division Directors on the development of future plans; assures implementation of programs developed and initiated by the Mayor;
4. Works directly, with the Mayor, with all levels of government, including Federal, State, Regional, County, City;
5. Assists the Mayor with unresolved issues that must be addressed;
6. Conducts research studies and reviews projects on a wide variety of municipal projects;
7. Prepares and submits both in oral and written format, reports and assessments;
8. Assists the Mayor in his evaluating of City plans, policies, and objectives by performing research, reviewing materials and assembling factual information;

9. Assists in the preparation of remarks and speeches for use by the Mayor at events; prepares briefings for the Mayor on City issues;
10. Attends and participates in meetings and events as requested by the Mayor;
11. Coordinates outreach by the Mayor to neighborhoods, groups and organizations;
12. Attends meetings for the Mayor when required and appropriate;
13. Attends City Council meetings and agenda sessions;
14. Responds to the Mayor's incoming telephone calls and performs necessary follow-up; and assists with complaints and issues;
15. Communicates with City management on sensitive and/or confidential issues received by the Mayor's office and assists Mayor in Mayor's resolution of complaints;
16. Meets and interfaces effectively with departmental personnel, governing bodies, outside agencies, and the public;
17. Assists Mayor to organize and develop meaningful goals; and establish effective working relationships with employees and the public;
18. Performs other related duties as required or assigned.

#### **EDUCATION AND EXPERIENCE**

Bachelor's degree (B.A. or B.S.) from an accredited college or university in Public or Business Administration, Political Science, Communications, or a related field and considerable (3 to 5 years) professional administrative and management experience. Experience in Mayor-Council form of municipal government; General knowledge of the laws, ordinances and regulations relating to municipal corporations in Arkansas. Thorough knowledge of the principles and practices of municipal administration, as well as a good understanding and knowledge of the functions of municipal government. Knowledge of principles of management, supervision, planning, budgeting, governmental finance, and personnel principles and practices; related experience and/or training; or equivalent combination of education and experience and a minimum of five years of management experience.

#### **LANGUAGE SKILLS**

Ability to read, analyze, and interpret the most complex documents. Ability to respond effectively to the most sensitive inquiries or complaints. Ability to write remarks and speeches and articles using original or innovative techniques or style. Ability to make effective and persuasive speeches and presentations on controversial or complex topics to top management, public groups, and/or boards of directors.

#### **MATHEMATICAL SKILLS**

Ability to work with financial mathematical concepts. Ability to apply concepts such as fractions, percentages, ratios, and proportions to practical situations.

#### **REASONING ABILITY**

Ability to apply principles of logical or scientific thinking to a wide range of intellectual and practical problems. Ability to deal with nonverbal symbolism (formulas, scientific equations, graphs) in its most difficult phases. Ability to deal with a variety of abstract and concrete variables.

#### **CERTIFICATES, LICENSES, REGISTRATIONS**

Must possess a valid Arkansas Driver's License.

#### **INTERNAL COMMUNICATIONS**

Regular contacts within the City Departments and Divisions as needed.

#### **EXTERNAL COMMUNICATIONS**

Regular contacts with vendors, citizens, outside representatives, other levels of government, community groups as needed.

#### **USE OF EQUIPMENT AND/OR COMPUTERS**

Must be proficient in the use of a personal computer and thorough knowledge of related software programs. Must be able to effectively operate standard office equipment. Operates a City vehicle to perform field research and attend meetings.

#### **OTHER SKILLS AND ABILITIES**

Must have ability to establish and maintain effective working relationships with management and staff. Must possess the ability to communicate effectively both orally and written often under adverse conditions; possess good judgment; good powers of observation and memory. Ability to interpret a variety of city, county, state and federal laws making decisions and taking action quickly. Ability to utilize both internal and external resources to obtain information and data necessary to carry out routine assignments and special projects. Experience as an elected public official and/or experience working directly with elected members of a City Council. Must be able to handle more than one project simultaneously. Must be able to prioritize multiple projects and meet required deadlines.

#### **PHYSICAL DEMANDS**

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions and expectations.

While performing the functions of this job, the employee is regularly required to talk or hear. The employee frequently is required to stand, walk, and sit; use hands to handle or feel; reach with hands and arms; climb or balance; stoop, kneel, crouch, or crawl. The employee must

occasionally lift and/or move more than 10 pounds. Specific vision abilities required by this job include close vision, distance vision, depth perception, and ability to adjust focus.

**WORK ENVIRONMENT**

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job.

While performing the functions of this job, the employee is occasionally exposed to wet/and or humid conditions, moving mechanical parts and outside weather conditions.

The noise level in the work environment is usually quiet to moderate.

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

**A RESOLUTION APPROVING AN APPLICATION FOR  
A TAXICAB OPERATOR PERMIT FILED BY KYLE  
EMPSALL ON BEHALF OF PAYLESS TAXI, LLC.**

**WHEREAS**, the City of Springdale has received an application for a taxicab operator permit filed by Kyle Empsall on behalf of Payless Taxi, LLC.;

**WHEREAS**, Section 122-27 of the Code of Ordinances for the City of Springdale, Arkansas, provides that no taxicab operator permit shall issue unless and until the City Council shall certify a need for the additional service to be rendered by the applicant(s);

**WHEREAS**, after public hearings and public comment on the issue of public transportation within the City of Springdale, and after the Public Vehicle Commission for the City of Springdale met and recommended the Springdale City Council find that need exists for additional taxicab service in the City of Springdale, the Springdale City Council certified a need for additional taxicab services in the City of Springdale; and

**WHEREAS**, pursuant to Section 122-27 of the Code of Ordinances for the City of Springdale, the Springdale City Council conducted a hearing on the application for a taxicab operator permit filed by Kyle Empsall of Payless Taxi, LLC.;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS**, that a need for additional taxicab service exists in the City of Springdale, Arkansas, and the application for a taxicab operator permit filed by Kyle Empsall of Payless Taxi, LLC. is hereby approved, and such permit shall issue at such time as the applicant complies with all requirements and provisions of Chapter 122 of the Code of Ordinances for the City of Springdale, Arkansas.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2020.

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

ATTEST:

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

APPROVED AS TO FORM:

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