

CITY OF SPRINGDALE
Committee Agenda
Monday, August 14th, 2023
Tiered Training Room (2nd Floor)
201 Spring Street, Springdale, AR 72764
Meetings begin at 5:30p.m.

Finance Committee by Chairwoman Amelia Williams

1. **A Resolution** authorizing funding for repairs/improvements to the Randall Wobbe Railroad Crossing, pursuant to an addendum to a railroad crossing easement agreement with the Arkansas & Missouri Railroad Company (AMRR). Presented by James Smith, Public Works Director. **Pgs. 1-2**
2. **A Resolution** authorizing funding for repairs/improvements to the Shady Grove Road Railroad Crossing, pursuant to an addendum to a railroad crossing easement agreement with the Arkansas & Missouri Railroad Company (AMRR). Presented by James Smith, Public Works Director. **Pgs. 3-4**
3. **A Resolution** waiving competitive bidding and authorizing the purchase of a street sweeper. Presented by James Smith, Public Works Director. **Pgs. 5-12**
4. **A Resolution** waiving competitive bidding and authorizing the purchase of a grappling truck. Presented by James Smith, Public Works Director. **Pgs. 13-14**
5. **A Resolution** authorizing payment of an invoice (Project No. 18BPS12 – Har-Ber Extension from 40th Street to Gutensohn Road). Presented by Ben Peters, Engineering Director. **Pg. 15**
6. **A Resolution** authorizing the Mayor and City Clerk to amend a Professional Design Contract for Har-Ber Avenue Extension Project. Presented by Ben Peters, Engineering Director. **Pgs. 16-24**
7. **A Resolution** authorizing the Mayor and City Clerk to approve a change order for additional services to Spackman, Mossop, Michaels for graphic design coordination for donor signage. Presented by Ben Peters, Engineering Director. **Pgs. 25-40**
8. **A Resolution** authorizing the expenditure of funds to acquire portions of land from the Michael Coleman Family Trust for the Hylton Road Improvement Project (Project No. ST2206). Presented by Ernest Cate, City Attorney. **Pgs. 41-49**

Ordinance Committee by Chairman Mike Overton

9. **An Ordinance** amending Article 5 and Article 6 of the Zoning Ordinance of the City of Springdale, Arkansas, Declaring an emergency; and for other purposes. Presented by Ernest Cate, City Attorney. Pgs. 50-51

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING FUNDING FOR REPAIRS/IMPROVEMENTS TO THE RANDALL WOBBE RAILROAD CROSSING, PURSUANT TO AN ADDENDUM TO A RAILROAD CROSSING EASEMENT AGREEMENT WITH THE ARKANSAS & MISSOURI RAILROAD COMPANY (AMRR).

WHEREAS, on October 27, 2021, the City Council for the City of Springdale, Arkansas, passed Resolution No. 135-21, authorizing the Mayor and City Clerk to enter into an Addendum ("the Addendum") to a Railroad Crossing Easement Agreement with the Arkansas & Missouri Railroad Company (AMRR);

WHEREAS, the Addendum provides that the City will fund certain improvements/repairs to existing railroad crossings, and authorizes the Mayor to recommend the contemplated improvements/repairs, and to seek funding approval for the same from the Springdale City Council;

WHEREAS, the City and AMRR have agreed, pursuant to the Addendum, to the scope and estimated costs of improvements/repairs to the Randall Wobbe AMRR crossing, a copy of which is attached hereto and incorporated by reference;

WHEREAS, the amounts expended by the City associated with the improvements/repairs to the Randall Wobbe AMRR crossing will be applied towards the City's obligations under the Addendum;

WHEREAS, the City finds that it is in the best interests of the citizens of the City of Springdale to undertake the improvements/repairs to the Randall Wobbe AMRR crossing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that an amount not to exceed \$97,816.29 is hereby appropriated for the improvements/repairs to the Randall Wobbe AMRR crossing, and that the amounts expended by the City associated with the improvements/repairs to the Randall Wobbe AMRR crossing be applied towards the City's obligations under the Addendum.

PASSED AND APPROVED this _____ day of _____, 2023.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



Arkansas & Missouri Railroad
306 E. Emma Ave
Springdale, AR 72764

Date: July 27, 2023

To: City of Springdale

Job: Randall Wobbe Crossing - Complete Rehabilitation

Details: 48' Crossing, 80' Track Panel, 4 115 New/Worn Transition Rails. DOES NOT INCLUDE COST FOR, TRAFFIC CONTROL, AND ASPHALT ROADWAY APPROACHES.

Material					
Item #	Qty	Description	Unit	Unit Price	Line Total
1	48.750	115# Concrete Crossing Material	FT	\$ 250.70	\$ 12,221.63
2	50	10' Preplated Switch Ties	EA	\$ 261.16	\$ 13,058.00
3	250	Pandrol Clips	EA	\$ 3.25	\$ 812.50
4	3.1	115# New Rail	TN	\$ 1,500.00	\$ 4,650.00
5	300	Railroad Ballast	TN	\$ 35.00	\$ 10,500.00
6	1	AMRR Mobilization/Permits	LS	\$ 3,500.00	\$ 3,500.00
7	4	115# to 115# 1/2" WORN Transition Rail	EA	\$ 2,440.00	\$ 9,760.00
					\$ -
					\$ 54,502.13
				10% Material O/H	\$ 5,450.21
				Tax	\$ 5,313.96
				Subtotal (material)	\$ 65,266.29

Labor & Services					
Item #	Qty	Description	Unit	Unit Price	Line Total
1	5	5 Person Section Crew	DY	\$ 4,750.00	\$ 23,750.00
2	2	2 Person Surfacing Crew	DY	\$ 2,300.00	\$ 4,600.00
3	2	Machine Operator (Trackhoe)	DY	\$ 1,150.00	\$ 2,300.00
4	2	Machine Operator (Mini Excavator)	DY	\$ 950.00	\$ 1,900.00
					\$ -
					\$ -
				Subtotal (Labor)	\$ 32,550.00

Prepared by: Jeromy Houchin

Total \$ 97,816.29

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING FUNDING FOR
REPAIRS/IMPROVEMENTS TO THE SHADY GROVE RD
RAILROAD CROSSING, PURSUANT TO AN ADDENDUM
TO A RAILROAD CROSSING EASEMENT AGREEMENT
WITH THE ARKANSAS & MISSOURI RAILROAD
COMPANY (AMRR).**

WHEREAS, on October 27, 2021, the City Council for the City of Springdale, Arkansas, passed Resolution No. 135-21, authorizing the Mayor and City Clerk to enter into an Addendum ("the Addendum") to a Railroad Crossing Easement Agreement with the Arkansas & Missouri Railroad Company (AMRR);

WHEREAS, the Addendum provides that the City will fund certain improvements/repairs to existing railroad crossings, and authorizes the Mayor to recommend the contemplated improvements/repairs, and to seek funding approval for the same from the Springdale City Council;

WHEREAS, the City and AMRR have agreed, pursuant to the Addendum, to the scope and estimated costs of improvements/repairs to the Shady Grove Rd. AMRR crossing, a copy of which is attached hereto and incorporated by reference;

WHEREAS, the amounts expended by the City associated with the improvements/repairs to the Shady Grove Rd. AMRR crossing will be applied towards the City's obligations under the Addendum;

WHEREAS, the City finds that it is in the best interests of the citizens of the City of Springdale to undertake the improvements/repairs to the Shady Grove Rd. AMRR crossing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that an amount not to exceed \$196,101.17 is hereby appropriated for the improvements/repairs to the Shady Grove Rd. AMRR crossing, and that the amounts expended by the City associated with the improvements/repairs to the Shady Grove Rd. AMRR crossing be applied towards the City's obligations under the Addendum.

PASSED AND APPROVED this _____ day of _____, 2023.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney



Arkansas & Missouri Railroad
306 E. Emma Ave
Springdale, AR 72764

Date: July 27, 2023

To: City of Springdale

Job: Shady Grove Rd Crossing - Complete Rehabilitation with Drainage Improvements

Details: 48' Crossing, 80' Track Panel, 4 115 New/Worn Transition Rails. Pre-Cast Concrete Culvert. DOES NOT INCLUDE COST FOR TRAFFIC CONTROL, AND ASPHALT ROADWAY APPROACHES.

Material					
Item #	Qty	Description	Unit	Unit Price	Line Total
1	48.750	115# Concrete Crossing Material	FT	\$ 250.70	\$ 12,221.63
2	50	10' Preplated Switch Ties - 5.5" Pandrol Plates	EA	\$ 261.16	\$ 13,058.00
3	250	Pandrol Clips	EA	\$ 3.25	\$ 812.50
4	3.1	115# New Rail	TN	\$ 1,500.00	\$ 4,650.00
5	500	Railroad Ballast	TN	\$ 35.00	\$ 17,500.00
6	1	AMRR Mobilization/Permits	LS	\$ 3,500.00	\$ 3,500.00
8	4	115# to 115# 1/2" WORN Transition Rail	EA	\$ 2,440.00	\$ 9,760.00
7	36	9'x4'x36' Box Culvert	LF	\$ 931.00	\$ 33,516.00
9	100	Base Material	TN	\$ 48.00	\$ 4,800.00
					\$ 99,818.13
				10% Material O/H	\$ 9,981.81
				Tax	\$ 9,732.27
				Subtotal (material)	\$ 119,532.20

Labor & Services					
Item #	Qty	Description	Unit	Unit Price	Line Total
1	7	5 Person Section Crew	DY	\$ 4,750.00	\$ 33,250.00
2	3	2 Person Surfacing Crew	DY	\$ 2,300.00	\$ 6,900.00
3	3	Machine Operator (Trackhoe)	DY	\$ 1,150.00	\$ 3,450.00
4	3	Machine Operator (Mini Excavator)	DY	\$ 950.00	\$ 2,850.00
5	3	Vegetation/Dozer Work	DY	\$ 1,150.00	\$ 3,450.00
6	1	Contractor Equipment & Labor - Box Culvert	LS	\$ 26,668.97	\$ 26,668.97
				Subtotal (Labor)	\$ 76,568.97

Prepared by: Jeromy Houchin

Total \$ 196,101.17

RESOLUTION NO. _____

**A RESOLUTION WAIVING COMPETITIVE BIDDING
AND AUTHORIZING THE PURCHASE OF A STREET
SWEEPER.**

WHEREAS, the Springdale Public Works department desires to purchase a replacement street sweeper truck which is essential to their day-to-day operations, and

WHEREAS, a street sweeper truck allows the Public Works department to maintain sanitary conditions in our city, and

WHEREAS, the procurement of vehicles has proven to be an impediment to fulfilling our obligation to adequately return services to our residents, and

WHEREAS, a street sweeper truck is currently available for purchase through the Sourcewell Cooperative Purchasing buy board which allows the governing body to waive competitive bidding, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Council finds that due to the availability, complexity and variations in this kind of equipment competitive bidding is not feasible or practical in the purchase of the aforementioned vehicle and competitive bidding on the purchase of a street sweeper truck from TYMCO is hereby waived for an amount not to exceed \$315,020.00 and the Mayor is hereby authorized to execute any contracts related to the purchase.

PASSED AND APPROVED this 22th day of August, 2023.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk


APPROVED AS TO FORM

Ernest B. Cate, City Attorney



SPRINGDALE™
WE'RE MAKING IT HAPPEN

DEPARTMENT FUNDING REQUEST

Department: <i>Public Works</i>		Date: <i>8/8/2023</i>
Point of Contact: <i>James Smith</i>	Amount Requested: <i>\$ 527,842.40</i>	
Date to be Presented to Committee: <i>8 / 14 / 20 23</i>		
Brief Description of Funding Request: <i>Street Sweeper</i> <i>Clam Shell dump body Truck</i>		
Funding Source: (General Fund, Special Fund, etc.) <i>General Fund</i>		
IS IT BUDGETED?		
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
\$0 - \$34,999 No Council approval needed	<input type="checkbox"/> \$0 - \$4,999	
Request to waive bidding? <input type="checkbox"/> Buy Board <input type="checkbox"/> Sole Source	<input type="checkbox"/> \$5,000 - \$34,999 Requires 3 Quotes	
Signature: 	<input type="checkbox"/> \$35,000+ Requires Bid	
Please attach supplemental information	Request to waive bidding? <input checked="" type="checkbox"/> Buy Board <input type="checkbox"/> Sole Source	

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As a leader in cooperative purchasing, we are passionate about helping public agencies fulfill their public service missions.

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sourcewell-mn.gov
877-585-9706

Supplier related questions:

Kaye Morgan
800-258-9626
kaye.morgan@tymco.com

Bryan J. Young
800-258-9626
bryan.young@tymco.com

Compliant



- Trusted process satisfies bid requirements
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- Buying power of 50,000 participating agencies

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- Hundreds of trusted brands under contract
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- Easy, no-cost registration to use



Contract #122017-TYM

Sourcewell Quote Form v6.0 - Sourcewell Contract #122017-TYM
Feb. 20, 2023 - Feb. 20, 2024



Customer / Sourcewell Member: City of Springdale, AR
Sourcewell Member #: 75928
Customer Contact Name: Bill Bryant
Customer Phone #: 479-841-3975
Customer E-Mail: bbryant@springdalear.gov
Quote Date: 8/8/2023
Quote Validity: 30 Days
Quoted By: Craig Cook
TYMCO Dealer: River City Hydraulics

Purchasing Details: Issue Purchase Orders to TYMCO, Inc., ATTN: Kaye Morgan
(kaye.morgan@tymco.com | 254-799-5546).

Quote is Good for 30 Days (Unless Otherwise Noted Above) | Pricing is Quoted in US Dollars (USD) | Payment Terms: Net 30 Days

MODEL 600® SWEEPER STANDARD EQUIPMENT

Auxiliary Engine: John Deere diesel turbocharged 4045T Final Tier 4; 4 cylinder; 4.5 L (275 CID); 99 HP @ 2200 RPM; Torque 315 ft. lb. @ 1600 RPM; fuel/water separator, fuel filter; Donaldson PowerCore® air filter with scavenged pre-filter; Remote oil filter; 3.8 useable gallon Diesel Exhaust Fluid (DEF) tank. Includes John Deere Standard Warranty coverage 2
Amber Beacon Light - LED: SAE Class 1/California Title 13 compliant with protective limb guard.

Auxiliary Engine In-Cab Air Filter Restriction Indicator with Gauge: A filter restriction gauge included on the in-cab BlueLogic display with an audio and visual high restriction indicator.

Auxiliary Engine Protection System: Engine ECU to provide automatic engine monitoring with derate or shutdown when engine problem is detected such as high coolant temperature or low oil pressure.

Auxiliary Fuse Panel: A 12V DC fused power source panel for any needed additional electrical components or accessories, i.e. radios, warning lights, controls, etc.

Back-Up Alarm: ECCO Model 510; SAE Type C 97dB

BlueLogic® Control System: Multiplexed electrical system includes hardware and TYMCO designed software that integrates the in-cab controls to the auxiliary engine and all sweeper functions; as well as provides intelligent safety features. The BlueLogic Control System provides sweeper and auxiliary engine data to the operator through the touchscreen display and the multiplexed switch pack. The display is pedestal mounted for improved visibility and includes hour meters (Trip and Total) for the auxiliary engine, gutter brooms, pick-up head, blower, water pump, and BAH broom if applicable; sweeper odometer (records curb miles swept and sweeping hours), service reminders, custom reminders, overspeed warning, low water audible alarm, dust control system winterization guide and On-Board Diagnostics (OBD) for the auxiliary engine and sweeper.

Duo Skids: Warranted for 2 Years / 2000 hours prorated

Dust Control System: 220 gallon capacity polyethylene water tank (Extra Water capacities available); 5 gpm electric diaphragm type pump; low water audible alarm and message on BlueLogic display; external water level indicator; spray nozzles around pick-up head, gutter broom(s) and inside hopper. Peterbilt 156", Autocar 152" Diesel and Autocar 171" CNG chassis REQUIRES Extra Water Capacity (Refer to Dust Control Options Section).

Gutter Brooms, Twin; LED Floodlights and Parabolic Mirrors: Left and right side mounted 43" diameter wire filled digger type; adjustable LED floodlight for each gutter broom; 10.5" parabolic mirrors. Parabolic Mirrors N/A with Cabover Chassis.

High Capacity Dust Separator

Hydraulic System Protection: Hydraulic filter restriction indicator mounted in filter manifold; sight level gauge mounted on tank. BlueLogic control system continually monitors oil temperature.

LED Alternating Warning Light Set: Rear mounted oval lights (2).

LED Stop/Turn/Tail/Clearance Lights

Pressure Bleeder: Air pressure is deflected out, allowing additional suction across the front of pick-up head.

Rear Mounted LED Floodlights (2)

Rear View Camera System: 3rd Eye®, heavy duty rear infrared camera with 7" color monitor mounted in cab

Reverse Pick-Up Head System: Assists in backing up with Pick-Up Head down

Rubber Lined Blower: Warranty: 1 year / 1,000 hours prorated

Water Fill Hose & Rack: Flexible 20 foot long water tank fill hose with 2-1/2 inch hydrant coupling with rack mount. System incorporates air gap.

Work Platform: Easily accessible work platform located between truck cab and sweeper. Standard equipment with conventional chassis with 165" WB and horizontal exhaust. Not available with Extra Water Capacity or Chassis Vertical Exhaust.

Sweeper Warranty: 1 Year / 1000 Hours. Contact factory for details.

Section / Type	Qty	Model 600® Sweeper and Cab/Chassis Equipment	Sourcewell Price	Sourcewell Ext
600000	1	Model 600® Sweeper with Standard Equipment (Base Price)	\$191,653.00	\$191,653.00
		Sourcewell Base Price Discount (Approx 5%)	-\$9,583.00	-\$9,583.00
		Model 600® Sweeper Base Price	\$182,070.00	\$182,070.00
1		AUXILIARY ENGINE HYDRAULIC OPTIONS:		
Unpublished	1	Auxiliary Engine Block Heater	\$300.00	\$300.00
2		GUTTER BROOM OPTIONS:		
600022	1	Gutter Broom Tilt Adjuster: Right	\$875.00	\$875.00
600070	1	Gutter Broom Variable Speed: Right and Left	\$855.00	\$855.00
3		DUST CONTROL SYSTEM OPTIONS:		
Unpublished	1	Additional Left Gutter Broom Nozzle	\$400.00	\$400.00

Section / Type	Qty	Model 600® Sweeper and Cab/Chassis Equipment	Sourcewell Price	Sourcewell Ext
Unpublished	1	Additional Right Gutter Broom Nozzle	\$400.00	\$400.00
600021	1	Extra Water Capacity - 330 Gallons: COMDEX®	\$4,900.00	\$4,900.00
600005	1	Hi/Low Pressure Wash Down System	\$1,750.00	\$1,750.00
600090	1	Hose Reel	\$1,330.00	\$1,330.00
Unpublished	1	Hydrant Wrench	\$50.00	\$50.00
Unpublished	1	Shop Air Purge	\$400.00	\$400.00
4	HOPPER OPTIONS:			
600036	1	Abrasion Protection Package	\$1,275.00	\$1,275.00
600084	1	Dump Switch in Cab	\$285.00	\$285.00
600043	1	Sweeper Deluge System	\$1,045.00	\$1,045.00
5	PICK-UP HEAD OPTIONS:			
600079	1	Auto Sweep Interrupt (ASI)	\$1,045.00	\$1,045.00
600063	1	Pick-Up Head Curtain Lifter	\$1,615.00	\$1,615.00
6	AUXILIARY HAND HOSE OPTIONS:			
600058	1	Auxiliary Hand Hose w/ Hydraulic Boom Assist	\$5,100.00	\$5,100.00
7	STAINLESS STEEL OPTIONS:			
8	AIRPORT OPTIONS:			
9	SWEEPER ADDITIONAL OPTIONS:			
600008-B	1	Camera System - Standard Rear Camera and One Additional Camera	\$1,100.00	\$1,100.00
	Location: RH - Pick-Up Head View			
Unpublished	1	Floodlight - LED (Additional): Price per Each	\$200.00	\$200.00
	Location: RH - Pick-Up Head			
Unpublished	1	Sweeper Paint: TYMCO Standard White	\$0.00	\$0.00
10	UNPUBLISHED SPECIAL SWEEPER OPTIONS:			
11	CAB CHASSIS:			
600709	1	2023 Freightliner M2-106, 31,000 lb. GVW, 165" WB, Diesel (1-SPD)	\$99,675.00	\$99,675.00
Unpublished	1	UPGRADE: 2024 Freightliner M2-106, 33,000 GVW, 165" WB, Diesel (1-SPD)	\$5,000.00	\$5,000.00
12	CHASSIS ADDITIONAL OPTIONS:			
Unpublished	1	Air Horn (Dual)	\$500.00	\$500.00
Unpublished	1	Battery Disconnect Switch	\$450.00	\$450.00
Unpublished	1	Engine Block Heater	\$550.00	\$550.00
600823	1	LED Amber Traffic Directing Light: Rear Mounted	\$1,200.00	\$1,200.00
Unpublished	2	Parabolic Mirror Head - 12" (Exchange)	\$75.00	\$150.00
Unpublished	1	Truck Paint: Standard Factory White	\$0.00	\$0.00
13	UNPUBLISHED SPECIAL CHASSIS OPTIONS:			
14	DEALER UNPUBLISHED OPTIONS:			
15	TOTAL COST OF ACQUISITION COSTS			
	1	Freight / PDI / Inservice	\$2,500.00	\$2,500.00

Purchasing Details: Issue Purchase Orders to TYMCO, Inc., ATTN: Kaye Morgan
(kaye.morgan@tymco.com | 254-799-5546).

Quote is Good for 30 Days (Unless Otherwise Noted Above) | Pricing is Quoted in US Dollars (USD) | Payment Terms: Net 30 Days

Total Price:	\$315,020.00
FOB:	Springdale, AR
Delivery ARO:	270-300 Days

James Smith

From: James Smith <jsmith@springdalear.gov>
Sent: Wednesday, August 2, 2023 6:30 AM
To: James Smith
Subject: Sweeper



Thank you,

James



River City Hydraulics, Inc.
P.O. Box 6033
Sherwood, AR 72124
Phone: (501) 835-5230
Fax: (501) 834-1233

Purchase Agreement

Date	Estimate #
8/6/2023	17150

Name / Address
Bill Bryant City of Springdale 201 Spring Street Springdale, AR 72764

Ship To
--ESTIMATES ONLY--

PRICE IS VALID FOR 5 BUSINESS DAYS

P.O. No.	Terms	Rep	Unit Number	Serial Number	VIN
	Due on receipt	CK			
Item	Description	Qty	U/M	Rate	Total
PETERSEN TL3	Petersen TL3 Lightning Loader	1	ea	69,914.00	69,914.00T
SOURCEWELL...	Sourcewell Discount			-2.00%	-1,398.28T
Petersen Body	Petersen Hardox 18'x28 cubic yard Dump Body	1	ea	38,346.00	38,346.00T
SOURCEWELL...	Sourcewell Discount			-2.00%	-766.92T
CHASSIS	New and Unused 2025 HINO Chassis	1	ea	107,120.00	107,120.00T
SOURCEWELL...	Sourcewell Discount			-2.00%	-2,142.40T
	Sub Total				211,072.40
DELIVERY FEE	Delivery Fee			1,750.00	1,750.00T
Options	Heavy Duty Swing Motor				0.00T
	Extended Pedestal				
	Pilot Hydraulic Joysticks				
	Grating Heat Shield (Foy Dual Controls Only)				
	Standard bucket 60"	1			0.00
	Boom-Up Warning Light/Audible Alarm				
	HD Control Box				
	Throttle Engine Kill & Horn				
	Tandem Pump in Lieu of Single 18 GMP				
	Loader - Single Color PI Orange				
	Model HDX-1828 Hardox Body 1/8" Sides, 3/16" Floor				
	Single Piece Rear Dook				
	Wire Loom for Body Wiring				
	LED Type Body Lights				

All documents pertaining to and required for financing/loan must be submitted to lienholder before delivery of unit. All payments are required within five business days of delivery.

Date _____

Print



River City Hydraulics, Inc.
P.O. Box 6033
Sherwood, AR 72124
Phone: (501) 835-5230
Fax: (501) 834-1233

Purchase Agreement

Date	Estimate #
8/6/2023	17150

Name / Address
Bill Bryant City of Springdale 201 Spring Street Springdale, AR 72764

Ship To
--ESTIMATES ONLY--

PRICE IS VALID FOR 5 BUSINESS DAYS

P.O. No.	Terms	Rep	Unit Number	Serial Number	VIN
	Due on receipt	CK			
Item	Description	Qty	U/M	Rate	Total
	Petersen Sourcewell Contract #040621-P11				

All documents pertaining to and required for financing/loan must be submitted to lienholder before delivery of unit. All payments are required within five business days of delivery.

Signature _____ Date _____

Print _____

Subtotal	\$212,822.40
Sales Tax (0.0%)	\$0.00
Total	\$212,822.40

All payments made by credit card will be assessed a 4% processing fee. Overdue invoices will be subject to a monthly finance charge of 3%.

RESOLUTION NO. _____

**A RESOLUTION WAIVING COMPETITIVE BIDDING
AND AUTHORIZING THE PURCHASE OF A
GRAPPLING TRUCK.**

WHEREAS, the Springdale Public Works department desires to purchase a grappling truck to replace their current flatbed dump truck, which will be sold in auction, and

WHEREAS, a grappling truck will allow the Public Works department to maintain sanitary conditions in our city, and

WHEREAS, the procurement of vehicles has proven to be an impediment to fulfilling our obligation to adequately return services to our residents, and

WHEREAS, a grappling truck is currently available for purchase through the Sourcewell Cooperative Purchasing buy board which allows the governing body to waive competitive bidding, and;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Council finds that due to the availability, complexity and variations in this kind of equipment competitive bidding is not feasible or practical in the purchase of the aforementioned vehicle and competitive bidding on the purchase of a grappling truck from River City Hydraulics, Inc. is hereby waived for an amount not to exceed \$212,822.40 and the Mayor is hereby authorized to execute any contracts related to the purchase.

PASSED AND APPROVED this 22th day of August, 2023.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

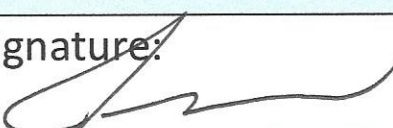
APPROVED AS TO FORM

Ernest B. Cate, City Attorney



SPRINGDALE™
WE'RE MAKING IT HAPPEN

DEPARTMENT FUNDING REQUEST

Department: <i>Public Works</i>		Date: <i>8/8/2023</i>
Point of Contact: <i>James Smith</i>	Amount Requested: <i>\$ 527,842.40</i>	
Date to be Presented to Committee: <i>8 / 14 / 20 23</i>		
Brief Description of Funding Request: <i>Street Sweeper</i> <i>Clam Shell dump body Truck</i>		
Funding Source: (General Fund, Special Fund, etc.) <i>General Fund</i>		
IS IT BUDGETED?		
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	
\$0 - \$34,999 No Council approval needed	<input type="checkbox"/> \$0 - \$4,999	
Request to waive bidding? <input type="checkbox"/> Buy Board <input type="checkbox"/> Sole Source	<input type="checkbox"/> \$5,000 - \$34,999 Requires 3 Quotes	
Signature: 	<input type="checkbox"/> \$35,000+ Requires Bid	
Please attach supplemental information	Request to waive bidding? <input checked="" type="checkbox"/> Buy Board <input type="checkbox"/> Sole Source	

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING PAYMENT OF AN
INVOICE**

PROJECT NO. 18BPS12

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 Crossland Heavy Contractors to construct the Har-Ber Avenue Extension from 40th Street to Gutensohn Road, and;

WHEREAS, the City has received an invoice of \$1,081,035.68, and;

**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 Crossland Heavy Contractors \$1,081,035.68 with funds from the 2018 Street Bond Fund.

PASSED AND APPROVED this _____ day of August, 2023.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED:

Ernest B. Cate, CITY ATTORNEY

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO AMEND A PROFESSIONAL DESIGN CONTRACT FOR HARBER AVENUE EXTENSION PROJECT

WHEREAS, The City of Springdale contracted with Garver LLC for the design of Har Ber Ave extension on May 15, 2019; and

WHEREAS, through value engineering it has been determined that project savings are available by adjusting the bridge and retaining wall design;

WHEREAS, the design adjustments are outside the scope of the original design contract;

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

The Mayor and City Clerk are authorized to execute a contract amendment with Garver LLC for the amount of \$224,350. Payment will be made out of the 2018 Bond Program.

PASSED AND APPROVED this 22nd day of August, 2023.

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. 18047150

CONTRACT AMENDMENT NO. 1

This Contract Amendment No. 1 ("Amendment"), effective on the date last written below, shall amend the original contract between the **City of Springdale** (Owner) and **Garver, LLC** (Garver), dated May 15, 2019 referred to in the following paragraphs as the "Agreement."

This Amendment adds professional services for the **Har Ber Avenue Extension** project.

The Agreement is hereby modified as follows:

SECTION 2 – SCOPE OF SERVICES

In general, the added scope of service for Amendment No. 1 includes modifications to the existing construction drawings and specifications required to eliminate a portion of the I-49 overpass bridge that was included for a future frontage road to be located on the east side of I-49. The additional scope of services is further described in the attached APPENDIX A – SCOPE OF SERVICES AMENDMENT NO. 1.

SECTION 3 – PAYMENT

The maximum not to exceed amount shall be increased **\$224,350** to perform the additional scope of services as further described in the attached fee spreadsheet included in APPENDIX B.

Terms and conditions of the Agreement not modified herein remain unchanged and in full force and effect.

[Signature Page to Follow]



This Amendment 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.

IN WITNESS WHEREOF, Owner and Garver have executed this Amendment effective as of the date last written below.

CITY OF SPRINGDALE

GARVER, LLC

By: _____
Signature

By: Ronald S. Petrie
Signature

Name: _____
Printed Name

Name: Ronald S. Petrie
Printed Name

Title: _____

Title: Vice President

Date: _____

Date: 8/2/2023

Attest: _____

Luke Freebelle
Digitally Signed 08/02/2023
Attest: _____

APPENDIX A

SCOPE OF SERVICES – AMENDMENT NO. 1

1. General

Generally, the scope of services for Amendment No. 1 includes the redesign of the Har Ber Avenue overpass bridge over I-49 to eliminate the portion of the bridge previously designed for a future frontage road on the east side of I-49.

Amendment No. 1 also includes the additional scope necessary to separate the overall project into two separately bid projects. Phase 1 will include the roadway segment from Gutensohn Road to 40th Street and Phase 2 will include the roadway segment from 40th Street to 48th Street.

2. Surveys

The survey performed for the original project design will be utilized for the plan modifications.

3. Geotechnical Services

Garver will subcontract with Grubbs, Hoskyn, Barton & Wyatt, Inc. for obtaining geotechnical data necessary for the redesign of this project. The existing borings will be utilized to analyze the new bridge pier locations and the retaining wall locations.

4. Coordination

Garver will refurnish plans to all known utility owners potentially affected by the project to enable them to coordinate efforts for any necessary utility relocations. Garver will include the surveyed locations of the observable and marked utilities in the construction plans. Garver will also include proposed and/or relocated utility information in the construction plans as provided by the utility companies.

Garver will furnish revised plans to the following agencies for permitting: ARDOT and ADEQ.

5. Final Design – Project Redesign

Garver will revise the final construction drawings as previously prepared to reduce the I-49 overpass bridge length as described above. It is anticipated that the following plan sheets will require revisions due to the redesign of the bridge:

- Erosion Control (2 plan sheets)
- MOT (2 plan sheets)
- Pavement Marking & Signage (2 plan sheets)
- General Site Layout and Survey Control Sheet
- Plan & Profiles (4 plan sheets)
- Drainage Plan and Profile (5 plan sheets)
- Brush Creek Grading (2 plan sheets)
- Special Grading Plan (2 plan sheets)
- Lighting Plan (2 plan sheets)
- Bridge Layout Sheet
- Details of Retaining Wall No. 1 & 2 (2 plan sheets)
- Bridge Details (31 plan sheets)
- Cross Sections (8 plan sheets)

In addition, Garver will revise the project quantities and the opinion of probable construction cost and provide final signed and sealed plans after all Owner comments have been incorporated into the final plans.

6. Bidding Services

During the bidding phase of the project, Garver will provide the following for one additional project bidding for Phase 2 of the Har Ber Avenue Extension project:

- A. Prepare project Advertisement for Bids.
- B. Dispense construction contract documents to prospective bidders (at the approximate cost of reproduction and handling).
- C. Support the contract documents by preparing addenda as appropriate.
- D. Participate in a pre-bid meeting if necessary.
- E. Attend the bid opening.
- F. Prepare bid tabulation.
- G. Evaluate bids and recommend award.
- H. Prepare construction contracts.

7. Construction Phase Services

Construction Phase Services remain excluded from the Scope of Services and may be added by amendment at a later date.

8. Project Deliverables

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

- A. Two copies of the Final Design with opinion of probable construction cost.
- B. Two copies of the revised Final Design with opinion of probable construction cost.
- C. One digital copy of the revised Final Plans to each potentially affected utility company.
- D. Three copies of the Final Plans and Specifications to the Contractor.
- E. Electronic files as requested.

9. 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.
- C. Design of any utilities relocation.
- D. Revisions to the previously prepared H&H model and CLOMR.
- E. Submittal of a LOMR to FEMA and the as-built survey following the project construction.
- F. Construction Phase Services.

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

10. Schedule

Garver shall begin work under this Agreement immediately upon receiving Notice to Proceed and shall complete the work within 90 days.

Appendix B

City of Springdale Har Ber Avenue Extension Amendment No. 1

FEE SUMMARY

Fee Type	Title I Service	Estimated Fees
Rate Schedule	Bridge Design - Amendment No. 1	\$ 166,500.00
Rate Schedule	Roadway Design - Amendment No. 1	\$ 47,700.00
Rate Schedule	Geotechnical Services - Amendment No. 1	\$ 3,000.00
Rate Schedule	Bidding Services - Amendment No. 1	\$ 7,150.00
	Subtotal for Title I Service	\$ 224,350.00

Appendix B

City of Springdale Har Ber Avenue Extension

BRIDGE DESIGN - AMENDMENT NO. 1

WORK TASK DESCRIPTION	E-6	E-5	E-2	T-3	T-2	T-1
	\$316.00	\$257.00	\$150.00	\$146.00	\$120.00	\$94.00
	hr	hr	hr	hr	hr	hr
1. Project Management						
Administration and Coordination	6	12				
Quality Control Review	16	32				
Subtotal - Project Management	22	44	0	0	0	0
2. Structural Engineering						
Geometry		4	8			
Girder Design (short)	3	20	48			
Girder Design (long)	3	28	60			
Bearing Design	2	3	6			
Pier Design	3	18	56			
Abutment Design	3	14	28			
Layouts Details	3	18	20	24		
Substructure Details	3	24	40	48		
Superstructure Details	3	40	52	52		
Bearing Details	2	2	3	3		
Retaining Walls	2	22	40	32		
Quantities	3	16	24	8		
Opinion of Probable Construction Cost	2	4	8			
Subtotal - Structural Engineering	32	213	393	167	0	0
Hours	54	257	393	167	0	0
Salary Costs	\$17,064.00	\$66,049.00	\$58,950.00	\$24,382.00	\$0.00	\$0.00

SUBTOTAL - SALARIES: \$166,445.00

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$55.00
Postage/Freight/Courier	\$0.00
Travel Costs	\$0.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: \$55.00

TOTAL FEE: \$166,500.00

Appendix B

City of Springdale Har Ber Avenue Extension

ROADWAY REDESIGN -AMENDMENT NO. 1

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-2
	\$316.00	\$257.00	\$211.00	\$181.00	\$150.00	\$129.00	\$120.00
	hr	hr	hr	hr	hr	hr	hr
1. Project Management							
Administration and Coordination	4						
Quality Control Review	6				12		
Subtotal - Project Management	10	0	0	0	12	0	0
2. Civil Engineering							
Bridge Option Evaluations	8		8		40	10	
Final Plan Revisions							
Erosion Control (2 sheets)					4	8	2
MOT Plans (2 sheets)					4	8	2
Pavement Marking & Signage (2 sheets)					4	8	2
Plan & Profiles (4 sheets)	2				16	20	4
Grading & Drainage Plan (2 sheets)					6	12	4
Brush Creek Grading Plan (2 sheets)					2	4	
Special Grading Plan (2 sheets)	2				6	10	4
Cross Sections (8 sheets)					2	8	
Coordination and Meetings with City	4				6	4	
Coordination with ARDOT	2				12		
SWPPP Revisions/Coordination with DEQ					2	6	
Quantity Revisions	2				6	16	
Opinion of Probable Construction Cost					2	8	
Subtotal - Civil Engineering	20	0	8	0	112	122	18

Hours	30	0	8	0	124	122	18
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Salary Costs	\$9,480.00	\$0.00	\$1,688.00	\$0.00	\$18,600.00	\$15,738.00	\$2,160.00
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SUBTOTAL - SALARIES: **\$47,666.00**

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$34.00
Postage/Freight/Courier	\$0.00
Travel Costs	\$0.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: **\$34.00**

TOTAL FEE: **\$47,700.00**

Appendix B

City of Springdale Har Ber Avenue Extension

BIDDING SERVICES - AMENDMENT NO. 1

WORK TASK DESCRIPTION	E-6	E-5	E-4	E-3	E-2	E-1	T-2
	\$316.00	\$257.00	\$211.00	\$181.00	\$150.00	\$129.00	\$120.00
	hr	hr	hr	hr	hr	hr	hr
1. Civil Engineering							
Setup Digital Bid & Dispense plans and specs					4		
Addendums/Inquiries					6		
Pre-Bid Meeting	1				4	2	
Bid Opening					2		
Prepare bid tabulation					2		
Evaluate bids and recommend award					2		
Prepare construction contracts					2	6	
Notice to Proceed					1		
Subtotal - Civil Engineering	1	0	0	0	23	8	0
2. Structural Engineering							
Addendums/RFIs	2		8				
Subtotal - Structural Engineering	2	0	8	0	0	0	0

Hours	3	0	8	0	23	8	0
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Salary Costs	\$948.00	\$0.00	\$1,688.00	\$0.00	\$3,450.00	\$1,032.00	\$0.00
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SUBTOTAL - SALARIES: \$7,118.00

DIRECT NON-LABOR EXPENSES

Document Printing/Reproduction/Assembly	\$32.00
Travel Costs	\$0.00

SUBTOTAL - DIRECT NON-LABOR EXPENSES: \$32.00

TOTAL FEE: \$7,150.00

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO APPROVE A CHANGE ORDER FOR ADDITIONAL SERVICES TO SPACKMAN, MOSSOP, MICHAELS FOR GRAPHIC DESIGN COORDINATION FOR DONOR SIGNAGE

WHEREAS, The City of Springdale has contracted with Spackman, Mossop, Michaels for construction administration services for improvements known as the Luther George Park PR2102.

WHEREAS, Spackman, Mossop, Michaels proposes to incorporate Graphic Design Coordination for Signage in to their services and to oversee signage design.

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

Section 1. The Mayor and City Clerk are authorized to execute Change Order #1 to the Luther George Park Project for \$59,500.

PASSED AND APPROVED this 22nd day of August, 2023.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

CHANGE ORDER

No. 1

PROJECT LUTHER GEORGE PARK IMPROVEMENTS

DATE OF ISSUANCE 8/1/2023

EFFECTIVE DATE 8/1/2023

OWNER CITY OF SPRINGDALE, ARKANSAS

OWNER's Contract No. PR2102

CONTRACTOR _____ ENGINEER SPACKMAN MOSSOP MICHAELS

YOU ARE DIRECTED TO MAKE THE FOLLOWING CHANGES IN THE CONTRACT DOCUMENTS:

Description: Change order for graphic design services for donor signage in park and incorporating that signage into existing park elements

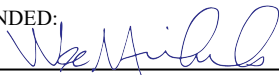
Reason for Change Order: Information about donors (number and names) was not known at time of completion of Construction Documents

Days: N/A

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price \$ <u>248,650</u>	Original Contract Times Contract Completion Date: <u>07/03/2024</u> Ready for final Payment _____ days or dates
Net changes from previous Change Orders _____ \$ _____	Net changes from previous Change Orders _____ _____
Contract Price prior to this Change Order \$ <u>248,650</u>	Contract Times prior to this Change Order Contract Completion Date: <u>07/03/2024</u> Ready for final Payment: _____ days or dates
Net Increase of this Change Order \$ <u>59,500</u>	Net Increase (decrease) of this Change Order <u>0</u> days
Contract Price with all approved Change Orders \$ <u>308,150</u>	Contract Times with all approved Change Orders Contract Completion Date: <u>07/03/2024</u> Ready for final Payment: _____ days or dates

RECOMMENDED:
By: 
Engineer (Authorized Signature)

APPROVED:
By: _____
Owner (Authorized Signature)

ACCEPTED:
By: _____
Contractor (Authorized Signature)

Date: 08/01/2023

Date: _____

Date: _____

spackman mossop michaels

1824 SOPHIE WRIGHT PLACE
NEW ORLEANS, LA 70130
(504) 218-8991

DATE JUNE 6, 2023
REFERENCE GRAPHIC DESIGN
PAGE 1 OF 14

Patsy Christie
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: GRAPHIC DESIGN COORDINATION FOR DONOR SIGNAGE

Patsy,

Thank you for the opportunity to submit a proposal to develop the graphic design of the donor signage in Luther George Park. We are excited to incorporate these elements into the overall park design. This work will build off of the Visual Identity & Brand Standards document that is being lead by Brittany Philips. We propose the following scope of services:

Scope

Spackman Mossop Michaels (SMM) solicited proposals from several graphic design firms to lead the effort outlined in the project scope, attached in Exhibit A. Span provided a proposal to complete the scope of work which can be found in Exhibit B.

SMM will work with Span to incorporate the signage into the various park features and will coordinate reviews with the LGP Steering Committee. Trahan will collaborate on the incorporation of the donor signage as they relate to the two architectural features.

Graphic Designer	\$53,000
SMM	\$4,500
Trahan	\$2,000

Proposed Fee **\$59,500**

No reimbursable expenses are anticipated. No reimbursable expenses will be incurred without prior written approval from the Client.

Please let me know if you have any questions, or need additional information about the proposal.

Sincerely,



Emily Bullock, Principal
Spackman Mossop Michaels

Springdale, AR

SMM completed Construction Documents (CDs) for the renovation and expansion of an existing park in downtown Springdale, AR in April 2021. The park design was funded through the Walton Family Foundation Design Excellence program. The Client has been successfully fundraising for the park and we will celebrate the groundbreaking in October. At the time of 100% CD we included a park identity sign and two wayfinding signs in the package. We did not have any information at that time on donors so that was not included in the scope of the documents. We are open to reconsidering any previously designed signage elements to make them consistent with the new donor signage.

Working with Spackman Mossop Michaels (SMM), landscape architects and prime consultant, and the Client (Downtown Springdale Alliance) to develop a comprehensive strategy for all the signage elements in the park.

Collaborate and coordinate with SMM and Trahan Architects to integrate donor signage into the park elements and architecture.

The Client has engaged Saxum (<https://saxum.com/>) for their digital branding and identity strategy. It is envisioned that we will coordinate with them (1-2 conference calls) to ensure a cohesive overall identity for the park.

Springdale is an incredibly diverse community and so the community's desire is for all signage to be in English, Spanish and Marshallese.

The anticipated completion date for construction is Spring 2024.

Graphic Design Scope**Donor Signage:**

1. Likely 10-11 major named elements within the park (refer to plan for those features that have been identified for naming – all names TBD)
 - a. Performance Pavilion
 - b. Comfort Pavilion
 - c. The Grove
 - d. Walking Path Loop
 - e. Creek Overlook
 - f. Creek Seating Area
 - g. Central Plaza
 - h. Play Area
 - i. Ozark Gardens
 - j. Gerald Harp Memorial Garden (Rotary)

2. Donor “Wall” element – client is interested in a donor element with all the donor names and with the potential to be able to continue to add names in the future

Wayfinding Signage: Current documents call for 2 wayfinding signs within the park (see attached)

Identity Sign: Current documents call for 1 park name sign (see attached)

Comfort Pavilion: Current documents call for some signage for the restrooms (see attached)

PROJECT

Luther George Park
Signage & Donor
Recognition

CLIENT

Spackman Mossop
Michaels



Dear Tracey and Emily,

Thank you for the opportunity to provide this proposal which outlines our approach to the signage and donor recognition for the Luther George Park Renovation & Expansion project in Springdale, AR.

Span is passionate about creating a unique, bespoke signage systems that integrate into architecture, and is always thrilled to be able to partner with a landscape architecture firm of such a high caliber as Spackman Mossop Michaels together with Trahan Architects.

We firmly believe that in collaboration with your team, our work will extend your vision for the overall experience within this incredibly important project.

A handwritten signature in black ink, appearing to read 'J. Pobjewski', with a stylized flourish at the end.

John Pobjewski
Partner & Design Director
Span

Span is a studio crossing the boundaries of communication design in all mediums. Our practice is focused on challenging expectations with wit, logic, and a playful spirit.

We are a full-service communication design firm with unmatched experience designing with and for other architects. Our signage systems for spaces designed by Trahan Architects, Studio Gang Architects, John Ronan Architects, Ann Beha Architects, Ross Barney Architects, among others, have contributed to creating the unique sense of place within each building. We pride ourselves on creating work that honors the architecture.

Span is a pleasure to collaborate with, creates strategic design, understands and respects tradition, and crafts excellent form.

We believe that the best work comes from spirited collaboration. By engaging our clients in the process, we are able to respond quickly to challenges with design. We look forward to working together with SMM, Trahan, and your client team.

Span was previously known as Thirst, a design collaborative where current partners John Pobjewski and Bud Rodecker have led signage/wayfinding projects since 2005.

Railyard Park

Rogers, Arkansas

Signage and environmental graphics

In collaboration with Ross Barney Architects as Thirst

Completed 2021

Beloit College Powerhouse

Beloit, WI

Graphics, Signage, and Environmental graphics

In collaboration with Studio Gang Architects

Completed 2020

Alliance Theatre at the Woodruff Arts Center

Atlanta, GA

Signage and environmental graphics

In collaboration with Trahan Architects as Thirst

Completed 2019

Newberry Library Renovation

Chicago, IL

Signage and environmental graphics

In collaboration with Ann Beha Architects as Thirst

Completed 2018

Illinois Institute of Technology Kaplan Institute

Chicago, IL

Signage and wayfinding system

In collaboration with John Ronan Architects as Thirst

Completed 2018

Writers Theatre

Glencoe, IL

Signage, wayfinding, and digital signage system

In collaboration with Studio Gang Architects as Thirst

Completed 2016

O'Hare Terminal 5 Murals

Chicago, IL

Environmental graphics

In collaboration with Epstein as Thirst

Completed 2014

Columbia College Chicago Media Production Center

Chicago, IL

Signage and wayfinding system

In collaboration with Studio Gang Architects as Thirst

Completed 2010

Typography

Custom or Customized Letterforms

Typographic Hierarchy and Systems

Icon System Design

Exterior

Park Identification Signage

Wayfinding

Directional Kiosks

Parking

Parking Egress and Wayfinding — if required

Operations

Restroom Signage

Donor Recognition

12–15 Named Elements

Flexible Donor Wall System

01 — Design

Present visual concepts for key aspects of the signage program with the goal of selecting conceptual directions for further development and detailing. Research typefaces used in existing signage towards establishing a new system moving forward. Expand signage typologies into a complete message schedule, and further define the selected direction through design specification drawings with the goal of securing an accurate bid estimate from preferred signage fabricators.

SERVICES

Strategic counsel

Past precedent research/audit

Materials exploration

Typographic hierarchies, systems, and recommendation

Detailed material specifications

Presentations, revisions, and approvals

Project management

DELIVERABLES

Design documentation drawing set

Message schedule

Signage location map

02 — Fabrication Review

Revise, expand, and further define all design specifications based on feedback from Phase 1 and from preferred fabricators. Prepare production-ready artwork for fabrication. Coordinate with architect-of-record for clarifications/revisions. Typeset messaging as needed to meet requirements and new messages as they occur. Review all O&M manuals from signage fabricators to assure compliance. Summarize signage documentation into a “as-built” package including a master message schedule and location map. Include lessons learned summary for final reporting.

SERVICES

Creating production-ready artwork and template files

Material sample review as provided by fabricator

Responses to RFIs

Presentations, revisions, and approvals

Project management

DELIVERABLES

Production-ready artwork and templates (Illustrator)

Reviews of material samples and prototypes (PDF)

RFI reviews (PDF)

“As-built” design documentation package (PDF)

Revised message schedule

Revised signage location map

03 – Installation *[If required]*

Review site installations and serve as quality control by providing a single site visit for punch listing.

SERVICES

Quality control and one (1) site visit

Punch list — SMM to provide guidance on format

Project management

Services Not Approved

FEE S AND EXPENSE S

ESTIMATED CREATIVE FEES BY PHASE

01 — Design	\$28,000
02 — Fabrication Review	\$25,000
Total project fees	\$53,000

ESTIMATED EXPENSES PER PHASE

Printouts for presentation or mockup <i>[if requested]</i>	\$600-\$1,200
Shipping for presentations or material samples <i>[if requested]</i>	\$350-\$500
Total expenses per phase	\$950-\$1,700

Services Not Approved

OPTIONAL ADDITIONAL PHASE

03 — Installation *[if required]*

Day Rate: 2 designers x 2 days	\$8,000
Roundtrip flights to Springdale from Chicago (2 designers)	\$1,900
Hotel (2 rooms/1 night)	\$300
Travel in Springdale (Rental Car)	\$300
Local Transit/Parking	\$50
Per Diem (2 designers x \$150/day)	\$300
Total fees and expenses	\$10,850

Services Not Approved

BASIC TERMS AND CONDITIONS

PROOFREADING

Span will not assume responsibility for errors in copy or translations for the final film. Spackman Mossop Michaels (SMM) has the ultimate responsibility for proof reading all copy and translations prior to release/upload of final art files. SMM will be asked to sign, date, and return to Span by e-mail or fax their approval of final art prior to its release for production. Should SMM request the services of a copy editor and/or professional proofreader, Span will recommend and coordinate their services.

FEES AND REIMBURSABLE EXPENSES

Any activities outside the design services described in this proposal or an extension of Span's consulting role will require either a new contract or services provided at our standard hourly rates. Reimbursable expenses such as B&W laser and high-end color ink jet printouts, shipping/deliveries, travel, stock images, music, illustration, etc. will be invoiced in addition to the design fees at cost plus an surcharge of 20% with the exclusion of travel expenses that will be invoiced at cost. All typefaces used in the designs created are licensed solely for use by Span. If any typeface should be necessary for future implementation by SMM, SMM will be responsible for their purchase and licensing.

PAYMENT SCHEDULE AND TERMS

Span will invoice SMM monthly for services rendered during that month plus expenses upon completion per standard AIA agreements.

SMM shall make payments of all Span invoices within 30 days of receipt. A 1.5% finance charge will be added to invoices past due 30 days. Span will have the option of suspending or concluding its services if payments are not made within 30 days of receipt. In the event SMM terminates Span's services for any reason, SMM agrees to pay Span all time and expenses to date. If SMM cancels any of the services identified in this proposal, Span will not refund or reduce any portion of the total fees.

Terms: Net 30 days.

COPYRIGHT

Span will retain the copyright to the final art created for SMM until all invoices have been paid in full. Span thereafter shall have no copyright to said artwork described herein. All rights to any copyright trademarks or similar rights shall be assigned by Span to SMM.

CONFIDENTIALITY

All work products will be maintained by Span as confidential SMM material and will not be used by Span without express written approval by SMM.

LETTER OF AGREEMENT

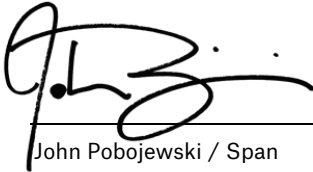
If SMM agrees with the terms and conditions of this proposal, please sign, date, and return a copy to: Span Studio LLC, 650 West Lake Street, Suite 410, Chicago IL 60661. (TIN: 84-3071079) or email to John Pobjewski at john@span.studio.

On behalf of Spackman Mossop Michaels, I the undersigned hereby agree to the fees and expenses estimated by Span in this proposal.

Spackman Mossop Michaels Representative

Date

Printed Name



John Pobjewski / Span

7 September 2022

Date

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXPENDITURE
OF FUNDS TO ACQUIRE PORTIONS OF LAND FROM
THE MICHAEL COLEMAN FAMILY TRUST FOR THE
HYLTON ROAD IMPROVEMENT PROJECT, PROJECT
NO. ST2206.**

WHEREAS, the City of Springdale is in need of acquiring portions of land for the Hylton Road Improvement Project, Project No. ST2206, Tract 1 and Tract 2, said lands being owned by the Michael Coleman Family Trust;

WHEREAS, the City of Springdale has determined by appraisal that the sum of \$10,500.00 is the estimated just compensation for the property needed from the Michael Coleman Family Trust;

WHEREAS, the property owner has extended a counter-offer that the City pay the total sum of \$13,000.00 to acquire the lands needed for the project, said amount being justified by the nature of these properties, and the increase in property values;

WHEREAS, it is the recommendation of the City Attorney and the Mayor's Office that the City Council approve the additional sum of \$2,500.00 to acquire the property needed from the Michael Coleman Family Trust, as this amount is reasonable, is justified, and will avoid the cost, expense, and risk of acquiring this property by eminent domain proceedings;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City is hereby authorized to acquire a portion of lands for the Hylton Road Improvement Project, Project No. ST2206, Tract 1 and Tract 2, said lands being owned by the Michael Coleman Family Trust, the total sum of \$13,000.00 to be paid from the Street Fund.

PASSED AND APPROVED this ____ day of _____, 2023.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

APPRAISAL REPORT

ON

THE MICHAEL COLEMAN FAMILY TRUST PROPERTY
(5.41± ACRES/235,830± SQUARE FEET);
LOCATED AT 4509 & 4525 HYLTON ROAD,
SPRINGDALE, ARKANSAS; WASHINGTON COUNTY.

JOB 20945
TRACTS: 1-2

FOR

CITY OF SPRINGDALE
SPRINGDALE, AR

BY

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

FILE NO. 6653-1_2

AS OF

JANUARY 3, 2023

Reed & Associates, Inc.

Real Estate Appraisers – Consultants

*3739 N. Steele Blvd., Suite 322, Fayetteville, AR 72703 * 479-521-6313 * Fax: 479-521-6315 * www.reedappraisal.biz*

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

January 10, 2023

Ben Peters
Director of Engineering
City of Springdale
201 Spring Street
Springdale, AR 72764

RE: Tracts 1-2 – The Michael Coleman Family Trust Property (5.41± Acres/235,830± Square Feet); Located At 4509 & 4525 Hylton Road, Springdale, Arkansas; Washington County.

Dear Mr. Peters:

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

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

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

This report addresses: the market value of the Whole Property prior to the City of Springdale acquiring 5,589± square feet (SF), or .13± acre (AC) in right-of-way acquisition (ROW), 4,238± SF, or .10± AC in permanent utility easement (PUE), and 2,120± SF, or .05± AC in temporary construction easement (TCE) as of January 3, 2023, and, the market value of the Remainder Property after the acquisition of 5,589± square feet (SF), or .13± acre (AC) in ROW, 4,238± SF, or .10± AC in PUE, and 2,120± SF, or .05± AC in TCE is in place, also as of January 3, 2023.

Based on an analysis of relevant data, and contingent on the Assumptions and Limiting Conditions which follow and appear in the Addenda Section of this report, it is my opinion the market value of the subject property, as of January 3, 2023, was as follows:

Whole Property	=	\$354,000
Remainder Property	=	<u>\$343,800</u>

Subtotal	=	\$ 10,200
Plus: Temporary Construction Easement	=	<u>\$ 300</u>
Damage To Market Value	=	\$ 10,500

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

The following Extraordinary Assumptions are utilized in this report:

1. **Subject land sizes, Whole Property and Remainder Property, is approximately as indicated;**
2. **The area of acquisitions are approximately as indicated;**
3. **The City of Springdale, at their expense, will put the land area, and gravel drive located within the temporary construction easement and permanent utility easement area back to as near original condition as possible;**
4. **The City of Springdale will relocate the subject property mailboxes along the new subject property line;**
5. **Subject will have adequate ingress/egress to/from Hylton Road;**
6. **Subject and adjacent properties are in compliance with all applicable EPA regulations.**

If any, or all, of these Extraordinary Assumptions prove to be untrue, one or both of the preceding value estimates could be influenced.

The reader is referred to additional Assumption and Limiting Conditions presented in the Addenda Section of this report.

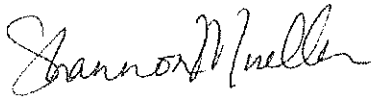
A Hypothetical Condition of this appraisal is that the Hylton Road Improvements project is complete and in place as of the effective date of this report in estimating the market value of the Remainder Property. In reality, the Hylton Road Improvements project was not complete and in place as of January 3, 2023. If this Hypothetical Condition is not considered, the estimated market value of the Remainder Property could be influenced.

The appraiser is invoking the Jurisdictional Exception Rule in this appraisal. The Uniform Standards of Professional Appraisal Practice requires, under Standards Rule 1-2 (c) (iv), "When reasonable exposure time is a component of the definition for the value opinion being developed, the appraisers must also develop an opinion of reasonable exposure time linked to that value opinion." However, the Uniform Appraisal Standards For Federal Land Acquisitions, under Section 1.2.4, states "Appraisers should not link opinions of value under these Standards to a specific opinion of exposure time, unlike appraisal assignments for other purposes under USPAP Standards Rule 1-2 (c)."

USPAP states the following under Sections Rule 1-4 (f): "When analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions." This appraisal is prepared in conformity to the provisions of the "Uniform Act" and its implementing regulation 49 CFR Part 24. The 49 CFR Part 24 regulation requires appraisers to disregard any

decrease or increase in the market value of the property that has been caused directly by the project in the "Before Acquisition Value" appraisal. This is considered a Jurisdictional Exception. In addition, General Benefits as a result of the project have not been considered in the valuation of the Remainder Property based on 49 CFR Part 24. Considering USPAP Standards Rule 1-4 (f), this is also considered a Jurisdictional Exception.

Sincerely,



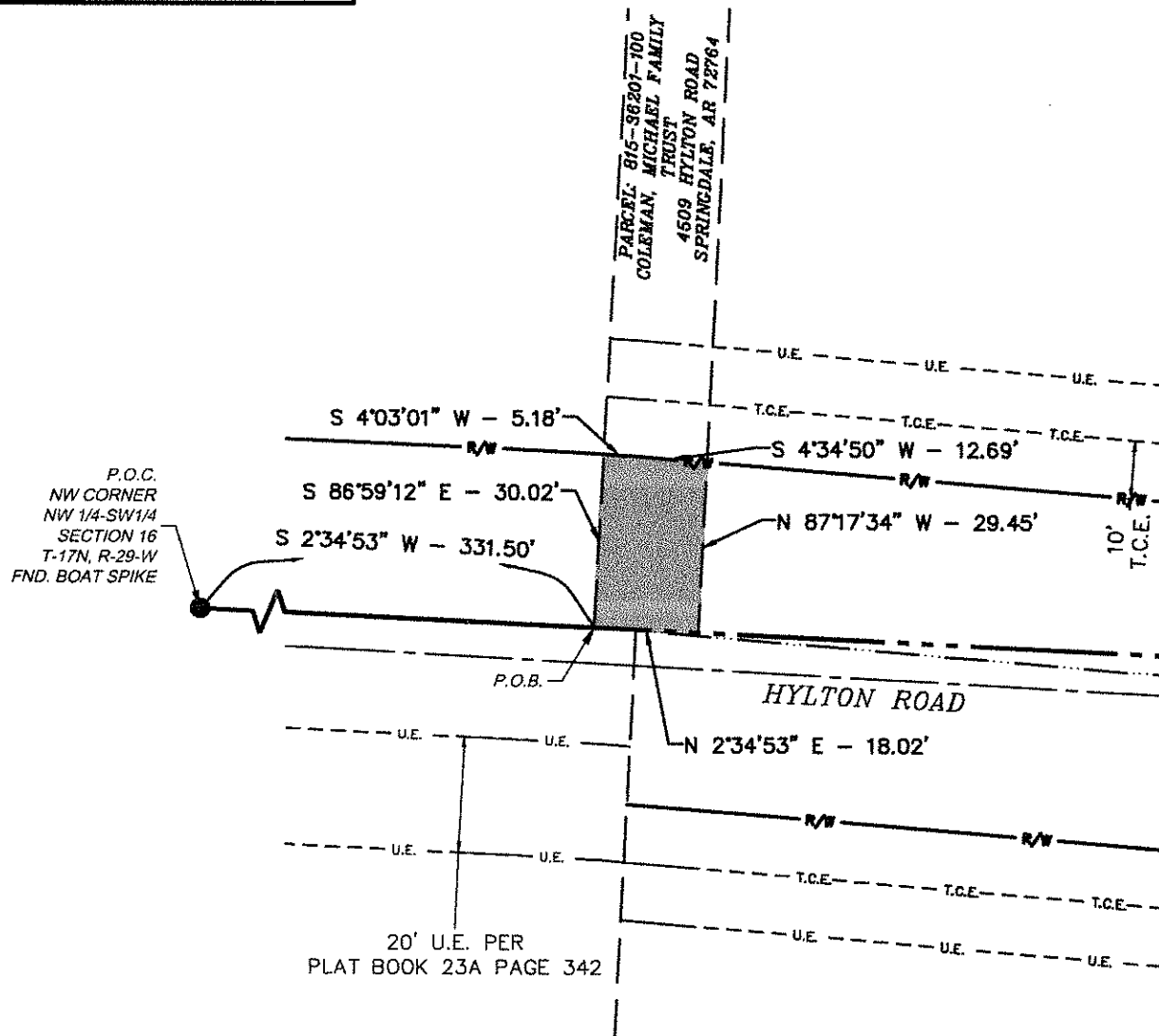
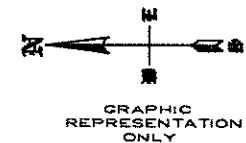
Shannon Reed Mueller, CG2302
REED & ASSOCIATES, INC.



NOTES:

* NOT A BOUNDARY SURVEY

NEWLY ACQUIRED R/W AREA: 533 SQ.FT.



73

W.O. # 20845

SCALE: N.T.S.

7/25/2022

1

----	40 ACRE LINE
----	PROPOSED RIGHT OF WAY LINE
----	EXISTING ROAD CENTERLINE
----	PROPOSED CENTERLINE
----	PROPERTY LINE
----	PROPOSED DRAINAGE EASEMENT
----	PROPOSED TEMP. CONST. ESMT.
----	PROPOSED UTILITY EASEMENT

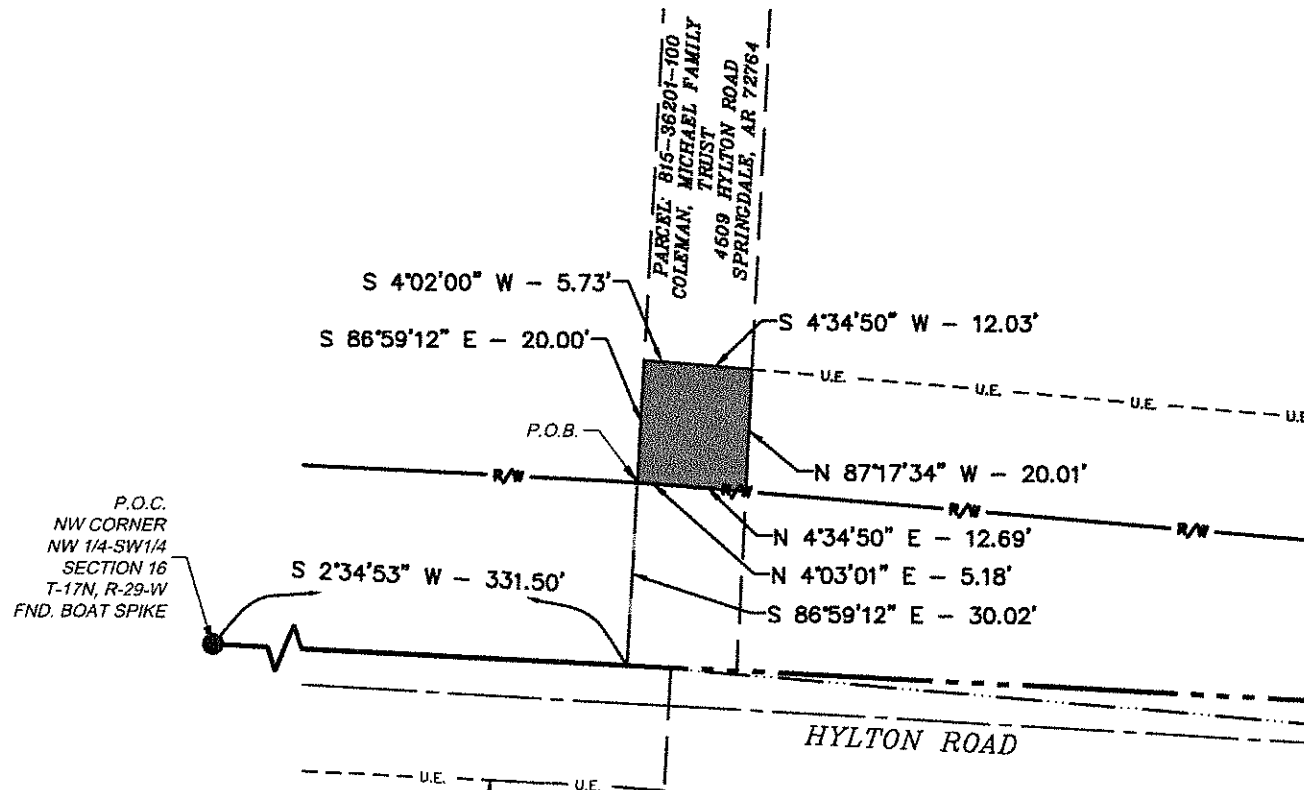
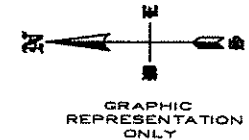
RIGHT-OF-WAY EXHIBIT for
HYLTON ROAD IMPROVEMENTS
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

ESI
 ENGINEERING SERVICES INC.
 1207 SOUTH OLD MISSOURI RD.
 SPRINGDALE, ARKANSAS 72764

NOTES:

* NOT A BOUNDARY SURVEY

NEWLY ACQUIRED U.E. AREA: 356 SQ.FT.



76

W.D. # 20945

SCALE: N.T.S.

7/25/2022

1

40 ACRE LINE
PROPOSED RIGHT OF WAY LINE
EXISTING ROAD CENTERLINE
PROPOSED CENTERLINE
PROPERTY LINE
D.E. --- PROPOSED DRAINAGE EASEMENT
T.C.E. --- PROPOSED TEMP. CONST. ESMT.
U.E. --- PROPOSED UTILITY EASEMENT

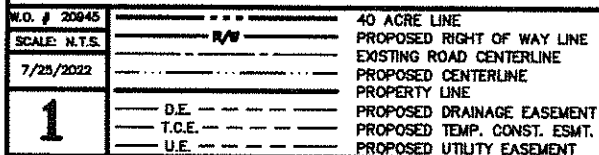
UTILITY EASEMENT EXHIBIT for
HYLTON ROAD IMPROVEMENTS
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS



Page 47

* NOT A BOUNDARY SURVEY

GRAPHIC REPRESENTATION ONLY

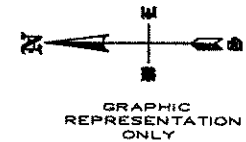


CSI
ENGINEERING SERVICES INC.
1307 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764
Phone 501-727-6400

NOTES:

* NOT A BOUNDARY SURVEY

NEWLY ACQUIRED U.E. AREA: 3,882 SQ.FT.



PARCEL: 815-36201-100
COLEMAN, MICHAEL FAMILY TRUST
4509 HYLTON ROAD
SPRINGDALE, AR 72764

PARCEL: 815-36201-600
COLEMAN, MICHAEL FAMILY TRUST
4509 HYLTON ROAD
SPRINGDALE, AR 72764

S 87°17'34" E - 20.01'

S 87°17'34" E - 29.45'

S 2°34'53" W - 349.52'

S 4°34'50" W - 194.10'

N 87°17'33" W - 20.01'

N 4°34'50" E - 194.10'

HYLTON ROAD

P.O.C.
NW CORNER
NW 1/4-SW1/4
SECTION 16
T-17N, R-29-W
FND. BOAT SPIKE

N.O. # 20945

SCALE N.T.S.

7/25/2022

1

--- R/W ---
--- D.E. ---
--- T.C.E. ---
--- U.E. ---

40 ACRE LINE
PROPOSED RIGHT OF WAY LINE
EXISTING ROAD CENTERLINE
PROPOSED CENTERLINE
PROPERTY LINE
PROPOSED DRAINAGE EASEMENT
PROPOSED TEMP. CONST. ESMT.
PROPOSED UTILITY EASEMENT

UTILITY EASEMENT EXHIBIT for
HYLTON ROAD IMPROVEMENTS
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS



That which is underlined is added.

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 5 AND ARTICLE 6 OF THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Act 851 of 2023, known as the “Arkansas Data Centers Act of 2023” and codified at Ark. Code Ann. §14-1-501, *et seq.*, established parameters, regulations, and protections for digital asset mining businesses, as well as home digital asset mining activities;

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 various provisions of the Zoning Ordinance of the City of Springdale, Arkansas, to implement and recognize the various provisions of Act 851 of 2023;

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, to amend Article 5 of the Zoning Ordinance of the City of Springdale, Arkansas, to add a use unit for Digital Asset Mining (Use Unit 54), and to include Home Digital Asset Mining within the Home Office use unit (Use Unit 29);

WHEREAS, it is in the best interest of the City of Springdale, Arkansas, for the City Council of the City of Springdale, Arkansas, and to amend Article 6, Section 4 of the Zoning Ordinance of the City of Springdale, Arkansas, to add supplemental district regulations for a Use Unit 54, Digital Asset Mining; and

WHEREAS, a public hearing was held before the Springdale Planning Commission on September 5, 2023, 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: Article 5, Section 32 (Use Unit 29 – Home Office) of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to read as follows:

Sec. 32. - Unit 29: Home office.

A home office of convenience, as opposed to a home occupation, is allowable as an accessory use in a dwelling unit. A home office of convenience is defined as an office use where the resident occupant conducts no business other than by telephone or mail, where no person employed by the resident, and where an office is needed for the purpose of sending and receiving mail, telephone calls, maintaining records, and other similar functions. It is further the intent to regulate the operation of a home office of convenience so that the average neighbor will be unaware of its existence. Home office includes home digital asset mining as provided in Ark. Code Ann. §14-1-501, *et seq.*

Section 2: Article 5 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to add a new Use Unit, Use Unit 54, Digital Asset Mining, to read as follows:

Sec. 57. – Unit 54: Digital Asset Mining.

"Digital asset mining business" means a group of computers working at a single site that consumes more than one megawatt (1 MW) on an average annual basis for the purpose of generating digital assets by securing a blockchain network. "Blockchain network" means a group of computers operating and processing together to execute a consensus mechanism to agree upon and verify data in a digital record. "Digital asset" means cryptocurrency, virtual currency, and natively electronic assets, including without limitation stable coins, nonfungible

tokens, and other digital-only assets, that confer economic, proprietary, or access rights or powers. "Digital asset miner" is an individual who mines for digital assets. "Digital asset mining" means use of electricity to power a computer for the purpose of securing or validating a blockchain network.

Use Unit 54, Digital Asset Mining, shall be a Conditional Use in an I-1 (light industrial district) and I-2 (general industrial district) zones, and shall be subject to the provisions of Article 6, Section 4.5 of the Zoning Ordinance of the City of Springdale, Arkansas.

Section 3: Article 6, Section 4 of the Zoning Ordinance of the City of Springdale, Arkansas, is hereby amended to add a new supplementary district regulation (Section 4.5) pertaining to Use Unit 54, Digital Asset Mining, to read as follows:

4.5 Digital Asset Mining.

In addition to the requirements of Article 2, Section 12 of this Chapter, pertaining to conditional uses on appeal to the planning commission, a digital asset mining facility shall:

1. Operate in a manner that causes no stress on an electric public utility's generation capabilities or transmission network;
2. Shall be subject to the Commercial Design Standard and Guidelines as provided in Section 112-15 of the Code of Ordinances of the City of Springdale, Arkansas; and,
3. Shall be subject to Chapter 42, Article III (Noise), of the Code of Ordinances of the City of Springdale, Arkansas.

Section 4: All other provisions of Article 5 and Article 6 of the Zoning Ordinance of the City of Springdale, Arkansas, not specifically amended herein shall remain in full force and effect.

Section 5: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED this ____ day of _____, 2023.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney