CITY OF SPRINGDALE  
Committee Agendas  
Monday, January 6th, 2020  
Multi-Purpose Room  
City Administration Building  
Meetings begin at 5:30 P.M.

Committee of the Whole:
1. A Discussion regarding Reorganization.
2. A Discussion Next Committee Meeting (January 20th is a Holiday).
3. A Discussion Property located at 305 N Main. Pgs. 2 - 33

Ordinance Committee by Chairman Mike Overton:
4. An Ordinance amending Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas; Declaring an emergency; and for other purposes. (Chapter 30 needs to be amended to add certain rules and regulations of Bluff Cemetery, so that citizens will be made aware of these rules and regulations, and to ensure the upkeep and beauty of Bluff Cemetery.) Ordinance presented by Brad Baldwin, Public Works Director. Pgs. 34 & 35

5. A Discussion of Planning Commission appeals. Discussion led by Mike Overton.

Finance Committee by Chairman Jeff Watson
6. A Resolution authorizing payment of an invoice, Project No. 18BPC1 that exceeds $1,000,000. Resolution presented by Wyman Morgan, Financial Services Director. Pgs. 36 & 37

7. A Resolution authorizing the Mayor and City Clerk to execute a Right of First Refusal Agreement on property owned by the City of Springdale, Resolution presented by Ernest Cate, City Attorney. Pgs. 38 - 42

Street and Capital Improvements Committee by Chairman Rick Evans:
8. An Ordinance to waive Competitive Bidding for a Pavement Management Inventory. Ordinance presented by Brad Baldwin, Public Works Director. Pgs. 43 - 46

9. A Resolution authorizing the renovation of four (4) bathrooms in the Springdale Public Library. (Resolution Tabled from November 4th, 2019 Committee Meeting.) Resolution presented by Marcia Ransom, Director, Public Library. Pgs. 47 & 48

Police and Fire Committee by Chairman Amelia Williams:
10. A Discussion regarding spending Act 833 funds on new Scott RDI Voice amps for SCGA's. (Referenced 2020-2025 Strategic Plan forwarded to Council members on 12/30/2019 via Dropbox.) Discussion led by Amelia Williams. Pgs. 49 - 53
THE REAL ESTATE CONSULTANTS
118 N. East Ave, P.O. Box 147
Fayetteville, AR 72702
(479) 442-0783

12/31/2019

Carol Kendrick
Carol Kendrick
633 N. Milton Street
Springdale, AR 72764

Re: Property: 306 N Main St
          Springdale, AR 72764

Borrower: Carol Kendrick
FIP No. 1: 19-0093

Opinion of Value: $ 195,000
Effective Date: 12/30/2019

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Larry D. Kennedy
Certified General Appraiser
License or Certification # CG 1506
State: AR
Expires: 06/30/2023
larry@appraise.net
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<thead>
<tr>
<th>TABLE OF CONTENTS</th>
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<td>16. Subject Photos</td>
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<tr>
<td>22. Statement of Zoning Conditions</td>
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<tr>
<td><strong>SUMMARY OF SALIENT FEATURES</strong></td>
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<tr>
<td><strong>Subject Address</strong></td>
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<tr>
<td><strong>Legal Description</strong></td>
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<td><strong>City</strong></td>
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<td><strong>County</strong></td>
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<tr>
<td><strong>State</strong></td>
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<tr>
<td><strong>Zip Code</strong></td>
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<td><strong>Census Tract</strong></td>
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<tr>
<td><strong>Map Reference</strong></td>
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<tr>
<td><strong>Sale Price</strong></td>
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<tr>
<td><strong>Date of Sale</strong></td>
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<td><strong>Borrower</strong></td>
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<td><strong>Lender/Clien</strong></td>
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<td><strong>Size (Square Feet)</strong></td>
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<td><strong>Price per Square Foot</strong></td>
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<td><strong>Location</strong></td>
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<tr>
<td><strong>Age</strong></td>
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<td><strong>Condition</strong></td>
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<td><strong>Total Rooms</strong></td>
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<tr>
<td><strong>Bedrooms</strong></td>
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<tr>
<td><strong>Baths</strong></td>
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<tr>
<td><strong>Appraiser</strong></td>
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<tr>
<td><strong>Date of Appraisal</strong></td>
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<tr>
<td><strong>Opinion of Value</strong></td>
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</tbody>
</table>
FIRREA / USPAP ADDENDUM

Purpose
To determine the market value of the located fee interest of the lot and improvements.

Scope
See Addendum

Intended Use / Intended User

Intended Use: To quantify the value of the subject property under the current utility.
Intended User: Carol Kendrick. The user is also the client. No other intended user is noted or implied.

Any other party that relies on the information in this report does so at their own risk.

History of Property
Current Use Information: None

Per sq: None

Exposure Time / Marketing Time
Published USPAP Addendum: Exposure/Marketing Time

Personal (non-market) Transfers
None noted

Legal Description
The subject property is located in unincorporated Benton County, and is located approximately three blocks to the north of Emma Avenue which is considered part of the Downtown footprint. It appears the City's intention is to re-configure Emma Avenue to become a more pedestrian-friendly, revitalization of the downtown area. Every neighborhood and/or structure has a lifecycle. They are new construction, rehabilitation, decline and reassessment. In this particular situation the subject's neighborhood is in the reassessment phase. This is similar to the trends of other metropolitan areas in NW Arkansas such as Rogers, Bentonville and Fayetteville. The neighborhood of the subject property could be approximately four blocks to the north and south of Emma Avenue and this area could be more properly Harrodville to the north, Thompson to the west, Grove to the south and Power Street to the east.

Certification

1. This appraisal assignment was not based on a requested maximum valuation, a specific situation, or an appraisal of a lien.
2. My compensation is not contingent upon the appraiser of a predetermined value or direction in value that favors the cause of the client, the appraiser of the value estimate, the establishment of a stipulated result or the occurrence of a subsequent event.
DEFINITION OF MARKET VALUE

DEFINITIONS OF VALUE
Given the scope and intended use of this assignment, the following definition of value is applicable.

Market Value
The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming that the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto, and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Office of Comptroller of the Currency (OCC), Title 12 of the Code of Federal Regulations, Part 26 Subpart C - Appraisals, 54.42; Office of Thrift Supervision (OTS), 12 CFR 584.2(a); This is also compatible with the FDIC, FRB and NCLC definitions of market value

It should be noted that market value and market price (what price a property actually sells for) are often not the same. The appraiser’s estimate of market value is his prediction of the most likely selling price under the stated conditions of the report. Actual market prices are often influenced by unknown or hidden factors; thus, an appraisal does not guarantee that a sale will occur at market value.

There is one caveat to this definition of Market Value and that is “Leased Fee Interest”. This property is occupied by tenants with the anchor being Grand Savings Bank.

Leased Fee may be defined as follows:

An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the lessee are specified by contract terms contained within the lease.
The intent of the Building Envelope Standards is to regulate the physical form of the Neighborhood Center Type A groups, which are typically commercial mixed-use groups. In order to establish, preserve, or enhance the existing character, landscape, and architectural character of these areas while allowing flexibility to vary. The physical form of these mixed-use streets before the existing pattern of the area allowed there is a great variety of existing street facades both from the sidewalk with a collection front yard or third courtyard. The intent statement in the guidelines shown below is advisory only.

**EXAMPLES OF CHARACTER**

**EXAMPLE**

**ALLEY**

**ORDINARY STREET**

**PROPERTY LINE**

**SETBACK LINE**

**BUILD TO LINE**

**BUILDING AREA**

---

**I - BUILDING PLACEMENT**

**BUILD-TO-LINE:**

[A] FRANCISCO STREET: 20 Min; 25 Max [1](12)

[B] SIDE STREET: 10 Min; 15 Max [13]

**SETBACK**

[C] SIDE: 3 Max; 6 Min [14]

[D] ALLEY: 5 Min; 10 Max [15]

---

**II - BUILDING HEIGHT**

[1] BUILDING HEIGHT EXSCLUSIONS
[2] BUILDING HEIGHT EXCEPTIONS
[4] To Top of Parapet or Roof
[5] Finished Story Floor Levels

---

[6] FIRST FLOOR CEILING HTS
[7] UPPER FLOOR CEILING HTS

---

[1] 2 Stories and 25
[2] 3 stories and 30 [16]
[4] Back of Sidewalk or Adjacent Lot Level For Residential
All Other Uses are Max 10
[5] 7 Min [17 to]

---

P.9
ZONING REGULATION P 2

FOR REFERENCE NOTES REFER
TO PAGE 3-22 OF THIS DISTRICT.

3.0 BUILDING ENVELOPE STANDARDS

NEIGHBORHOOD CENTER TYPE 2
IV - ENCROACHMENTS

LOCATION:

[1] PRIMARY STREET: 12 Mav
[2] SIDE STREET: 10 Mav

V - USE REQUIREMENTS

GROUND FLOOR: Office, Residential, Retail, Special

UPPER FLOORS: Office, Residential, Retail, Special

VI - PARKING REQUIREMENTS

LOCATION:

[3] ALLEY SETBACK: 0

REQUIRED SPACES:

OFFICE, RETAIL AND SPECIAL USES:
- 7,500 SQ FT
- 7,500 SQ FT (Excess of the 7,500 SQ FT)

RESIDENTIAL USES:
- 1/2 Space Per Dwelling Unit

IV - ENCROACHMENTS

LOCATION:

[1] PRIMARY STREET: 12 Mav
[2] SIDE STREET: 10 Mav

V - USE REQUIREMENTS

GROUND FLOOR: Office, Residential, Retail, Special

UPPER FLOORS: Office, Residential, Retail, Special

VI - PARKING REQUIREMENTS

LOCATION:

[3] ALLEY SETBACK: 0

REQUIRED SPACES:

OFFICE, RETAIL AND SPECIAL USES:
- 7,500 SQ FT
- 7,500 SQ FT (Excess of the 7,500 SQ FT)

RESIDENTIAL USES:
- 1/2 Space Per Dwelling Unit
ZONING REGULATION P 4

VII - REFERENCE NOTES

1. The Build-to-Line must match the average front facade line of the block face and sets with NO Primary Street frontage (abutting adjacent properties) are exempt from the Primary Street Build-to-Line dimensional requirements and are only required to have a five foot (5') setback on said frontage.

2. For buildings with Dwelling Units primarily opening to side yards, Side Setback is required to be ten feet (10'). Buildings higher than three (3) stories, or forty feet (40'), are required to have a ten foot (10') Side Setback.

3. Lots with NO Alley Frontage (abutting adjacent properties) are required to have a ten foot (10') setback on said Frontage.

4. The percentage (%) for the Primary Street can be adjusted to fifty percent (50%) in the case of the following Building Types: Courtyard Rowhouse and Courtyard Building.

5. On Thompson Street (U.S. 71) between W. Johnson Avenue and W. Maple Avenue, the Building Height Maximum is five (5) stories and sixty-five feet (65').

6. The Civic (Institutional) Building Type shall be allowed as a conditional Building Type in Neighborhood Center Type 5.

7. If no alley is present, no rear encroachment is allowed.

8. If the setback from an existing alley is less than five feet (5'), the allowed encroachment shall be equal to or less than existing setback dimension.

9. On the following streets, ONLY residential uses are permitted on the both the Ground and Lower Floor (U.S. 71): E. Maple Street, Robert Circle, E. Water Street, Jason Court, Conly Court, E. Grove Avenue, Allen Avenue, and S. Cleveland Street. No other uses are permitted.

10. The figure reflects an additional dimension of thirty feet (30') beyond the Primary Street Build-to-Line for above grade parking. Below finished ground floor level parking can be collocated with the facade line of the building.

11. The figure reflects an additional dimension of twenty feet (20') beyond the Side Street Build-to-Line for above grade parking. Below finished ground floor level parking can be collocated with the facade line of the building.

12. Along Emma Avenue, Park Street, and Holcomb Street, the build-to-line is a minimum of 6 feet and a maximum of 10 feet.
Part of Block Six (6) in the Original Town of Springdale, Washington County, Arkansas, more particularly described as follows: From the Southwest corner of Block Six (6) in the Original Town of Springdale, proceed North 20.00 feet; thence S89°52'40"E 10.00 feet to the point of beginning and running thence North 102.50 feet; thence S89°52'40"E 132.00 feet; thence South 102.50 feet; thence N89°52'40"W 132.00 feet to the point of beginning and containing 0.311 acres, more or less.

Subject to easements, right-of-ways, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases.
Subject: Site

Beginning at a point of the Tract described by Notes and Bounds as follows:

THENCE from point, a distance of 150.00 Feet;

THENCE South 89° 53' 45" East, a distance of 152.00 Feet;

THENCE South 89° 52' 35" East, a distance of 193.98 Feet;

THENCE North 89° 52' 00" West, a distance of 132.00 Feet to point of beginning;

 Said tract containing 0.31 acres (1302.93 sf) of land, more or less.

Perimeter = 468.00 Feet

No significant error of odenor.
**Small Residential Income Property Appraisal Report**

The purpose of this summary appraisal report is to provide the lender with an accurate and adequately supported opinion of the market value of the subject property.

**Property Address:** 204 Main St  
**City:** Spokane  
**State:** WA  
**Zip Code:** 99204  
**County:** Spokane

**Appraiser:** Carol Hendricks  
**Office:** 888-999-0000  
**Date:** Jan 1, 2023  
**Number:** 23229  
**Office:** 912-12-00

**Owner:** Bob Jones  
**Owner's Address:** 123 Main St  
**City:** Spokane  
**State:** WA  
**Zip Code:** 99204

**Property Description:** Single Family  
**Street:** Main St  
**City:** Spokane  
**State:** WA  
**Zip Code:** 99204

**Assessment:** 204 Main St  
**Year:** 2018  
**Value:** $1,263

**Note:** The appraiser did not analyze the contract for sale for the subject purchase transaction. (Explain the results of the analysis of the contract for sale or why the analysis was not performed.)

**Note:** (Yes) or (No) data sources

**Note:** (Yes) or (No) analysis

**Note:** See comments in the section: Additional Comments in the form.

**Note:** See comments in the section: Additional Comments in the form.

**Note:** See additional-Financial/SAP A/P Aduemment—Exposure/Marketing Time.

---

### Neighborhood Composition

- **2-4 Unit Housing Trend:**
  - **Location:** Urban/Suburban  
  - **Size:** Small  
  - **Floor Plan:** Standard  
  - **Property Taxes:** Low  
  - **Parking:** Street  
  - **Security:** High  
  - **Crime:** Low  
  - **Site:** Good  
  - **Street:** Good  
  - **Location:** Central  
  - **Amenities:** Good  
  - **Proximity:** Close  
  - **Value:** High  
  - **Price:** Low

- **5-8 Unit Housing Trend:**
  - **Location:** Urban/Suburban  
  - **Size:** Medium  
  - **Floor Plan:** Standard  
  - **Property Taxes:** Low  
  - **Parking:** Street  
  - **Security:** High  
  - **Crime:** Low  
  - **Site:** Good  
  - **Street:** Good  
  - **Location:** Central  
  - **Amenities:** Good  
  - **Proximity:** Close  
  - **Value:** High  
  - **Price:** Low

- **9+ Unit Housing Trend:**
  - **Location:** Urban/Suburban  
  - **Size:** Large  
  - **Floor Plan:** Standard  
  - **Property Taxes:** Low  
  - **Parking:** Street  
  - **Security:** High  
  - **Crime:** Low  
  - **Site:** Good  
  - **Street:** Good  
  - **Location:** Central  
  - **Amenities:** Good  
  - **Proximity:** Close  
  - **Value:** High  
  - **Price:** Low

---

### Finances

- **Office:** Financial/Time  
- **Public:** Financial/Time

---

### General Description

- **Land:**  
  - **Description:** N/A  
  - **Size:** N/A  
  - **Use:** N/A

- **Structure:**  
  - **Type:** Single Family  
  - **Age:** 1978

- **Internals:**  
  - **Exterior:**  
    - **Style:**  
    - **Room:**  
    - **Amenities:**

- **Appliances:**  
  - **Type:** Refrigerator  
  - **Location:** Kitchen  
  - **Condition:** Good  
  - **Count:** 2

---

**Note:** See comments in the section: Additional Comments in the form.

---

**Note:** See comments in the section: Additional Comments in the form.

---

**Note:** See comments in the section: Additional Comments in the form.

---

**Note:** See comments in the section: Additional Comments in the form.

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**Note:** See comments in the section: Additional Comments in the form.

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**Note:** See comments in the section: Additional Comments in the form.
Small Residential Income Property Appraisal Report

Is there any physical deficiencies or adverse conditions that affect the usability, soundness, or structural integrity of the property?  Yes  No  If yes, describe.

The following properties represent the most current, similar, and comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

<table>
<thead>
<tr>
<th>Address</th>
<th>Subject</th>
<th>Comparable Rent # 1</th>
<th>Comparable Rent # 2</th>
<th>Comparable Rent # 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>2206 Pin Oak Dr</td>
<td>Springfield, AR 72764</td>
<td>$1,500</td>
<td>$1,400</td>
<td>$1,400</td>
</tr>
<tr>
<td>2205 Pine Ave</td>
<td>Springfield, AR 72764</td>
<td>$1,450</td>
<td>$1,450</td>
<td>$1,450</td>
</tr>
<tr>
<td>3104 Westminster Ave</td>
<td>Springfield, AR 72764</td>
<td>$1,500</td>
<td>$1,500</td>
<td>$1,500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Gross Area</th>
<th>Rent</th>
<th>Availability</th>
<th>Lease Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>550</td>
<td>$500</td>
<td>Available</td>
<td>12 months</td>
</tr>
<tr>
<td>2</td>
<td>600</td>
<td>$600</td>
<td>Available</td>
<td>12 months</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Condition</th>
<th>Availability</th>
<th>Lease Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
<td>Available</td>
<td>12 months</td>
</tr>
</tbody>
</table>

Caveats:
- A lease at a market rate is assumed to be a lease that is favorable to the tenant. The subject property is located in an area where the median income is lower than the national average. As a result, the lease at a market rate is lower than the fair market rent. The lease is assumed to be a lease that is favorable to the tenant. The owner states that Unit B is leased due to concerns for the tenant.

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Gross Area</th>
<th>Rent</th>
<th>Availability</th>
<th>Lease Term</th>
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<tbody>
<tr>
<td>1</td>
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<td>12 months</td>
</tr>
<tr>
<td>2</td>
<td>600</td>
<td>$600</td>
<td>Available</td>
<td>12 months</td>
</tr>
</tbody>
</table>

Note: All data sources, including photographs, are for illustrative purposes only and do not necessarily reflect the actual condition of the property. The appraiser has made every effort to ensure the accuracy of the data, but no warranty is given as to the completeness or accuracy of the data. The appraiser is not responsible for any errors or omissions in the data.

Freddie Mac Form 72 March 2005
Page 2 of 7
Fannie Mae Form 1026 March 2005
Small Residential Income Property Appraisal Report

Page 19 of 20

Tenant #1

Description
None

Income
None

Commodity
None

Leasing Fee
None

Greek
None

Parking Spot
On Site

Stamp
None

Net Adjusted
5

Adjusted Price Per Unit
$50,000

Value per Unit
$97,500

Summary of Sales Comparison Approach including reconciliation of the major inconsistency of value.

<table>
<thead>
<tr>
<th>Adjusted Sales Price (Total)</th>
<th>Net Adj.</th>
<th>Net Adj. 21.3%</th>
<th>Net Adj. 21.3%</th>
<th>Adjusted Price Per Unit</th>
<th>Value per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Net Adj. 1.6%</td>
<td>$18,465</td>
<td>$18,465</td>
<td>$18,465</td>
<td>$50,000</td>
<td>$97,500</td>
</tr>
</tbody>
</table>

Indicated Value by Sales Comparison Approach $ 159,000

Indicated Value by Income Approach $ 195,000

Indicated Value by Cost Approach (developed) $ 195,000

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limitations, and appraiser’s certification, any (not) opinion of the market value, as defined, of the real property that is the subject of this report is

Freddie Mac Form 72 March 2005

Page 3 of 7
Small Residential Income Property Appraisal Report
File #: 19-0071

This report form is designed to report an appraisal of a two to four-unit property, including a two to four-unit property in a planned unit development (PUD). A two to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Internal Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions may expand the scope of work to include additional research or analysis necessary based on the complexity of the appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser’s continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from public public and private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus, implicit in this definition is the consummation of a sale at a specific date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unobstructed by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition in the market area; those costs are readily identifiable since the seller pays those costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparison to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser’s judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser’s certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser’s determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether the subject property is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to vacated repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and this assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusions for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.
APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I documented the condition of the improvements in a factual, specific term. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are individually, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sale(s).

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records, and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in preparing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
Small Residential Income Property Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to the borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, other secondary market participants, data collection or reporting services, professional appraisal organizations, any department, agency, or instrumentalities of the United States, and any state, the District of Columbia, or other jurisdictions, without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The Borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation valid as if a paper version of this appraisal report at my signature, the appraisal report shall be as effective, enforceable and admissible in evidence as if delivered containing my original hard written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties involving, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and admissible in evidence as if a hard copy version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature and Report
Effective Date of Appraisal
State Certification #: State License #: Other (describe)
Expiration Date of Certification or License
ADDRESS OF PROPERTY APPRAISED
APPRaised VALUE OF SUBJECT PROPERTY

LENDER/CLIENT

Name
Company Name
Company Address
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #: State License #: State
Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect interior of subject property from street
☐ Did inspect exterior of subject property

COMPARABLE SALES

☐ Did not inspect interior of comparable sales from street
☐ Did inspect exterior of comparable sales from street

Freddie Mac Form 1625 March 2005
Supplemental Addendum

Body:
Carol Kendrick
Property Address: 235 N Main St.
City: Springdale
County: Washington
State: AR
Zip Code: 72764

FIRREA/USPAP Addendum-Exposure/Marketing Time

All real estate markets in NW Arkansas have recovered from the recession of 2007. The majority of the units in this area are performing well above the highs that were established prior to 2007. It has been reported that the residential market has experienced a minor correction in recent months; however, statistics for the SFR market in Springdale indicates SFR has increased over the past 3 years by 18.7%. Also during that period the number of sales is down by 6% and the days on market remain at a constant level. The National Association of Realtors indicates appreciation will continue thru 2020, but at a slower pace than has been prevalent over the past five years. Conversely, the income producing multi-unit market (duplexes, triplexes, four-plexes and apartments) continue to perform at a high level. These markets indicate low vacancies throughout the region and the demand by tenants has driven the rental rates upward in the past ten years. These issues are due in part to low unemployment in the region and the continued population growth in the region. Investors are looking for properties to add to their holdings. Nonetheless, according to the realtors MLS the average DOM for similar properties to the subject is 56 days with listed properties on the market for 57 days. In addition, over the past year in Springdale there have been forty-eight such units sold with an average selling price of $186,223. Currently there are only two such units on the market and the average list price is $255,000. It is mandatory to indicate exposure time in all appraisals. This is a hypothetical situation that is assumed to take place prior to the effective date of this report. This may or may not be similar to DOM. It is my opinion based on information from the MLS the potential exposure time for the subject property could be less than three months.

FIRREA/USPAP Addendum: SCOPE OF WORK

I inspected the subject property on December 23, 2019. The client indicated the appraisal should be based on market information that is improved under the current configuration. I was accompanied by the owner/tenant during the inspection. I viewed the interior of both sides of the subject property. During the inspection procedure I measured the exterior of the property utilizing ANRA standards. In addition, I contacted the planning department for information concerning the current zoning regulations and how it is implemented in situations pertaining to the "Granfather" status (displayed in the form USPAP Identification). Furthermore, I utilized information from the Assessor's Office of Washington County as well as the Circuit Clerk's Office of Washington County. I also utilized information from the local realtors association MLS. After measurements were taken I noted any differences from what was indicated by the Assessor's Office. After the field and improvements inspection I inspected the neighborhood to ascertain the compatibility of the subject to surrounding properties. Properties noted in the area were an apartment complex and a school. Naturally, the neighborhood that is described elsewhere in this report is being transformed, albeit at a slow pace, into what is prescribed in the NCC zoning regulations. All three approaches are developed in this report. The approaches were analyzed as to their relevance and reliability and then reconciled.

Small Income: Sales Comparison - Summary

In my opinion, the above sales comparisons are the most comparable available at this time. The bedroom and bath configurations range from 3 bedroom/2 bath to 2 bedroom/1 bath. They form a good bracket for value and bedroom/bathroom configuration to assist in developing an opinion of value. However, I was unable to bracket the age of the subject. Nonetheless, through the adjustment process it is my opinion the above comparables do represent values of duplicity in the subject's area. Also, the subject has an enclosed garage that is connected to Unit A. This appears to be heated and cooled by a small heat pump. However, this area does not resemble the interior of the subject. This room is adjusted from the garage configuration. The reader should be aware that in the line item adjustments in this grid if the comparable is inferior to the subject then a positive adjustment is required. If the comparable is superior to the subject then a negative adjustment is required. The square footage of all of the comparables is adjusted at the difference in SF of the subject and the comparable at $35/SF. The actual age of the subject is modestly adjusted at $300/year between the comparable and the subject. It does not appear that age of the units are as important as condition. In the adjustment process the comparables are adjusted to resemble the subject as much as possible through monetary adjustments. I valued the subject as a duplex property that is not influenced by current zoning and the ramifications of the future intent of City Administration as to the ultimate disposition of the subject improvements. Comparable #1 consists of two units each having three bedrooms and two baths. These units are slightly larger than the subject which is due to the subject's Unit B being smaller with one less bath. In addition, this comparable has two-car garages as compared to the subject's one car garage. However, the comparable's two car garages do appear to be somewhat small compared to the normal two car garage. In addition, the condition of the comparable's interior is inferior compared to the subject. This required a positive adjustment. Comparable #2 is a newer duplex that is a great deal smaller than the subject; however, the configuration of the subject is less compared to the subject. Comparable #3 is much smaller in SF compared to the subject. It does appear the condition and quality are similar compared to the subject. However, the MLS indicates it was in superior condition at the time of the sale. In addition, this comparable's units both have two bedrooms and one bath. The reader should also note the breakdown of values indicated at the bottom of the adjustment grid. These categories include valuation, value/room, value/bedrooms, value/1,000 square feet, value/1,000 square feet, and value/1,000 square feet. These four have an average indication of value of $168.342. The adjustment grid indicates a value of $159.000. The major difference between the grid value and the indicators based on unit, room, GBA and bedrooms is the relatively high value per SF. The grid value is based on the weighting of each comparables indicated value based on the amount of gross adjustment. The more the adjustment the less the weighting.
Subject Photo Page

<table>
<thead>
<tr>
<th>Name</th>
<th>Carol Kendrick</th>
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<tbody>
<tr>
<td>Property Address</td>
<td>305 N Main St</td>
</tr>
<tr>
<td>City</td>
<td>Sheridan</td>
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<tr>
<td>County</td>
<td>Washington</td>
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<tr>
<td>State</td>
<td>AR</td>
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<tr>
<td>Zip Code</td>
<td>73766</td>
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</table>

Subject Front

305 N Main St
Size: 7,760
gross living area
Age: 49

Subject Side

Subject /Side
<table>
<thead>
<tr>
<th>Owner</th>
<th>Carol Kendrick</th>
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<tbody>
<tr>
<td>Project Address</td>
<td>305 N Main St</td>
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<tr>
<td>City</td>
<td>Springdale</td>
</tr>
<tr>
<td>County</td>
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</tr>
<tr>
<td>State</td>
<td>AR</td>
</tr>
<tr>
<td>Zip Code</td>
<td>72754</td>
</tr>
<tr>
<td>Lender/Cust</td>
<td>Carol Kendrick</td>
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</tbody>
</table>

**Subject Garage/Shop**

- Address: 305 N Main St
- Sales Price: $2,800
- Gross Building/Amount: 2,800
- Age: 49

**Subject Garage-Unit B**

- Street Scene
<table>
<thead>
<tr>
<th>Interior Photos</th>
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<tr>
<td><strong>Agent</strong>: Carol Knoblaugh</td>
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<td><strong>Property Address</strong>: 306 N Main St</td>
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<tr>
<td><strong>City</strong>: Springfield</td>
</tr>
<tr>
<td><strong>County</strong>: Washington</td>
</tr>
<tr>
<td><strong>State</strong>: AR</td>
</tr>
<tr>
<td><strong>Zip Code</strong>: 72764</td>
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</tbody>
</table>

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**Image 1**: Unfurnished room with a large window.

**Image 2**: Kitchen area with a stove and sink.

**Image 3**: Bathroom with a toilet and sink.

**Image 4**: Another angle of the kitchen showing the refrigerator and counter space.
### Rental Photo Page

<table>
<thead>
<tr>
<th>Renter</th>
<th>Carol Kandrick</th>
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<tbody>
<tr>
<td>Property Address</td>
<td>305 N Main St</td>
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<tr>
<td>City</td>
<td>Springdale</td>
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<tr>
<td>State/Zip Code</td>
<td>OR/97254</td>
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<table>
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<tr>
<th>Rental 1</th>
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<tr>
<td>Address: 2208 Pin Oak Dr</td>
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<td>Nearest to Subject: 1.81 miles W</td>
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<tr>
<td>Gross Building Area: 2,204</td>
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<td>Age: 43</td>
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<table>
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<td>Gross Building Area: 2,238</td>
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<table>
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<th>Rental 3</th>
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<td>Address: 3104 Westminster Ave</td>
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<tr>
<td>------------</td>
</tr>
<tr>
<td>Comparable 1</td>
</tr>
<tr>
<td>Comparable 2</td>
</tr>
<tr>
<td>Comparable 3</td>
</tr>
</tbody>
</table>
Waco Title Company

WARRANTY DEED

UNTITLED

Waco Title Company

Filer: 0601767-950

KNOW ALL MEN BY THESE PRESENTS:

That I, Deboe C. Klocek, an unmarried person, have utterly and completely conveyed and surrendered to the said Earl Hendrick, a married person, the realty described in the instrument of conveyance, for the consideration of the sum of ONE AND NO/100 DOLLARS ($1.00) —and other good and valuable consideration in hand paid by Carl Hendrick, a married person, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Earl Hendrick, a married person, hereinafter called Conveyee and unto his heirs and assigns forever, the following land, lying in Washington County, Arkansas, to wit:

Part of Block Six (6) in the Original Town of Springfield, Washington County, Arkansas, more particularly described as follows: From the Southwester corner of Block Six (6) in the Original Town of Springfield, proceed North 20.00 feet, thence S89°53'50" E 10.00 feet to the point of beginning and thence North 162.50 feet; thence S89°53'50" W 132.00 feet, thence South 162.50 feet, thence N89°53'50" W 122.00 feet, to the point of beginning, containing 0.311 acres, more or less.

Subject to all easements, restrictions, and protective covenants of record, and all subject to all prior mineral reservations and all oil and gas leases.

To have and to hold the same unto the said Conveyee and his heirs and assigns forever, with all appurtenances thereto belonging.

Ass't Deputy Clerk, Washington County

To have and to hold the same unto the said Conveyee and his heirs and assigns forever, with all appurtenances thereto belonging.

WITNESS my hand and seal on the 27th day of May, 2006

Deboe C. Klocek

Deboe C. Klocek

Notary Public
DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2016.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those concessions which are normally paid by sellers as a result of tradition or law in a market. These costs are readily identifiable since the seller pays these costs with all other costs associated with the sale. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing. The dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.

2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.

6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection and reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.
CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.

10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the personal(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED:

505 N Main St, Springdale, AR 72764

APPRAISER:

Name: Larry D. Kennedy
Title: Certified General Appraiser
State Certification #: AR-1005
State License #: 00000000
Date of Certification or License: 06/30/2020
Date Signed: 12/30/2019

SUPERVISING or CO-APPRAISER (if applicable):

Signature: __________________________
Title: __________________________
State Certification #: __________________________
State License #: __________________________
Date of Certification or License: __________________________
Date Signed: __________________________
ORDINANCE NO. ________

AN ORDINANCE AMENDING CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF SPRINGDALE, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, contains the regulations pertaining to cemeteries in the City of Springdale;

WHEREAS, Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, needs to be amended to specifically refer to Bluff Cemetery;

WHEREAS, Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, needs to be amended to add certain rules and regulations of Bluff Cemetery, so that citizens will be made aware of these rules and regulations, and to ensure the upkeep and beauty of Bluff Cemetery;

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 Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas.

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

Section 1: Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to amend the chapter heading to read as follows:

Chapter 30 – CEMETERIES BLUFF CEMETERY

Section 2: Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, is hereby amended to add a new section to read as follows:

Sec. 30-2. – Rules and Regulations for Bluff Cemetery.

(a) Except for unusual and unforeseen emergencies, Bluff Cemetery shall be open to the public every day of the year from sunrise to sunset, and no one shall be in Bluff Cemetery before sunrise or after sunset.

(b) No dogs or other animals, except service animals, shall be permitted in Bluff Cemetery.

(c) No alcohol is allowed on cemetery grounds.

(d) Walking for exercise is permitted during normal operating hours.

(e) Placement of floral arrangements and other memorials shall be subject to the following:

(1) Funeral flowers, holders, containers, baskets and easels shall be removed no later than the fifth day after a funeral service.

(2) Glass containers, tin cans, and breakable plastic containers are not permitted.

(3) No landscaping border of any kind shall be constructed around the perimeter of any burial plot. This includes benches or other items that interfere with cemetery maintenance.

(4) No planting of live flowers, shrubs or trees are permitted.

(5) Live cut flowers in permanent vases attached to the headstone are permitted, as are artificial flowers appropriate for the season and in permanent vases attached to the headstone.
(6) Special holiday arrangements placed on and around head stones as well as in permanent vases in the months of November and December may be left on graves no later than January 31, at which time any such arrangements remaining will be removed and discarded by the City.

(7) Memorial Day arrangements and wreaths that are not securely attached to head stones or in permanent vases will be removed by the City on or after June 30, or as necessary to allow for routine maintenance of the cemetery.

(8) Arrangements for other holidays not in keeping with these regulations will be removed at the time of the first mowing after the holiday.

(9) Any floral arrangements may be removed by the City when such arrangements become discolored, wilted, seasonally inappropriate, or unsightly in any manner.

(10) No person shall remove any plant or flower that is actively growing in the cemetery.

(11) Any decorations or memorials other than those allowed herein WILL BE REMOVED IMMEDIATELY upon discovery by the City and shall not be retained or stored.

(f) Any person violating any provisions of this section shall be subject to the penalties set out in the general penalty provision of section 1-9.

Section 3: All other provisions of Chapter 30 of the Code of Ordinances of the City of Springdale, Arkansas, not specifically amended by this Ordinance shall remain in full force and effect.

Section 4: 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 ____________, 2019.

__________________________
Doug Sprouse, Mayor

ATTEST:

__________________________
Denise Pearce, City Clerk

APPROVED AS TO FORM:

__________________________
Ernest B. Cate, City Attorney
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 $1,504,755.83 for construction expenses for December 2019.

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 $1,504,755.83 with funds from the 2018 Bond Construction Fund.

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

ATTEST:

_____________________________________________________________________
Doug Sprouse, Mayor

Denise Pearce, City Clerk

APPROVED AS TO FORM:

_____________________________________________________________________
Ernest B. Cate, City Attorney
**APPLICATION AND CERTIFICATE FOR PAYMENT**

**TO OWNER:** City of Springdale  
201 Spring Street  
Springdale, AR 72764

**FROM CONTRACTOR:** Milestone Construction Company, LLC  
202 South 48th Street  
Suite A  
Springdale, AR 72762

**CONTRACT FOR:** Springdale Municipal Campus

**APPLICATION NO.:** 6  
**PERIOD TO:** Dec 31, 2019  
**PROJECT NO.:** 1371  
**CONTRACT DATE:** Jul 31, 2019

### APPLICATION AND CERTIFICATE FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

1. **ORIGINAL CONTRACT SUM**  
   $35,855,288.00  
   **Net change by change orders**  
   $0.00

2. **CONTRACT SUM TO DATE** (Line 1 + Line 2)  
   $35,855,288.00

3. **TOTAL COMPLETED & STORED TO DATE**  
   $5,990,983.39  
   **(Column G on G703)**

4. **RETAINE:**  
   **(Total retraction Column I of G703)**  
   $299,549.17

5. **TOTAL EARNED LESS RETAINAGE**  
   $5,691,434.22  
   **(Line 4 less Line 5 Total)**

6. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**  
   **(Line 6 from prior Certificate)**  
   $4,186,678.39

7. **CURRENT PAYMENT DUE**  
   $1,504,755.83

8. **BALANCE TO FINISH, INCLUDING RETAINAGE**  
   **(Line 3 less Line 6)**  
   $30,163,853.78

### CHANGE ORDER SUMMARY

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<tr>
<th>Change Order Summary</th>
<th>Additions</th>
<th>Deductions</th>
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<td>$0.00</td>
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<tr>
<td>APPROVED THIS MONTH</td>
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</table>

**Net Change by Change Orders**  
$0.00

---

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: Milestone Construction Company, LLC

**By:** [Signature]  
**Date:** Dec 29, 2019

State of Arkansas  
County of Washington  
Notary Public: [Signature]

My Commission expires: Dec 31, 2020

---

**ARCHITECT’S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect’s knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED**  
$4,604,755.83

(Attach explanation if amount certified differs from the amount applied for. Initial figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

**By:** [Signature]  
**Date:** Dec 29, 2019

This Certificate is negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.
RESOLUTION NO. __________

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE A RIGHT OF FIRST REFUSAL AGREEMENT ON PROPERTY OWNED BY THE CITY OF SPRINGDALE.

WHEREAS, the City of Springdale owns the following real property located in the City of Springdale, Arkansas, said land being more particularly described as follows ("the Property"):  

Lot 1 and the East 29.00 feet of Lot 2, Block B, of the Railroad Addition to the City of Springdale, Arkansas, as per plat thereof.

Also,

The West 12.00 feet of Lot 2 and the East 25.00 feet of Lot 3 in Block B, in the Railroad Addition to the City of Springdale, Washington County, Arkansas, as designated on the plat of said Addition now on file in the office of the Circuit Clerk and the Office Recorder of Washington County, Arkansas.

Also,

Beginning at a point that is 25.00 feet West of the SE corner of Lot 3 in Block B, in the Railroad Addition to the City of Springdale, Washington County, Arkansas; thence North 130.00 feet; thence West 2.00 feet; thence South 130.00 feet; thence East 2.00 feet; to the point of beginning. Subject to roadways and easements of record, if any.

Washington County Tax Parcel No. 815-25230-001 and Washington County Tax Parcel No. 815-25229-000, more commonly known as 206 W. Meadow Ave./206 S. Blair St., Springdale Washington County, Arkansas.

WHEREAS, Artenomics, LLC, wishes to hold a right of first refusal to purchase the Property should the City of Springdale receive a bona fide offer on the Property;

WHEREAS, Artenomics, LLC, is acceptable with the terms of a Right of First Refusal Agreement, which is attached hereto as Exhibit "A" and is incorporated herein by reference;

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

WHEREAS, it is reasonable to grant a right of first refusal to Artenomics, LLC, as it owns property adjacent to the Property;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the Mayor and City Clerk of the City of Springdale, Arkansas, are hereby authorized to execute the attached Right of First Refusal Agreement, attached hereto, with Artenomics, LLC.

PASSED AND APPROVED this ______ day of ______________________, 2020.

__________________________________________________________
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

__________________________________________________________
Ernest B. Cate, City Attorney
RIGHT OF FIRST REFUSAL

THIS RIGHT OF FIRST REFUSAL AGREEMENT ("Agreement") is entered into this
day of January, 2020, by and between the City of Springdale ("Owner"), and Artenomics,
LLC ("Artenomics").

WHEREAS, Owner is the owner of certain real property situated in Springdale,
Washington County, Arkansas, more particularly described as follows ("the Property"):

Lot 1 and the East 29.00 feet of Lot 2, Block B, of the Railroad Addition to the City of Springdale, Arkansas, as per plat
drawn.

Also,

The West 12.00 feet of Lot 2 and the East 25.00 feet of Lot 3 in Block B, in the Railroad Addition to the City of Springdale,
Washington County, Arkansas, as designated on the plat of said Addition now on file in the office of the Circuit Clerk and Ex-Officio
Recorder of Washington County, Arkansas.

Also,

Beginning at a point that is 25.00 feet West of the NE corner of Lot 3 in Block B, in the Railroad Addition to the City of Springdale,
Washington County, Arkansas; thence North 130.00 feet; thence West 20.00 feet; thence South 130.00 feet; thence East 20.00 feet, to the
point of beginning. Subject to roadways and easements of record, if any.

Washington County Tax Parcel No. 815-25230-001 and Washington County Tax
Parcel No. 815-25229-000, more commonly known as 206 W. Meadow Ave./206
S. Blair St., Springdale Washington County, Arkansas.

WHEREAS, Owner has agreed to enter into this Agreement to grant Artenomics a right
of first refusal to purchase the Property together with all easements, rights, and appurtenances
thereto.

NOW, THEREFORE, for good and valuable consideration hereinafter specified, the
sufficiency of which is hereby acknowledged, Owner hereby grants to Artenomics a right of first
refusal to purchase the Property upon the terms and conditions as follows:

1. Right of First Refusal. If, prior to the expiration of this Agreement, Owner receives
a bona fide offer to purchase or transfer ownership of the Property, and Owner desires to accept
such offer, Owner shall first offer to sell the Property to Artenomics on the same terms and
conditions set out in the bona fide offer received by Owner. Artenomics shall then have ten (10)
days to accept or reject this offer. If Artenomics does not accept Owner's offer within ten (10)
days, this Right of First Refusal shall expire immediately, and Owner shall be free to accept any
offer without further notice to Artenomics.
2. **Subject to City Ordinances and Planning Process.** In the event that Artenomics exercises the right of first refusal contained in this Agreement, whether during the initial term or during any renewal term, such exercise shall not limit the authority of the City of Springdale, or any of its boards or commissions, from applying or exercising any ordinances, regulations, or standards then in effect, and the Property shall at all times herein be subject to the ordinances, regulations, and standards of the City of Springdale, Arkansas.

3. **Term of Agreement.** This Agreement shall expire one (1) year from the date of execution of this Agreement. This Agreement shall be renewed for additional one (1) year terms unless either Owner or Artenomics give written notice to the other party to not renew this Agreement. Any objection to renewal must be delivered at least sixty (60) days prior to the end of the initial term, or at least sixty (60) days prior to the end of any renewal period. In no event shall the total term of this Agreement, including renewals, exceed a total of seven (7) years. Any notice filed of record by either party that this Agreement has not been renewed shall be notice to third parties that this Agreement has been terminated and the above-described property shall no longer be subject to this Agreement.

4. **Notices.** Notices, statements and other communications to be given under the terms of this Agreement shall be in writing and personally delivered or sent by certified or registered mail or by Federal Express or other similar overnight mail service to the address for each party set forth below or at such other address as from time to time is designated by either party in writing. Notices, demands and requests which shall be served upon either party in the foregoing manner, shall be deemed served or given for all purposes hereunder at the time such notice, demand or request shall be personally delivered or received.

   **To Owner:**  
   City of Springdale  
   Attn: Mayor Doug Sprouse  
   201 Spring St.  
   Springdale, AR 72764

   **To Artenomics:**  
   Artenomics, LLC  
   Attn: Derek Gibson, Manager/Member

5. **Third Parties.** No obligation of either party hereunder shall be enforceable by any person or entity other than the parties hereto.

6. **Further Instruments.** The parties shall execute and deliver all other appropriate agreements and instruments as may reasonably be required to give effect to the transactions contemplated hereby, including the filing of this Agreement with the land records of Washington County, Arkansas.
IN WITNESS WHEREOF, the parties have executed this Agreement the date first set forth above.

City of Springdale, Arkansas
By: __________________________
    Doug Sprouse, Mayor

By: __________________________
    Denise Pearce, City Clerk

Artenomics, LLC
By: __________________________
    Derek Gibson, Manager/Member

ACKNOWLEDGMENT

STATE OF ARKANSAS                      )SS
COUNTY OF WASHINGTON                    )

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned and acting within and for the County and State aforesaid, Doug Sprouse, Mayor of the City of Springdale, Arkansas, personally known to me to be the person subscribing to the foregoing document, and who stated to me that he had executed the same for the purposes and considerations therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ___ day of

_____________________, 20___.

My Commission Expires:

________________________________________
Notary Public
ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

)SS

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned and acting within and for the County and State aforesaid, Denise Pearce, City Clerk of the City of Springdale, Arkansas, personally known to me to be the person subscribing to the foregoing document, and who stated to me that she had executed the same for the purposes and considerations therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ___ day of _____________, 20___.

My Commission Expires:

______________________________________________

Notary Public

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

)SS

On this the ___ day of ________________, 20___, before me, a Notary Public, qualified and acting, within and for the said County and State, appeared in person the within named Derek Gibson, to me personally known and who stated he was the Manager/Member of Artenomics, LLC, and that he was duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of Artenomics, LLC, and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ___ day of ________________, 20____

My Commission Expires:

______________________________________________

Notary Public
ORDINANCE NO. ________

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING FOR A PAVEMENT MANAGEMENT INVENTORY

WHEREAS, the City of Springdale needs a detailed inventory of the condition of the streets within the City to plan and schedule maintenance of our streets, and

WHEREAS, this inventory and work is beyond the capability of the employees of the Street Department, and

WHEREAS, this information is needed to assist management and the City Council to decide on priorities of street repairs and increase efficiently, and

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

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

Section 1. This Council finds that due to the specific proposal for these services, it is not feasible or practical to use competitive bidding and hereby waives competitive bidding on a professional services agreement to conduct an inventory and evaluation of the streets of the City of Springdale with the cost not to exceed $26,250.

Section 2. Emergency Clause. It is hereby declared that an emergency exists, and this ordinance being necessary for the immediate preservation of the health, safety, and welfare of the citizens of Springdale, Arkansas, shall be effective immediately upon passage and approval.

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

____________________________
Doug Sprouse, Mayor

ATTEST:

____________________________
Denise Pearce, City Clerk

APPROVED AS TO FORM

____________________________
Ernest B. Cate, City Attorney
City of Springdale Engineering
201 Spring Street
Springdale, Arkansas 72764
(479) 756-7716

Re: Springdale, Arkansas Pavement Management Program

The University of Arkansas' Technology Transfer Program, Ergon Asphalts and Emulsions, Inc., and DataStream is pleased to work with Springdale, Arkansas to initiate First Step Pavement Management. First Step Pavement Management is designed to incorporate all hard-surfaced roadways maintained by Springdale and address the following immediate goals:

- Develop an inventory of hard-surfaced roadways under the authority of the City
- Perform an annual video patrol and condition assessment of all inventoried, hard-surface roadways

Additional Goals may include:

- Review the Department's current practices and techniques
- Extend the functional life of hard-surfaced roadways maintained by the City

PROJECT SCOPE OF WORK

1.0 Pavement Management – Inventory

   Pavement Inventory
   - Create an inventory and associated map of all public, hard-surfaced roadways
   - Receive known roadway information (construction history, work history, maintenance cost history, etc.)

2.0 Pavement Management – Inventory Condition Assessment / Distress Patrol

   2.1 Pavement Condition Assessment (Network-Level)
   - Roadway pavements patrolled by trained inspectors using geolocated video cameras (1080p; 60fps)
   - Visual, non-destructive assessment of facility pavements
   - Pavement health is illustrated as:
     - EXCELLENT
       - A pavement in condition EXCELLENT is in perfect condition
       - No corrective maintenance or preventive maintenance is recommended
     - GOOD
       - Preventive maintenance may be recommended
       - Corrective maintenance is typically not recommended
       - Pavement distress is limited to oxidation, weathering and minor climate related damage
       - Structural distress (if present) is both localized and low density (<5%)

Springdale, Arkansas - Pavement Management Plan (November 2019)
2.3 Reporting – Dynamic Roadway Condition Map

2.4 Geolocated Video, Road Book, Project Planner
Springdale, Arkansas
Pavement Management Plan
Page 6 of 6
November 2015

We appreciate the opportunity to be of service in the development of your pavement management plan.

Please indicate your acceptance of the terms, scope of work and fee by signing and returning a copy to our office. A facsimile signature is sufficient to indicate your understanding of the proposed agreement. If you have any questions or concerns, please do not hesitate to call. This proposal is valid for 120 days from receipt. Additionally, the proposal may become null and void 12 months from the date of acceptance by the client, if the work has not been authorized to begin within that time.

Sincerely,

Michael G. Morgan
Senior Project Manager

Agreed to and accepted this date:

11/2/2020

Signature

Printed Name

Title / Authorizing Agent

Agreed to and accepted this date:

11/2/2020

Signature

Printed Name

Title / Authorizing Agent
RESOLUTION NO. __________

A RESOLUTION AUTHORIZING THE
RENOVATIONS OF FOUR (4) BATHROOMS
IN THE SPRINGDALE PUBLIC LIBRARY

WHEREAS, Library Director Marcia Ransom desires to remodel four (4) bathrooms in the Springdale Public Library; and

WHEREAS, Hight Jackson has been retained as architects on this remodel; and

WHEREAS, funds have not been appropriated for the cost of this remodel.

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

Section 1. The remodeling of four (4) bathrooms in the Springdale Public Library is hereby approved with a cost of $200,000 to be paid out of the CIP Fund.

Section 2. The Library Director is hereby authorized to retain Milestone Construction Company as the general contractor to oversee the remodeling.

PASSED AND APPROVED this 12th day of November, 2019

ATTEST:

Doug Sprouse, Mayor

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney
Okay. Gail from Hight Jackson and Scott from Milestone will attend to answer questions.

Thanks.
Marcia

Get Outlook for iOS

---

I will try to get it on Monday night's agenda.

Sent from my iPad

> On Oct 30, 2019, at 11:35 AM, Marcia Ransom <MRansom@springdalelibrary.org> wrote:

> It's in the $180,000 range for the four public restrooms. It could come down a little with some minor adjustments we looked at this morning.

> 

> ---- Original Message ----

> From: Wyman Morgan <wmorgan@springdalear.gov>

> Sent: Wednesday, October 30, 2019 10:13 AM

> To: Marcia Ransom <MRansom@springdalelibrary.org>

> Subject: Re: Library Restrooms

> What is the bathroom estimate? I will get you a name for air quality tomorrow.

> Sent from my iPad

>
Beth Parnell

From: Mike Irwin <mirwin@springdalear.gov>
Sent: Wednesday, December 18, 2019 3:09 PM
To: Doug Sprouse; Amelia Williams
Cc: Rose Lawrence
Subject: January Committee agenda request!
Attachments: 2019, 12-18 HGAC Quote SCOTT RDI Voice Amp.pdf; Voice AMps RDI.doc

Mayor Sprouse and Councilwoman Williams;

Please find attached a request for an agenda item for the January 06th, committee meeting. Also, would it be possible to request you place our 2020-2025 Strategic Plan on the committee agenda for a resolution to approve our plan? It is too big to email, but I will have Dustin McDonald get you access via a link. Thank you all for your consideration.

Michael J. Irwin
Fire Chief
Springdale Fire Department

CONFIDENTIALITY NOTICE:
The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.
December 31, 2019

To Mayor Sprouse And Fire and Police Committee Chair Amelia Williams;

I would like to request to place on the Fire and Police Committee agenda the request to spend Act 833 money on new Scott RDI Voice amps for our SCBA’s. These will allow us access to our new Motorola radios when wearing our SCBA’s via blue tooth, as well as upgraded noise cancelling technology which allows our voices to be heard much clearer than with our current technology. The HGAC pricing is attached which means that it is on the buy-board contract and there is no need to waive competitive bidding. The Springdale Fire Department requests authorization to expend a total of $35,447.88 out of our Act 833 funds to purchase these items. Thank you for your consideration.

Michael J. Irwin
Fire Chief
Springdale Fire Department
**SALES QUOTE**

Toll Free: 800-233-5053  
Fax: 501-327-3208  
www.geweves.com

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<th>BILL TO:</th>
<th>CONWAY, AR</th>
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<td>Springdale Fire</td>
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**Salesperson:**

| Name: Scott Jones | Phone: 479-422-6800 sjones@geweves.com |

**Ship Complete:**

| Yes |

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<td>55</td>
<td>Voice Amps RDI</td>
<td>$ 675.75</td>
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**Price Good Thru Jan 30, 2020**

| Sub Total | $ 32,298.75 |
| FREIGHT | $ |
| TAX | $ 3,149.13 |
| TOTAL | $ 35,447.88 |

*Quote Valid 30 Days Unless Specified Otherwise. All Returns Subject To a Minimum 20% Restocking Fee. No Returns On Special Order, Custom Made or Personalized Items.*
Beth Parnell

From: Amelia Williams <awilliams@springdalear.gov>
Sent: Thursday, December 26, 2019 2:13 PM
To: Mike Irwin
Cc: Doug Sprouse; Rose Lawrence
Subject: Re: January Committee agenda request!

Looks good. Thank you and let me know if you need to meet to discuss anything.

Sent from my iPhone

On Dec 18, 2019, at 4:15 PM, Mike Irwin <mirwin@springdalear.gov> wrote:

Thank you sir and I will be happy to answer any questions anyone may have.

Mike

From: Doug Sprouse <mailto:dsprouse@springdalear.gov>
Sent: Wednesday, December 18, 2019 4:15 PM
To: Mike Irwin; Amelia Williams
Cc: Rose Lawrence
Subject: RE: January Committee agenda request!

Thanks, Chief, To be clear, this will be funded out of Act 833 money. Amelia, Chief Irwin can give you any additional info you need. I'll ask Rose to put it on the next committee agenda, along with the Strategic Plan.
We should be able to put the Strategic Plan in the DropBox. I'll also ask Rose to do that soon so everyone can have plenty of time to look it over.

Thanks,
Mayor

From: Mike Irwin <mailto:mirwin@springdalear.gov>
Sent: Wednesday, December 18, 2019 3:09 PM
To: Doug Sprouse; Amelia Williams
Cc: Rose Lawrence
Subject: January Committee agenda request!

Mayor Sprouse and Councilwoman Williams;

Please find attached a request for an agenda item for the January 06th committee meeting. Also, would it be possible to request you place our 2020-2025 Strategic Plan on the committee agenda for a resolution to approve our plan? It is too big to email, but I will have Dustin McDonald get you access via a link. Thank you all for your consideration,

Michael J. Irwin