

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Final Agenda

Tuesday, November 19, 2024

5:30 PM

City Hall Room 219

City Council Members

Council Member Robert B. Stafford Ward 1

Council Member D'Andre Jones Ward 1

Council Member Sarah Moore Ward 2

Council Member Mike Wiederkehr Ward 2

Council Member Scott Berna Ward 3

Council Member Sarah Bunch Ward 3

Council Member Teresa Turk Ward 4

Council Member Holly Hertzberg Ward 4

Mayor Lioneld Jordan

City Attorney Kit Williams

City Clerk Treasurer Kara Paxton

MEETING INFORMATION:**1. WEBINAR ID: 862 5573 0758**

[PUBLIC REGISTRATION LINK: HTTPS://US06WEB.ZOOM.US/WEBINAR/REGISTER/WN_NTFBLLD9R9WOGJ292QWIA](https://us06web.zoom.us/join/86255730758)

AGENDAITEMCOMMENT@FAYETTEVILLE-AR.GOV

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****MAYOR' S ANNOUNCEMENTS, PROCLAMATIONS AND RECOGNITIONS****CITY COUNCIL MEETING PRESENTATIONS, REPORTS AND DISCUSSION ITEMS****PROPOSED AGENDA ADDITIONS****A. CONSENT****A.1. APPROVAL OF THE OCTOBER 15, 2024 CITY COUNCIL MEETING MINUTES****A.2. TOMMIE FLOWERS DAVIS (COST SHARE AGREEMENT):**

A RESOLUTION TO APPROVE A COST SHARE AGREEMENT WITH TOMMIE FLOWERS DAVIS IN AN AMOUNT NOT TO EXCEED \$11,712.50 FOR A WATERLINE COST SHARE NEAR THE CORNER OF EAST ROCK STREET AND SOUTH WILLOW AVENUE, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$2,342.50 (2024-742)

A.3. CLIMATE POLLUTION REDUCTION GRANT (SUB AWARD GRANT AGREEMENT):

A RESOLUTION TO AUTHORIZE THE CITY OF FAYETTEVILLE TO ACCEPT AND ENTER INTO A SUB AWARD GRANT AGREEMENT WITH THE ARKANSAS TRI-REGION ENERGY AND ENVIRONMENT INNOVATION COALITION TO UTILIZE SUB AWARDED FUNDS FOR EPA CLIMATE POLLUTION REDUCTION GRANT PROJECT IMPLEMENTATION; AND FOR OTHER PURPOSES (2024-724)

A.4. CITY-WIDE USING CORPORATE ACCOUNTS (EXPENDITURE AUTHORIZATIONS):

A RESOLUTION TO AUTHORIZE TOTAL EXPENDITURES IN EXCESS OF

\$35,000.00 FOR MAINTENANCE, REPAIR, AND OPERATIONS SUPPLIES AND COMMODITIES ACROSS ALL DEPARTMENTS CITY-WIDE USING CORPORATE ACCOUNTS WITH PURCHASING COOPERATIVES OR STATE CONTRACTS FOR THE FISCAL YEAR WITHIN THE APPROVED BUDGET (2024-702)

A.5. RECYCLE COACH (SERVICE AGREEMENT):

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE MAYOR TO SIGN A SOFTWARE AS A SERVICE AGREEMENT WITH MUNICIPAL MEDIA CORPORATION D/B/A RECYCLE COACH AT A COST OF \$52,985.00 FOR A PERIOD OF THREE YEARS (2024-713)

A.6. REDBOX+ DUMPSTERS (SERVICE AGREEMENT):

A RESOLUTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF FAYETTEVILLE AND ONSTOTT, LLC D/B/A REDBOX+ DUMPSTERS OF NORTHWEST ARKANSAS TO HAUL AND DISPOSE OF SOLID WASTE WITHIN THE CITY (2024-663)

A.7. 2024 CITY SALES AND USE TAX BONDS (BUDGET APPROPRIATION):

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$15,000,000.00 TO APPROPRIATE PROCEEDS FROM THE 2024 CITY SALES AND USE TAX BONDS (2024-708)

A.8. CHILDCARE ASSISTANCE PROGRAM (ARPA FUNDING REALLOCATION):

A RESOLUTION TO COMMIT \$20,665.00 IN ACCRUED INTEREST ON THE AMERICAN RESCUE PLAN ACT FUNDS TO THE CHILDCARE ASSISTANCE PROGRAM, AND TO APPROVE A BUDGET ADJUSTMENT (2024-718)

B. UNFINISHED BUSINESS

B.1. 920 W. ELM ST. (RAZE AND REMOVAL):

RESOLUTION TO ORDER THE RAZING AND REMOVAL OF A DILAPIDATED AND UNSAFE STRUCTURE ON PROPERTY OWNED BY RAZORBACK HOUSING LLC; C/O DAVID BIRD LOCATED AT 920 WEST ELM STREET IN THE CITY OF FAYETTEVILLE, ARKANSAS; AND TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$39,000.00 (2024-487)

AT THE SEPTEMBER 17, 2024 CITY COUNCIL MEETING THIS RESOLUTION WAS TABLED TO THE NOVEMBER 19, 2024 CITY COUNCIL MEETING.

B.2. ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR (ENACTING USE UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE):

AN ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR BY ENACTING

USE UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE FOR URBAN CORRIDOR IN SECTION (B) (2) (2024-614)

AT THE OCTOBER 15, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING.

AT THE NOVEMBER 7, 2024 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE SECOND READING.

B.3. REZONING-2024-0049: (1893 N. RUPPLE RD./CONRAD, 361):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-49 FOR APPROXIMATELY 1.04 ACRES LOCATED AT 1893 NORTH RUPPLE ROAD IN WARD 4 FROM RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN (2024-659)

AT THE NOVEMBER 12, 2024 SPECIAL CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE SECOND READING.

C. NEW BUSINESS

C.1. CHAPTER 10.99 GENERAL PENALTY (AMENDMENT):

AN ORDINANCE TO AMEND § 10.99 GENERAL PENALTY OF THE CODE OF FAYETTEVILLE TO REPEAL (B)(3) AND AMEND (C) WORKING OUT OF FINES (2024-701)

C.2. 887 S. LT. COLONEL LEROY POND AVE. (PUBLIC NUISANCE LAWSUIT AUTHORIZATION):

A RESOLUTION TO AUTHORIZE THE CITY ATTORNEY'S OFFICE TO FILE A PUBLIC NUISANCE LAWSUIT AGAINST THE OWNERS OF PROPERTY LOCATED AT 887 SOUTH LIEUTENANT COLONEL LEROY POND AVENUE IN THE CITY OF FAYETTEVILLE (2024-717)

C.3. 2025 ANNUAL BUDGET & WORK PROGRAM (ADOPTION):

A RESOLUTION TO ADOPT THE 2025 ANNUAL BUDGET AND WORK PROGRAM (2024-662)

C.4. SEVEN HILLS HOMELESS CENTER (ARPA REALLOCATION):

A RESOLUTION TO COMMIT ARPA FUNDS IN THE AMOUNT OF \$71,411.00 TO THE SEVEN HILLS HOMELESS CENTER, AND TO APPROVE A BUDGET ADJUSTMENT (2024-722)

C.5. VACATION-2024-0021: (2975 W OLD FARMINGTON RD./CORTER, 558):

AN ORDINANCE TO APPROVE VAC-24-21 FOR PROPERTY LOCATED AT 2975 WEST OLD FARMINGTON ROAD IN WARD 1 TO VACATE 0.10 ACRES OF GENERAL UTILITY EASEMENT (2024-707)

C.6. VACATION-2024-0024: (2716 N. FLORAL CT./CARTER, 286):

AN ORDINANCE TO APPROVE VAC-24-24 FOR PROPERTY LOCATED AT 2716 NORTH FLORAL COURT IN WARD 2 TO VACATE 0.01 ACRES OF UTILITY EASEMENT (2024-721)

C.7. REZONING-2024-0047: (653 N. GENEVIEVE AVE./FINELINE DEVELOPMENT LLC, 436):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-47 FOR APPROXIMATELY 1.60 ACRES LOCATED AT 653 NORTH GENEVIEVE AVENUE IN WARD 4 FROM R-A, RESIDENTIAL AGRICULTURAL TO RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE, SUBJECT TO A BILL OF ASSURANCE (2024-706)

C.8. REZONING-2024-0050: (610 S. HAPPY HOLLOW RD./HONEYCUTT, 526):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-50 FOR APPROXIMATELY 1.41 ACRES LOCATED AT 610 SOUTH HAPPY HOLLOW ROAD IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE (2024-704)

C.9. REZONING-2024-0051: (W. MARTIN LUTHER KING JR. BLVD AND S. SMOKEHOUSE TRL./D&B OF NORTHWEST ARKANSAS LLC, 595):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-51 FOR APPROXIMATELY 4.49 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF WEST MARTIN LUTHER KING JR. BOULEVARD AND SOUTH SMOKEHOUSE TRAIL IN WARD 1 FROM RPZD, RESIDENTIAL PLANNED ZONING DISTRICT TO CS, COMMUNITY SERVICES (2024-705)

C.10. REZONING-2024-0052: (2406 N. OLD WIRE RD./GULLEY PARK PETS CLINIC, 292):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-52 FOR APPROXIMATELY 0.50 ACRES LOCATED AT 2406 NORTH OLD WIRE ROAD IN WARD 3 FROM CPZD, COMMERCIAL PLANNED ZONING DISTRICT TO NS-G, NEIGHBORHOOD SERVICES-GENERAL (2024-703)

C.11. ANNEX-2024-0001: (N. RUPPLE RD. & W. SALEM RD./FOXTAIL MEADOWS, 205):

AN ORDINANCE TO ANNEX THAT PROPERTY DESCRIBED IN ANNEXATION PETITION ANX 24-001 SUBMITTED BY FLINTLOCK LTD CO. FOR PROPERTY LOCATED ON NORTH RUPPLE ROAD AND WEST SALEM ROAD NORTHWEST OF WARD 4 CONTAINING APPROXIMATELY 7.90 ACRES (2024-719)

C.12. APPEAL: PLANNED ZONING DISTRICT-2024-0005: (N. RUPPLE RD. & W. SALEM RD./FOXTAIL MEADOWS, 205):

AN ORDINANCE TO APPROVE A RESIDENTIAL PLANNED ZONING DISTRICT ENTITLED PZD-2024-005 FOR APPROXIMATELY 44.0 ACRES LOCATED ON NORTH RUPPLE ROAD AND WEST SALEM ROAD IN WARD 4 (2024-720)

D. CITY COUNCIL AGENDA SESSION PRESENTATIONS

E. CITY COUNCIL TOUR

E.1. TOUR DATE: NOVEMBER 18TH, 2024
TIME: 4:00 PM
ADDRESS: 3395 N. RUPPLE RD.
PARKING: ALONG THE DRIVEWAY OF 3395 N. RUPPLE RD.
REQUEST: ANNEXATION OF 7.90 AC. AND PLANNED ZONING DISTRICT THAT ENCOMPASSES THIS ALONG WITH AN ADDITIONAL 36 ACRES

F. ANNOUNCEMENTS

G. ADJOURNMENT

NOTICE TO MEMBERS OF THE AUDIENCE

All interested persons may appear and address the City Council on Unfinished Business, New Business, and Public Hearings at City Council meetings. If you wish to address the City Council on an agenda item, please wait for the Mayor or Chair to request public comment. When the Mayor or Chair recognizes you, please start your public comment by giving your name and address. Comments are to be addressed to the Mayor or Chair. The Mayor or Chair will direct your comments to the appropriate elected officials, staff, or others for response. Keep your comments respectful, brief, to the point, and relevant to the agenda item being considered. Each speaker from the public will be allowed one turn to speak for discussion of an agenda item.

Below is a portion of the Rules of Order and Procedure of the Fayetteville City Council pertaining to City Council meetings:

Agenda Additions: A new item which is requested to be added to the agenda at a City Council meeting should only be considered if it requires immediate City Council consideration and if the normal agenda setting process is not practical. The City Council may only place such new item

on the City Council meeting's agenda by suspending the rules by two-thirds vote. Such agenda addition shall be heard prior to the Consent Agenda.

Consent Agenda: Consent Agenda items shall be read by the Mayor and voted upon as a group without discussion by the City Council. If a Council Member wishes to comment upon or discuss a Consent Agenda item that item shall be removed and considered immediately after the Consent Agenda has been voted upon.

Unfinished Business and New Business:

Overview Period: Agenda items at a City Council meeting shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, appellant from a final decision of the Planning Commission or City Staff, etc.) may present its proposal only during this presentation period but may be recalled by a Council Member later to answer questions. City staff, Council Members and applicants may use electronic visual aids in the City Council meeting as part of the presentation of the agenda item. City staff's presentation and an Applicant's presentation whether presented by one or more than one presenter shall each be limited to a maximum of ten (10) minutes unless the City Council by unanimous consent or majority vote allows additional time.

Public Comments: Public comment at a City Council meeting shall be allowed on all items of unfinished and new business and subjects of public hearings. Amendments may receive public comments only if approved by the City Council by unanimous consent or majority vote. Speakers present in the City Council Chambers shall be recognized before speakers participating by electronic means. Speakers shall be limited to a maximum of three (3) minutes to discuss the agenda item or amendment being considered by the City Council. The City Council may allow a speaker additional time by unanimous consent or majority vote. As part of a person's public comments allowed above, the speaker may use electronic visual aids during their three (3) minutes presentation period concerning the agenda item being considered by the City Council.

Courtesy and Respect: All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from comments that are harassing or amount to a personal attack against any identifiable individual including abusive comments and derogatory remarks about integrity or offer any other comments that are also not limited to the discussion of the specific agenda item being considered by the City Council. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

Cell Phones and Pagers: Cell phones must be turned off or put in silent mode and not used within the City Council Chambers during City Council meetings. Pagers must be turned off or put in silent mode within the City Council Chambers during City Council meetings. These restrictions also apply during Agenda Sessions.

Smoking Prohibited: There will be no smoking allowed in the City Council Chambers during City Council meetings.

Virtual City Council Meetings Authorized: After proper notice has been provided to the public, City Council Members are authorized to assemble, gather, meet, and conduct open public meetings (including speaking, voting and passing ordinances and resolutions) through appropriate electronic means which ensure the public's right to attend by being able to listen to the proceedings and discussions. These open public meetings include City Council meetings and agenda sessions as well as City Council Member Committee meetings.

Interpreters or Telecommunications Devices for the Deaf (TDD), for hearing impaired are available for all City Council meetings, a 72-hour advance notice is required. For further information or to request an interpreter, please call 479-575-8330.

A copy of the complete City Council agenda is available on our website at www.fayetteville-ar.gov or in the Office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas (479) 575-8323.



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council
THRU: Susan Norton, Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: **Tommie Flowers Davis – Waterline Cost Share near the corner of East Rock Street and South Willow Avenue**

RECOMMENDATION:

Staff recommends approval of a cost share agreement with Tommie Flowers Davis in an amount not to exceed \$11,712.50, for a waterline cost share near the corner of East Rock Street and South Willow Avenue, and approval of a project contingency in the amount of \$2,342.50.

BACKGROUND:

Tommie Flowers Davis owns property near East Rock Street and South Willow Avenue and is building six new 1-bedroom units on the property, and is requesting that the City share in the cost of constructing the waterline that will serve these properties and other additional neighboring properties.

DISCUSSION:

Tommie Flowers Davis hired Flintlock Lab as the engineering firm, and obtained three construction bids from contractors. Engineering costs with Flintlock Lab are \$2,825.00. ACO Services, LLC (A-CO Construction) submitted the lowest construction bid in the amount of \$20,600.00 (with the cost of private water service lines deducted).

Staff recommends approval of a cost share agreement in an amount not to exceed \$11,712.50 with Tommie Flowers Davis for 50% of the cost of engineering and construction costs, and approval of a project contingency in the amount of \$2,342.50.

BUDGET/STAFF IMPACT:

Funds are available in the Water & Sewer Impact Fee Cost Sharing account within the Water & Sewer fund.

ATTACHMENTS: SRF (#3), Cost Share Agreement (#4), Flowers Water Cost Share Request Letter (#5)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-742

Tommie Flowers Davis – Waterline Cost Share near the corner of East Rock Street and South Willow Avenue

A RESOLUTION TO APPROVE A COST SHARE AGREEMENT WITH TOMMIE FLOWERS DAVIS IN AN AMOUNT NOT TO EXCEED \$11,712.50 FOR A WATERLINE COST SHARE NEAR THE CORNER OF EAST ROCK STREET AND SOUTH WILLOW AVENUE, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$2,342.50

WHEREAS, Tommie Flowers Davis owns property near East Rock Street and South Willow Avenue and is building six new 1-bedroom units on the property, and is requesting that the City share in the cost of constructing the waterline that will serve these properties and other additional neighboring properties.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to sign a cost share agreement with Tommie Flowers Davis in an amount not to exceed \$11,712.50 a waterline cost share near the corner of East Rock Street and South Willow Avenue, and further approves a project contingency in the amount of \$2,342.50.

City of Fayetteville Staff Review Form

2024-742

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Tim Nyander

10/31/2024

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a cost share agreement with Tommie Flowers Davis in an amount not to exceed \$11,712.50, for a waterline cost share near the corner of East Rock Street and South Willow Avenue, and approval of a project contingency in the amount of \$2,342.50.

Budget Impact:

5400.720.5600-5808.00

Water and Sewer

Account Number

Fund

04039.1

Water & Sewer Impact Fee Cost Sharing

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 2,245,078.00

Expenses (Actual+Encum)

\$ 1,027,121.26

Available Budget

\$ 1,217,956.74

Does item have a direct cost? Yes

Item Cost

\$ 11,712.50

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 1,206,244.24

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

WATER MAIN INSTALLATION **COST SHARE AGREEMENT**

This Agreement, made and entered into on this ____ day of November, 2024, by and between the City of Fayetteville, Arkansas ("City") and Tommie Flowers Davis ("Davis"), witnesseth:

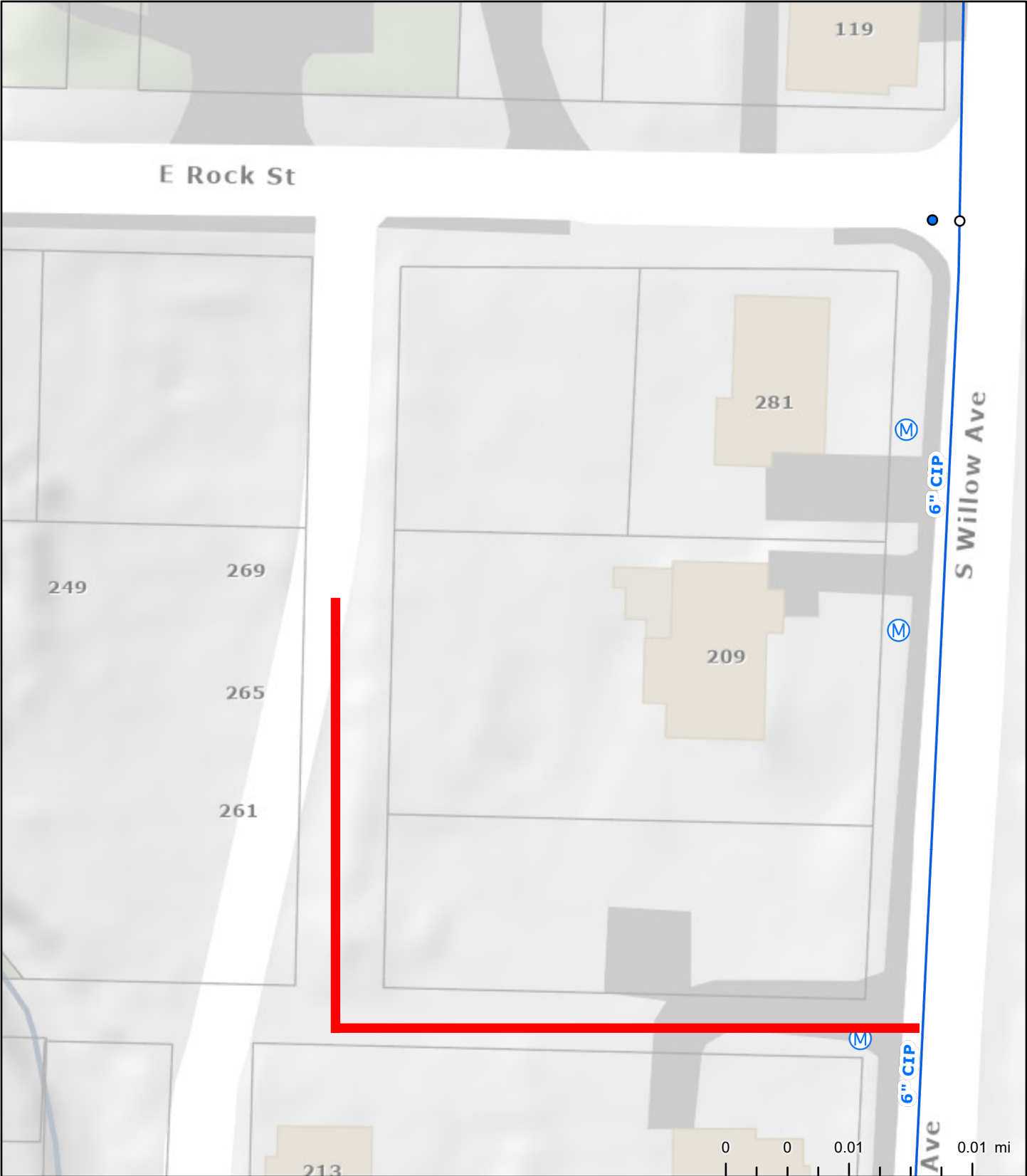
WHEREAS, Tommie Flowers Davis has requested that the City share in the cost of constructing a 2-inch water main near the corner of East Rock Street and South Willow Avenue, a distance of approximately 284 linear feet, so that Davis may develop a property located on East Rock Street; and

WHEREAS, constructing this segment of 2-inch water main will provide for ample future capacity which the City recognizes will be necessary for the area that is served by this water main.

NOW, THEREFORE, the City of Fayetteville, Arkansas and Tommie Flowers Davis agree as follows:

1. The City of Fayetteville, Arkansas agrees to:
 - A. Reimburse Tommie Flowers Davis for 50.0% of the cost to install approximately 284 linear feet of 2-inch water main in the area identified in Exhibit "A" up to a maximum-not-to-exceed amount of **\$11,712.50**, as was estimated by the builder's representatives and shown on Exhibit "B", attached.
 - B. Payments due to Tommie Flowers Davis, shall be remitted within sixty (60) days after receipt of valid invoices.
2. Tommie Flowers Davis agrees to:
 - A. Provide the necessary and normal project management, inspection, and testing as necessary for a complete and acceptable water main installation, including submittal of plans and specifications to the City's Engineering Department, per their standard procedures.
 - B. Provide a copy of the invoices from the Contractor upon City approval of the water main upgrade.

Exhibit A



**— Proposed 2-inch Waterline Extension
(Approximately 284 linear feet)**

Exhibit B



Flowers Water Extension
Per Plans Dated 10/2/2024
Cost Estimate- 10-31-24

Estimate - J000587

Utilities					
Item #	Description	QTY	Unit	Unit Price	Total
1	Water				
a.	2" Waterline (PVC)	284	LF	\$24.00	\$6,816.00
b.	Trenching	1	LS	\$450.00	\$450.00
c	6x2 tapping sleeve	1	EA	\$1,700.00	\$1,700.00
d	2" 45degree bend thrust blocking	2	EA	\$1,500.00	\$3,000.00
e	1" Single Meter Sets	6	EA	\$1,950.00	\$11,700.00
f	Water services	6	EA	\$600.00	\$3,600.00
g	2" Blow off assembly	1	EA	\$4,200.00	\$4,200.00
				Water Total	\$24,200.00

Service lines will be deducted in the amount of \$3,600.00. The construction amount with service lines deducted is \$20,600.00.

	Total
Total	\$24,200.00



Flintlock Ltd
479.305.4807
512 N Mission Blvd
Fayetteville, AR 72701

Billed To
Tommie Flowers Davis

Date of Issue
10/31/2024

Invoice Number
356989

Due Date
11/30/2024

Amount Due (USD)
\$2,825.00

Description	Rate	Qty	Line Total
Rock St Water Line Location Design + Coordination with City of Fayetteville + Site Plans	\$250.00	7.5	\$1,875.00
Odyssey Engineering Pass Through Cost Water Line Design for Rock St Extension	\$950.00	1	\$950.00

Subtotal	2,825.00
Tax	0.00

Total	2,825.00
Amount Paid	0.00

Amount Due (USD)	\$2,825.00
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From **Odyssey Engineering LLC**
117 Parkwood St., Suite 101
Lowell, AR 72745

Invoice ID **INV-0114**
Issue Date 10/31/2023
Due Date 11/30/2023 (Net 30)
Subject [ODY0052] Flowers Waterline Extension

Invoice For **Tommie Flowers**

Item Type	Description	Amount
Construction Plan Set & Documentation	Prepare Design Drawings per AHJ & State Requirements. Plan set to include at a minimum: Water Main Plan, Profile, and Details.	\$950.00

Amount Due \$950.00

Notes

Thank you for choosing Odyssey Engineering. If you have any questions, please don't hesitate to reach out to ctilley@odysseynwa.com or call us at 479-480-3330.

If paying by credit card a 3% processing fee will be added to your invoice(s).



Paid in full on 2/7/24

WATER SERVICE EXTENSION COST SHARE REQUEST

3 May, 2024

TO:

Tim Nyander, Utilities Director
Corey Granderson, Utilities Engineer
Fayetteville City Council

Dear Mr. Nyander, Mr. Granderson, and Councilmembers,

We respectfully request the City consider sharing the cost for a water line installation. The proposed line facilitates immediate infill development, expands service opportunities for this and multiple adjacent parcels left without service after the City abandoned a previously active water line, and supports the City's 2040 goals.

This line addition will provide water to six new 1-bedroom units on +/- 0.16 acres of irregularly-shaped buildable area within a +/- 0.46 acre property zoned RMF-24. That makes 1 unit per 0.078 gross acres, including green space, parking, and walkways – or more than 12 units per acre. Yet these six units only occupy 2,252 SF (+/- 0.05 acres), leaving almost the entire remaining 0.41 acres as natural open space. These attainable housing units are naturally more affordable by virtue of their small size and will readily serve the approximately 2/3rds of Fayetteville's demographic that consist of 1-2 person households (and more suitably than the predominance of 3-4 bedroom units currently available).

The line will also benefit rate payers by providing direct access for another three properties that could bear additional units with their existing zoning through lots splits, ADUs, or other developments. Since initially pursuing this cost share, the owner of the no-longer-developed property (parcel 765-06319-000) that is NE catty-corner to the property independently reached out to us about jointly requesting a line extension. He is seeking to build a single-family residence for his young family at the property but is currently unable to since the abandonment of a 1" line in Rock St. By extending the designed line extension farther up the alley, the proposed extension would immediately serve his property and allow for the development of another adjacent undeveloped and unserved parcel (765-06327-000).

In discussion at the last Water-Sewer committee, the question arose whether or not this development would require installation of a hydrant for fire safety, which would then require a 6" line. The property line is within 100' of the existing fire hydrant on Rock St at the north end of Mill Ave (see included graphic) and allows pulls of less than 300' to all proposed structures, which we understand to be adequate for even more dense multi-family developments. We are still awaiting confirmation from the Fire Marshal of this understanding but will be happy to revise the request prior to Council approval should this be required.

The proposed development adds an efficient density of units within the downtown Tier 1 Center in Fayetteville's 2040 plan growth concept map. It's directly adjacent to two public parks and walkable to downtown and public transit. It supports and directly enables the City's following 2040 Plan goals:

- 1. We will make appropriate infill and revitalization our highest priority
- 2. We will discourage suburban sprawl
 - 3.2.2. Direct capital improvements into infrastructure that encourages and supports infill and revitalization.
- 3. We will make compact, complete, and connected development the standard
- 6. We will create opportunities for attainable housing
 - 3.6.1 Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks.

An initial bid for the designed extension is outlined below, adjusted for recent developments:

A-CO Construction Bid (9-27-2023)

Materials and Labor	\$16,000
Engineering	\$1,500
Subtotal	\$17,500

Anticipated Cost Increases to Serve Additional Parcel

Additional 40' of 2" PVC at \$25/LF	\$1,000
Engineering	\$500
Subtotal	\$1,500

TOTAL EXPECTED COST	\$19,000
Reasonable Contingency	\$3,800

TOTAL REQUEST

Direct Cost	\$9,500
Contingency	\$1,900

We request the City contribute 50% of this cost (\$9,500) with an additional pricing contingency of up to \$1,900. In addition to advancing the City's goals, this collaboration will help to realize not only the aspirations of a young family to build a home but also the multi-generational dreams of the property owner, Tommie Flowers Davis, who grew up in this historic Fayetteville neighborhood, to develop her property to the benefit of her community.

Gratefully,



Hunter Adkisson
Flintlock LAB

DETAILS

Parcel #: 765-06328-000, 765-06329-000

Zoning: RMF – 24

Infill Priority: 7 + 8



SERVICE ADDITIONS



ZONING



FUTURE LAND USE



INFILL PRIORITY



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Chris Brown, Public Works Director
Susan Norton, Chief of Staff

FROM: Matt Mihalevich, Active Transportation Manager

SUBJECT: **EPA Carbon Pollution Reduction Grant sub award resolution**

RECOMMENDATION:

Staff recommends approval of a resolution authorizing Mayor Jordan to accept and enter into a sub award grant agreement with the Arkansas Tri-Region Energy and Environment Innovation Coalition to utilize sub awarded funds from EPA Climate Pollution Reduction Grant (CPRG) project implementation and for other purposes. Staff also recommends approval of the mayor to take all actions necessary to implement the grant, including executing grant documents and agreements with partners per grant requirements.

BACKGROUND:

On July 22, 2024, the Environmental Protection Agency (EPA) announced that the Tri-Region Arkansas CPRG Coalition was selected for a \$99,999,999 Climate Pollution Reduction Grant (CPRG) award for its “Energy and Environment Innovation for the Natural State” proposal. This transformative grant will fund projects throughout Central Arkansas, Northwest Arkansas, and the Arkansas River Valley, representing half the Natural State’s population. Metroplan served as the lead agency on the grant submittal, one of only 25 funded nationally by the Biden-Harris Administration’s Investing in America agenda. The U.S. Environmental Protection Agency announced selected recipients of over \$4.3 billion in Climate Pollution Reduction Grants to implement community-driven solutions that tackle the climate crisis, reduce air pollution, advance environmental justice, and accelerate America’s clean energy transition.

Northwest Arkansas is expected to receive \$36.25 million of the \$99,999,999 million Climate Pollution Reduction Grant (CPRG) awarded by the Environmental Protection Agency to the Arkansas Tri-Region Coalition to implement each region’s Energy and Environment Innovation Priority Action Plan. The Northwest Arkansas Regional Planning Commission (NWARPC) coordinated regional partners to identify and develop 18 “Green Network” projects across ten (10) cities, and two (2) regional-serving programs to protect and restore natural cores and corridors and increase access to connected active transportation networks. The Fayetteville projects listed in the table below include the River Commons floodplain, prairie and riparian restoration and White River trail construction along with the Town Branch Corridor Riparian Restoration. Additional restoration projects will be completed by the University of Arkansas.

Northwest Arkansas Green Network Projects and Programs

Site/Project Name	Project Location	Partnering Agencies
River Commons Floodplain, Prairie, and Riparian Restoration and Trail Construction *	Fayetteville, AR	City of Fayetteville, Beaver Water District, Watershed Conservation Resource Center
Town Branch Corridor Stream and Riparian Restoration	Fayetteville, AR	City of Fayetteville, Watershed Conservation Resource Center
University of Arkansas Oak Knoll Wetland, Prairie, Forest, Stream, and Riparian Restoration*	Fayetteville, AR	University of Arkansas, Watershed Conservation Resource Center
University of Arkansas Oak Ridge Hillside Prairie and Forest Restoration and Trail Construction*	Fayetteville, AR	University of Arkansas, Watershed Conservation Resource Center
University of Arkansas AR Research & Tech Park Floodplain, Prairie, and Forest Restoration*	Fayetteville, AR	University of Arkansas, Watershed Conservation Resource Center

Project partners include the Watershed Conservation Resource Center (WCRC), City of Fayetteville (Fayetteville), Northwest Arkansas Land Trust (NWALT) and the Beaver Water District (BWD). The Watershed Conservation Resource Center (WCRC) will conduct land restoration and prairie restoration in the project areas. Fayetteville will be responsible for the design and construction of approximately 10,000 feet of trail along the White River. The NWALT will develop conservation easements.

The River Commons project centers on a 200-acre parcel located along the West Fork of the White River (WFWR) in southeast Fayetteville and is owned by the Watershed Conservation Resource Center (WCRC), Beaver Water District, and City of Fayetteville (Fayetteville). The WCRC is responsible for stewardship and management of the property and development of public access. Purchased in 2023, the goals of the River Commons property are to 1) restore and preserve the floodplain and its unique habitats to improve and protect water quality in the Beaver Lake Watershed, which serves as the region's primary drinking water source and 2) create public access through trail connectivity to the natural area for the community. The project lies entirely within a federally designated Low-Income and Disadvantaged Community (LIDAC) census tract. The estimated combined carbon reduction and sequestration from this project is 41,552 metric tons during 2025-2050.

At the River Commons, the WCRC will conduct land restoration, which consists of 102.8 acres of riparian, 34.9 acres of wetland, and 110.2 acres of prairie restoration in the project area. The land restoration and trail ties directly to the development of a riverside park and Combs Park, which is currently in the design phase. The park development and its connection to the River Commons will help to complete what will become a "Regional Water Trail or Blueway," that extends south to Brentwood and north to the White River at AR Highway 45.

The Town Branch project will protect and restore 12,327 linear feet and 12 acres of the adjacent riparian zone of the Town Branch stream corridor in south Fayetteville. Town Branch drains into the West Fork of the White River and eventually drains to Beaver Lake. Both NWALT and WCRC will be the subrecipients of this project's grant funding. The Town Branch restoration runs through several park properties and will positively impact the City's Town Branch Trail corridor from Interstate 49 to the planned river park and access at Combs Park.

DISCUSSION:

The Tri-Region Energy and Environment Innovation Coalition through Metroplan has received the final CPRG grant agreement from the EPA and will provide sub award agreements to the partners by December 2024. While the subaward agreement language is being finalized, we have been asked to introduce the attached resolution to City Council authorizing a designated individual to:

- Receive and account for all sub-awarded funding and project expenses;
- Execute all appropriate agreements and contracts necessary to implement the project(s); and

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

- Direct all funding and staff time necessary to meet project deliverables.

The City of Fayetteville will be responsible for the following tasks:

- Procure contractors for the design and construction of trail for the River Commons White River Trail.
- Procure professional services to conduct assessment(s) to meet federal requirements for trail construction.
- Coordinate with WCRC on implementation of city restoration measures
- Provide reporting on projects to NWARPC and Metroplan

BUDGET/STAFF IMPACT:

Federal funding will go directly to the sub awardees and partners for the projects and there is no matching requirement. The City of Fayetteville will only be responsible for the \$2,598,800 in Federal funding for the White River Trail design and construction and these funds will be recognized in the future when the project details are more developed.

ATTACHMENTS: SRF (#3), Sub Award Resolution (#4), Fayetteville Budget (#5), NWA Green Network Project List (#6), River Commons Master Plan (#7), White River Greenway - Cost Estimate (#8)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-724

EPA Carbon Pollution Reduction Grant sub award resolution

A RESOLUTION TO AUTHORIZE THE CITY OF FAYETTEVILLE TO ACCEPT AND ENTER INTO A SUB AWARD GRANT AGREEMENT WITH THE ARKANSAS TRI-REGION ENERGY AND ENVIRONMENT INNOVATION COALITION TO UTILIZE SUB AWARDED FUNDS FOR EPA CLIMATE POLLUTION REDUCTION GRANT PROJECT IMPLEMENTATION; AND FOR OTHER PURPOSES

WHEREAS, the Arkansas Tri-Region Energy and Environment Innovation Coalition (“the Coalition”) has received an implementation grant from the environmental Protection Agency through the federal Climate Pollution Reduction Grant (“CPRG”) Program for projects related to the River Commons White River Trail; and

WHEREAS, the following projects were included in the Coalition’s CPRG grant proposal with the support of the City of Fayetteville: River Commons Floodplain, Prairie, and Riparian Restoration and Trail Construction; and Town Branch Corridor Stream and Riparian Restoration; and

WHEREAS, the Coalition desires to subaward a total of \$99,999,999.00 over five (5) years to the City of Fayetteville to perform CPRG implementation activities that include the River Commons Floodplain, Prairie, and Riparian Restoration and Trail Construction; Town Branch Corridor Stream and Riparian Restoration; University of Arkansas Oak Knoll Wetland, Prairie, Forest, Stream, and Riparian Restoration; University of Arkansas Oak Ridge Hillside Prairie and Forest Restoration and Trail Construction; and University of Arkansas AR Research & Tech Park Floodplain, Prairie, and Forest Restoration; and

WHEREAS, the City of Fayetteville recognizes the importance of the multi-use trail for the health and well-being of its residents and is committed to enhancing residents’ quality of life through sustainable environmental practices; and

WHEREAS, the City Council supports the City of Fayetteville’s partnership with the Coalition and the EPA’s goal to assist states, local governments, tribes, and territories to develop and implement plans for reducing greenhouse gas emissions and other harmful air pollution.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby agrees to receive and account for all sub-awarded funding and project expenses. Mayor Jordan is hereby authorized to

execute all appropriate agreements and contracts necessary to implement the above stated projects.

Section 2: Mayor Jordan is hereby authorized to direct all funding and staff time necessary to meet project deliverables as agreed upon with the Coalition.

Section 3: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed.

Section 4: Repeal of Conflicting Resolutions: All resolutions or orders of the City Council of the City of Fayetteville, or parts of resolutions or orders of the City Council, in conflict with this Resolution are repealed to the extent of such conflict.

City of Fayetteville Staff Review Form

2024-724

Item ID

November 19th, 2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Matt Mihalevich

10/31/2024

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a resolution authorizing Mayor Jordan to accept and enter into a sub award grant agreement with the Arkansas Tri-Region Energy and Environment Innovation Coalition to utilize sub awarded funds from EPA Climate Pollution Reduction Grant (CPRG) project implementation and for other purposes. Staff also recommends approval of the mayor to take all actions necessary to implement the grant, including executing grant documents and agreements with partners per grant requirements.

Budget Impact:

N/A

N/A

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING MAYOR LIONELD JORDAN TO ACCEPT
AND ENTER INTO A SUBAWARD GRANT AGREEMENT WITH THE
ARKANSAS TRI-REGION ENERGY AND ENVIRONMENT INNOVATION
COALITION TO UTILIZE SUB AWARDED FUNDS FOR EPA CLIMATE
POLLUTION REDUCTION GRANT ("CPRG") PROJECT IMPLEMENTATION;
AND FOR OTHER PURPOSES.**

WHEREAS, the Arkansas Tri-Region Energy and Environment Innovation Coalition ("the Coalition") has received an implementation grant from the Environmental Protection Agency through the federal Climate Pollution Reduction Grant ("CPRG") Program for projects related to stream restoration and trail construction.

WHEREAS, the following projects were included in the Coalition's CPRG grant proposal with the support of the City of Fayetteville: Town Branch corridor stream and riparian restoration and preservation, River Commons floodplain, prairie and riparian restoration, and the White River Trail Construction.

WHEREAS, the Coalition desires to subaward a total of \$2,598,800 over five (5) years to the City of Fayetteville to perform CPRG implementation activities that include the White River Trail Construction at River Commons.

WHEREAS, the City of Fayetteville recognizes the importance of water quality and active transportation for the health and wellbeing of its residents and is committed to enhancing residents' quality of life through sustainable environmental practices; and

WHEREAS, the City of Fayetteville City Council supports the City of Fayetteville partnership with the Coalition and the EPA's goal to assist states, local governments, tribes, and territories to develop and implement plans for reducing greenhouse gas emissions and other harmful air pollution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS, THAT:

Section 1: The City of Fayetteville hereby agrees to receive and account for all sub-awarded funding and project expenses. The Mayor Lioneld Jordan is hereby authorized to execute all appropriate agreements and contracts necessary to implement the above stated projects;

Section 2: The Mayor is hereby authorized to direct all funding and staff time necessary to meet project deliverables as agreed upon with the Coalition;

Section 3: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Resolutions: All resolutions or orders of the Fayetteville City Council, or parts of resolutions or orders of the Fayetteville City Council in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2024

APPROVED:

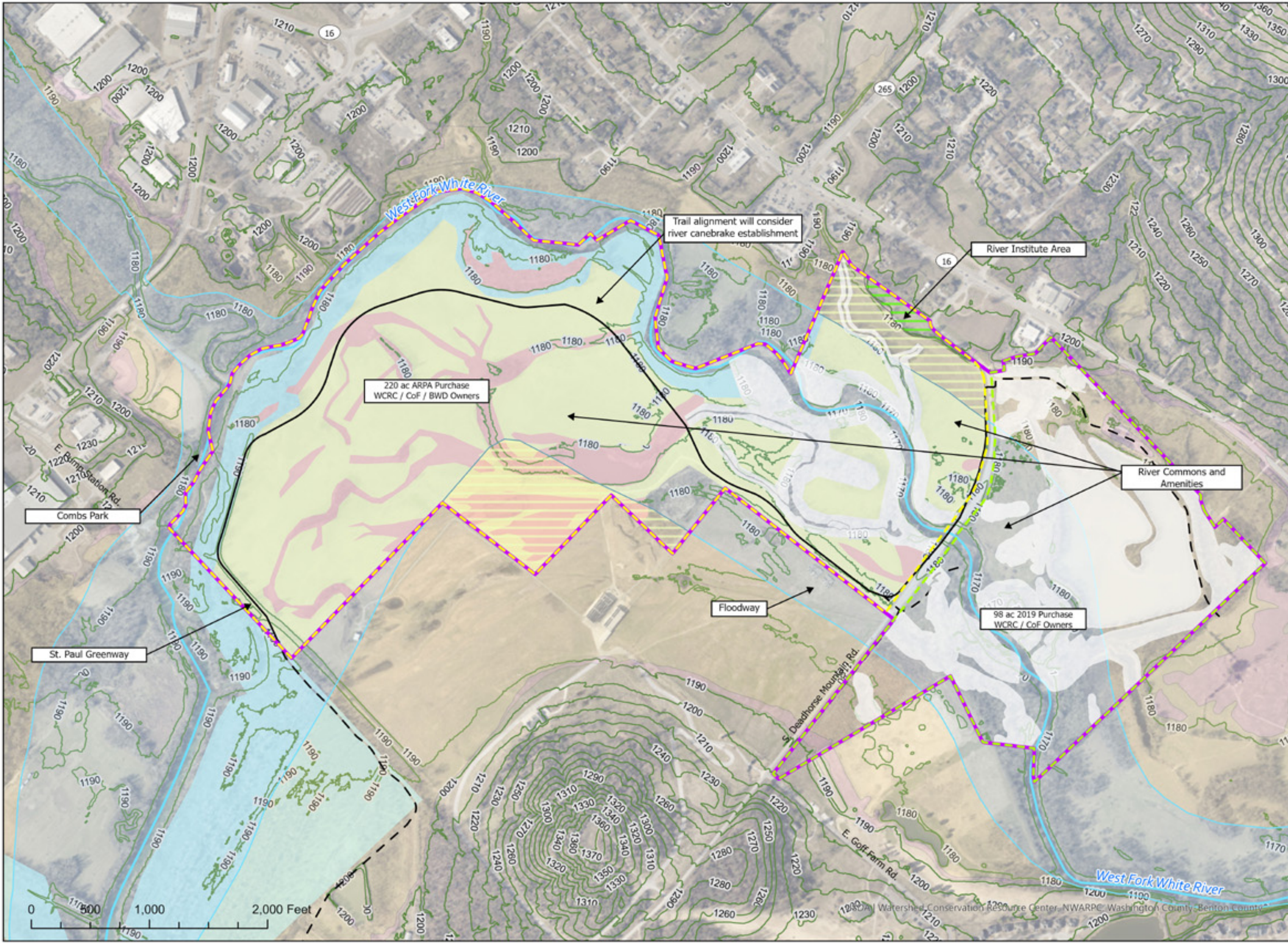
Attest:

Site/Project Name	Location	Primary Agency	Subrecipient	Tree Planting	Land Restoration	Stream Restoration	Total Restoration	Land Preservation	Trail Construction	Admin (typically 15%)	Total Project (Subaward)	Net Project Cost	Net Community Allocation	
River Commons Floodplain, Prairie, and Riparian Restoration, Preservation, and Trail Construction	Fayetteville, AR	City of Fayetteville/ Beaver Water District	WCRC	\$ -	\$ 717,200	\$ 672,750	\$ 1,389,950	\$ -	\$ -	\$ 208,493	\$ 1,598,443	\$ 4,254,743	\$ 9,485,259	
			Fayetteville	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,598,800	\$ -	\$ 2,598,800			
			NWALT	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 7,500	\$ 57,500			
Town Branch Corridor Stream and Riparian Restoration and Preservation	Fayetteville, AR	City of Fayetteville	WCRC	\$ -	\$ -	\$ 4,498,275	\$ 4,498,275	\$ -	\$ -	\$ 674,741	\$ 5,173,016	\$ 5,230,516		
			NWALT	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ 7,500	\$ 57,500			

NWA GREEN NETWORK SUMMARY							Est. Carbon Impact 2025 - 2030 (MTCO2e)	Est. Cost per Carbon Impact (\$ / MTCO2e)
Site/Project Name	Location	Primary Agency	Partner/NGO	% LIDAC	Est. Project Cost	Est. Allocation in LIDAC		
Razorback Greenway Corridor Stream and Riparian Restoration	Bella Vista, AR	City of Bella Vista	WCRC	0%	\$ 574,425	\$ -	1,588	315
Razorback Greenway and Town Branch Corridor Forest and Riparian Restoration	Bentonville, AR	City of Bentonville	WCRC	0%	\$ 2,080,350	\$ -	560	3,228
River Commons Floodplain, Prairie, and Riparian Restoration, Preservation, and Trail Construction	Fayetteville, AR	City of Fayetteville/ Beaver Water Distict	WCRC/ NWALT	100%	\$ 4,254,743	\$ 4,254,743	11,616	348
Town Branch Corridor Stream and Riparian Restoration and Preservation	Fayetteville, AR	City of Fayetteville	WCRC/ NWALT	100%	\$ 5,230,516	\$ 5,230,516	15,050	302
University of Arkansas Oak Knoll Wetland, Prairie, Forest, Stream, and Riparian Restoration	Fayetteville, AR	University of Arkansas	WCRC	100%	\$ 1,425,770	\$ 1,425,770	1,734	715
University of Arkansas Oak Ridge Hillside Prairie and Forest Restoration and Trail Construction	Fayetteville, AR	University of Arkansas	WCRC	100%	\$ 686,430	\$ 686,430	474	1,259
University of Arkansas AR Research & Tech Park Floodplain, Prairie, and Forest Restoration	Fayetteville, AR	University of Arkansas	WCRC	100%	\$ 290,950	\$ 290,950	1,016	249
Clear Creek-Johnson Park Riparian, Prairie, & Forest Restoration	Johnson, AR	City of Johnson	WCRC	0%	\$ 782,345	\$ -	2,672	255
Puppy Creek Stream and Wetland Restoration and Preservation	Lowell, AR	City of Lowell		100%	\$ 1,684,980	\$ 1,684,980	4,865	346
Prairie Grove Battlefield State Park Wetland, Prairie, and Riparian Restoration	Prairie Grove, AR	AR State Parks	IRWP	0%	\$ 2,860,050	\$ -	10,457	238
Osage/Blossom Way Creeks Stream and Wetland Restoration, Preservation, and Trail Construction	Rogers, AR	City of Rogers		67%	\$ 7,077,292	\$ 4,741,786	26,475	263
Lower Clear Creek Stream Restoration and Preservation	Springdale, AR	City of Springdale	NWALT	55%	\$ 1,597,000	\$ 878,350	1,215	1,308
Spring Creek at The Greenway Forest, Stream and Riparian Restoration and Preservation	Springdale, AR	City of Springdale	NWALT	100%	\$ 1,026,995	\$ 1,026,995	2,594	393
Spring Creek at Downtown Preservation	Springdale, AR	City of Springdale	NWALT	100%	\$ 57,500	\$ 57,500	407	123
Spring Creek at Thunder Chicken Wetland, Stream and Riparian Restoration and Preservation	Springdale, AR	City of Springdale	NWALT	0%	\$ 603,690	\$ -	2,338	255
Willie George Park Wetland Restoration and Trail Construction	Springdale, AR	City of Springdale	NWALT	0%	\$ 682,700	\$ -	2,443	276
Springtown Reforestation Projects	Springtown, AR	NWALT	NWALT	0%	\$ 191,475	\$ -	593	281
West Fork White River Wetland, Prairie, Stream and Riparian Restoration and Preservation	West Fork, AR	City of West Fork	WCRC /NWALT	0%	\$ 808,910	\$ -	2,703	260
Regional-Serving Programs								
E-Bike Incentive Program	Northwest AR	NWA Trailblazers		75%	\$ 3,500,000	\$ 2,625,000		
Workforce Training Programs	Northwest AR	WCRC/IRWP/AAEF	BWA	75%	\$ 833,879	\$ 625,409		
Regional Totals					\$ 36,250,000	\$ 23,528,429	88,801	382



River Commons
Dead Horse 220
Acre Property
Master Plan
DRAFT 10.14.24





White River Greenway - St. Paul Trail North to River Commons Drive

September 20, 2024

10,152 Linear Feet of 12 foot wide Concrete Trail

Conceptual Cost Estimate - Contractor Pricing based on Midtown Trail

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	Mobilization	1	L.S.	\$50,000.00	\$ 50,000.00
2	Erosion Control	1	L.S.	\$25,000.00	\$ 25,000.00
3	Clearing, Grubbing & Demolition	1	L.S.	\$150,000.00	\$ 150,000.00
4	Undercut and Backfill with Select Fill (24" under trail)	10,528	CY	\$55.00	\$ 579,040.00
5	4" Thick Concrete Trail (12' Wide)	11,280	S.Y.	\$80.00	\$ 902,400.00
6	4" Class 7 Base (SB-2)	3,384	Ton	\$45.00	\$ 152,280.00
7	B-Stone (Wet Sub grade Areas)	1,000	C.Y.	\$50.00	\$ 50,000.00
8	Drainage Pipes	250	L.F.	\$200.00	\$ 50,000.00
9	Precast Box Culvert (4' x 8')	2	L.S.	\$30,000.00	\$ 60,000.00
16	4" Topsoil placement, seed and straw	20,000	S.Y.	\$3.50	\$ 70,000.00
17	Solid Slab Sod (used only for slopes)	1,500	S.Y.	\$15.00	\$ 22,500.00

Estimated Cost \$2,111,220.00

10% Contingency \$211,122.00

Design Fees \$276,458.00

Total Estimated Cost \$2,598,800.00

CPRG Award Amount \$2,598,800.00



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council
THRU: Paul Becker, Chief Financial Officer
FROM: Les McGaugh, Purchasing Director
SUBJECT: **Approval of City-wide Corporate Accounts**

RECOMMENDATION:

A RESOLUTION AUTHORIZING EXPENDITURES IN EXCESS OF \$35,000 IN AGGREGATE SPEND ACROSS ALL DEPARTMENTS CITY-WIDE USING CORPORATE ACCOUNTS WITH PURCHASING COOPERATIVES OR STATE CONTRACTS THROUGH DECEMBER 31st, 2025.

BACKGROUND:

Various City departments utilize corporate business accounts pursuant to cooperative purchasing agreements to procure maintenance, repair, and operations (MRO) supplies and commodities to support City operations. These accounts have historically been separated by department with each managing their own accounts.

DISCUSSION:

Purchasing has consolidated multiple corporate business accounts across all departments in order to leverage quantity discounts, align spend with our environmental purchasing policy, collect measurable data on spend analytics, and remove the risk of fraud and ethics violations. Staff recommends authorizing spend in excess of \$35,000.00 across various suppliers for the purchase of Maintenance, Repair, and Operations (MRO) supplies and commodities. Purchases will still follow the quote requirements if single items exceed \$5,000.00. Each department has budget lines in the 5200 series of the budget and some departments have uniform budgets that are applicable.

BUDGET/STAFF IMPACT:

Spend will be managed by individual departments and within their approved budgets.

ATTACHMENTS: SRF (#3), List of Corporate Accounts (#4)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-702

Approval of City-wide Corporate Accounts

A RESOLUTION TO AUTHORIZE TOTAL EXPENDITURES IN EXCESS OF \$35,000.00 FOR MAINTENANCE, REPAIR, AND OPERATIONS SUPPLIES AND COMMODITIES ACROSS ALL DEPARTMENTS CITY-WIDE USING CORPORATE ACCOUNTS WITH PURCHASING COOPERATIVES OR STATE CONTRACTS FOR THE FISCAL YEAR WITHIN THE APPROVED BUDGET

WHEREAS, various City departments utilize corporate business accounts pursuant to cooperative purchasing agreements to procure essential supplies and commodities to support City operations; and

WHEREAS, the Purchasing Division has consolidated multiple corporate business accounts across all departments in order to leverage quantity discounts, align spend with our environmental purchasing policy, collect measurable data on spend analytics, and remove the risk of fraud and ethics violations; and

WHEREAS, staff recommends authorizing total expenditures in excess of \$35,000.00 across various suppliers for the purchase of Maintenance, Repair, and Operations (MRO) supplies and commodities, which will be limited by the budget approved by the City Council for each department or division.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes expenditures in excess of \$35,000.00 in aggregate spend across all departments city-wide within the approved budget using corporate accounts with purchasing cooperatives or state contracts for the fiscal year for the purchase of Maintenance, Repair, and Operations supplies and commodities from the following vendors:

- Amazon Business
- Canon USA
- Cintas
- Global Industrial Supply
- Grainger
- Graybar
- Home Depot/HD Supply

- Lawson
- Lowe's
- MSC Industrial Supply
- Office Depot
- Walmart Business

City of Fayetteville Staff Review Form

2024-702

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Les McGaugh

10/29/2024

PURCHASING (160)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A RESOLUTION AUTHORIZING EXPENDITURES IN EXCESS OF \$35,000 IN AGGREGATE SPEND ACROSS ALL DEPARTMENTS CITY-WIDE USING CORPORATE ACCOUNTS WITH PURCHASING COOPERATIVES OR STATE CONTRACTS THROUGH 2025.

Budget Impact:

NA

NA

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

List of Corporate Accounts

Amazon Business

Canon USA

Cintas

Global Industrial Supply

Grainger

Graybar

Home Depot/ HD Supply

Lawson

Lowe's

MSC Industrial Supply

Office Depot

Walmart Business



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council
THRU: Peter Nierengarten, Environmental Director
FROM: Peter Nierengarten, Environmental Director
SUBJECT: **Recycle Coach USA Agreement**

RECOMMENDATION:

City Council approval of the Recycle Coach app service software for a 3-year agreement.

BACKGROUND:

The City of Fayetteville has a waste diversion goal of 40% by 2030 and a major part of reaching that goal includes community education by the Recycling and Trash Collection Department. Previously the Recycling and Trash Collection department has utilized outreach methods such as mailers and other media outlets to educate the public about the City's recycling program. However, today's residents are unmoved by mailers and phone-based applications are a main mode for people to receive communications about the information they need in their daily routine. To work towards our City goal and to provide the best customer service possible to our residents, the Recycling and Trash Collection Division would like to purchase the Recycle Coach software.

DISCUSSION:

Recycle Coach is an app that provides on demand education about what can (and cannot be) recycled along with providing a website plug-in for users that would prefer this modality of communication. Program rules and regulations will be accessible on every platform and every device using technology and gamification. This app will allow the Recycling and Trash Collections department the ability to maximize resources to monitor and manage the City's multiple sustainable materials diversion programs. In addition, this app has the multiplier potential to save the City money on disposal fees to the landfill. With more of the community educated on how to divert sustainable materials from the landfill, contamination rates will decrease for both curbside collection and at City drop off locations. This app will allow our City to track goals, outcomes, and ROI through reports created from the insights into residents' recycling knowledge, affording the City of Fayetteville the ability to discover what materials they need the most help with tailoring education accordingly.

The service agreement will be for three years and for the Essentials Package with the inclusion of two additional languages and a direct account representative. The platform's core offerings include:

- **Collection Schedules:** Recycle Coach integrates local curbside recycling schedules in various formats, ensuring residents receive timely reminders about their collection days through the app, email, or text messages.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

- **What Goes Where Tool:** This feature allows residents to search for disposal information by typing or using image recognition. The tool includes over 400 materials and 15,000 synonyms, ensuring accurate and localized information.
- **Inbound and Outbound Communication:** Municipalities can send real-time notifications and alerts to app users who have opted in about collection service, special events, and more. Residents can also report problems such as missed pickups directly through the app.
- **Educational Content:** Recycle Coach provides engaging educational materials, including quizzes, videos, and interactive games. These resources help residents understand recycling rules and practices better.

With over 1,500 municipalities using Recycle Coach as one of their modalities of sustainable materials diversion education and a 59% household download rate, bringing this to our community will ensure the City of Fayetteville continues to be a regional and state leader in our goals to provide the highest quality diversion programs for our current and future residents

This agreement is not practical or feasible to bid due to Recycle Coach being the only recycling education app on the market that provides proprietary algorithm Content Allocations Systems (CASy). Recycle Coach also provides the most flexibility in messaging options for residents, 1:1 dedicated account support, tracking of data for adoption rates/engagement and has the largest database of searchable materials.

BUDGET/STAFF IMPACT:

There is available budget for 2024-2026 for the 3-year agreement cost.

ATTACHMENTS: SRF (#3), Recycle Coach Agreement (#4)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-713

Recycle Coach USA Agreement

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE MAYOR TO SIGN A SOFTWARE AS A SERVICE AGREEMENT WITH MUNICIPAL MEDIA CORPORATION D/B/A RECYCLE COACH AT A COST OF \$52,985.00 FOR A PERIOD OF THREE YEARS

WHEREAS, the City of Fayetteville has a waste diversion goal of 40% by 2030 and a major part of reaching that goal includes community education by the Recycling and Trash Collection Department; and

WHEREAS, the Recycling and Trash Collection department has previously utilized outreach methods such as mailers and other media outlets to educate the public about the City's recycling program; and

WHEREAS, today's residents are unmoved by mailers and phone-based applications are a main mode for people to receive communications about the information they need in their daily routine; and

WHEREAS, to work towards the City's goal and to provide the best customer service possible to our residents, the Recycling and Trash Collection Division would like to purchase the Recycle Coach app that provides on demand education about what can (and cannot) be recycled along with providing a website plug-in for users that would prefer this modality of communication; and

WHEREAS, competitive bidding is not feasible or practical because Recycle Coach is the only recycling education app available in the market that provides proprietary algorithm Content Allocation Systems and offers the most flexibility in messaging options for residents, 1:1 dedicated account support, tracking of data for adoption rates/engagement, and has the largest database of searchable materials.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby finds that the above circumstances show that competitive bidding is not feasible or practical and, therefore, waives competitive bidding and authorizes Mayor Jordan to sign a software as a service agreement with Municipal Media Corp. d/b/a Recycle Coach for a period of three years.

City of Fayetteville Staff Review Form

2024-713

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Daryl Brigman

10/30/2024

RECYCLING/TRASH COLLECTION (750)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Request City Council approval for a three year agreement with Recycle Coach app service software.

Budget Impact:

5500.750.5060-5309.02

Recycling and Trash Collection

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 15,675.00

Expenses (Actual+Encum)

\$ -

Available Budget

\$ 15,675.00

Does item have a direct cost? Yes

Item Cost

\$ 15,675.00

Is a Budget Adjustment attached? No

Budget Adjustment

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



Municipal Media Corp. d/b/a Recycle Coach
50 Carroll Street, Suite 111, Toronto, ON M4M 3G3
Tel: 416.423.3203
Email: sales@recyclecoach.com

SOFTWARE AS A SERVICE (SaaS) AGREEMENT

Client Name: City of Fayetteville, AR	Contact: Faebyan Whittle
Street address (City/State/Zip): 113 West Mountain Street Fayetteville, AR 72701	Phone: 479-575-8264 Email: fwhittle@fayetteville-ar.gov
Accounts Payable Contact:	Email: Phone:
Does this contract require a PO#? If YES, please provide. Who will provide an updated PO# each year?	Purchase Order Number: Name: Email: Phone:

Payment Summary

Name	Description	Fee Structure	Unit Price
RC – Essentials Package	See Package Features in Schedule A	Yearly	Yr 1 - \$11,175 Yr 2 - \$13,410 Yr 3 - 14,900
RC – Language Fee	Quantity: 2 Per Language Fee: \$500 Machine translations of all content except the notifications you create and send (if applicable).	Yearly	\$ 1,000
RC – Branded Mobile App	Ensuring stability and ongoing maintenance of a Fayetteville, AR branded mobile app	Yearly	\$3,500
Total Cash Due for Set Up*		Waived	Waived
Total Cash Due Annually*			Yr 1 - \$15,675 Yr 2 - \$17,910 Yr 3 - \$19,400

Kindly take note when issuing payment to mail cheques to 50 Carroll Street, Suite 111, Toronto, ON M4M 3G3

*Plus applicable Taxes.



Terms and Agreement

Initial Term:	36 month(s)
Billing Start Date:	Upon signature*
Special Terms and Conditions:	• Contract automatically renews annually. • 90-days required to terminate, if terminated after renewal date – pro-rated invoice will be generated from 90-day notice. Send all notices to terminate to: sales@recyclecoach.com • Agreement is subject to the Terms of Use posted on the Recycle Coach website. • Above pricing is not valid if this Agreement is not signed within 90 days. • Should you subscribe to RC – SMS, overages incurred at the end of the annual term will be charged at the rate identified in Schedule G.
Marketing & Communication:	• The main contact agrees to be added to the monthly newsletter communication list which features monthly marketing insights and creative assets you can use. This also includes monthly analytics on resident performance. • Through the e-mail, the contact can opt-out at any time or add other contacts.

*If paying by credit card, a service fee of 4.5% will be added to the total upon processing.

As a Recycle Coach partner:

- You'll ask questions and seek to build value through data and insights. You'll have all the resources you need to help your residents become better recyclers, but it's up to you to use the tool and spread the word. You'll loop us in when you need help or schedule changes, and you'll help keep an open line of communication, whether that be with your CSM or by talking about Recycle Coach within your community.
- We'll adapt to *your* needs and meet you where you are. Our virtual door will always be open for a chat. We'll be busy working to make the Recycle Coach tool better for you and your residents, and we'll be a source of expertise for you within the industry. Empowerment is at the heart of what we do, and we'll share a wealth of resources to make sure you're successful. We'll always make the right decisions for the environment.



Signatures

By signing below, Client and Service Provider acknowledge that they have read the entire Agreement, the attached specific terms and conditions for use of the Services, and agree to be bound by the provisions thereof.

CLIENT

City of Fayetteville

By _____

Name & Title

I am a duly authorized officer, partner or principal with full authority to enter into this Agreement on behalf of Client.

Date _____

(MM/DD/YYYY)

SERVICE PROVIDER

Municipal Media Corp.

By  _____

Name & Title

Jeff J. Galad
President

Date Oct 31, 2024

(MM/DD/YYYY)



Schedule A – RC – Essentials Package Details

RC - Essentials Package Features (includes Mobile & Web Application)
Communication
Personalized Collection Schedule - Unlimited schedules for all city services, events and collection schedules. Includes color customization, editable requirements, and detailed instructions.
What Goes Where - Full database containing 400+ materials and over 15,000+ search terms. Includes drop-off locations and event details. Includes Image Recognition technology.
Outbound Communication - Includes in-app notifications and reminder messages to residents. Available at city and collection zone level. SMS for an additional fee.
In-Bound Communication - Includes access to the Report A Problem tool for residents. Variety of topics allowed including; missed collection, broken cart, pot hole reporting and more. Integrations available into 311 ticketing systems or e-mail distros.
Education
We Wanted to Know Quiz, Blogs, Annual Knowledge Survey, On-Boarding Survey, Kids Activity Packets.
Recycling Fundamentals – 5-part video series explaining contamination, and how to reduce it. Residents are rewarded with a badge for becoming proficient! & Misunderstood Materials - Residents can earn badges by learning about your ten (10) top contributors to contamination, and more.
Marketing & Support
Marketing Support - Recycle Coach provides an Always-On strategy. We provide you with direct Marketing Support (in your Client Portal) to ensure you have the tools to engage with your community. Dedicated Listing in the Recycle Coach mobile app and a custom web widget for your website. Analytics & Reporting – Detailed user analytics, engagement metrics and over a dozen insightful reports.
You will be paired with a dedicated Customer Success Manager
Additional Features
RC – Language Fee: Machine translations of all content except the notifications you create and send (if applicable).

**Our CASy system ensures all content is compatible with your What Goes Where database*

Upgrade anytime to PRO for more tools

Contact successgroup@recyclecoach.com anytime during your term for more details.



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council
THRU: Peter Nierengarten, Environmental Director
FROM: Daryl Brigman, Financial Analyst - RTC
SUBJECT: **A resolution to approve an agreement between the City of Fayetteville, Arkansas and RedBox+ Dumpsters to haul and dispose of solid waste in the City of Fayetteville**

RECOMMENDATION:

Staff recommends City Council approval of a resolution with RedBox+ Dumpsters for the hauling and disposal of solid waste in the City of Fayetteville.

BACKGROUND:

City Code 50. 29 - Private Collectors; Contract with City Required

No person, except a duly authorized agent or employee of the city, shall empty garbage or trash receptacles, or convey or transport garbage or trash on the streets or public thoroughfares of the city, without a written contract with the city. (Code 1965, § 10- 46; Ord. No. 1194, 4- 6- 59; Code 1991, § 50. 29)

In accordance with this City Code, RedBox+ Dumpsters has submitted a request for contract to haul solid waste within the city limits of Fayetteville.

There are currently 21 approved franchise haulers operating in the city of Fayetteville.

DISCUSSION:

The hauling contract will permit RedBox+ Dumpsters to collect and haul Class 1 and Class 4 solid waste using open-top roll-off style containers with capacities of 12 cubic yards or greater, or roll-off style compactors with capacities of 12 cubic yards or greater. No unseparated recyclables, with the exception of construction/demolition waste, shall be hauled from any customer within the corporate limits of the City of Fayetteville.

The agreement requires RedBox+ Dumpsters to pay a monthly fee to the City of Fayetteville of 10% of the gross revenue received for providing solid waste hauling services.

The term of the agreement will be 2 years with automatic renewals for 2 additional 2- year terms. Staff proposes approval for RedBox+ Dumpsters to haul and dispose of solid waste within the City of Fayetteville per the terms of the attached agreement.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

BUDGET/STAFF IMPACT:

None

ATTACHMENTS: SRF (#3), Haul and Disposal Agreement (#4)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-663

A resolution to approve an agreement between the City of Fayetteville, Arkansas and RedBox+ Dumpsters to haul and dispose of solid waste in the City of Fayetteville

A RESOLUTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF FAYETTEVILLE AND ONSTOTT, LLC D/B/A REDBOX+ DUMPSTERS OF NORTHWEST ARKANSAS TO HAUL AND DISPOSE OF SOLID WASTE WITHIN THE CITY

WHEREAS, in accordance with City Code, Onstott, LLC d/b/a RedBox+ Dumpsters of Northwest Arkansas has submitted a request for contract to haul solid waste within the city limits of Fayetteville; and

WHEREAS, this agreement requires RedBox+ Dumpsters to pay a monthly fee to the City of Fayetteville of 10% of the gross revenue received for providing solid waste hauling services; and

WHEREAS, the term of the agreement will be two years with automatic renewals for two additional 2-year terms.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to sign an agreement with Onstott, LLC d/b/a RedBox+ Dumpsters of Northwest Arkansas to haul and dispose of solid waste within the City for two years with automatic renewals for two additional 2-year terms.

City of Fayetteville Staff Review Form

2024-663

Item ID

11/7/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Daryl Brigman

10/17/2024

RECYCLING/TRASH COLLECTION (750)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to approve an agreement between the City of Fayetteville, Arkansas and RedBox+ Dumpsters to haul and dispose of solid waste in the City of Fayetteville

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

AGREEMENT TO HAUL AND DISPOSE OF SOLID WASTE IN THE CITY OF FAYETTEVILLE

This Agreement (the "Agreement"), is entered into on this _____ day of _____ 2024, between the **City of Fayetteville, Arkansas**, a municipal corporation (the "City"), and Rebok + Daniels (the "Hauler"), and shall be in full force and effect on the date first written above, City and Hauler agree as follows:

1. The term of this Agreement shall be for two (2) years, with automatic renewals for two (2) additional two (2) year terms, unless otherwise terminated pursuant to the terms hereof. Notice of non-renewal by either City or Hauler shall be given at least thirty days prior to the end of the current term.
2. Hauler agrees that from and after the original date of this Agreement, all customer service Agreements for facilities within the corporate limits of the City, excluding residential areas, entered into before or after the effective date of this Agreement, or renewed shall have terms of no more than one (1) year and any subsequent extensions shall be for terms of no more than one (1) year. No customer service Agreement shall extend the terms of this Agreement.
3. Hauler agrees and understands that it may only collect and haul Class 1 and Class 4 Solid Waste and/or Recyclables using the type equipment commonly referred to as open-top roll-off style containers with capacities of twelve (12) cubic yards or greater, or roll-off style compactor containers with capacities of twelve (12) cubic yards or greater, containing waste generated from industrial, large commercial or construction/demolition activities, or which is classified as Special Waste, Hazardous Waste, grease or any other type Solid Waste which requires special handling or disposal. Hauler shall not collect any Class 1 or Class 4 material in other containers. No unseparated recyclables, with the exception of construction/demolition waste, shall be hauled from any customer within the corporate limits of the City of Fayetteville. All hauled waste and/or recyclables shall be suitably enclosed or covered as to prevent roadside littering.
4. In consideration of the right to provide the hauling of solid waste and/or recyclables described in Item #3 above, Hauler agrees and understands that it shall be required to pay a monthly fee of: ten (10%) percent (the "Solid Waste Fee") of the gross revenue received for providing solid waste hauling services and five (5%) percent (the "Recycling Fee") of the gross revenue received for providing the hauling of recyclables or construction/demolition waste to a permitted construction and demolition waste sorting facility. Any construction/demolition waste that is not hauled to and accepted by a permitted construction and demolition waste sorting facility or any recyclables not accepted by a recycling facility or recycling broker shall be subject to the 10% Solid Waste Fee.
5. Hauler agrees and understands that it shall deliver all Class 1 waste to a properly licensed landfill facility and all Class 4 waste to a properly licensed landfill facility or a properly licensed construction and demolition waste sorting facility. Hauler shall pay all tip fees to the construction and demolition waste sorting facility operator, transfer station fees to the transfer station operator and all landfill fees to the landfill operator, as they may be established and amended, from time to time.
6. Hauler shall pay all fees due hereunder, along with submitting "Attachment A: Solid Waste Documentation", or page 1 of Attachment A in conjunction with an agreed upon vendor generated report, on or before the 15th of each calendar month for the immediately preceding calendar month.

Payments of fees received after the due date shall be assessed a 10% penalty per month. If Hauler fails to pay the fees within forty-five (45) days of the due date, the City may terminate this Agreement upon delivery of one (1) written notice to the Hauler. The supporting information shall be sufficient to demonstrate the accuracy of the fee calculation, and shall include the following information: (i) Hauler's worksheet calculating the fees remitted; (ii) a list of payments received from customers within the City; (iii) such list shall clearly indicate whether each payment was from a permanent or temporary customer, and (iv) the fee shall be based upon all activity from each customer account within the City, and shall include the normal billing charges for all free or discounted services (including those for non-profit organizations) including but not limited to delivery, pull charges, disposal charges, transportation charges, final pull charges, and return charges. With payment remittance, the City will review and obtain certain trade secret information, including rates, frequency of service, customer lists, and other customer information ("Confidential Information"). The City asserts this information is exempt from disclosure under the Arkansas Freedom of Information Act as the information meets the exemption for records that "if disclosed would give advantage to competitors."

7. Hauler shall pay all fees due hereunder, along with submitting "Attachment B: Recycling Documentation", on or before the 15th of each calendar month for the immediately preceding calendar month. Payments of fees received after the due date shall be assessed a 10% penalty per month. If Hauler fails to pay the fees within forty-five (45) days of the due date, the City may terminate this Agreement upon delivery of one (1) written notice to the Hauler. The supporting information shall be sufficient to demonstrate the accuracy of the fee calculation, and shall include the following information: (i) volumes of recycling collected, in tons, by commodity, with disposition by destination market, for all recycling; (ii) volumes of construction and demolition waste delivered to permitted construction and demolition waste sorting facility and percentage of material recovered. With payment remittance, the City will review and obtain certain trade secret information, including rates, frequency of service, customer lists, other customer information, and contracts with recyclers and processing mills ("Confidential Information"). The City asserts this information is exempt from disclosure under the Arkansas Freedom of Information Act as the information meets the exemption for records that "if disclosed would give advantage to competitors."
8. The City shall have the right to conduct an audit of Hauler's customer files and records for all customers located within the City, provided that such audit privilege shall be limited to once per calendar quarter. The audit may be conducted by City staff or by a third-party external auditor chosen by the City. If such audit reveals the Hauler should have paid at least 5% more than reported, the cost of the audit shall be paid by the Hauler to the City. During such audit, the City may review and obtain certain trade secret information, including rates, frequency of service, customer lists, and other customer information ("Confidential Information"). This information shall not be divulged to any third party (not including any third-party external auditor) by the City, its employees, officers, or elected officials without the express written consent of the Hauler, or as otherwise required by law. The City asserts this information is exempt from disclosure under the Arkansas Freedom of Information Act as the information meets the exemption for records that "if disclosed would give advantage to competitors." This information will be reviewed by City Staff.
9. The City will advise Hauler of any request for information which the City, at the City's sole discretion, determines to be non-disclosable or otherwise subject to an exemption from disclosure under the Arkansas Freedom of Information Act. If a court of competent jurisdiction determines that said requested information is disclosable or otherwise is not exempt from disclosure under the

Arkansas Freedom of Information Act, the City will comply with said finding and notify Hauler. Discovery requests made to the City during the course of any litigation, or any other subpoena or court order issued to the City for information or records related to Hauler and this Agreement, shall be promptly made known to Hauler.

10. Hauler agrees and understands that it shall submit to the City by June 30th on an annual basis: (i) a list of all commercial vehicles used to provide services in the City; (ii) proof of appropriate vehicle registration; (iii) and proof of the insurance required in the Agreement.
11. Hauler agrees and understands that it shall provide by June 30th on an annual basis: (i) a list of vehicle operators collecting and hauling waste in the City of Fayetteville; (ii) proof of their valid and appropriate commercial drivers' licenses; (iii) and the provision, maintenance, and implementation of a plan to ensure that the vehicle operators maintain their commercial driver's licenses in accordance with applicable federal and state laws.
12. Hauler agrees that it shall provide by June 30th on an annual basis copies of valid and current hauling and disposal permits from the Arkansas Department of Environmental Quality, the Solid Waste District with jurisdiction, and any local permitting agency.
13. Hauler agrees that it shall comply with all federal, state and local laws applicable to the safety, environmental and transportation matters related to providing solid waste collection services under this Agreement. Hauler agrees that all open-top roll-off style containers will be properly covered during transit on streets and highways within Fayetteville.
14. The City reserves the right to inspect all vehicles and containers to ensure that the vehicles are safe and well-maintained and that all containers are well-maintained and water tight, if necessary.
15. If Hauler utilizes the City's transfer station, Hauler agrees and understands that it shall be required to establish an individual credit or service relationship with the City of Fayetteville transfer station operator. Hauler agrees that it shall comply with all practices, policies and procedures as established by the transfer station operator from time to time. Any tipping fee deposits required by the transfer station or landfill operators shall be refunded, less any unpaid tipping fees, when the Hauler ceases hauling activities governed by this Agreement.
16. This Agreement has been entered into freely and voluntarily by Hauler which agrees to abide by all of the terms and conditions as a matter of contractual obligation pursuant to applicable City ordinances. This is a contractual Agreement and is not intended to be part of or relate in any way to any license or ordinance created pursuant to A.C.A. §26-77-102.
17. Neither this Agreement, nor any rights or obligations hereunder may be assigned or transferred to any third part or affiliate.
18. For the purpose of this contract, the Point of Contact for the City of Fayetteville shall be the City's Environmental Director. The Point of Contact for the Hauler shall be BEN ONSTOTT. Communications pertaining to day-to-day aspects of this contract shall be through these individuals. Either party may change its designated Point of Contact upon ten (10) days prior written notice to the other party.

- b) The City may terminate this Agreement upon written notice to the Hauler if the Hauler makes an assignment for the benefit of creditors, or files a voluntary petition in bankruptcy, receivership or insolvency, or files an answer in any involuntary proceeding of that nature admitting the material allegations of the petition, or if a proceeding in bankruptcy, receivership or insolvency shall be instituted and such proceeding is not dismissed within sixty (60) days.
 - c) In the event that this Agreement is terminated for any reason, any amounts payable to the City by Hauler for services rendered for any reason whatsoever shall become immediately due and payable as of the date of such termination.
22. All notices required or permitted under this contract shall be submitted in writing to the other party of this contract by electronic mail, return receipt requested, and by U.S. Mail, which notice shall be effective three (3) days after deposit therein addressed to the following:
- | | |
|--|--|
| City of Fayetteville
Environmental Director
113 West Mountain Street
Fayetteville, AR 72701 | <u>REDBOX + DOMESTERS OF NORTHWEST ARKANSAS</u>
<u>Attn: BEN ONSTOTT</u>
<u>903 RAINBOW CT</u>
<u>SILVER SPRING, AR 72761</u> |
|--|--|
23. Hauler agrees and understands that this Agreement and documents submitted to the City pursuant hereto are subject to the Arkansas Freedom of Information Act. If a Freedom of Information Act request is presented to the City of Fayetteville requesting such non-exempt documents, such non-exempt documents shall be provided in a prompt and timely manner as prescribed in the Arkansas Freedom of Information Act (Ark. Code Ann. § 25-19-101 et seq.). Only legally authorized photocopying costs may be assessed for this compliance.
24. This Agreement shall be interpreted according to and enforced under the laws of the State of Arkansas. Capitalized terms herein shall have the same meaning as set forth in ADEQ Reg. No. 22.
25. A waiver by either party of any of the terms or conditions herein shall be limited to that particular instance, and shall not be construed as a general waiver of either party's right to seek appropriate remedies for any other breaches by either party.
26. Each paragraph of the Agreement is severable from all other paragraphs. In the event any court of competent jurisdiction determines that any paragraph or subparagraph is invalid or unenforceable for any reason, all remaining paragraphs and subparagraphs shall remain in full force and effect.
27. This contract constitutes the entire understanding of the parties and no Notification or variation of the terms of this contract shall be valid unless made in writing and signed by the duly authorized agents of the City of Fayetteville and the Hauler.
28. Each of the undersigned warrants that he or she has the full right, power, and authority to execute this contract on behalf of the party indicated for the purposes herein contained.
29. To the extent a definition or a specific term is not provided herein but is nonetheless required by the context, it is the intention of the parties to incorporate herein the definitions contained in

19. Hauler agrees to protect, indemnify, defend and save harmless the City, its officials, officers, employees, agents, subcontractors, representatives and assigns from any loss, claim, liability, penalty, fine, forfeiture, demand cause of action, suit and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorneys' fees), to the extent caused by (i) Hauler's breach of any term, condition, covenant or warranty contained in this Agreement, or (ii) Hauler's negligent act or omission or willful misconduct related to the delivery of waste to the City transfer station or a properly licensed landfill facility.
20. Insurance: Hauler shall maintain the following insurance coverage during the term of this Agreement:
- a) Hauler shall provide and maintain, during the term of this Agreement, comprehensive general liability insurance, to protect against all claims arising out of the performance of its services hereunder that result in bodily injury, death or property damage. The policy or policies shall contain a clause that the insurer will not cancel or decrease the insurance coverage without first giving the City sixty (60) days notice in writing.
 - b) Upon written request, Hauler shall furnish the City with evidence that the insurance required of it is in force.
 - c) City will be added as an additional insured on General Liability and Auto Liability policies.
 - d) The types of coverage and limits of liability of all insurance required herein shall be as follows:

COVERAGE	LIMITS OF LIABILITY
Worker's Compensation	Statutory
Employer's Liability	\$500,000
Bodily Injury Liability except Automobile	\$1,000,000 each occurrence
Property Damage Liability Except Automobile	\$1,000,000 each aggregate
Automobile Bodily Injury	\$1,000,000 each person
Comprehensive General Liability	\$1,000,000 each occurrence
Automobile Property Damage Liability	\$1,000,000 each occurrence
Excess Umbrella Liability	\$1,000,000 each occurrence

21. Termination:

- a) Except as otherwise provided herein, if Hauler breaches this Agreement or defaults in the performance of any of the requirement or conditions contained herein, and such breach continues for fifteen (15) days after the City has given the Hauler written notice of such breach or default, the City may: (i) terminate this Agreement no sooner than thirty (30) days after the date of written notice of such breach or default; (ii) cure the breach or default at the expense of the Hauler; and/or (iii) exercise any right or remedy to which it may be entitled by law.

applicable law and regulation in effect as the date hereof, except to the extent subsequent law or regulation shall expressly or implicitly mandate a revised definition.

30. The obligations of the parties to this Agreement, which by their nature would continue beyond the termination, cancellation or expiration of this Agreement, shall survive the termination (for any reason), cancellation or expiration of this Agreement.

IN WITNESS WHEREOF, we have hereunto set our hands on the date first written above.

CITY OF FAYETTEVILLE

RED BOX DUMPSTERS OF NORTHWEST ARKANSAS

By: _____
LIONELD JORDAN, Mayor

By: B. Onstott
NAME, Title
BEN ONSTOTT, OWNER

ATTEST:

WITNESS:

By: _____
KARA PAXTON, City Clerk/Treasurer

By: _____



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU:

FROM: Paul Becker, Chief Financial Officer

SUBJECT: **City Council Appropriation of Phase Three of the 2019 Sales Tax Bond Program Proceeds Designated As Sales and Use Tax Capital Improvement Bonds, Series 2024 by approving the attached Budget Amendment.**

RECOMMENDATION:

This request is for the City Council to appropriate \$15,000,000 in bond funds for phase three of the 2019 Sales Tax Bond Issue, which represents the final portion of the bonds authorized by the voters of Fayetteville. This issue is designated Sales and Use Tax Capital Improvement Bonds, Series 2024.

BACKGROUND:

On April 9, 2019, the Citizens voted to authorize Sales Tax Bonds of up to \$226,065,000 for various purposes as specified in Ordinance 6126 approved by the City Council. Subsequently, the City Council authorized issuance of \$127,595,000 par value of the authorized bonds and appropriated the infrastructure project balance of those bonds pursuant to Resolution 200-19 on September 3, 2019. This was Phase One of the 2019 Sales Tax Bond Program.

On May 3, 2022, the City Council approved Phase Two of the Sales Tax Bond Program with the passage of Ordinance 6563. The bonds authorized by this resolution were sold on June 19, 2022, and that sale was closed on June 22, 2022, at which time the monetary proceeds of the bond sales of \$75,513,868 less issuance costs and underwriting fees of \$508,986 were transferred to the Bond Trustee for subsequent expenditure by the City. This net amount available for project expenditures for all projects equaled \$75,004,882.

DISCUSSION:

On August 20, 2024, the City Council approved Phase Three of the Sales Tax Bond Program with the passage of Ordinance 6784. The bonds authorized by this resolution were sold, and the sale was closed on October 15, 2024, at which time the monetary proceeds of the bond sales of \$15,000,000 less issuance costs and underwriting fees of \$295,582 were transferred to the Bond Trustee for subsequent expenditure by the City. This net amount available for project expenditures for all projects equaled \$14,704,418.

BUDGET/STAFF IMPACT:

The approval of this resolution and the attached budget amendment will allow the City to appropriate the proceeds of the bond sale for Phase Three of the authorized 2019 Sales Tax Bonds. Specific infrastructure projects will be provided for by budget adjustments as authorized by the City Council.

Amounts received for project expenditures for each authorized bond question were as follows:

<u>Question</u>	<u>Available For Construction</u>
Question Two Transportation Improvements	\$ 9,905,877
Question Five Park Improvements	\$ 4,798,541
	\$ 14,704,418

ATTACHMENTS: SRF (#3), BA (#4)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-708

City Council Appropriation of Phase Three of the 2019 Sales Tax Bond Program Proceeds Designated As Sales and Use Tax Capital Improvement Bonds, Series 2024 by approving the attached Budget Amendment.

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$15,000,000.00 TO APPROPRIATE PROCEEDS FROM THE 2024 CITY SALES AND USE TAX BONDS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution, appropriating proceeds from the 2024 City Sales and Use Tax Bonds in the amount of \$15,000,000.00.

City of Fayetteville Staff Review Form

2024-708

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Paul A Becker

10/29/2024

CHIEF FINANCIAL OFFICER (110)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

2024 CITY SALES TAX AND USE BONDS:

A RESOLUTION TO APPROVE BUDGET ADJUSTMENTS IN THE AMOUNT OF \$15,000,000 TO APPROPRIATE PROCEEDS FROM THE 2024 CITY SALES AND USE TAX BONDS.

Budget Impact:

VARIOUS

VARIOUS

Account Number

Fund

VARIOUS

VARIOUS

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 15,000,000.00

Remaining Budget

\$ 15,000,000.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division	Adjustment Number
2024	CHIEF FINANCIAL OFFICER (110)	
	Requestor: Paul A. Becker	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

2024 CITY SALES TAX AND USE BONDS:
A RESOLUTION TO APPROVE BUDGET ADJUSTMENTS IN THE AMOUNT OF \$15,000,000 TO APPROPRIATE PROCEEDS FROM THE 2024 CITY SALES AND USE TAX BONDS.

	COUNCIL DATE:	11/19/2024
	ITEM ID#:	2024-708
		Kevin Springer
		11/1/2024 11:04 AM
	Budget Division	Date
	TYPE:	D - (City Council)
	JOURNAL #:	
	GLDATE:	
RESOLUTION/ORDINANCE	CHKD/POSTED:	/

TOTAL	15,000,000	15,000,000					v.2024926
	Increase / (Decrease)		Project.Sub#				
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name	
4802.860.7000-6884.00	-	10,105,000	46020	7000	RE	Proceeds from - Bonds	
4802.860.7000-7507.00	39,410	-	46020	7000	EX	Bond Discount	
4802.860.7000-7506.00	159,713	-	46020	7000	EX	Bond Costs - Issuance	
4802.860.7999-5899.00	9,905,877	-	46020	7999	EX	Unallocated - Budget	
	-	-					
4805.860.7000-6884.00	-	4,895,000	46050	7000	RE	Proceeds from - Bonds	
4805.860.7000-7507.00	19,091	-	46050	7000	EX	Bond Discount	
4805.860.7000-7506.00	77,368	-	46050	7000	EX	Bond Costs - Issuance	
4805.860.7999-5899.00	4,798,541	-	46050	7999	EX	Unallocated - Budget	
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council
THRU: Paul Becker, Chief Financial Officer
FROM: Steven Dotson, Internal Auditor
SUBJECT: **Commit ARPA interest to Childcare program**

RECOMMENDATION:

Staff recommends that City Council commit \$20,665.00 in accrued interest on the American Rescue Plan Act funds to the City Childcare Assistance ARPA program and approve a budget adjustment

BACKGROUND:

The City of Fayetteville was awarded \$17.9 million in American Rescue Plan Act funding to assist in responding to the negative effects of the COVID-19 pandemic. The City has established a number of projects to address the effects of the COVID-19 pandemic throughout the City. In 2022 through 2024, City Council passed a number of resolutions to approve a total of \$2,185,005 (including allocated interest) to fund a City Childcare Assistance program. Although City funds generally could not be used for this purpose, the American Rescue Plan Act regulations allow this as a qualified use of funds under the ARPA award.

DISCUSSION:

During the most recent Council discussion of the City Childcare Assistance Program (when approving resolution 168-24 on June 18, 2024), staff indicated that Interest will continue to accrue on the remaining unspent balance of ARPA funds until these funds are fully spent by the nonprofit organizations they have been committed to. During that discussion, it was agreed that accrued interest would be brought forward periodically to Council to consider for commitment to the City Childcare Assistance program.

BUDGET/STAFF IMPACT:

Commitment of \$20,665 in accrued interest to the City Childcare Assistance Program

ATTACHMENTS: 2024-718 SRF - ARPA Recognize Interest Childcare (#3), 2024-718 BA - ARPA Recognize Interest Childcare (#4)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-718

Commit ARPA interest to Childcare program

A RESOLUTION TO COMMIT \$20,665.00 IN ACCRUED INTEREST ON THE AMERICAN RESCUE PLAN ACT FUNDS TO THE CHILDCARE ASSISTANCE PROGRAM, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, the City of Fayetteville was awarded \$17.9 million in American Rescue Plan Act (ARPA) funding to assist in responding to the negative effects of the COVID-19 pandemic; and

WHEREAS, beginning in 2021, the City established a number of projects to address the effects of the COVID-19 pandemic throughout the City including assistance to nonprofit organizations, vaccine incentives, workforce training, development programs, floodplain conservation, a childcare assistance program, funding to provide new ambulances to the regional ambulance authority, and programs to address housing instability in Fayetteville; and

WHEREAS, on June 18, 2024, the City Council passed Resolution 168-24 that committed the remaining ARPA funds to the Childcare Assistance Program; and

WHEREAS, staff indicated that interest will continue to accrue on the remaining unspent balance of ARPA funds until these funds are fully spent by the nonprofit organizations they have been committed to and, during the meeting on June 18, 2024, it was agreed that accrued interest would be brought forward periodically to Council to consider for commitment to the City Childcare Assistance Program.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby commits \$20,665.00 in accrued interest on the American Rescue Plan Act funds to the Childcare Assistance Program.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-718

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Steven Dotson

10/30/2024

CHIEF FINANCIAL OFFICER (110)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends that City Council commit \$20,665.00 in accrued interest on the American Rescue Plan Act funds to the City Childcare Assistance ARPA program and approve a budget adjustment

Budget Impact:

2246.800.9721-5315.00

ARPA

Account Number

Fund

20023.2021

ARPA Childcare Assistance Program

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 760,226.00

Expenses (Actual+Encum)

\$ 708,136.93

Available Budget

\$ 52,089.07

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 20,665.00

Remaining Budget

\$ 72,754.07

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2024	CHIEF FINANCIAL OFFICER (110)	
	Requestor: Steven Dotson	

	COUNCIL DATE:	11/19/2024
	ITEM ID#:	2024-718
	Kevin Springer	
	10/31/2024 11:12 AM	
	Budget Division	Date
	D - (City Council)	
	TYPE:	
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/
RESOLUTION/ORDINANCE		

1 of 1



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Dennis Sanders, Building Safety Director

FROM: Billy Bryant, Senior Code Compliance Officer

SUBJECT: **Raze and Removal of the Structures at 920 W. Elm St. in Ward 2**

RECOMMENDATION:

Staff recommends approval of a resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 920 W. Elm Street, and to approve a budget adjustment in the amount of \$39,000.00 for the project.

BACKGROUND:

The subject property is located at 920 W. Elm Street, located between N. Garland Avenue to the west and N. Leverett Avenue to the east. Staff were notified of the property through an anonymous complaint. An initial inspection of the property occurred on 5-29-2024, revealing an abandoned house surrounded by large amounts of junk and debris, and several storage buildings. Given the state of the structures, staff started a raze and removal case on 5-29-2024 and mailed the owner David Bird of Razorback Housing LLC a notice of violation. On 6-24-2024, Mr. Bird signed for the notice that informed him of the violation and the need to raze and remove the structure. Since receiving the notice, Mr. Bird has not reached out to our office, and no remedial work on the property has begun.

DISCUSSION:

This address consists of a single story, 1,502 square foot, single family dwelling along with multiple storage buildings. The house is unsecured with indications of vagrant activity. Multiple windows are broken, and the exterior doors remain open. The soffit, fascia, and siding are coming off the structure. The inside of the structure shows ceilings with gaping holes in them, and damage throughout. The neglect this structure is suffering from is severe, leaving the structure uninhabitable. Staff auditing of utility services indicates that the structure does not have electricity or water services. To date no demo permits or building permits have been issued or applied for.

BUDGET/STAFF IMPACT:

If the property owner does not comply with the Raze and Removal order, Raze and Removal costs will be expensed to the current budget. A lien will be placed on the property for the incurred costs.

ATTACHMENTS: SRF (#3), BA (#4), Process Summary (#5), Receipt of Bids (#6), Scope of Work (#7), Bid (#8), Property Owner Notice (#9), Council Notice Signed Receipt (#10), 920 Elm UDC (#11), Area Aerial (#12), Close Up Aerial (#13), Original Notice (#14), Signed Receipt Card (#15), Property Legal Descr (#16), Property

Record (#17), 920 W. Elm St Photos (#18), Additional Property Pictures (#19)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-487

Raze and Removal of the Structures at 920 W. Elm St. in Ward 2

RESOLUTION TO ORDER THE RAZING AND REMOVAL OF A DILAPIDATED AND UNSAFE STRUCTURE ON PROPERTY OWNED BY RAZORBACK HOUSING LLC; C/O DAVID BIRD LOCATED AT 920 WEST ELM STREET IN THE CITY OF FAYETTEVILLE, ARKANSAS; AND TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$39,000.00

WHEREAS, Razorback Housing LLC; C/O David Bird is the record owner of real property, legally described in attached Exhibit A which is located at 920 W. Elm Street, City of Fayetteville, Washington County, Arkansas; and

WHEREAS, the City Council has determined that a structure located on said property with the address 920 W. Elm Street is dilapidated, unsightly, unsafe, and detrimental to the public welfare; and

WHEREAS, Razorback Housing LLC; C/O David Bird, having been properly served by sending a Notice of Violation by Certified Mail, Return Receipt Requested to the owner's address of record, and, given thirty (30) days to correct said violations, has failed to repair, or raze and remove said dilapidated, unsightly, and unsafe structure.

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

Section 1: That, by the authority granted pursuant to A.C.A. §14-56-203, and in accordance with the provisions of Section 173.08 of the Fayetteville Code of Ordinances, Razorback Properties; C/O David Bird is hereby ordered to raze and remove forthwith the dilapidated, unsightly, and unsafe structure located at 920 W. Elm Street, Fayetteville, Arkansas. The manner of removing said structure shall be: dismantle by hand or bulldozer, and haul all debris to a landfill.

Section 2: That, if Razorback Housing LLC; C/O David Bird does not comply with this order, the Mayor is hereby authorized to cause the dilapidated, unsightly, and unsafe structure to be razed and removed; and a lien against the real property shall be granted and given the City, pursuant to A.C.A. §14-54-904, for the costs associated therewith.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-487

Item ID

9/17/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Billy Bryant

8/28/2024

BUILDING SAFETY (640)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of the Resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 920 W. Elm St., and to approve a budget adjustment of \$39,000.00 for the project.

Budget Impact:

1010.640.6400-5315.04

General

Account Number

Fund

50033.2402

Raze and Removal

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 15,500.00

Expenses (Actual+Encum)

\$ 15,500.00

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ 39,000.00

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 39,000.00

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2024	BUILDING SAFETY (640)	
	Requestor: Billy Bryant	

Raze and removal of a dilapidated structure located at 920 W. Elm St.

	COUNCIL DATE:	9/17/2024
	ITEM ID#:	2024-487
	Holly Black	
	8/28/2024 1:35 PM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

v.2024826



PROCESS SUMMARY
(RAZE & REMOVAL/LARGE SCALE CLEAN-UP)

Property Address 920 W Elm St

WC Parcel # 765-05140-000

Energov Case # CBLD-2024-0026

City Code: 173.08

- On 05/29/2024 Code Compliance received a Request for Service regarding the property located at 920 W. Elm St.
- A Notice of Violation was sent to the Owner of Record on 05/29/2024
- The signed Return Receipt Card was received on

(or)
- The property was posted on 06/24/2024
- On 07/24/2024 the property was re-inspected and was found to still be in violation of City Code 173.08



CITY OF
FAYETTEVILLE
ARKANSAS

RECEIPT OF BIDS

OWNER(S): City of Fayetteville – Building Safety Division

ADDRESS: 920 W Elm St

PROJECT No: Bid# 24-0026

PROJECT TITLE: Raze and Removal – Code Compliance Program

BID CLOSING DAY/DATE/TIME: August 12th, 2024 at 4:00 pm

CONTRACTOR:

M & M Excavating

BID AMOUNT:

\$ 39,000

CONTRACTOR:

Declined to Bid

BID AMOUNT:

CONTRACTOR:

BID AMOUNT:

CONTRACTOR:

BID AMOUNT:

CONTRACTOR:

BID AMOUNT:

Certified by:

[Signature]

Date:

8-12-24

Witness:

[Signature]

Date:

8-12-24



RAZE & REMOVAL PROJECT BID# 24-0026

ADMINISTRATOR: Billy Bryant [email: bbryant@fayetteville-ar.gov]

PHONE # 479.575.8232 or 479.601.6361 **F A X #** 479.444.3445

PROJECT LOCATION: 920 W Elm St, Fayetteville, AR 72704

WC Parcel # 765-05140-000

CONTRACTOR'S SCOPE OF WORK

- **RAZE&REMOVAL**

1. Completely tear down the entire dwelling.
2. Haul all contents inside the structure(s), debris from the structure(s), and other debris from the parcel to a legal landfill. All concrete associated with the structure(s) shall be removed from the lot (footings and slabs).
3. Mow and clean up parcel.

- **CLEANUP & DISPOSAL**

1. Provide proof, such as receipts, that the debris was hauled to a legal landfill.
2. The city encourages the bidder to consider all waste diversion methods for materials collected. Any methods of disposal, excluding a legal landfill, must be deemed acceptable by the city prior to bid submittal.
3. The yard shall be semi-level and mow-able when the demo work is completed and before payment will be made.
4. Contractor shall be responsible for capping wells, utilities and/or any other requirements pertaining to the demolition permit.

- **MISCELLANEOUS**

1. A Demolition Permit from the City of Fayetteville must be obtained before work begins. Demolition Permits are obtained through the Building Safety Division, 479-575-8233.
2. Proof of no less than \$250,000 liability insurance shall be provided by the contractor before work begins.
3. State Contractor License is required. A City Business License is required if your business is located in the city limits of Fayetteville.
4. If the situation is resolved by the property owner during the 30 day notice & comment period bids may be considered null & void.



CITY OF
FAYETTEVILLE
ARKANSAS

[Signature]
8/12/24

BID PROPOSAL FORM
BID 24-0026

[Signature]
8-12-24

DATE ISSUED: July 28th, 2024

ADMINISTRATOR'S NAME: Billy Bryant

PROJECT ADDRESS: 920 W Elm St., Fayetteville, AR 72704

DATE OF OPENING: Monday August 12th, 2024 at 4:00pm

My total bid price for the Raze & Removal Project is:

\$ 39,000.00

(Bid will be valid for 120 days from Date of Opening)

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Date: 8.12.24

Complete Business Address

Name of Firm: M's M & Son's Phone # 479.841.9285

Street address or P O Box
377 Sulphur City Rd.

City / State/ Zip Code Fayetteville AR 72701

Printed Name:

Marcus Barker *[Signature]* Signature:

Title: Owner Federal Tax ID # 26-0611207

or SSN _____ State Contractor # 0191780525 City

Business License # _____



CITY OF
FAYETTEVILLE
ARKANSAS

August 7th, 2024

Razorback Housing LLC
C/O David Bird Jr
177 Royal Palm Way
Boca Raton, FL 33432

RE: Enforcement of Fayetteville Code 173.08
Arkansas Code Ann. 14-56-203

NOTICE TO PROPERTY OWNERS

Pursuant to A.C.A 14-56-203 as 173.08 of the Fayetteville Code, you are placed upon Notice that the Fayetteville City Council will conduct a public hearing to determine if the dwelling located at **920 W. Elm St. (WC Parcel # 765-05140-000)** should be Razed and Removed.

You are free to appear at this hearing to present any evidence or statements. If you need additional information concerning this process or if you have information that we are not aware of, please call the Code Compliance Office at (479) 575-8237.

The hearing will be part of a regular City Council meeting on **September 17th, 2024** beginning at 5:30pm at the City Administration Building, 113 W. Mountain St., Fayetteville, AR 72701. The City Council Meetings are advertised in local newspapers and will contain an item concerning this hearing. You may also call the Fayetteville City Clerk's Office (479-575-8323) for information confirming the date of the public hearing.

Sincerely,

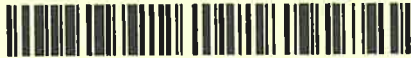
Billy Bryant
Senior Code Compliance Officer

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Razorback Housing LLC
 c/o David Bird Jr.
 177 Royal Palm Way
 Boca Raton, FL 33432



9590 9402 7618 2122 7497 51

2. Article Number (Transfer from service label)

9589 0710 5270 1584 4972 21

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X D Bird

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

David Bird

C. Date of Delivery

8-20-21

- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

RECEIVED

AUG 23 2024

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☒ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

BB

920 E/m

Domestic Return Rec.



CITY OF
FAYETTEVILLE
ARKANSAS

Code Compliance Program
Unsafe Building Determination
UDC 173.08 (A)

Address / Location: 920 W. Elm St.

WC Parcel # 765-05140-000

UDC 173.08 (A)



I recommend the raze and removal of the structure.



I recommend securing the structure.



I have determined that the structure above is NOT in violation of Subsection 173.08 (A) of the City of Fayetteville's Unified Development Code



I recommend presenting the structure to City Council as a Property Nuisance for Raze & Removal

City Building Official

5/29

Date

Observations:

Case # CBLD-2024-0026

Building Safety Division Director



Exhibit

Fayetteville, AR

The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user; and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warranties with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.

Created: 8/20/2024
Credits: City of Fayetteville, AR, 2024 Imagery | EagleView Technologies | Surdex Corporation
Map Author:



Exhibit

Fayetteville, AR

The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user; and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warranties with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.

Created: 8/20/2024
Credits: City of Fayetteville, AR, 2024 Imagery | EagleView Technologies | Surdex Corporation
Map Author:



CITY OF FAYETTEVILLE

125 West Mountain Street
Fayetteville, AR 72701

Case Number: **CBLD-2024-0026**

**Violation
Notice**

Case Type: **Building**

Date Case Established: **05/29/2024**

Owner: Razorback Housing LLC C/O David Bird Jr

Mailing Address

Razorback Housing LLC C/O David Bird Jr
177 Royal Palm Way
Boca Raton, FL 33432

Notice of Violation for the following location:

Address

Parcel

920 W ELM ST
Fayetteville, AR 72704

765-05140-000

Dear Property Owner:

It appears that your property contains a violation of the Fayetteville Unified Development Ordinance. It is our goal to notify and assist property owners to correct violations of city ordinances before taking actual enforcement actions. If you need clarification of this notice or advice on how to correct the problem, please contact us.

Violation That Needs Correction: 173.08 - Unsafe Buildings - (Property Nuisances) - Property Nuisance

No person, partnership, corporation, or association, hereinafter referred to as "owner", shall keep or maintain any house or building within the corporate limits of the City which has become dilapidated, unsafe, unsanitary, or detrimental to the public welfare.

Possible Penalties:

If this violation is not corrected within thirty (30) days from the service of this notice, our office is authorized to forward the matter for prosecution to the City Prosecutor. If you disagree with our conclusion that your property contains a violation of our ordinances, you have the right to an appeal. Please see Chapter 155 of the Unified Development Code. Multiple offenses of this code violation may result in your property being declared a Public Nuisance.

How This Violation Can Be Voluntarily Corrected: 173.08 - Unsafe Buildings/Property Nuisance

Your property is in violation of city ordinance 173.08 Unsafe Buildings. And in violation of the 2021 International Property Maintenance Code Section 3. The main structure and accessory structures are in a very dilapidated state, and have to be repaired or razed and removed. This letter is to notify you of the violations, and the need to have them repaired. If you do not contact our office with a response within 30 days our office will move forward with a raze and removal case for the property.

Sincerely,

Billy Bryant
Senior Code Compliance Officer
479-601-6361
BBryant@Fayetteville-ar.gov

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Razorback Housing LLC
c/o David Bird Jr.
177 Royal Palm Way
Boca Raton, FL 33482



9590 9402 7618 2122 7494 78

2. Article Number (Transfer from service label)

9589 0710 5270 1584 4946 64

PS Form 3811, July 2020 PSN 7530-02-000-9053 BB CH-24-274/CB-26 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

D. Bird

C. Date of Delivery

6-15-24

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED

JUN 24 2024

CODE COMPLIANCE

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |

Legal Description for Property: 920 W Elm St

LOT 3 10 ACRES N1/2 LOT 6 5 AC FURTHER DESCRIBED FROM 2020-41905 AS: Part of the Northwest Quarter of the Southwest Quarter of Section 4. Township 16 North, Range 30 West, Washington County, Arkansas and alJ of Block 3 and the North Half of Block 6 of Evin's Farm as recorded in Book 5 at Page 80. being more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 4; thence South 02°25'35" West a distance of 989.71 feet to a point; thence North 87°12'48" West a distance of 660.00 feet to a found 3" monument; thence North 02°31'03" East a distance of 990.49 feet to a found pipe thence South 87°08'38" East a distance of 658.43 feet to the Point of Beginning, containing 14.98 acres or 652,677 square feet more or less.

Washington County Report

Property Owner		Property Information	
Name: RAZORBACK HOUSING LLC		Physical Address: 920 W ELM ST	
Mailing Address: 177 ROYAL PALM WAY BOCA RATON, FL 33432-7961		Subdivision: EVANS FARM	
Type: (AI) Agri Improved		Block/Lot: N/A / 003	
Tax District: (011) FAYETTEVILLE SCH, FAY		S-T-R: 04-16-30	
Millage Rate: 57.00		Size (Acres): 15.00	
		Legal: See Extended Legal	

Extended Legal

LOT 3 10 ACRES N1/2 LOT 6 5 AC
FURTHER DESCRIBED FROM 2020-41905 AS:
Part of the Northwest Quarter of the Southwest Quarter of Section 4. Township 16 North, Range 30 West, Washington County, Arkansas and all of Block 3 and the North Half of Block 6 of Evin's Farm as recorded in Book 5 at Page 80. being more particularly described as follows: Beginning at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 4; thence South 02°25'35" West a distance of 989.71 feet to a point; thence North 87°12'48" West a distance of 660.00 feet to a found 3" monument; thence North 02°31'03" East a distance of 990.49 feet to a found pipe thence South 87°08'38" East a distance of 658.43 feet to the Point of Beginning, containing 14.98 acres or 652,677 square feet more or less.

Market and Assessed Values				Taxes	
	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value	Estimated Taxes:	1,698
Land	153,700	30,740	13,234	Homestead Credit:	0 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.
Building	131,950	26,390	16,549		
Totals	285,650	57,130	29,783		

Land

Land Use	Size	Units
HL 1.00 AC	N/A	N/A
Homesite	1.000	Acres
Pasture(12)	9.580	Acres
Pasture(04)	3.210	Acres
Pasture(07)	1.210	Acres
Total	15.00	

Deed Transfers

Document Images brought to you by your County Circuit Clerk, Kyle Sylvester

View Image	Deed Date	File Date	Book	Page	Instrument	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
	1/8/2024	1/9/2024	2024	00678	N/A	Warr. Deed	13860.00	\$4,200,000	RAZORBACK HOUSING LLC	Unval.	Improved
	1/3/2024	1/4/2024	2024	00328	N/A	ExecDeed	N/A	N/A	MOULTON, CAROLYN LEE LIVING TRUST; DUPONT,	N/A	Improved
	11/16/2020	11/16/2020	2020	41998	N/A	Affidav	N/A	N/A	MOULTON, JOHN B, EXECUTOR OF THE ESTATE OF	N/A	Improved
	11/12/2020	11/16/2020	2020	41905	N/A	FidDeed	N/A	N/A	MOULTON, JOHN B, EXECUTOR OF THE ESTATE OF	Inc. Additional Prop.	Improved
	9/2/2020	9/1/2020	2020	30825	N/A	Quit Claim	N/A	N/A	MOULTON, JOHN B, EXECUTOR OF THE ESTATE OF	Inc. Additional Prop.	Improved
	8/31/2020	9/1/2020	2020	30824	N/A	Quit Claim	N/A	N/A	THOMAS, ZARA L REVOCABLE TRUST; MOULTON, JOHN B,	Inc. Additional Prop.	Improved
	8/31/2020	9/1/2020	2020	30823	N/A	Quit Claim	N/A	N/A	THOMAS, ZARA L REVOCABLE TRUST: MOULTON, JOHN B,	Inc. Additional Prop.	Improved
	8/31/2020	9/1/2020	2020	30822	N/A	Quit Claim	N/A	N/A	THOMAS, ZARA L REVOCBALE TRUST; MOULTON, JOHN B,	Inc. Additional Prop.	Improved
	8/31/2020	9/1/2020	2020	30821	N/A	Quit Claim	N/A	N/A	THOMAS, ZARA L REVOCBALE TRUST; THOMAS, MARY C	Inc. Additional Prop.	Improved
	8/31/2020	9/1/2020	2020	30820	N/A	Quit Claim	N/A	N/A	THOMAS, ZARA L REVOCBALE TRUST; THOMAS, MARY C	Inc. Additional Prop.	Improved
	12/6/2016	1/10/2020	2020	1017	5499561	DeathCer	N/A	N/A	THOMAS, ZARA L REVOCBALE TRUST; THOMAS, MARY C	N/A	Improved
	10/12/2008	1/10/2020	2020	1018	1690344	DeathCer	N/A	N/A	THOMAS, ZARA L REVOCBALE TRUST; THOMAS, MARY C	N/A	Improved
	11/20/1998	N/A	98	103467	N/A	Warr. Deed	0.00	\$0	THOMAS, ZARA L REVOCABLE TRUST; THOMAS, MARY C	Additional Properties	Improved

View Image	Deed Date	File Date	Book	Page	Instrument	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
	9/11/1950	9/18/1950	421	204	N/A	Warr. Deed	1.10	\$1,000	THOMAS, ZARA LEE & MARY CAROLYN	Unval.	Improved

Residential Card

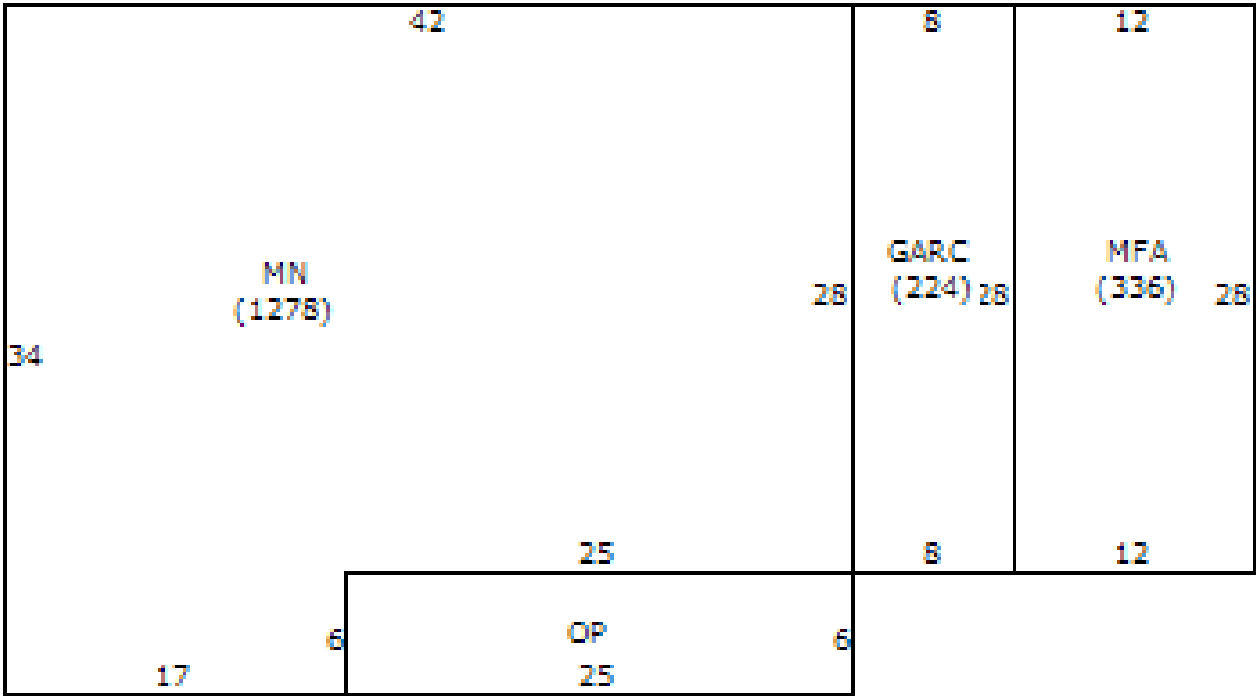
Residential Card 1 Details

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE	Masonry Veneer	1502	4+5	68	1955	Average	N/A

Exterior Wall:	BV	Plumbing:	Full: 1 Half: 1
Foundation:	Closed Piers	Fireplace:	Type: 1s Sgl. Qty: 1
Heat/Cool:	HotAir/F	Floor Struct:	Wood with subfloor
Floor Cover:	Carpet & Tile	Basement:	N/A
Insulation:	Ceilings Walls	Basement Area:	N/A
Roof Cover:	Asphalt Shingle	Year Remodeled:	N/A
Roof type:	Gable	Style:	N/A

Residential Card 1 Sketch

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1278
B	GARC	Garage conversion	224
C	OP	Porch, open	150
D	MFA	Garage - masonry finished, att	336

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Outbuilding,frame	N/A	10 x 18	1	N/A	N/A
Outbuilding,frame	N/A	19 x 17	1	N/A	N/A
Outbuilding,frame	N/A	10 x 12	1	N/A	N/A
Outbuilding,frame	N/A	8 x 10	1	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2023	285,650.00	27,301.00
2022	202,650.00	24,819.00
2021	202,650.00	22,910.00
2020	202,650.00	21,001.00
2019	119,400.00	19,092.00
2018	119,400.00	17,625.00
2017	119,400.00	16,158.00
2016	119,400.00	14,691.00
2015	119,400.00	14,680.00

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

920 W Elm St Photos









05-29-2024 12:23 PM













05-29-2024 12:23 PM









05-29-2024 12:26 PM



05-29-2024 12:26 PM



























From: [Robert K. Rhoads](#)
To: [CityClerk](#)
Subject: FW: 920 W Elm Item B1 Nov. 19th Council mtg.
Date: Tuesday, November 12, 2024 3:55:10 PM

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kara. Would you be so kind as to forward this to the Mayor , City Council and Billy Bryant in code enforcement. I took this photo of the razing of this house. Removal is scheduled for this week . This was an item tabled a couple of months ago on the promise of my clients the land owners to get this done and hopefully that will be accomplished by November 19th council meeting. Thanks RKR

Robert Rhoads
Shareholder

HALL
ESTILL
ATTORNEYS AT LAW

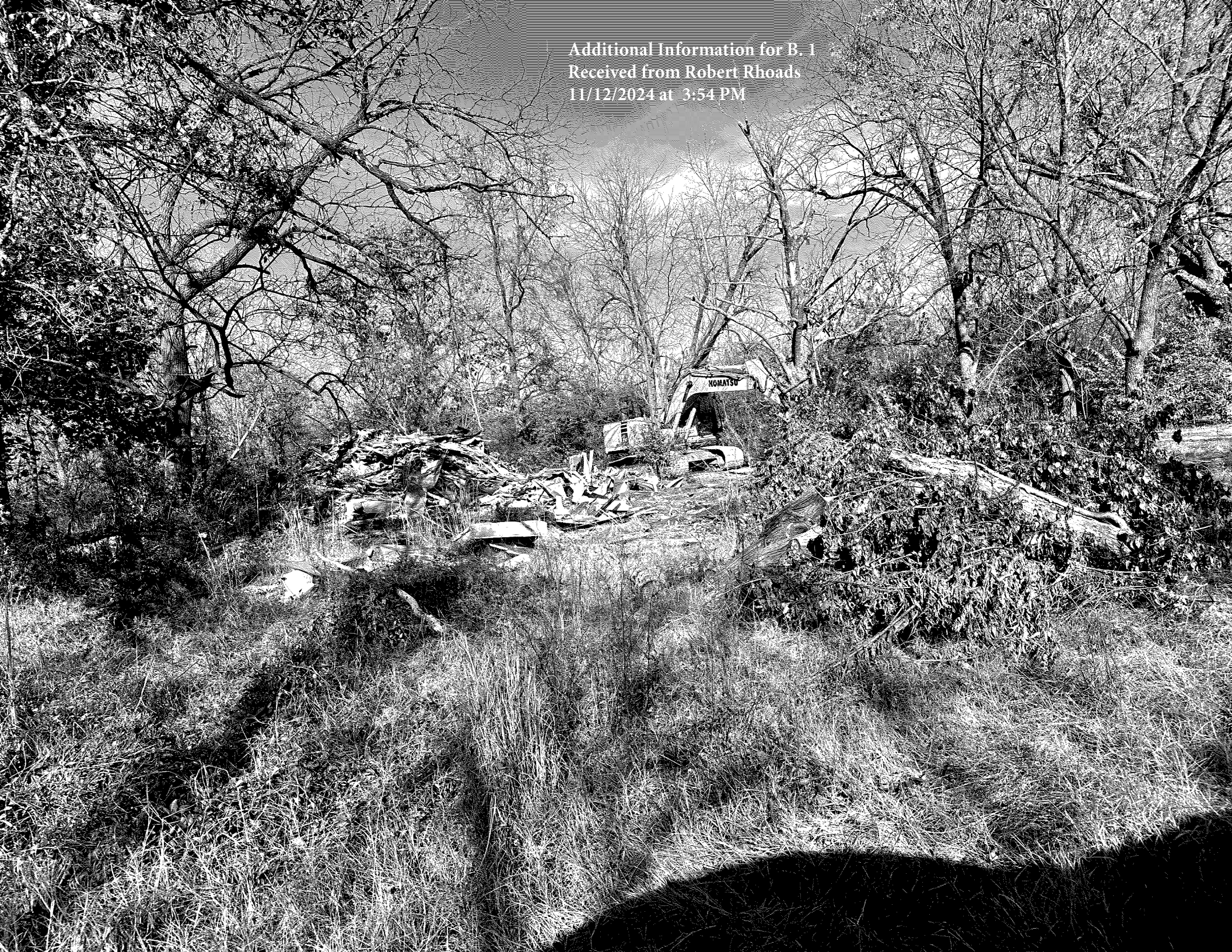
T: [479-973-5202](tel:479-973-5202)
C: 479-236-1414
E: rrhoads@hallestill.com
75 N. East Ave.
Suite 500
Fayetteville, AR 72701
[Bio](#)

This e-mail message and any attachment thereto is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this e-mail communication in error, please notify us immediately by sending a reply e-mail message to the sender. Thank you.

From: Robert K. Rhoads <rrhoads@hallestill.com>
Sent: Tuesday, November 12, 2024 3:23 PM
To: Robert K. Rhoads <rrhoads@hallestill.com>
Subject: 920 W Elm

Get [Outlook for iOS](#)

Additional Information for B. 1
Received from Robert Rhoads
11/12/2024 at 3:54 PM





City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-614

AN ORDINANCE TO AMEND § 161.36

AN ORDINANCE TO AMEND § 161.36 URBAN CORRIDOR BY ENACTING USE UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE FOR URBAN CORRIDOR IN SECTION (B) (2)

WHEREAS, Use Unit 38 Mini-storage units should be added to the allowed *Conditional Uses* section of **Urban Corridor** to allow mini-storage units to be constructed where appropriate and under such protective conditions deemed necessary by the Planning Commission to protect the purposes of **Urban Corridor** and be compatible with nearby properties and uses.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 161.36 **Urban Corridor** (B)(2) *Conditional Uses* by enacting Use Unit 38 into that subsection.

AGENDA REQUEST FORM

FOR: Council Meeting of October 15, 2024

FROM: Council Member Scott Berna

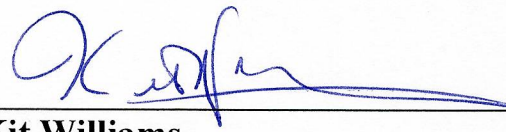
ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND § 161.36 **URBAN CORRIDOR** BY ENACTING USE
UNIT 38 MINI-STORAGE UNITS AS A CONDITIONAL USE FOR **URBAN**
CORRIDOR IN SECTION (B) (2)

APPROVED FOR AGENDA:

Approved via email
Scott Berna
City Council Member

10/2/24
Date


Kit Williams
City Attorney
Approved as to form

October 2, 2024
Date

Barnes, Stacy

From: Berna, Scott
Sent: Wednesday, October 2, 2024 3:56 PM
To: Barnes, Stacy
Subject: Re: Ordinance

approved

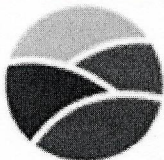
From: Barnes, Stacy <sbarnes@fayetteville-ar.gov>
Sent: Wednesday, October 2, 2024 3:45 PM
To: Berna, Scott <scott.berna@fayetteville-ar.gov>
Cc: Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Ordinance

Please see the attached agenda request form and proposed ordinance. If this meets your approval, let me know and I will get it on the agenda.

Stacy Barnes

City Attorney Paralegal
City of Fayetteville, Arkansas
113 W Mountain St., Suite 302
Fayetteville, AR 72701
T 479.575.8313 |

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)





MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Kylee Cole, Long Range & Preservation Planner

SUBJECT: **RZN-2024-0049: Rezoning (1893 N. RUPPLE RD/CONRAD, 361): Submitted by CLINT PENZO for property located at 1893 N. RUPPLE RD. in WARD 4. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNITS PER ACRE and contains approximately 1.04 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is in west Fayetteville, at the intersection of W. Starry Night View and N. Ruppel Road. The property contains 1.04 acres which is currently zoned RSF-1, Residential; Single-Family, 1 Unit per Acre. It is currently developed with a 1,900-square-foot house constructed in 1989.

Request: The request is to rezone the subject property from RSF-1, Residential Single-Family, One Unit per Acre, to RI-U, Residential Intermediate-Urban.

Public Comment: To date, staff has received several inquiries and three public comments on the proposal. They cited concerns about increased traffic, impacts on property value, and compatibility with Oakbrooke's covenants and architectural standards.

Land Use Compatibility: Staff finds the proposed rezoning from RSF-1 to RI-U to be compatible with the surrounding area. The intent of the RI-U zoning district is to encourage development of attached and detached dwellings to provide a range of housing types and meet the demands for walkable urban living. The subject property is adjacent to single-family properties to the west and south and undeveloped property to the north. Properties to the north and west are zoned RPZD (Oakbrooke Subdivision), and the property to the south is zoned RSF-1. While the immediate vicinity is currently developed with single-family dwellings, a rezoning to RI-U could allow for higher density residential development consisting of single- to four-family dwellings, which staff finds to be compatible with the adjacency to Ruppel Road and the near proximity of services and varied other land uses. Rezoning to RI-U would reduce the bulk and area requirements from 150-foot-wide lots with a 35,720-square-foot minimum area, to 18-foot-wide lots with no minimum area. Essential City services are available to the site, and other public amenities are located nearby. Given the size of the site, proximity to public services and amenities, and the availability of public right-of-way, staff finds the proposed rezoning to be appropriate.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans. The proposed zoning complements the property's Future Land Use Map designation as Residential Neighborhood area since it would support a variety of housing types of appropriate scale and context. A rezoning to RI-U would meet several goals of City Plan 2040 by encouraging appropriate infill development (Goals 1, 2, and 6). The property is also within a Tier 2 Center, located at the intersection of N. Ruppel Rd. and W. Mount Comfort Rd., approximately 0.33 miles to the north. A rezoning to RI-U is appropriate as it would align with the Tier 2 center designation by providing a mix of residential dwelling types.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 6 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 7, 835 N. Ruppel Rd.)
- Near Water Main (eight-inch line, W. Starry Night View; 12-inch line N. Ruppel Rd.)
- Near Sewer Main (85 feet west along W. Starry Night View)
- Near City Park (Bryce Davis Park; Red Oak Park)
- Near Paved Trail (Ruppel Side Path Trail)
- Near Razorback Bus Stop (The Links)

DISCUSSION:

At the October 14, 2024 Planning Commission meeting, a vote of 9-0-0 forwarded the request to City Council with a recommendation of approval. Commissioners Werner and Gulley made the motion and second respectively. The commissioners cited future land use compatibility and staff recommendations as noted in the report as reasons for approval. Public comment was offered at the meeting expressing concerns about traffic, property values, and compatibility.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Staff Report (#6)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-659

RZN-2024-0049: Rezoning (1893 N. RUPPLE RD/CONRAD, 361): Submitted by CLINT PENZO for property located at 1893 N. RUPPLE RD. in WARD 4. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNITS PER ACRE and contains approximately 1.04 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-49 FOR APPROXIMATELY 1.04 ACRES LOCATED AT 1893 NORTH RUPPLE ROAD IN WARD 4 FROM RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-1, Residential Single-Family, One Unit per Acre to RI-U, Residential Intermediate-Urban.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2024-659

Item ID

11/7/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

10/18/2024

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2024-0049: Rezoning (1893 N. RUPPLE RD/CONRAD, 361): Submitted by CLINT PENZO for property located at 1893 N. RUPPLE RD. in WARD 4. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNITS PER ACRE and contains approximately 1.04 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

#

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

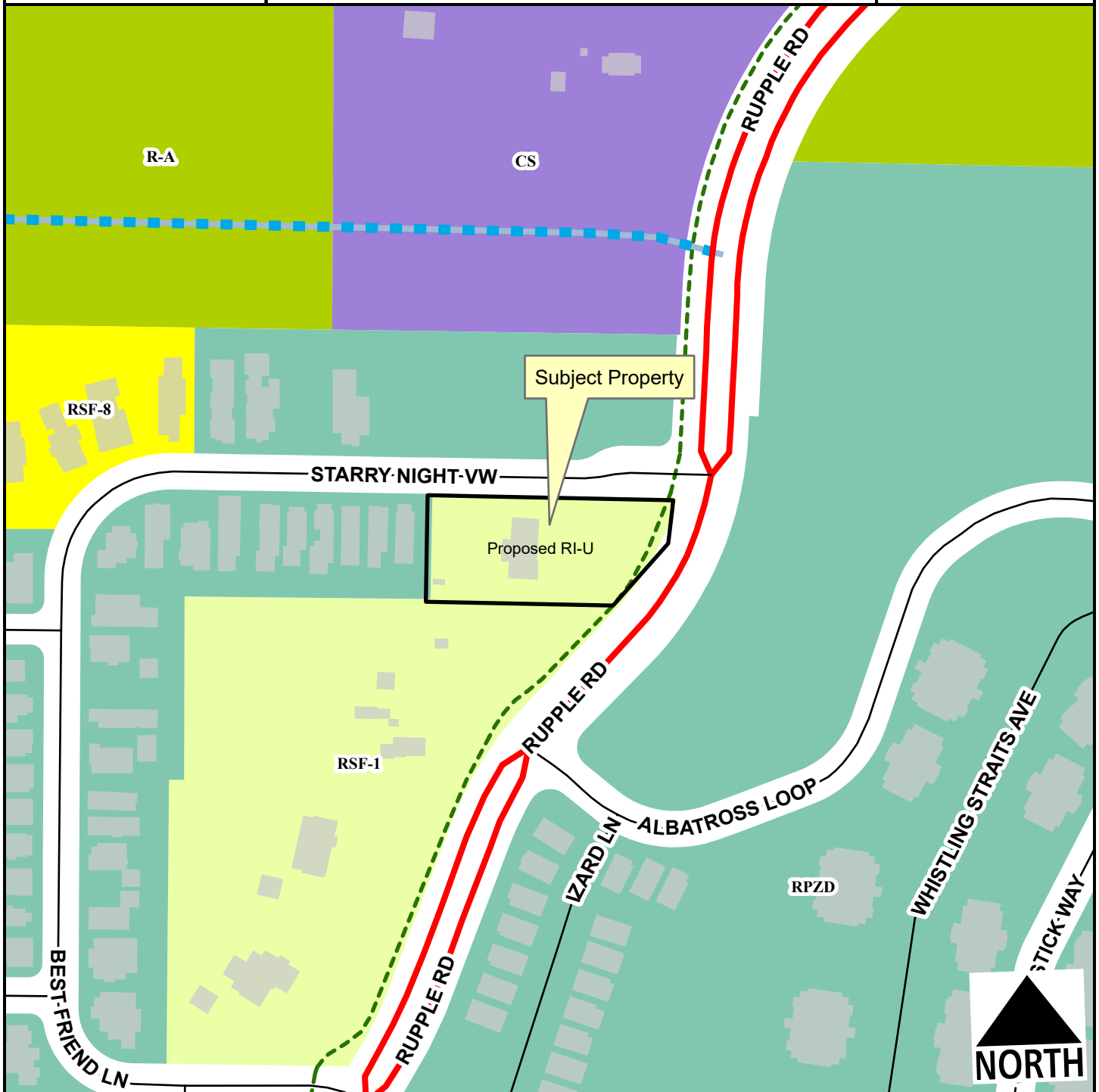
Comments:

RZN-2024-0049

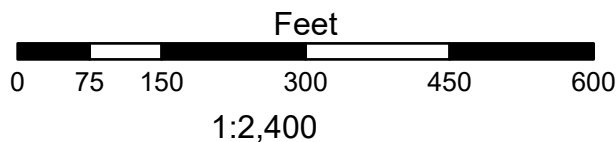
1893 N. RUPPLE RD

Exhibit 'A'
RZN-2024-0049

Close Up View



- Regional Link
- Unclassified
- Residential Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits



Zone	Current	Proposed
RI-U	0.0	1.0
RPZD	0.0	0.0
RSF-1	1.0	0.0

Total 1.0 ac

Exhibit 'B' RZN-2024-0049

1893 N Ruppel Rd Fayetteville, AR 72704

Washington County Parcel #: 765-24069-000

Current Zoning: RSF-1

Proposed new Zoning: RI-U

Legal Description:

Annexed to Fayetteville Ord. #4588 PT S/2 SE 1.049 AC FURTHER DESCRIBED FROM 2012-18099 AS: A part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 1, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as beginning at a point 127.0 feet East and 703.0 feet North of the Southwest Corner of the SE1/4 of the SE1/4; thence North 146.5 feet; thence East 354.57 feet; thence South 05' 30' West 8.04 feet; thence West 16.5 feet; thence South 05' 30' West 52.0 feet; thence South 40' 30' West 113 feet; thence West 258.06 feet to the point of beginning, containing 1.052 acres, more or less. LESS & EXCEPT FROM 2022-18021: A part of the Southeast half (SE1/4) of the Southeast Quarter (SE1/4) of Section One (1), Township Sixteen North (T16N), Range Thirty-One West (R31W), 5th Principle Meridian, Washington County, Arkansas and being more particularly described as follows: Beginning at the intersection of the northerly boundary of Instrument No. 2012-00018099 and the westerly right-of-way North Ruppel Road; thence South 08°29'25" West a distance of 8.05 feet to a point; thence North 87°00'35" West a distance of 16.31 feet to a point; thence North 08°18'28" East a distance of 8.04 feet to a point; thence South 87°03'05" East a distance of 16.34 feet to the point of beginning, containing 131 square feet more or less.



TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: October 14, 2024 **updated w/ meeting results**

SUBJECT: **RZN-2024-0049: Rezoning (1893 N. RUPPLE RD/CONRAD, 361):**
Submitted by CLINT PENZO for property located at 1893 N. RUPPLE RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNITS PER ACRE and contains approximately 1.04 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

RECOMMENDATION:

Staff recommends forwarding **RZN-2024-0049** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2024-0049** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in west Fayetteville, at the intersection of W. Starry Night View and N. Ruppel Road. The property contains 1.04 acres which is currently zoned R-A, Residential-Agricultural. It is currently developed with a 1,900-square-foot house constructed in 1989. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Undeveloped	PZD (Oakbrooke Ph. 3)
South	Single-Family Residential	RSF-1, Residential Single-Family – One Unit per Acre
East	Golf Course	PZD (Links)
West	Single-Family Residential	PZD (Oakbrooke Ph. 3)

Request: The request is to rezone the subject property from RSF-1, Residential Single-Family, One Unit per Acre, to RI-U, Residential Intermediate-Urban.

Public Comment: To date, staff has received several inquiries and three public comments on the proposal. They cited concerns about increased traffic, impacts on property value, and compatibility with Oakbrooke's covenants and architectural standards.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The parcel associated with the subject property is a corner lot with frontage along W. Starry Night View and N. Ruppel Road. W. Starry Night View is a partially improved Residential Link Street with asphalt paving, curb and gutter, and

sidewalks There is not sidewalk present on this property's frontage. N. Ruppel Rd. is a partially improved Regional Link Street with asphalt paving, no curb and gutter along the property's frontage, and a trail. Any street improvements required in this area would be determined at the time of development proposal.

Water: Public water is available to the subject property. An existing eight-inch water line runs east/west along W. Starry Night View. A 12-inch water line runs north/south along N. Ruppel Rd.

Sewer: Sanitary sewer is not present along this property's frontage. A sanitary sewer main extension would be required for new development. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 1500 linear feet downstream of this property.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no hydric soils or protected streams are present on site. Any improvements or requirements for drainage will be determined at the time of development submittal.

Fire: Station 7, located at 835 N. Ruppel Rd., protects this site. The property is located approximately 1 mile from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus one minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The proposed zoning district of RI-U, Residential Intermediate-Urban requires **15% minimum canopy preservation**. The current zoning district of RSF-1, Residential Single-Family, One Unit per Acre requires **25% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: The City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 6 for this site with a weighted score of 6.5. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 7, 835 N. Ruppel Rd.)

- Near Water Main (eight-inch line, W. Starry Night View; 12-inch line N. Ruppel Rd.)
- Near Sewer Main (85 feet west along W. Starry Night View)
- Near City Park (Bryce Davis Park; Red Oak Park)
- Near Paved Trail (Ruppel Side Path Trail)
- Near Razorback Bus Stop (The Links)

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** Staff finds the proposed rezoning from RSF-1 to RI-U to be compatible with the surrounding area. The intent of the RI-U zoning district is to encourage development of attached and detached dwellings to provide a range of housing types and meet the demands for walkable urban living. The subject property is adjacent to single-family properties to the west and south and undeveloped property to the north. Properties to the north and west are zoned RPZD (Oakbrooke), and the property to the south is zoned RSF-1. While the immediate vicinity is currently developed with single-family dwellings, a rezoning to RI-U could allow for higher density residential development consisting of single- to four-family dwellings. The property itself is located on a corner with frontage on a Regional Link Street (N. Ruppel Rd.). Rezoning to RI-U would reduce the bulk and area requirements from 150-foot-wide lots with a 35,720-square-foot minimum area, to 18-foot-wide lots with no minimum area. Essential City services are available to the site, and other public amenities are located nearby. Given the size of the site, proximity to public services and amenities, and the availability of public right-of-way, staff finds the proposed rezoning to be appropriate.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans. The proposed zoning complements the property's Future Land Use Map designation as Residential Neighborhood area since it would support a variety of housing types of appropriate scale and context. A rezoning to RI-U would meet several goals of City Plan 2040 by encouraging appropriate infill development (Goals 1, 2, and 6). The property is also within a Tier 2 Center, located at the intersection of N. Ruppel Rd. and W. Mount Comfort Rd., approximately 0.33 miles to the north. A rezoning to RI-U is appropriate as it would align with the Tier 2 center designation by providing a mix of residential dwelling types.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that rezoning the subject property from RSF-1 to RI-U is justified since the RSF-1 zoning is no longer compatible with the surrounding land uses. Staff also finds the rezoning to RI-U to be better aligned with existing zoning and development patterns in the area and consistent with the city's future land use plans.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: A rezoning from RSF-1 to RI-U has the potential to increase traffic at this location when considering that RI-U would allow for development that is greater in density and intensity than the existing RSF-1 zoning. Nevertheless, staff finds that the proposed rezoning is not likely to create or appreciably increase traffic danger or congestion at this location. The property has frontage along a partially improved Residential Link Street and Regional Link Street, and any street improvements required in the area would be determined at the time of development review.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: The proposed rezoning has the potential to alter the population density since it would allow for increased residential development. However, the property currently has access to public streets and water. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 1500 linear feet downstream of this property, and any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN-2024-0049 to City Council with a recommendation of approval

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>October 14, 2024</u>	☐ Tabled	☒ Forwarded w/ recommendation of approval	☐ Denied
Motion: Werner			
Second: Gulley			
Vote: 9-0-0			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.05 District RSF-1, Residential Single-Family - One (1) Unit Per Acre
 - §161.12 District RI-U, Residential Intermediate – Urban
- Request Letter
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.05 District RSF-1, Residential Single-Family - One (1) Unit Per Acre

(A) *Purpose.* A district having single-family detached residences on lots with a minimum size of one (1) unit per acre. The district is designed to permit and encourage the development of very low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(C) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(D) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(E) *Density.*

Units per acre	1
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(F) *Bulk and Area Regulations.*

Lot width minimum	150 feet
Lot area minimum	35,720 square feet
Land area per dwelling unit	35,720 square feet

(G) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(H) *Building Height Regulations.*

Building Height Maximum	3 stories
-------------------------	-----------

(I) *Building Area.* None.

161.12 District RI-U, Residential Intermediate - Urban

(A) *Purpose.* The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*
-------------------------	----------------------

* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

Request Letter

1893 N Ruppel Rd Fayetteville, AR 72704

Washington County Parcel #: 765-24069-000

Current Zoning: RSF-1

Proposed new Zoning: RI-U

I would like to rezone my property at 1893 N Ruppel Rd in Fayetteville to RI-U. This zoning will allow the parcel to be developed in a manner comparable to the existing homes on Starry Night. The minimum lot dimensions will allow flexibility to work around the existing home and its potential conversion to rear entry. It is our plan to construct row homes with rear entry garages accessed by extending the existing alley. The homes constructed will be architecturally similar to the adjoining subdivision. With RI-U zoning nearby and with the zoning density of the adjoining subdivision on Starry Night, we feel the rezone aligns with surrounding land use and will enhance the appeal of the area. Thank you for your consideration.



Erin Conrad

Cole, Kylee

From: Planning Shared
Sent: Thursday, October 10, 2024 1:14 PM
To: Cole, Kylee
Subject: FW: RZN 2024 0049

For you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Castin, Nick <nick.castin@fayetteville-ar.gov>
Sent: Thursday, October 10, 2024 12:45 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Fw: RZN 2024 0049

FYI

Nick Castin

Planning Commissioner

City of Fayetteville, Arkansas



From: Ginny Masullo <masullo.ginny1@gmail.com>
Sent: Wednesday, October 9, 2024 4:35 PM
To: Brink, Andrew <andrew.brink@fayetteville-ar.gov>; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Castin, Nick <nick.castin@fayetteville-ar.gov>; Werner, Nick <nick.werner@fayetteville-ar.gov>; Garlock, Jimm <jimm.garlock@fayetteville-ar.gov>
Subject: RZN 2024 0049

I am the adjacent neighbor to the proposed re zoning RZN 2024 0049, I have lived on Ruppel since 1989 when Ruppel Road was pretty much country and not in the city limits I have seen lots of changes none of which I objected to except for a proposed small airport many years ago. Most recently I welcomed the trail running in front of our home with open arms.

When I looked into this rezoning request by speaking with Kylee at Planning, I thought I would like to be supportive of this type of zoning in the name of longer range planning for our growing city.

However, It's a big jump from single family on that one acre to RIU which appears to allow 18 ft lots and uncapped density. .

I think RSF 4 is more appropriate given the adjacent neighborhood and the concerns below.

Since essentially a small town the size of Eureka in the form of Lindsey apartments is on the East side of Ruppel and because Ruppel is a corridor, traffic especially at peak times can back up easily to and beyond Starry Night.

Some of the neighbors in Oakbrooke have some legitimate concerns such as the S curve between Best Friend and Starry Night, and the potential danger of adding curb cuts on that section of Ruppel. I share their concerns. It would be good to know officially how many accidents happened there in the last 5 years.

Can you ask for that information? I know I have seen numerous wrecks there.

Your work is appreciated,
Ginny Masullo
1837 Ruppel Road Fayetteville.

Cole, Kylee

From: Planning Shared
Sent: Thursday, October 10, 2024 1:15 PM
To: Cole, Kylee
Subject: FW: Proposed rezoning request for the lot on the corner of Ruppel and Starry Night View, located at the head of our neighborhood.

Also rzn-49

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)



From: Castin, Nick <nick.castin@fayetteville-ar.gov>
Sent: Thursday, October 10, 2024 12:45 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Fw: Proposed rezoning request for the lot on the corner of Ruppel and Starry Night View, located at the head of our neighborhood.

FYI

Nick Castin

Planning Commissioner

City of Fayetteville, Arkansas



From: Joe Vitiritto <VITI@pamt.com>
Sent: Wednesday, October 9, 2024 4:27 PM
To: Werner, Nick <nick.werner@fayetteville-ar.gov>; Brink, Andrew <andrew.brink@fayetteville-ar.gov>; Payne, Brad <brad.payne@fayetteville-ar.gov>; Gulley, Fred <fred.gulley@fayetteville-ar.gov>; Garlock, Jimm <jimm.garlock@fayetteville-ar.gov>; Cabe, Matthew <matthew.cabe@fayetteville-ar.gov>; Madden, Mary <mary.madden@fayetteville-ar.gov>; McGetrick, Mary <mary.mcgetrick@fayetteville-ar.gov>; Castin, Nick <nick.castin@fayetteville-ar.gov>

Subject: RE: Proposed rezoning request for the lot on the corner of Ruppel and Starry Night View, located at the head of our neighborhood.

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission Members,

My name is Joe Vitiritto, my wife and I live at 4054 W. Starry Night View in Fayetteville, in the Oakbrooke Neighborhood.

I am writing this email to voice my concerns about the proposed rezoning of the property on the Corner of Ruppel and Starry Night View. This property is 1.4 acres and is currently zone residential and they are requesting to change the zoning to RI-U.

My biggest concern is with the current traffic on Ruppel and it already being dangerous enough through the s-curve in that area to come in and out of our development, I believe it is a bad idea from a safety standpoint to rezone and put more traffic turning onto Ruppel. Plus taking down the mature trees on that property and building multiple residential buildings in that area is going to present challenges to property values in our neighborhood and the surrounding area.

We bought the house in that development 4 years ago because of convenience to all that Fayetteville has to offer, artistic house styles and proximity to work. This potential rezoning plus additional rezoning in the neighborhood that was already approved is challenging all our initial thoughts on the neighborhood.

We would appreciate your help in not allowing this rezoning to happen.

Thank you,
Joe Vitiritto
CEO and President
PAM Transport

'This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this e-mail in error please notify the system manager. Please note that any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the company. Finally, the recipient should check this e-mail and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this e-mail.'

Dear City Planning Representative,

We are residents of Oakbrooke neighborhood. We write to express our concerns about the proposed rezoning at 1893 N. Ruppel Rd, Fayetteville, AR 72704. This property is at the corner of Ruppel Road and Starry Night View.

In 2023, we built our forever home on Starry Night View. We chose this neighborhood because of the vision the builder has for the neighborhood. Further, we invested in Oakbrooke because we value the peace and quiet the neighborhood provides, the sense of community it affords, and the architectural aesthetic and build quality of the homes. Finally, as would be expected from any property owner, we seek to protect our home's value as it represents a significant portion of our estate.

There is already excessive traffic in our neighborhood from our own homeowners and from folks in adjacent neighborhoods who use our streets as through streets, often driving at dangerous speeds. We are concerned that the proposed zoning, if built out to its legal limit, would increase traffic making the already problematic corner more congested, increasing the likelihood of traffic accidents at this corner and in our neighborhood. We are also concerned that any development would seek access from Starry Night, something we would be absolutely opposed to.

While not technically part of Oakbrooke, the property in question is situated such that any development will directly affect the value of the properties in our neighborhood as well as the quality of life, for better or worse. The property may not be legally part of the neighborhood, but it certainly is geographically. We believe that any zoning applied to this property should be in keeping with the covenants and architectural quality of Oakbrooke.

Thank you for taking the time to consider our input. We appreciate your time and service.

Respectfully,

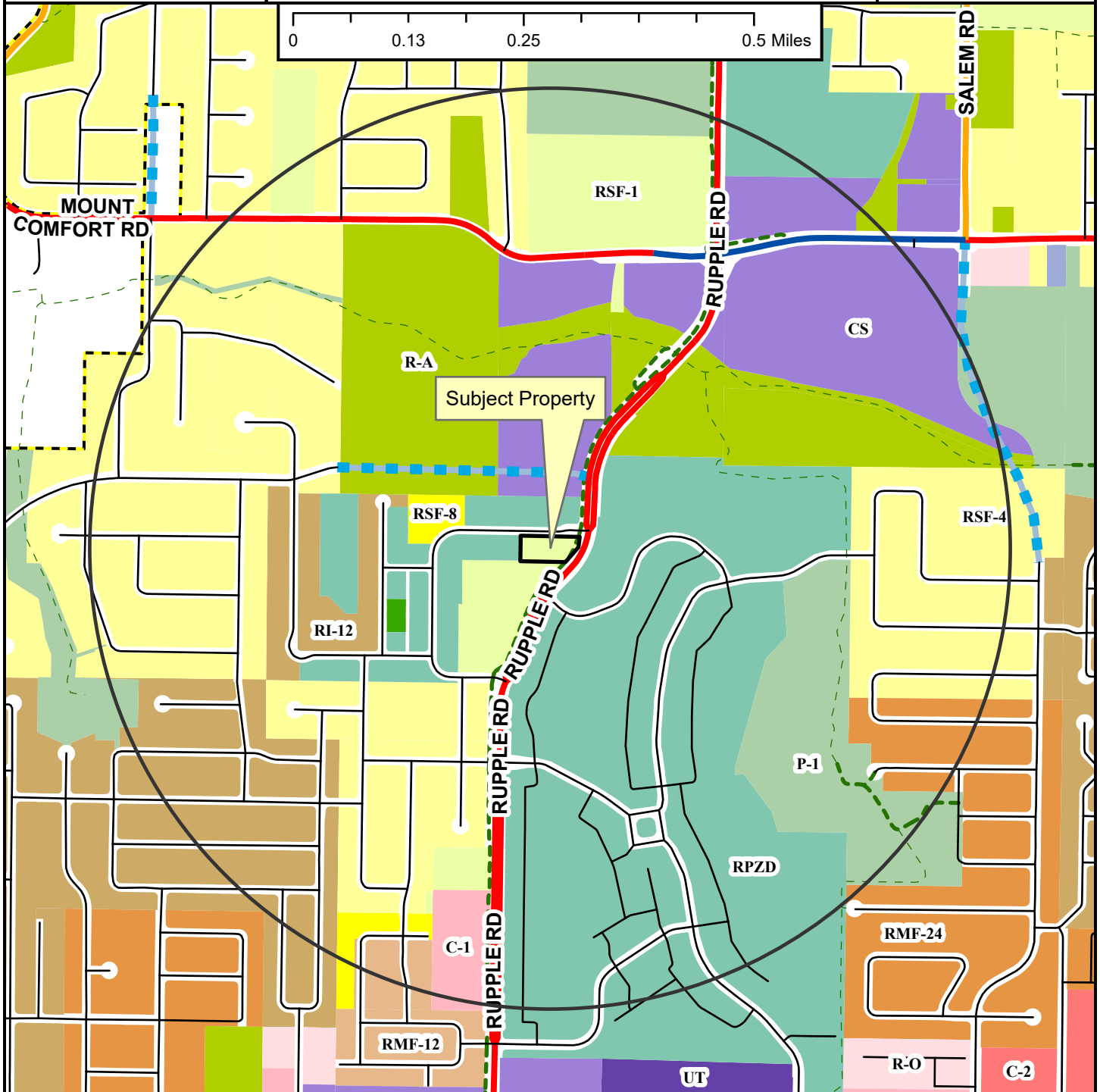
Gretchen and Steve Wilkes

Handwritten signatures of Gretchen Wilkes and Steve Wilkes. The signature for Gretchen Wilkes is written in a cursive script, and the signature for Steve Wilkes is written in a similar cursive script below it.

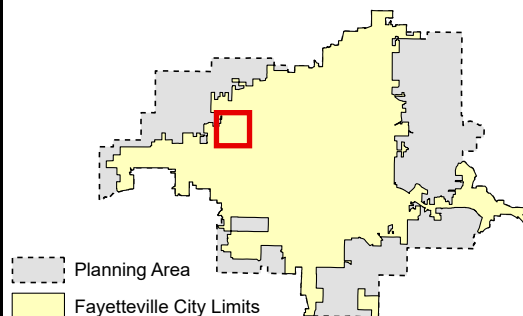
RZN-2024-0049

1893 N. RUPPLE RD

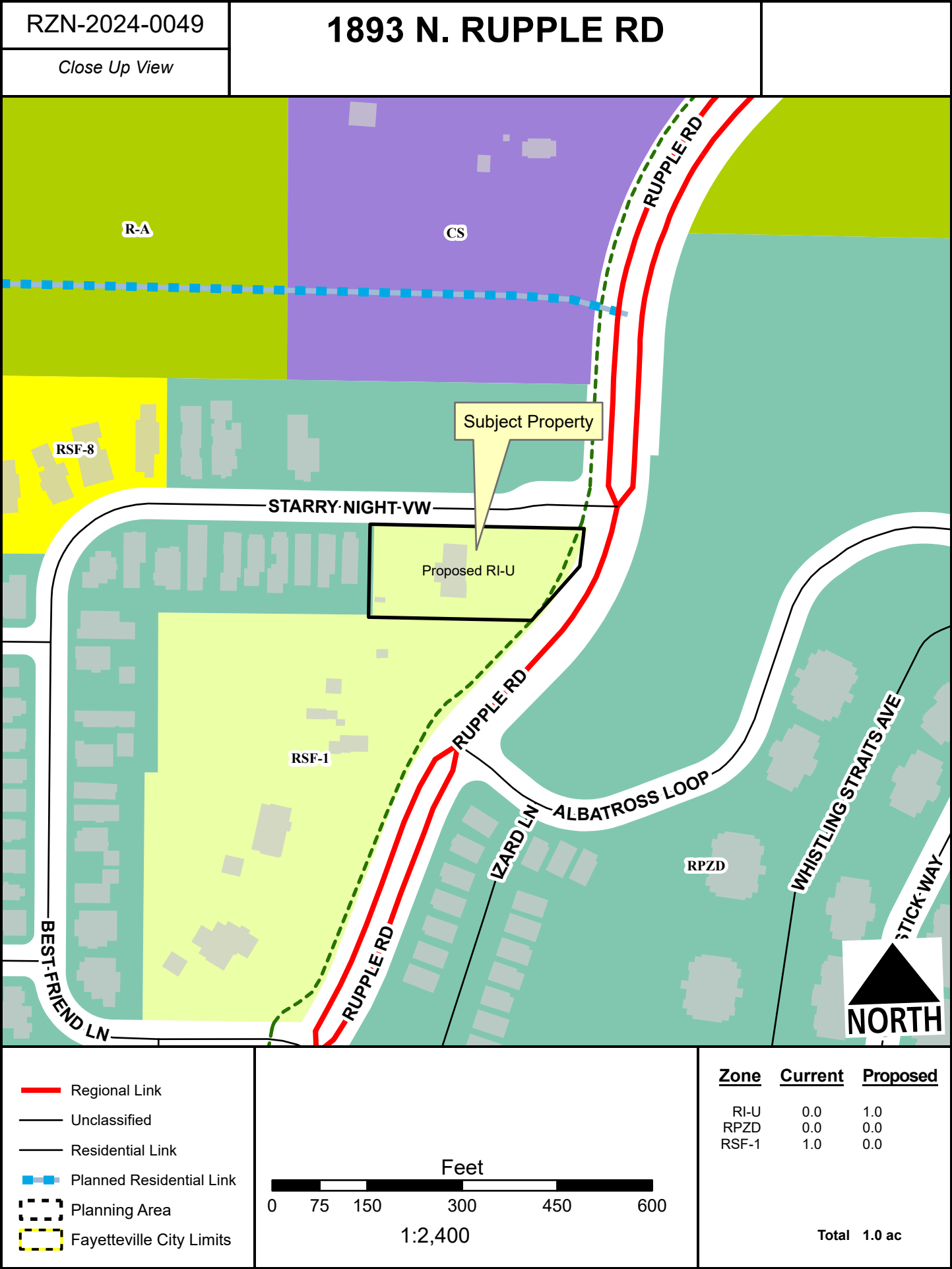
One Mile View



-  Regional Link
-  Neighborhood Link
-  Regional Link - High Activity
-  Unclassified
-  Residential Link
-  Planned Residential Link
-  Shared-Use Paved Trail
-  Trail (Proposed)
-  Fayetteville City Limits
-  Planning Area



-
- Zoning**
- I-2 General Industrial
 - EXTRACTION**
 - E-1
 - COMMERCIAL**
 - Residential-Office
 - C-1
 - C-2
 - C-3
 - FORM BASED DISTRICTS**
 - Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
 - PLANNED ZONING DISTRICTS**
 - Commercial, Industrial, Residential
 - INSTITUTIONAL**
 - P-1
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light Industrial



RZN-2024-0049
<i>Current Land Use</i>

Current Land Use

1893 N. RUPPLE RD



-  Regional Link
-  Unclassified
-  Residential Link
-  Planned Residential Link
-  Trail (Proposed)
-  Planning Area
-  Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

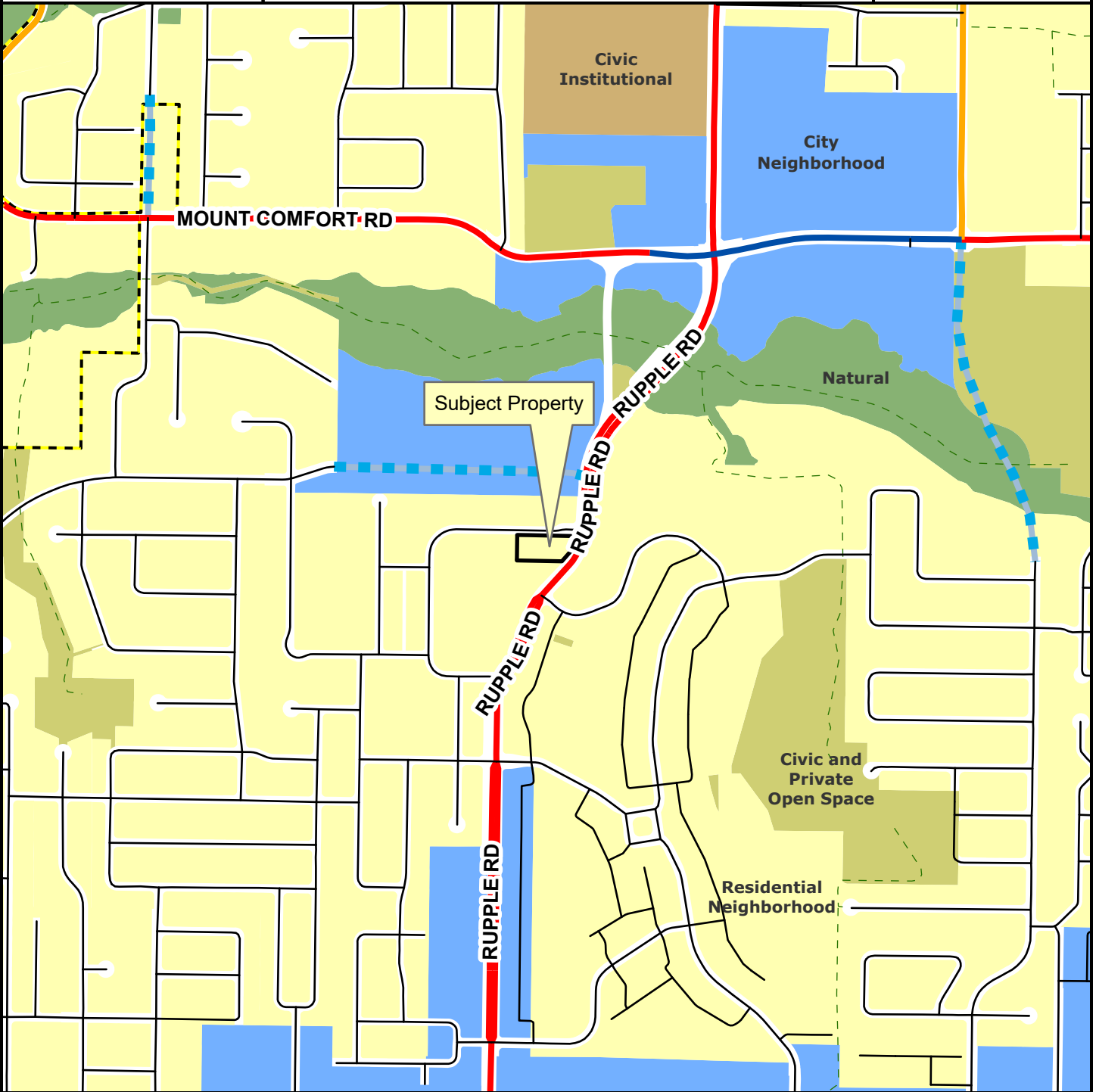
- 100-Year Floodplain
- Floodway

-  100-Year Floodplain
 Floodway

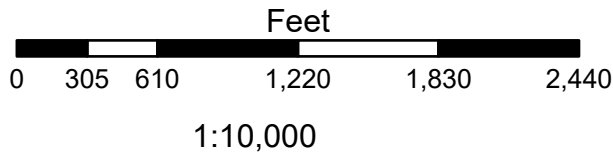
RZN-2024-0049

1893 N. RUPPLE RD

Future Land Use



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)



- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council
THRU: Kit Williams, City Attorney
FROM: Kit Williams, City Attorney
SUBJECT: **AN ORDINANCE TO AMEND § 10.99 GENERAL *PENALTY* OF THE CODE OF FAYETTEVILLE**

RECOMMENDATION:

AMEND § 10.99 **GENERAL *PENALTY*** OF THE CODE OF FAYETTEVILLE TO REPEAL (B)(3) AND AMEND (C) *WORKING OUT OF FINES*

BACKGROUND:

The **General Penalty** Provision of the *Code of Fayetteville*, § 10.99 needs to be amended to remove references to the closed City Jail. § 10.99 (C) *Working out of fines* needs to be amended to reflect that such voluntary public service work will be administered by the County Sheriff.

DISCUSSION:

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: Amendments For 10.99 General Penalty Provision Of Fayetteville Code (#3)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-701

AN ORDINANCE TO AMEND § 10.99 GENERAL *PENALTY* OF THE *CODE OF FAYETTEVILLE*

AN ORDINANCE TO AMEND § 10.99 GENERAL PENALTY OF THE CODE OF FAYETTEVILLE TO REPEAL (B)(3) AND AMEND (C) WORKING OUT OF FINES

WHEREAS, the **General Penalty** Provision of the *Code of Fayetteville*, § 10.99 needs to be amended to remove references to the closed City Jail; and

WHEREAS, § 10.99 (C) *Working out of fines* needs to be amended to reflect that such voluntary public service work will be administered by the County Sheriff.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 10.99 (B) *Imprisonment to enforce fine* by repealing subsection (3) in its entirety.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends § 10.99 (C) *Working out of fines* by repealing it in its entirety and enacting a replacement (C) as follows:

“(C) *Working out of fines*. Fines imposed for violation of any section of the *Code of Fayetteville* may be discharged by the offender by voluntarily working out the fine by public service administered by the Washington County Sheriff pursuant to A.C.A. § 16-90-108.”



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: **Mayor Jordan**
City Council
Kara Paxton, City Clerk/Treasurer

CC: **Paul Becker**, Chief Financial Officer
Susan Norton, Chief of Staff
Mike Reynolds, Police Chief

FROM: **Kit Williams**, City Attorney

DATE: **October 28, 2024**

RE: **Amendments needed for § 10.99 General Penalty Provision of the Fayetteville Code**

I notified the City Council many years ago when the state law changed and more than doubled the maximum amount of fines that cities could request municipal judges to assess for code violations. However, no Council Member at that time wanted to bring forward an amendment to our **General Penalty** provision to match the new maximum fine amounts.

Last year a Council Member requested that I draft an amendment to the **General Penalty** provision to match the state law maximums. While reviewing § 10.99 **General Penalty** to draft the requested increased range of fines, I saw two subsections that referred to the City Jail which we fortunately no longer operate. I included amendments to correct this along with the new maximum range for fines. However, the Council Member never approved that possible ordinance for City Council consideration.

Today, I would like to go forward for the needed corrections to the **General Penalty** provision on my own since this is not a policy decision, but a correction of the *Code* because of the closing of the City Jail. Attached is my proposed ordinance to properly amend § 10.99 to remove these out of date provisions.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND § 10.99 **GENERAL PENALTY** OF THE *CODE OF FAYETTEVILLE* TO REPEAL (B)(3) AND AMEND (C) *WORKING OUT OF FINES*

WHEREAS, the **General Penalty** Provision of the *Code of Fayetteville*, § 10.99 needs to be amended to remove references to the closed City Jail; and

WHEREAS, § 10.99 (C) *Working out of fines* needs to be amended to reflect that such voluntary public service work will be administered by the County Sheriff.

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“(C) *Working out of fines*. Fines imposed for violation of any section of the *Code of Fayetteville* may be discharged by the offender by voluntarily working out the fine by public service administered by the Washington County Sheriff pursuant to A.C.A. § 16-90-108.”

PASSED and APPROVED this 19th day of November, 2024.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
KARA PAXTON, City Clerk/Treasurer

AGENDA REQUEST FORM

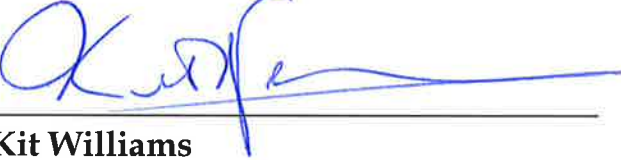
FOR: Council Meeting of November 19, 2024

FROM: City Attorney Kit Williams

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND § 10.99 **GENERAL PENALTY** OF THE CODE OF FAYETTEVILLE TO REPEAL (B)(3) AND AMEND (C) WORKING OUT OF FINES

APPROVED FOR AGENDA:



Kit Williams

Oct 25, 2024
Date

10.17 Ordinances Which Amend Or Supplement Code

- (A) If the City Council shall desire to amend any existing chapter, section, or subsection of this Code, the chapter, section, or subsection shall be specifically repealed and a new chapter, section, or subsection containing the desired amendment, substituted in its place.
- (B) Any ordinance which is proposed to add to the existing Code a new chapter, section, or subsection shall indicate, with reference to the arrangement of this Code, the proper number of such chapter, section, or subsection. In addition to such indication thereof as may appear in the text of the proposed ordinance, a caption or title shall be shown in concise form above the ordinance.
- (C) A statutory reference following the text of the section indicates that the reader should refer to that statute for further information.
(Code 1991, §10.17)

10.18 Authority

The provisions contained within the Code of Fayetteville including the Unified Development Code formerly, currently or hereinafter enacted are based upon, derive authority from and are enacted pursuant to any and all of the power and authority conferred upon cities by the Arkansas Constitution and by the Arkansas General Assembly through its statutes, including, but not limited to, all of Title 14 Local Government of the Arkansas Code specifically including but not limited to Subchapter 6, Power Over Municipal Affairs of Chapter 43 Government of Cities of the First Class, Chapter 54 Powers of Municipalities, Chapter 55 Ordinances of Municipalities, and Chapter 56 Building and Zoning Regulations; Chapter 75, Municipal Sales and Use Taxes of Title 26 Taxation; Title 3, Alcoholic Beverages and any and all other state statutes or constitutional provisions that provide any authority to the City of Fayetteville to enact ordinances, codes, or regulations within or referenced by the Code of Fayetteville. No specific reference to authority within any code section excludes the general authority of all state law and this section.
(Ord. No. 5477, 1-17-12)

10.19—10.98 Reserved

Current Code of Fayetteville

10.99 General Penalty

- (A) *Maximum penalties permitted.*
 - (1) The city shall not inflict any fine or penalty, by ordinance or otherwise, to a greater sum than \$500.00 for any one specified offense or violation of a bylaw or ordinance, or double that sum for each repetition of such offense or violation.
 - (2) If a thing prohibited or rendered unlawful is, in its nature, continuous in respect to time, the fine or penalty for allowing the continuance thereof, in violation of the bylaw or ordinance, shall not exceed \$250.00 for each day that it may be unlawfully continued.

FAYETTEVILLE CODE OF ORDINANCES
TITLE I GENERAL PROVISIONS

- (3) If any bylaw or ordinance provides for any greater fine, penalty or forfeiture than is provided in this section, it shall and may be lawful, in any suit or prosecution for the recovery thereof, to reduce it to such amount as shall be deemed reasonable and proper and to permit a recovery or render a judgment for such amount as authorized.
- (4) Notwithstanding the foregoing, violations of City of Fayetteville discharge and pretreatment regulations, codified at §§ 51.070 - 51.087, shall be subject to potentially higher penalties as provided in §51.083 Administrative Enforcement Remedies and §51.084 Judicial Enforcement Remedies, as required by federal law.
- (B) *Imprisonment to enforce fine.*
- (1) When a fine has been imposed for the violation of any of the ordinances of the city and is not paid, the party convicted shall, by order of the Fayetteville District Judge or other proper authority or on process issued for the purpose, be committed until the fine and costs of prosecution shall be paid, or the party discharged by due course of law.
- (2) Any person convicted of a repeated and willful violation of any ordinance, who shall refuse or neglect to pay the fine imposed and the cost of prosecution, by like order or process, shall be imprisoned and kept in confinement for any term not exceeding thirty (30) days.
- (3) All persons imprisoned in the Fayetteville City Jail shall be under the charge of the Chief of Police. All persons imprisoned in the County Jail shall be under the charge of the County Sheriff. The Chief of Police or County Sheriff shall receive and discharge the person in such manner as shall be prescribed by the ordinances of the city and state statutes by due course of law.
- (C) *Working out of fines.* Fines imposed for violation of ordinances may be discharged by the offender voluntarily working out the fine upon the streets or facilities of the city. The Chief of Police shall give credit to such offenders at rates no less than those in A.C.A. §16-90-108.
- (D) *Suit for recovery of fines, etc.*
- (1) Fines, penalties, and forfeitures, in all cases and in addition to any other mode provided, may be recovered by suit or action before any court of competent jurisdiction, in the name of this city and for its use.
- (2) In all cases of violation of any of its ordinances, this city, in addition to any other provided by law, shall have the right to recover in a civil action the amount of the lowest penalty or fines provided in the ordinance for each violation or, where the offense is in its nature continuous in respect to time, for each day's violation thereof, and also the amount of any license which the person guilty of the violations was required by any such ordinance to take out.
- (E) *Disposition of fines.* All fines and penalties imposed by the city, police, or District Court in this city shall be paid into the city treasury.
- (Code 1991, §10.99; Ord. No. 5739, 2-17-15)



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council
THRU: Kit Williams, City Attorney
FROM: Hannah Hungate, Assistant City Attorney
SUBJECT: **Nuisance Lawsuit against 887 S. Lt. Col. Leroy Pond Ave., Fayetteville, AR**

RECOMMENDATION:

The City Attorney's Office recommends that Fayetteville declare the property at 887 South Lieutenant Colonel Leroy Pond Avenue, Fayetteville, Arkansas 72701 to be a public nuisance and requests that the Fayetteville City Council authorize the City Attorney's Office to file a public nuisance lawsuit against the property owners in Washington County Circuit Court.

BACKGROUND:

On September 15, 2024, the Fayetteville Fire Department was dispatched to a fire at 887 S. Lt. Col. Leroy Pond Ave., Fayetteville, AR 72701. This property is owned by Richard and Gladys Tiffany and has been the subject of repeated code violations, neighbor complaints, and illegal activity. The fire originated in a shed near the house on the property, and it took 800 gallons of water to extinguish. The Fire Department entered the house to check for smoke and was alarmed at the condition of the premises. Firefighters noted excessive occupancy, extensive debris, rotting steps, and ultimately found the occupancy and condition of the house "extremely dangerous for occupants and firefighters in the case of a fire."

The City has long been aware of exterior issues with the property and its occupants, including illegal camping, trash, extensive criminal activity, etc. The City has prosecuted the owners of the property for several code violations in recent years, including operating an illegal campground on the property, to which the owners pled guilty in 2023. The Fire Department has responded to the property 52 times since 2022, and the Police Department has responded more than 276 times in the same timeframe for a variety of disturbances, property crimes, drug offenses, trespasses, two stabbings, and a breaking and entering. The Fire Department's report has now revealed that these dangers extend to the interior of the property as well.

DISCUSSION:

The City is vested with the authority to eliminate public nuisances and may do so by filing a nuisance lawsuit in Circuit Court. A nuisance, by legal definition, is "conduct within a municipality that unreasonably interferes with the use and enjoyment of lands of another, including conduct on property which disturbs the peaceful, quiet, and undisturbed use and enjoyment of nearby property." By filing a public nuisance lawsuit against the property owners, the City may ask the Court to prohibit occupancy of the premises, pending further investigation. The City Attorney's Office believes this has become necessary to protect neighbors and even occupants of the property. More information is available in the attached memorandum.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), MEMO - Authority to Initiate Public Nuisance Lawsuit (#4)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-717

Nuisance Lawsuit against 887 S. Lt. Col. Leroy Pond Ave., Fayetteville, AR

A RESOLUTION TO AUTHORIZE THE CITY ATTORNEY'S OFFICE TO FILE A PUBLIC NUISANCE LAWSUIT AGAINST THE OWNERS OF PROPERTY LOCATED AT 887 SOUTH LIEUTENANT COLONEL LEROY POND AVENUE IN THE CITY OF FAYETTEVILLE

WHEREAS, the conditions on the property owned by Richard Tiffany and Gladys Tiffany and located at 887 S. Lt. Col Leroy Pond Ave., Fayetteville AR 72701 have become so unsafe, unsanitary and disruptive such that it constitutes a public nuisance; and

WHEREAS, there has been extensive criminal activity on and around the property, perpetrated by those residing on the property against others on the property and neighbors; and

WHEREAS, citizens have lodged numerous complaints regarding the crime on the property, the debris, the smell, harassment by the residents, and the overall property conditions; and

WHEREAS, while responding to a recent fire on the property, the Fayetteville Fire Department observed overoccupancy, trash, rotting stairs, and other unsafe conditions and determined that the property is extremely dangerous for occupants and firefighters in the case of a subsequent fire; and

WHEREAS, other avenues of abating the nuisance on the property, including prosecuting the property owners for code violations in Fayetteville District Court, have not resolved the issues; and

WHEREAS, the City of Fayetteville is vested with the authority to eliminate public nuisances and may do so by filing a nuisance lawsuit with the Washington County Circuit Court; and

WHEREAS, filing a public nuisance lawsuit is necessary to protect the health and safety of neighbors to the property, its current residents, and the public at large.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby declares the property located at 887 South Lieutenant Colonel Leroy Pond Avenue, Fayetteville, Arkansas 72701 to be a public nuisance and authorizes the Fayetteville City Attorney's Office to file a public nuisance lawsuit against Richard and Gladys Tiffany, owners of the property, to abate the nuisance.

City of Fayetteville Staff Review Form

2024-717

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Hannah Hungate

10/30/2024

CITY ATTORNEY (021)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

The City Attorney's Office recommends the Fayetteville City Council declare the property at 887 S. Lt. Col. Leroy Pond Ave., Fayetteville, AR 72701 to be a nuisance and authorize the City Attorney's Office to file a nuisance lawsuit in Washington County Circuit Court.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

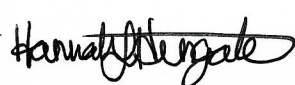
Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: **Mayor Lioneld Jordan**
City Council Members

CC: **Susan Norton**, Chief of Staff

THRU: **Kit Williams**, City Attorney 
Blake Pennington, Senior Assistant City Attorney 

FROM: **Hannah Hungate**, Assistant City Attorney 

DATE: **October 30, 2024**

RE: **Authority to Initiate Nuisance Lawsuit Against Richard Tiffany and Gladys Tiffany**

When a code violation occurs on a property, the City will normally contact the owner to seek voluntary compliance and correction of the problem. If an owner does not voluntarily comply and correct the code violation – and if additional attempts at obtaining compliance are unsuccessful – the City Prosecutor's Office will file a criminal violation in Fayetteville District Court. This prosecution was required in 2022 and 2023 when there was illegal camping at 887 South Lieutenant Colonel Leroy Pond Avenue, Fayetteville, Arkansas, which adjoins the United States Cemetery.

Prosecution, even in District Court, can be a lengthy process. This was no exception, and several extensions were granted to the property owners to correct the violation. Eventually, the owners pleaded guilty to operating an illegal campground on the property and promised corrective action. Although the illegal camping was purportedly stopped – or at least substantially reduced – the property continued to be an issue for neighbors, as occupants of or visitors to the property continued to commit crimes against them. Prosecution of the owners for ordinance violations has proven inadequate to stop what has become a public nuisance.

These circumstances require extraordinary legal measures to protect the public. The City Attorney's Office believes those measures are necessary now and asks that the Fayetteville City Council declare the property at 887 S. Lt. Col. Leroy Pond Ave.,

Fayetteville, AR 72701 to be a public nuisance and authorize the City Attorney's Office to file a public nuisance lawsuit in Washington County Circuit Court.

On September 15, 2024, the Fayetteville Fire Department was dispatched to a fire at 887 S. Lt. Col. Leroy Pond Ave., Fayetteville, AR 72701. This property is owned by Richard and Gladys Tiffany and has been the subject of repeated code violations, neighbor complaints, and illegal activity. Upon arrival, the Fire Department observed flames and smoke coming from a storage shed located about 10 feet from the house on the property. The Fire Department evacuated the house and extinguished the flames in the shed. It took around 800 gallons of water to fully extinguish the fire and all hot spots.

After extinguishing the flames, the Fire Department entered the house to confirm there was no smoke. The conditions they found were alarming:

- "The main residence showed signs of beyond normal occupancy, such as improvised blanket walls creating small 'rooms' on the front porch and living room on the first floor."
- "Doors were missing and in place were blankets draped in doorways. Trash was found throughout the structure."
- Firefighters "observed multiple rooms and closets that appeared to have been occupied. 2 rooms were located with soiled bedding. The closets appeared to have bedding as well and unknown if anyone was using as an area for sleeping quarters."
- They "took notice of the narrow stairwell and spongy steps due to floor being rotten."

See Fayetteville Fire Report, Incident Number 2024-00009469, attached.

The shed where the fire had originated contained three beds stacked on top of each other, cabinets, personal belongings, and trash. The Fire Department also noticed extensive trash and obstacles throughout the yard. Based on everything witnessed:

"It is L7 Officers opinion that the occupancy and general condition of the home are extremely dangerous for occupants and firefighters in the case of a fire."

The Fire Department's discoveries upon legally entering the house confirmed the need for the City to pursue a public nuisance lawsuit and hopefully permanently abate this dangerous nuisance property. The City has prosecuted the owners of the property for various code violations in the past two years, including illegally operating a

campground on the property. *See attached photos.* The owners pled guilty to this charge in Fayetteville District Court last year. However, prosecution has not stopped the repeated criminal activity on the property or – as we now know – the decay of the house’s interior.

Since 2022, the Fayetteville Fire Department has been dispatched to the property 52 times for various reports, including four reports of assault victims (injuries reportedly arising from being struck in the nose with brass knuckles, being hit in the forehead with a bike rim, and being stabbed in the foot with a folding knife). A neighboring apartment complex reported that their security guards have been attacked by those living on the property at least twice since 2023, including an attempted stabbing. The complex also reported multiple trespasses, property thefts, and other altercations between those living on the property and apartment complex staff or residents, many of whom are students.

Since 2022, the Fayetteville Police Department has responded to the property 276 times for disturbances, thefts, drugs, harassment, criminal mischief, trespassing, two stabbings, and a breaking and entering. This property and the activities occurring thereupon have long been an issue for the City and its residents, but the safety concerns of those in the residential structure and those in surrounding areas have made it imperative for the City to take action.

Arkansas law vests the City with the authority to abate (or eliminate) nuisances. *See* Ark. Code Ann. § 14-54-1501; § 5-74-109; § 16-105-402. A nuisance is “conduct within a municipality that unreasonably interferes with the use and enjoyment of lands of another, including conduct on property which disturbs the peaceful, quiet, and undisturbed use and enjoyment of nearby property.” Ark. Code Ann. § 14-54-1502. Additionally, a “public nuisance can exist where the place of business or activities that occur on the premises constitute a threat to public health and safety.” *Bashaw v. State*, 364 Ark. 272, 277, 219 S.W.3d 146, 149 (2005).

Upon filing the case, the City will likely seek an Inspection Warrant authorized by Ark. Code Ann. § 5-74-109(d) so that Building Safety can legally inspect the premises which may have become so unsafe, unhealthy, and dilapidated as to justify a determination by the City Council that a resolution to raze and remove this structure is warranted. This may be the only permanent solution to the continuing nuisance problem.

One remedy the Court can provide in these situations is a permanent injunction, preventing the property owners from allowing occupancy of the property in its unsafe condition. The Fire Department’s observations have revealed that such an order is necessary to protect the occupants of the house, and the history of criminal behavior on the property has revealed that the order is necessary to protect the community at large.

The City Attorney's Office has coordinated with the Fire Department, the Police Department, and the Prosecutor's Office to gather information relating to the criminal infractions on the property, the repeated code violations, and the threats posed to the public. It now believes it has sufficient evidence to proceed with a nuisance lawsuit.

This is an extraordinary case, in which traditional avenues of prosecution have not alleviated the extensive code violations and criminal behavior on this property. The Fire Department's inspection has given us the legal power and solidified the need for immediate action to protect the community and the occupants of the house. For that reason, the City Attorney's Office requests that the City Council resolve to declare the property a public nuisance and authorize the City Attorney's Office to initiate a lawsuit against the property owners, Richard Tiffany and Gladys Tiffany, to abate the public nuisance and protect our citizens.

Photos of Property Exterior (May 2023 to Present)











Fire Department Report

#2024-00009469

September 15, 2024

A	FDID 72600	State AR	Incident Date 09/15/2024	Station t 1	Incident Number 2024-00009469	Exposure 000	☐ Delete ☐ Change	NFIRS - 1 BASIC
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B	Location Type ☐	☐ Check this box to indicate that the address for this incident is provided on the Wildland Fire Module in Section B, "Alternative Location Specification." Use only for wildland fires.		Census Tract 9490		
	☒ Street address ☐ Intersection ☐ In front of ☐ Rear of ☐ Adjacent to ☐ Directions ☐ US National Grid	887 Number/Milepost	S Prefix	LT COL LEROY POND Street or Highway	AVE Street Type	 Suffix
		 Apt./Suite/Room	FAYETTEVILLE City	AR State	72701 ZIP Code	 -
	 Cross Street, Directions or National Grid, as applicable					

C IncidentType ☐ 111 111 Building fire Incident Type	E1 Dates and Times ☐ Midnight is 0000 <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Month</th> <th>Day</th> <th>Year</th> <th>Hour/Min</th> </tr> <tr> <td> 09 </td> <td> 15 </td> <td> 2024 </td> <td> 1036 </td> </tr> </table> Check boxes if dates are the same as Alarm Date. Alarm ☒ ARRIVAL required, unless canceled or did not arrive 09 15 2024 1039 Controlled ☐ CONTROLLED optional, except for wildland fires Last Unit Cleared ☒ LAST UNIT CLEARED, required except for wildland fires 09 15 2024 1243	Month	Day	Year	Hour/Min	09	15	2024	1036	E2 Shifts and Alarms ☐ Local option <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td> </td> <td> 1 </td> <td> 196 </td> </tr> <tr> <td>Shift or Platoon</td> <td>Alarms</td> <td>District</td> </tr> </table>		1	196	Shift or Platoon	Alarms	District
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Shift or Platoon	Alarms	District														
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Special Study ID#	Special Study Value															

F Actions Taken ☐ 81 Incident command Primary Action Taken (1) 11 Extinguishment by fire p Additional Action Taken (2) Additional Action Taken (3)	G1 Resources ☐ ☒ Check this box and skip this block if an Apparatus or Personnel Module is used. <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th></th> <th>Apparatus</th> <th>Personnel</th> </tr> <tr> <td>Suppression</td> <td> 5 </td> <td> 15 </td> </tr> <tr> <td>EMS</td> <td> 0 </td> <td> 0 </td> </tr> <tr> <td>Other</td> <td> 4 </td> <td> 6 </td> </tr> </table> ☐ Check box if resource counts include aid received resources.		Apparatus	Personnel	Suppression	5	15	EMS	0	0	Other	4	6	G2 Estimated Dollar Losses and Values ☐ <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>LOSSES:</th> <th>Required for all fires if known. Optional for non-fires.</th> <th>None</th> </tr> <tr> <td>Property</td> <td>\$ 5,000 </td> <td>☐</td> </tr> <tr> <td>Contents</td> <td>\$ 1,000 </td> <td>☐</td> </tr> <tr> <td colspan="3">PRE-INCIDENT VALUE: Optional</td> </tr> <tr> <td>Property</td> <td>\$ 261,250 </td> <td>☐</td> </tr> <tr> <td>Contents</td> <td>\$ 20,000 </td> <td>☐</td> </tr> </table>	LOSSES:	Required for all fires if known. Optional for non-fires.	None	Property	\$ 5,000	☐	Contents	\$ 1,000	☐	PRE-INCIDENT VALUE: Optional			Property	\$ 261,250	☐	Contents	\$ 20,000	☐
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Completed Modules ☒ Fire-2 ☒ Structure Fire-3 ☐ Civilian Fire Cas.-4 ☐ Fire Service Cas.-5 ☐ EMS-6 ☐ HazMat-7 ☐ Wildland Fire-8 ☒ Apparatus-9 ☐ Personnel-10 ☐ Arson-11	H1 Casualties ☐ ☒ None <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th></th> <th>Deaths</th> <th>Injuries</th> </tr> <tr> <td>Fire Service</td> <td> 0 </td> <td> 0 </td> </tr> <tr> <td>Civilian</td> <td> 0 </td> <td> 0 </td> </tr> </table>		Deaths	Injuries	Fire Service	0	0	Civilian	0	0	H3 Hazardous Materials Release ☐ ☒ None <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>1</td><td>☐ Natural gas: slow leak, no evacuation or HazMat actions</td></tr> <tr><td>2</td><td>☐ Propane gas: < 21 - lb tank (as in home BBQ grill)</td></tr> <tr><td>3</td><td>☐ Gasoline: vehicle fuel tank or portable container</td></tr> <tr><td>4</td><td>☐ Kerosene: fuel burning equipment or portable storage</td></tr> <tr><td>5</td><td>☐ Diesel fuel/fuel oil: vehicle fuel tank or portable storage</td></tr> <tr><td>6</td><td>☐ Household solvents: home/office spill, cleanup only</td></tr> <tr><td>7</td><td>☐ Motor oil: from engine or portable container</td></tr> <tr><td>8</td><td>☐ Paint: from paint cans totaling < 55 gallons</td></tr> <tr><td>0</td><td>☐ Other: special HazMat action required or spill > 55 gal</td></tr> </table> (Please complete the HazMat form.)	1	☐ Natural gas: slow leak, no evacuation or HazMat actions	2	☐ Propane gas: < 21 - lb tank (as in home BBQ grill)	3	☐ Gasoline: vehicle fuel tank or portable container	4	☐ Kerosene: fuel burning equipment or portable storage	5	☐ Diesel fuel/fuel oil: vehicle fuel tank or portable storage	6	☐ Household solvents: home/office spill, cleanup only	7	☐ Motor oil: from engine or portable container	8	☐ Paint: from paint cans totaling < 55 gallons	0	☐ Other: special HazMat action required or spill > 55 gal	Mixed Use Property ☐ ☒ Not mixed <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>10</td><td>☐ Assembly use</td></tr> <tr><td>20</td><td>☐ Education use</td></tr> <tr><td>30</td><td>☐ Medical use</td></tr> <tr><td>40</td><td>☐ Residential use</td></tr> <tr><td>51</td><td>☐ Row of stores</td></tr> <tr><td>53</td><td>☐ Enclosed mall</td></tr> <tr><td>58</td><td>☐ Business & residential</td></tr> <tr><td>59</td><td>☐ Office use</td></tr> <tr><td>60</td><td>☐ Industrial use</td></tr> <tr><td>63</td><td>☐ Military use</td></tr> <tr><td>65</td><td>☐ Farm use</td></tr> <tr><td>00</td><td>☐ Other mixed use</td></tr> </table>	10	☐ Assembly use	20	☐ Education use	30	☐ Medical use	40	☐ Residential use	51	☐ Row of stores	53	☐ Enclosed mall	58	☐ Business & residential	59	☐ Office use	60	☐ Industrial use	63	☐ Military use	65	☐ Farm use	00	☐ Other mixed use
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J Property Use ☐ ☒ None Structures 131 ☐ Church, place of worship 161 ☐ Restaurant or cafeteria 162 ☐ Bar/tavern or nightclub 213 ☐ Elementary school, kindergarten 215 ☐ High school, junior high 241 ☐ College, adult education 311 ☐ Nursing home 331 ☐ Hospital	341 ☐ Clinic, clinic-type infirmary 342 ☐ Doctor/dentist office 361 ☐ Prison or jail, not juvenile 419 ☐ 1-or 2-family dwelling 429 ☒ Multifamily dwelling 439 ☐ Rooming/boarding house 449 ☐ Commercial hotel or motel 459 ☐ Residential, board and care 464 ☐ Dormitory/barracks 519 ☐ Food and beverage sales	539 ☐ Household goods, sales, repairs 571 ☐ Gas or service station 579 ☐ Motor vehicle/boat sales/repairs 599 ☐ Business office 615 ☐ Electric-generation plant 629 ☐ Laboratory/science laboratory 700 ☐ Manufacturing plant 819 ☐ Livestock/poultry storage (barn) 882 ☐ Non-residential parking garage 891 ☐ Warehouse	
Outside 124 ☐ Playground or park 655 ☐ Crops or orchard 669 ☐ Forest (timberland) 807 ☐ Outdoor storage area 919 ☐ Dump or sanitary landfill 931 ☐ Open land or field	936 ☐ Vacant lot 938 ☐ Graded/cared for plot of land 946 ☐ Lake, river, stream 951 ☐ Railroad right-of-way 960 ☐ Other street 961 ☐ Highway/divided highway 962 ☐ Residential street/driveway	Look up and enter a Property Use code and description only if you have NOT checked a Property Use box. Property Use Description Code	

A	72600	AR	MM 09	DD 15	YYYY 2024	t 1	2024-00009469	000	☐ Delete ☐ Change	NFIRS - 1 BASIC
	FDID	State	Incident Date		Station	Incident Number	Exposure			

K2	Owner	☐ Same as person involved? Then check this box and skip the rest of this block.							
	Local Option	Business Name (if applicable)					Area Code	Phone Number	
☐ Check this box if same address as incident Location (Section B). then skip the three duplicate address lines. 									
	Mr., Ms., Mrs.		First Name		MI	Last Name		Suffix	
	Number		Prefix	Street or Highway		Street Type		Suffix	
	Post Office Box		Apt./Suite/Room		City				
State		ZIP Code		-					

M	Authorization								
		3649		FD - Driver/0	FD - Driver/0				
Check box if same as Officer in charge. ⇒ ☒	Officer in charge ID		Signature	Carl Braach	Position or rank	Assignment	Month	Day	Year
Member making report ID		Signature	Carl Braach	Position or rank	Assignment	Month	Day	Year	

A	72600	AR	MM 09	DD 15	YYYY 2024	t 1	2024-00009469	000	☐ Delete ☐ Change	NFIRS - 1 BASIC
	FDID	State	Incident Date		Station	Incident Number	Exposure			

L	Remarks									

Incident number: 2024-00009469

E9, R1, L6, L7, E1, C201, C200, B2, B1 responded to 887 S LT COL LEROY POND AVE, FAYETTEVILLE on Sep 15 2024 10:36AM for a 111 Building fire call for service.

Building Description: 429 Multifamily dwelling 1 Enclosed building 6 Vacant and unsecured

Conditions found on arrival: Fire in the 40 Storage area, other

Actions taken by E9, R1, L6, L7, E1, C201, C200, B2, B1: 10 Fire control or extinguishment, other, 81 Incident command

L7 was dispatched to a report of a shed on fire. En route, L7 could see a heavy dark gray smoke column. On arrival, L7 found a storage shed type building approximately 10 feet distance from the back side of a 2 story multi family dwelling. The shed was approximately 12 feet wide by 20 feet deep. The building was made of common wood frame and siding with a sheet metal roof. L7 stretched a 250 foot hand line around the south side of the residence and began extinguishing the fire from the outside, spraying water on outside structural members and through the open doorway. There was visible flames throughout the interior and exterior of the building with heavy smoke above. Occupants of the residence advised it was unoccupied and only used as a storage building. L7 continued spraying water on all sides of the building, removing exterior siding to reach the seat of the fire from the outside. As conditions improved, L7 made entry and completed extinguishment and overhaul from the interior. Inside, L7 found bed frames and mattresses, approximately 3 beds stacked on top of each other, in the center of the building. Other contents were difficult to identify but occupants of the residence stated there were cabinets, personal belongings, and trash waiting to be disposed of being stored inside. Fire was extinguished. Occupants stated that they were alerted of the fire by another resident who was seen throwing a five gallon bucket of water onto the fire and attempting to remove belongings but was unable to enter due to fire conditions. The female throwing the water then left the scene prior to fire department arrival. L7 used approximately 800 gallons of water to fully extinguish all fire and hot spots. L7 checked with a thermal imager to ensure there was no fire spread to the main residence. L7 also investigated the interior of the residence to confirm there was no smoke inside. The main residence showed signs of beyond normal occupancy, such as improvised blanket walls creating small "rooms" on the front porch and living room on the first floor. Multiple barricades were visible and L7 was made aware of an unfriendly dog before entering through one of the barriers. It is L7 Officers opinion that the occupancy and general condition of the home are extremely dangerous for occupants and fire fighters in the case of a fire. Fire marshals arrived on scene and began investigation. L7 cleaned and returned hose onto the truck and refilled water from a hydrant across the street. L7 returned to service.

Officer in Charge: Braach

Officer Completing Report: Braach

A	72600 FDID	AR State	09 MM	15 DD	2024 YYYY	1 t Station	2024-00009469 Incident Number	000 Exposure	☐ Delete ☐ Change	NFIRS - 2 FIRE
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B Property Details**B1** ☒ Not Residential

Estimated number of residential living units in building of origin whether or not all units became involved

B2 ☐ Buildings not involved

Number of buildings involved

B3 ☒ None

Acres burned (outside fires)

☐ Less than one acre**C On-Site Materials or Products**☐ None

Complete if there were any significant amounts of commercial, industrial, energy, or agricultural products or materials on the property, whether or not they became involved

Enter up to three codes.
Check one box for each code entered.

On-site material (1)

On-site material (2)

On-site material (3)

On-Site Materials Storage Use

- 1 ☐ Bulk storage or warehousing
 2 ☐ Processing or manufacturing
 3 ☐ Packaged goods for sale
 4 ☐ Repair or service
 U ☐ Undetermined

- 1 ☐ Bulk storage or warehousing
 2 ☐ Processing or manufacturing
 3 ☐ Packaged goods for sale
 4 ☐ Repair or service
 U ☐ Undetermined

- 1 ☐ Bulk storage or warehousing
 2 ☐ Processing or manufacturing
 3 ☐ Packaged goods for sale
 4 ☐ Repair or service
 U ☐ Undetermined

D Ignition**D1**

Area of fire origin

D2

Heat source

D3

Item first ignited

1

☐

Check box if fire spread was confined to object of origin.

D4

Type of material first ignited

Required only if item first ignited code is 00 or <70

E1 Cause of Ignition☐ Check box if this is an exposure report.

- 1 ☐ Intentional
 2 ☐ Unintentional
 3 ☐ Failure of equipment or heat source
 4 ☐ Act of nature
 5 ☒ Cause under investigation
 U ☐ Cause undetermined after investigation

☐ Skip to Section G**E2 Factors Contributing to Ignition**☐ None

Factor contributing to ignition (1)

Factor contributing to ignition (2)

E3 Human Factors Contributing to Ignition

Check all applicable boxes

☒ None

- 1 ☐ Asleep
 2 ☐ Possibly impaired by alcohol or drugs
 3 ☐ Unattended person
 4 ☐ Possibly mentally disabled
 5 ☐ Physically disabled
 6 ☐ Multiple persons involved

7 ☐ Age was a factor

Estimated age of person involved

1 ☐ Male 2 ☐ Female**F1 Equipment Involved in Ignition**☒ None ☐ If equipment was not involved, skip to Section G

Equipment Involved

Brand Model Serial # Year **F2 Equipment Power Source**

Equipment Power Source

F3 Equipment Portability

- 1 ☐ Portable
 2 ☐ Stationary

Portable equipment normally can be moved by one or two persons, is designed to be used in multiple locations, and requires no tools to install.

G Fire Suppression Factors☐ None

Enter up to three codes.

Fire suppression factor (1)

Fire suppression factor (2)

Fire suppression factor (3)

H1 Mobile Property Involved☐ None

- 1 ☐ Not involved in ignition, but burned
 2 ☐ Involved in ignition, but did not burn
 3 ☐ Involved in ignition and burned

H2 Mobile Property Type and Make

Mobile property type

Mobile property make

Mobile property model

Year

License Plate Number

State

VIN

Local Use☐ Pre-Fire Plan Available

Some of the information presented in this report may be based upon reports from other agencies:

- ☐ Arson report attached
☐ Police report attached
☐ Coroner report attached
☐ Other reports attached

Structure fire? Please be sure to complete the Structure Fire form (NFIRS-3).

I1 Structure Type ★

If fire was in an enclosed building or a portable/mobile structure, complete the rest of this form.

- 1 ☒ Enclosed building
 2 ☐ Portable/mobile structure
 3 ☐ Open structure
 4 ☐ Air-supported structure
 5 ☐ Tent
 6 ☐ Open platform (e.g., piers)
 7 ☐ Underground structure (work areas)
 8 ☐ Connective structure (e.g., fences)
 0 ☐ Other type of structure

I2 Building Status ★

- 1 ☐ Under construction
 2 ☐ In Normal Use
 3 ☐ Idle, not routinely used
 4 ☐ Under major renovation
 5 ☐ Vacant and secured
 6 ☒ Vacant and unsecured
 7 ☐ Being demolished
 0 ☐ Other
 U ☐ Undetermined

I3 Building Height ★

Count the roof as part of the highest story.

Total number of stories at or above grade

Total number of stories below grade

I4 Main Floor Size ★

**NFIRS-3
STRUCTURE
FIRE**

Total square feet

OR

BY

Length in feet

Width in feet

J1 Fire Origin ★

☐ Below grade

Story of fire origin

J2 Fire Spread ★

If fire spread was confined to object of origin, do not check a box (Ref. Block D3, Fire Module.)

- 2 ☐ Confined to room of origin
 3 ☐ Confined to floor of origin
 4 ☒ Confined to building of origin
 5 ☐ Beyond building of origin

J3 Number of Stories Damaged by Flame

Count the roof as part of the highest story.

Number of stories w/minor damage

(1 to 24% flame damage)

Number of stories w/significant damage

(25 to 49% flame damage)

Number of stories w/heavy damage

(50 to 74% flame damage)

Number of stories w/extreme damage

(75 to 100% flame damage)

K Type of Material Contributing Most to Flame Spread

- ☐ Check if no flame spread OR if same as Material First Ignited (Block D4, Fire Module) OR if unable to determine.

→ Skip to Section L

K1

Item contributing most to flame spread

K2

Type of material contributing most to flame spread

Required only if item contributing code is 00 or < 70.

L1 Presence of Detectors ★

(In area of the fire)

- N ☒ None Present
 1 ☐ Present
 U ☐ Undetermined

→ Skip to Section M

L3 Detector Power Supply

- 1 ☐ Battery only
 2 ☐ Hardwire only
 3 ☐ Plug-in
 4 ☐ Hardwire with battery
 5 ☐ Plug-in with battery
 6 ☐ Mechanical
 7 ☐ Multiple detectors & power supplies
 0 ☐ Other
 U ☐ Undetermined

L5 Detector Effectiveness

Required if detector operated.

- 1 ☐ Alerted occupants, occupants responded
 2 ☐ Alerted occupants, occupants failed to respond
 3 ☐ There were no occupants
 4 ☐ Failed to alert occupants
 U ☐ Undetermined

L2 Detector Type

- 1 ☐ Smoke
 2 ☐ Heat
 3 ☐ Combination smoke and heat
 4 ☐ Sprinkler, water flow detection
 5 ☐ More than one type present
 0 ☐ Other
 U ☐ Undetermined

L4 Detector Operation

- 1 ☐ Fire too small to activate
 2 ☐ → Complete Block L5
 3 ☐ → Complete Block L6
 U ☐ Undetermined

L6 Detector Failure Reason

Required if detector failed to operated.

- 1 ☐ Power failure, shutdown, or disconnect
 2 ☐ Improper installation or placement
 3 ☐ Defective
 4 ☐ Lack of maintenance, includes not cleaning
 5 ☐ Battery missing or disconnected
 6 ☐ Battery discharged or dead
 7 ☐ Other
 U ☐ Undetermined

M1 Presence of Automatic Extinguishing System ★

- N ☒ None Present
 1 ☐ Present
 2 ☐ Partial System Present
 U ☐ Undetermined

→ Complete rest of Section M

M2 Type of Automatic Extinguishing System

Required if fire was within designed range of AES

- 1 ☐ Wet-pipe
 2 ☐ Dry-pipe sprinkler
 3 ☐ Other sprinkler system
 4 ☐ Dry chemical system
 5 ☐ Foam system
 6 ☐ Halogen-type system
 7 ☐ Carbon dioxide (CO2) system
 0 ☐ Other special hazard system
 U ☐ Undetermined

M3 Operation of Automatic Extinguishing System

Required if fire was within designed range

- 1 ☐ Operated/effective (go to M4)
 2 ☐ Operated/not effective (go to M4)
 3 ☐ Fire too small to activate
 4 ☐ Failed to operate (go to M5)
 0 ☐ Other
 U ☐ Undetermined

M4 Number of Sprinkler Heads Operating

Required if system operated

Number of sprinkler heads operating

M5 Reason for Automatic Extinguishing System Failure

Required if system failed or not effective

- 1 ☐ System shut off
 2 ☐ Not enough agent discharged
 3 ☐ Agent discharged but did not reach fire
 4 ☐ Wrong type of system
 5 ☐ Fire not in area protected
 6 ☐ System components damaged
 7 ☐ Lack of maintenance
 8 ☐ Manual intervention
 0 ☐ Other
 U ☐ Undetermined

A	FDID	State	Incident Date	Station	Incident Number	Exposure	Delete	Change	NFIRS - 9 APPARATUS OR RESOURCES
	72600	AR	MM 09 DD 15 YYYY 2024	t 1	2024-00009469	000			

B Apparatus or Resources Use codes listed below	Dates and Times Check if same date as Alarm date on the Basic Module (Block E1) ↓ Month Day Year Hour / Min	Sent	Number of People	Apparatus Use Check ONE box for each apparatus to indicate its main use at this incident	Actions Taken List up to 4 actions for each apparatus
1 ID B1 ★ Type 92	Dispatch ☒ 09 15 2024 1037 Arrival ☒ 09 15 2024 1049 Clear ☒ 09 15 2024 1141	☒	02	☐ Suppression ☐ EMS ☒ Other	81
2 ID B2 ★ Type 92	Dispatch ☒ 09 15 2024 1036 Arrival ☐ Clear ☒ 09 15 2024 1038	☒	02	☐ Suppression ☐ EMS ☒ Other	93
3 ID C200 ★ Type 60	Dispatch ☒ 09 15 2024 1115 Arrival ☒ 09 15 2024 1134 Clear ☒ 09 15 2024 1243	☒	01	☐ Suppression ☐ EMS ☒ Other	86
4 ID C201 ★ Type 60	Dispatch ☒ 09 15 2024 1113 Arrival ☒ 09 15 2024 1141 Clear ☒ 09 15 2024 1243	☒	01	☐ Suppression ☐ EMS ☒ Other	86
5 ID E1 ★ Type 11	Dispatch ☒ 09 15 2024 1036 Arrival ☒ 09 15 2024 1040 Clear ☒ 09 15 2024 1104	☒	03	☒ Suppression ☐ EMS ☐ Other	76 73
6 ID E9 ★ Type 11	Dispatch ☒ 09 15 2024 1036 Arrival ☒ 09 15 2024 1040 Clear ☒ 09 15 2024 1102	☒	03	☒ Suppression ☐ EMS ☐ Other	73
7 ID L6 ★ Type 12	Dispatch ☒ 09 15 2024 1036 Arrival ☒ 09 15 2024 1040 Clear ☒ 09 15 2024 1104	☒	03	☒ Suppression ☐ EMS ☐ Other	73
8 ID L7 ★ Type 12	Dispatch ☒ 09 15 2024 1036 Arrival ☒ 09 15 2024 1039 Clear ☒ 09 15 2024 1207	☒	03	☒ Suppression ☐ EMS ☐ Other	81 11
9 ID R1 ★ Type 71	Dispatch ☒ 09 15 2024 1036 Arrival ☒ 09 15 2024 1039 Clear ☒ 09 15 2024 1131	☒	03	☒ Suppression ☐ EMS ☐ Other	81 21 12

Apparatus or Resource Type

Ground Fire Suppression

- 11 Engine
- 12 Truck or aerial
- 13 Quint
- 14 Tanker and pumper combination
- 16 Brush truck
- 17 ARFF (aircraft rescue and firefighting)
- 10 Ground fire suppression, other

Heavy Ground Equipment

- 21 Dozer or plow
- 22 Tractor
- 24 Tanker or tender
- 20 Heavy ground equipment, other

Aircraft

- 41 Aircraft: fixed-wing tanker
- 42 Helitanker
- 43 Helicopter
- 40 Aircraft, other

Marine Equipment

- 51 Fire boat with pump
- 52 Boat, no pump
- 53 Marine equipment, other

Support Equipment

- 61 Breathing apparatus support
- 62 Light and air unit
- 60 Support apparatus, other

Medical and Rescue

- 71 Rescue unit
- 72 Urban search and rescue unit
- 73 High-angle rescue unit
- 75 BLS unit
- 76 ALS unit
- 70 Medical and rescue unit, other

Other

- 91 Mobile command post
- 92 Chief officer car
- 93 HazMat unit
- 94 Type I hand crew
- 95 Type II hand crew
- 99 Privately owned vehicle
- 00 Other apparatus / resources

More
Apparatus?
Use additional

NN None
UU Undetermined

A	FDID 72600	State AR	Incident Date 09 15 2024	Station t 1	Incident Number 2024-00009469	Exposure 000	☐ Delete ☐ Change	NFIRS - 10 PERSONNEL
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B Apparatus or Resources Use codes listed below	Dates and Times Check if same date as Alarm date on the Basic Module (Block E1) ↓ Month Day Year Hour / Min	Sent	Number of People	Apparatus Use Check ONE box for each apparatus to indicate its main use at this incident	Actions Taken List up to 4 actions for each apparatus
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1 ID B1 ☆ Type 92	Dispatch ☒ 09 15 2024 1037 Arrival ☒ 09 15 2024 1049 Clear ☒ 09 15 2024 1141	☒	02	☐ Suppression ☐ EMS ☒ Other	81 		
Personnel ID ☆	Name	Rank or Grade	Attend ☒	Action Taken	Action Taken	Action Taken	Action Taken
2217	Wes R Mabry	FD - Batta	☒				
767	Jimmy R. Vinyard	FD - Safet	☒				

2 ID B2 ☆ Type 92	Dispatch ☒ 09 15 2024 1036 Arrival ☐ Clear ☒ 09 15 2024 1038	☒	02	☐ Suppression ☐ EMS ☒ Other	93 		
Personnel ID ☆	Name	Rank or Grade	Attend ☒	Action Taken	Action Taken	Action Taken	Action Taken
3038	Gregg Zelenko	FD - Fire	☒				
501	Travis Boudrey	FD - Batta	☒				

3 ID C200 ☆ Type 60	Dispatch ☒ 09 15 2024 1115 Arrival ☒ 09 15 2024 1134 Clear ☒ 09 15 2024 1243	☒	01	☐ Suppression ☐ EMS ☒ Other	86 		
Personnel ID ☆	Name	Rank or Grade	Attend ☒	Action Taken	Action Taken	Action Taken	Action Taken
2075	M. Jeremy Ashley	FD - Batta	☒				

4 ID C201 ☆ Type 60	Dispatch ☒ 09 15 2024 1113 Arrival ☒ 09 15 2024 1141 Clear ☒ 09 15 2024 1243	☒	01	☐ Suppression ☐ EMS ☒ Other	86 		
Personnel ID ☆	Name	Rank or Grade	Attend ☒	Action Taken	Action Taken	Action Taken	Action Taken
2772	Jason Hood	FD - Fire	☒				

5 ID E1 ☆ Type 11	Dispatch ☒ 09 15 2024 1036 Arrival ☒ 09 15 2024 1040 Clear ☒ 09 15 2024 1104	☒	03	☒ Suppression ☐ EMS ☐ Other	76 73 		
Personnel ID ☆	Name	Rank or Grade	Attend ☒	Action Taken	Action Taken	Action Taken	Action Taken
5753	JON WALTER STEVENS	FD - Firef	☒				
5363	Chayton Clark Kinzler	FD - Firef	☒				
4324	Kyle Trowbridge	FD - Drive	☒				

6 ID E9 ☆ Type 11	Dispatch ☒ 09 15 2024 1036 Arrival ☒ 09 15 2024 1040 Clear ☒ 09 15 2024 1102	☒	03	☒ Suppression ☐ EMS ☐ Other	73
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Personnel ID ☆	Name	Rank or Grade	Attend ☒	Action Taken	Action Taken	Action Taken	Action Taken
5758	TYLER DUNAVIN	FD - Firef	☒				
2375	Jason Michael Morgan	FD - Drive	☒				
3931	Joshua C Harrison	FD - Fire	☒				

7 ID L6 ☆ Type 12	Dispatch ☒ Arrival ☒ Clear ☒	09 15 2024 1036	09 15 2024 1040	09 15 2024 1104	☒	03	☒ Suppression ☐ EMS ☐ Other	73
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Personnel ID ☆	Name	Rank or Grade	Attend ☒	Action Taken	Action Taken	Action Taken	Action Taken
5164	Jacob R Waymack	FD - Firef	☒				
4548	David Ingram	FD - Drive	☒				
2902	Matt Daniels	FD - Fire	☒				

8 ID L7 ☆ Type 12	Dispatch ☒ Arrival ☒ Clear ☒	09 15 2024 1036	09 15 2024 1039	09 15 2024 1207	☒	03	☒ Suppression ☐ EMS ☐ Other	81 11
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Personnel ID ☆	Name	Rank or Grade	Attend ☒	Action Taken	Action Taken	Action Taken	Action Taken
5356	Matthew Dylan Carter	FD - Firef	☒				
5099	Landon T Hutchens	FD - Drive	☒				
3649	Carl R. Braach	FD - Drive	☒				

9 ID R1 ☆ Type 71	Dispatch ☒ Arrival ☒ Clear ☒	09 15 2024 1036	09 15 2024 1039	09 15 2024 1131	☒	03	☒ Suppression ☐ EMS ☐ Other	81 21
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Personnel ID ☆	Name	Rank or Grade	Attend ☒	Action Taken	Action Taken	Action Taken	Action Taken
4323	Bryce C. Owsley	FD - Drive	☒				
4233	Martin Striefler	FD - Firef	☒				
2919	Tony Gage	FD - Fire	☒				

CAD Narrative

09/15/2024 : 12:19:25 mkurtz Narrative: ALL OPS MOVED TO A.
09/15/2024 : 11:41:31 mkurtz Narrative: L7 HAS COMMAND.
09/15/2024 : 11:31:14 babram Narrative: Assisted FD by blocking a water line.
09/15/2024 : 11:16:12 mkurtz Narrative: C201 REQ NOTIFICATION PAGE TO FIRE MARSHAL GROUP.
09/15/2024 : 10:59:07 mkurtz Narrative: HOLDING SCENE WITH L7, R1, B1. ALL OTHER UNITS RETURNING TO SERVICE WHEN READY.
09/15/2024 : 10:54:01 bwhite Narrative: RICHARD TIFFANY - 479-595-8410
09/15/2024 : 10:53:54 bwhite Narrative: ATTEMPTED REP CONTACT X2, WENT STRAIGHT TO VM
09/15/2024 : 10:51:54 mkurtz Narrative: B1 REQ FIRE MARSHAL. PAGE SENT.
09/15/2024 : 10:46:15 mkurtz Narrative: FIRE OUT.
09/15/2024 : 10:45:30 mkurtz Narrative: FIRE ATTACK AT 1/4 TANK.
09/15/2024 : 10:44:03 mkurtz Narrative: FIRE ADMIN PAGE SENT.
09/15/2024 : 10:43:14 mkurtz Narrative: B1 ASSUMING COMMAND.
09/15/2024 : 10:42:36 mkurtz Narrative: L7 R1 FIRE ATTACK. L6 E9 EVAC, E1 WATER SUPPLY.
09/15/2024 : 10:41:30 mkurtz Narrative: WATER ON FIRE PER R1.
09/15/2024 : 10:41:23 mkurtz Narrative: CALLER POSB SAID ANDREW RIDER OR WRITER STARTED IT BUT SHE DID NOT STAY ON THE LINE TO CLARIFY.
09/15/2024 : 10:40:06 mkurtz Narrative: E1 WATER SUPPLY.
09/15/2024 : 10:40:00 twheeler Narrative: 88 RETURNS TO AMBER RAY 12/22/1978
09/15/2024 : 10:39:55 mkurtz Narrative: HEAVY SMOKE SHOWING IN BACKYARD.
09/15/2024 : 10:39:20 mkurtz Narrative: R1 HAS COMMAND.
09/15/2024 : 10:38:44 mkurtz Narrative: ADV POSB ARSON.
09/15/2024 : 10:38:40 mkurtz Narrative: CALLER NO LONGER RESPONDING.
09/15/2024 : 10:37:39 bwhite Narrative: CEMS ADV
09/15/2024 : 10:37:15 twheeler Narrative: 367 10-4
09/15/2024 : 10:37:04 twheeler Narrative: Overcast

76°F

24°C

Humidity 74%

Wind Speed NE 8 mph

Barometer 30.06 in (1016.7 mb)

Dewpoint 67°F (19°C)

Visibility 10.00 mi

Heat Index 77°F (25°C)

Last update 15 Sep 9:53 am CDT

09/15/2024 : 10:36:30 mkurtz Narrative: SHED ON FIRE.

E9 Narrative

E9 was dispatched to 887 Lt. Col Leroy Pond Ave for a structure fire. Upon arrival E9 Captain and FF were assigned to assist L6 with the evacuation of the structure being threatened by the fire. The fire was located on the Charlie side of the structure in what appeared to be a shed. There was numerous amounts of trash in the yard and obstacles throughout. Several residents were standing outside of the structure. E9 crew made entry on the Bravo side of the structure in a stairwell. At the bottom of the stairs on the left side of the stairwell was a door with a missing handle. E9 captain informed E9 FF to force the door. While forcing the door the FF noticed the door to be in disrepair being held solely by a deadbolt. Upon forcing the door E9 FF observed multiple rooms and closets that appeared to have been occupied. 2 rooms were located with soiled bedding. The closets appeared to have bedding as well and unknown if anyone was using as an area for sleeping quarters. E9 Captain made his way to the second floor he took notice of the narrow stairwell and spongy steps due to floor being rotten. While on the second floor E9 Captain found multiple bedrooms and bathrooms. Doors were missing and in place were blankets draped in doorways. Trash was found throughout the structure. No occupants were found inside the structure by E9 crew. E9 crew exited the structure and informed L6 Captain of all clear.

E1 Narrative

E1 responded to 887 S LT Col Leroy Pond Ave for a structure fire with L7, R1, B2, E9, and L6 at 10:36am on 9/15/2024. Upon going in route E1 switched to ops channel 30 and noted L7 arriving on scene, taking command and confirming there was a large shed fire in the back of the property near the primary structure. R1 arrived on scene and established command and E1 arrived on scene shortly after. E1 noted a hydrant across the street approximately 30ft from L7 apparatus and noted to command they would have water supply for assignment. FF Stevens and FF Kinzler went to the hydrant and began flushing it and getting it ready for use. Command advised that a hydrant was more than likely not needed and DO Trowbridge and FF Steven were reassigned to RIT in the front yard of the primary structure. Several Occupants of the structure awaited outside in the front yard. DO Hutchens of L7 radioed to notify fire attack that they were at ¼ tank of water. FF Kinzler of E1 then assisted DO Hutchens with shuttling water from E1 tank to L7 to continue firefighting operations. The shed was completely burned and required additional water to extinguish hot spots found by fire attack crews. FF Kinzler then attached to the hydrant and refilled E1 tank water. Fire Attack then called to command noting the fire was out and that crews could be released from the scene. All crews with the exception of L7 and R1 were released by command. E1 crew proceeded to retrieve their equipment use and made their apparatus operational before switching to back to Channel A and returning to service.

E1- DO Trowbridge, FF Kinzler, FF Stevens

L6 Narrative

L6 Narrative

Ladder 6 was assigned to assist E9 with clearing and adjacent structure to the fire structure, Ladder 6 did a walkthrough of the building and found nothing and reported "All clear" to command and was then released from the scene as the fire was out.

Batt 1 Notes

9496

Battalion 1 responded along with Engine 1, Ladder 7, Ladder 6, Rescue 1, and Engine 9 to a report of a building on fire behind the given address. Upon arrival, units reported heavy smoke and observed a small building in the rear of the home on fire. Ladder 7 arrived first, established command, and initiated a fire attack.

When Battalion 1 arrived on scene, I assumed command. Rescue 1 made face-to-face contact with me to relay assignments. Crews reported that water on the fire and that it had been extinguished. Searches of the fire building confirmed that no victims were found. Along with a search of the home zero fire extension was found.

I notified dispatch that the fire was out. Crews also advised that the building had no electricity. Due to the presence of several people in the area upon arrival, I instructed dispatch to contact the on-duty Fire Marshal to respond. The homeowner arrived after the fire was extinguished, and we informed him not to enter the fire-damaged building until the Fire Marshal completed the investigation.

Ladder 7 and Battalion 1 remained on scene until the Fire Marshal arrived, after which the scene was turned over to their team.

Battalion Chief Wes Mabry

Rescue One Narrative

On September 15, 2024 at 10:36, the Fayetteville Fire Department was dispatched to a structure fire at 887 South LT Col Leroy Pond Avenue. Rescue One responded from Walmart Neighborhood Market. Rescue One arrived on-scene with Ladder Seven and assumed Leroy Command. Once we made it to the rear of the property we found an out building (approximately 10 feet by 20 feet) heavily involved. There was no extension into the exposure to the east. Rescue One assisted Ladder Seven with fire attack and search of the out building that was on fire. I had Ladder Six and Engine Nine evacuate the exposure. Engine One was assigned water supply. Battalion One arrived on-scene and assumed Leroy Command. Rescue One assisted Ladder Seven with salvage/overhaul operations. Command advised that Rescue One was no longer needed. Rescue One returned to service.

Captain Tony Gage
Rescue One
C-shift

Crew: Driver/Operator Bryce Owsley
Firefighter Martin Striefler



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council
THRU: Paul Becker, Chief Financial Officer
FROM: Kevin Springer, Budget Director
SUBJECT: **2025 ANNUAL BUDGET AND WORK PROGRAM**

RECOMMENDATION:

Consider the Proposed 2025 Annual Budget & Work Program for adoption at the November 19, 2024 City Council meeting.

BACKGROUND:

Per section 14-58-201 of Arkansas code, on or before December 1 of each year, the mayor of all cities and incorporated towns having the mayor-council form of government shall submit to the governing body of the city or town, for its approval or disapproval, a proposed budget for operation of the city or town from January 1 to December 31 of the forthcoming year.

DISCUSSION:

The Proposed 2025 Annual Budget & Work Program will be distributed to City Council on Friday, November 1, 2024. Listed below is a schedule of hearing dates for the Proposed 2025 Annual Budget & Work Program.

Date	Budget Meeting / Location
Friday, November 8, 2024	Budget Discussion Meeting, Room 219 / Zoom
Tuesday, November 12, 2024	City Council Agenda Session, Room 219 / Zoom
Tuesday, November 19, 2024	City Council Meeting, Room 219 / Zoom
<i>*Additional meetings to be scheduled if needed.</i>	

BUDGET/STAFF IMPACT:

ATTACHMENTS: SRF (#3), 2025 PROPOSED BUDGET AND WORK PROGRAM (#4)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-662

2025 ANNUAL BUDGET AND WORK PROGRAM

A RESOLUTION TO ADOPT THE 2025 ANNUAL BUDGET AND WORK PROGRAM

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby adopts the 2025 Annual Budget and Work Program, a copy of which is attached to this Resolution and made a part hereof.

City of Fayetteville Staff Review Form

2024-662

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Kevin Springer

10/30/2024

BUDGET & INFORMATION MGMT (133)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A RESOLUTION TO ADOPT THE 2025 ANNUAL BUDGET AND WORK PROGRAM

Budget Impact:

Citywide

Citywide

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

2025
Proposed Annual
Budget & Work Program



CITY OF
FAYETTEVILLE
ARKANSAS

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City of Fayetteville, Arkansas

2025 Annual Budget and Work Program

City Council and Other Elected Officials

Bob Stafford	Ward 1, Position 1
D'Andre Jones	Ward 1, Position 2
Sarah Moore	Ward 2, Position 1
Mike Wiederkehr	Ward 2, Position 2
Scott Berna	Ward 3, Position 1
Sarah Bunch	Ward 3, Position 2
Teresa Turk	Ward 4, Position 1
Holly Hertzberg	Ward 4, Position 2
Kit Williams	City Attorney
Kara Paxton	City Clerk / Treasurer
Clinton "Casey" Jones	District Judge

Submitted by

Lioneld Jordan	Mayor
Susan Norton	Chief of Staff
Paul A. Becker	Chief Financial Officer
Michael Reynolds	Police Chief
Brad Hardin	Fire Chief

Prepared by

Kevin Springer	Budget Director
Holly Black	Budget Operations Manager
April Melton	Financial Analyst



CITY OF
FAYETTEVILLE
ARKANSAS

VISION STATEMENT

To keep Fayetteville a vibrant and welcoming city that encourages diversity, creativity, and innovation while providing our citizens the opportunity to thrive.

City of Fayetteville, Arkansas
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November 19, 2024

Members of the City Council and Citizens of Fayetteville:

I am pleased to submit the 2025 Annual Budget and Work Program for the City of Fayetteville. This budget has been prepared in accordance with the Arkansas Statutes and City Ordinances that require the Mayor, under the mayor-council form of government, to submit to the City Council the annual budget for approval. This budget allocates necessary funding for all municipal operations, as well as necessary adjustments to the Capital Improvements Program for 2025. Salary increases in 2025 will be considered in the first quarter of 2025 based on the completion and approval of a salary survey for uniformed personnel. The General Fund budget does, however, include a contingency amount for possible increases for salaries in that fund.

Once again, the current budget was formulated in the context of my primary budget goals considering current economic conditions.

2025 Budgetary Goals

My primary goals for 2025 continue to be:

- *To provide the same or increased levels of service to the citizens as previously delivered*
- *To pay City employees a competitive wage based on salary surveys*
- *To present a budget with necessary program requests and which includes other divisional increases required for personnel needs and inflationary cost increases*
- *To continue to provide services to the citizens in the most efficient and effective manner possible*
- *To fund necessary Capital Improvements as can be afforded*

Financial Environment

Although economic activities were comparably soft during 2024, sales taxes increased modestly compared to 2023, and building permit revenue has remained strong. HMR taxes also showed increases. The General Fund revenues for 2024 are estimated to be under budgeted amounts. We expect revenues to remain steady for 2025. Unemployment for the Fayetteville-Springdale-Rogers area is at 3.0% for July 2024, which compares favorably to the rest of the state and nation.

Conclusion

I believe that this budget is based on realistic revenue and expenditure estimates. This budget continues to provide for the best possible level of services while still providing sufficient reserves to meet a downturn, if experienced.

2024 has continued to be an extremely busy year for the City as many infrastructure projects continued. I am confident that with the Council's support, we will accomplish many additional improvements in 2025. The combined efforts of this Administration and City Council's continued support will allow us to again meet the challenges facing the City of Fayetteville in 2025 and to achieve continued growth into the future.



Lioneld Jordan, Mayor



November 19, 2024

Mayor Lioneld Jordan, Members of the City Council and Citizens of Fayetteville:

The budget being presented is the 2025 operating budget. It does not include re-budgets that represent programs approved and appropriated in prior years which, as of the end of fiscal 2024, remain uncompleted. Re-budgets also include amounts generated by previous bond issues in the Capital Project Funds which remain unspent as of December 31, 2024. Total re-budgets could be up to \$200,000,000. These re-budgets will be presented for addition to the 2025 operating budget early in the first quarter of 2025.

The economy in Fayetteville has provided challenges due to inflationary cost increases and supply chain issues; however, the City has performed well in view of these issues. Estimates for 2024 General Fund revenue show increases over 2023 actuals from sales tax collections, property taxes, franchise fees and building permits. HMR, Parking and Airport revenues also displayed strength, and other funds have continued to perform well. Forecasted 2025 sales taxes are expected to be 3% more than the 2024 estimated amount, and residential and commercial building starts have increased in 2024. It is anticipated that permits for construction will remain steady in 2025. Total General Fund revenues are projected to remain flat compared to 2024 estimates as overall economic conditions for 2025 have the potential to be very volatile. Water and Sewer revenue collections have increased in fiscal 2024 and are expected to increase in 2025 as well. Fuel sales at the Airport are estimated to increase 2.7% in 2024 compared to 2023 and are expected to increase further in 2025 over 2024 estimates. Revenues for 2024 HMR tax collections are estimated to be approximately 2.8% over 2023, and revenues for 2025 are expected to be 2% more than 2024 collections. Franchise fees are currently estimated to increase 4% compared to 2023 and are expected to have a 1% increase in 2025. Most of these increases are expected to be due to inflation.

The 2025 General Fund budget represents a net expenditure increase of approximately \$4 million from the 2024 adopted budget (see page VII for details). Personnel expenses account for the majority of the increase.

2025 ANNUAL BUDGET & WORK PROGRAM EXECUTIVE SUMMARY

This budget is formulated with the Enterprise Funds being budgeted on an accrual basis except for depreciation, which is not included in the budget, and both capital expenditures and bond principal payments, which are included in the expenditure budgets.

Governmental funds are budgeted on the modified accrual basis.

The total budget allocated by expenditure category is displayed in the following table.

Summary of Fund Expenditures by Category (In Dollars)

	Adopted 2024	Proposed 2025	Change In Dollars	2025 % of Total Budget
Category				
Personnel Services	\$ 85,191,863	\$ 90,554,018	\$ 5,362,155	35.5%
Services & Charges	32,479,225	34,991,977	2,512,752	13.8%
WWTP Operations	13,298,046	14,110,846	812,800	5.6%
Purchased Water	13,000,000	16,096,900	3,096,900	6.3%
Internal Charges	9,241,522	10,741,191	1,499,669	4.2%
Fuel	9,034,786	8,059,595	(975,191)	3.2%
Materials & Supplies	7,984,122	8,840,607	856,485	3.5%
Maintenance	6,558,595	7,034,460	475,865	2.8%
Total Operating Expenses	<u>176,788,159</u>	<u>190,429,594</u>	<u>13,641,435</u>	<u>74.9%</u>
Debt Service	38,986,562	38,021,096	(965,466)	15.0%
Capital	23,026,769	21,535,659	(1,491,110)	8.5%
Transfers Out	2,875,510	4,129,651	1,254,141	1.6%
Total Expenses	<u>\$ 241,677,000</u>	<u>\$ 254,116,000</u>	<u>\$ 12,439,000</u>	<u>100.0%</u>

The 2025 Budget is \$254,116,000. This is an increase of 5% when compared to 2024, or approximately \$12.4 million. The largest component of this increase is \$5.36 million in Personnel Services, which is due to salary increases given in 2024 and new personnel added in 2024 and 2025.

The following table indicates the percentage of total budget allocated by funds.

Fund Totals as Percent of Total Operating Budget

Funding Source	Adopted 2024		Proposed 2025		Difference
	Budget	% of Total	Budget	% of Total	
General	\$ 73,353,000	30.3%	\$ 77,360,000	30.5%	\$ 4,007,000
Water & Sewer	55,755,000	23.1%	61,778,000	24.3%	6,023,000
Sales Tax Bond	34,555,000	14.3%	33,077,000	13.0%	(1,478,000)
Recycling & Trash Collections	17,718,000	7.3%	18,728,000	7.4%	1,010,000
Sales Tax Capital Improvements	14,061,000	5.8%	14,037,000	5.5%	(24,000)
Shop	11,275,000	4.7%	12,807,000	5.0%	1,532,000
Street	10,344,000	4.3%	11,862,000	4.7%	1,518,000
Airport	5,516,000	2.3%	5,763,000	2.3%	247,000
Parks Development	5,127,000	2.1%	5,557,000	2.2%	430,000
Library Bonds 2017	2,809,000	1.2%	2,887,000	1.1%	78,000
Parking	2,183,000	0.9%	2,333,000	0.9%	150,000
Community Development Block Grant	1,639,000	0.7%	1,493,000	0.6%	(146,000)
Police Pension	1,470,000	0.6%	1,470,000	0.6%	0
Fire Pension Special	0	0.0%	1,462,000	0.6%	1,462,000
Fire Pension	1,445,000	0.6%	0	0.0%	(1,445,000)
Impact Fee	1,943,000	0.8%	922,000	0.4%	(1,021,000)
Drug Law Enforcement	815,000	0.3%	837,000	0.3%	22,000
HMR Tax Bonds 2014	707,000	0.3%	706,000	0.3%	(1,000)
TIF Bond	527,000	0.2%	606,000	0.2%	79,000
Parking Deck Bonds	384,000	0.2%	381,000	0.1%	(3,000)
Replacement & Disaster Recovery	40,000	0.0%	38,000	0.0%	(2,000)
Residential District Parking	11,000	0.0%	12,000	0.0%	1,000
	<u>\$ 241,677,000</u>	<u>100.0%</u>	<u>\$ 254,116,000</u>	<u>100.0%</u>	<u>\$ 12,439,000</u>

An examination of the overall budget indicates that the General Fund is the largest fund being 30.5% of the total. The Water & Sewer Fund is second at 24.3% of the total. The combination of these funds is 54.8% of the total budget. The Sales Tax Bond Fund (budget to repay outstanding bonds) is 13% of the budget. Thus, the three largest funds represent over two-thirds of the total operating budget for the City.

An important part of this budget document is the City's Financial Policies delineated in pages 4 through 8 which are incorporated as a part of the budget. These policies include the following:

- Revenue Policy
- Expenditure Policy
- Debt Policy
- Reserve Policy
- Investment & Cash Management Policy
- Capital Improvement Policy
- Financial Reporting Policy
- Administrative Procedures to Adjust the Approved Budget

Overview of City's Major Funds:

General Fund is the major operating fund in the Governmental Fund category and is comprised of activities not accounted for specifically in other funds.

The traditional functions of government are included in the General Fund which include the following: general government services (Mayor's Administration, District Court, City Clerk and City Attorney), fire, police, finance, facilities management, animal services, telecommunications, parks and recreation, media services, library funding, engineering, planning, building safety, and information technology.

General Fund Revenue:

The General Fund revenue budget was based on the following assumptions:

- County Sales Tax is projected to increase at a rate of 3% over 2024 final estimates.
- City Sales Tax is projected to increase at a rate of 3% over 2024 final estimates.
- Property Taxes are projected to increase 10% over 2024 estimates based on current assessed valuation forecasted.
- Franchise Fees are projected to be 1% more than estimated collections for 2024.
- The All Other Revenues category is projected to decrease 28% compared to 2024 estimated collections. This is mainly due to grant revenue not being budgeted until the grant is awarded, which is normally mid-year.
- The revenue split for City Sales Tax remains at approximately 60% to General Fund operations and 40% to the Sales Tax Capital Fund.

Based on these revenue assumptions, the major revenue sources for the General Fund in 2025 are projected to be as follows:

City's Share of County Sales Tax	\$25.87	million
City Sales Tax	19.85	million
Franchise Fees	7.85	million
Property Tax Millage	6.07	million
Intergovernmental Income	3.76	million
Charges for Services	4.03	million
Licenses & Permits	3.15	million
Fines & Forfeitures	1.12	million
Alcoholic Beverage Taxes	1.27	million
Investment Earnings	1.01	million
Other	0.34	million
Total	\$74.32	million

General Fund Expenditures:

The \$4.2 million increase in the General Fund is due to 2024 salary, pension and insurance increases. Potential salary increases have been estimated and included in salary contingencies in this budget. This will be evaluated in the first quarter of fiscal 2025 based on the results of a salary survey for uniformed personnel. The administration is only requesting 6.60 new positions in this fund for 2025 at an annual cost of \$538,476.

Budgeted payroll expenditures are based on full employment.

The significant changes in General Fund for 2025 compared to 2024 are as follows:

2024 General Fund Budget - Adopted	\$ 73,353,000
Additions:	
Personnel & Personnel Benefits	3,281,680
Software Maintenance/Lease	243,991
Motorpool	224,858
Fayetteville Public Library	178,000
Utilities & Telephone	99,794
Insurance - Vehicles & Property	83,656
Uniforms/Personal Equipment	65,832
Professional/Contract Services	40,820
Outside Agencies	44,071
Travel & Training	19,316
Building & Grounds Maintenance	14,239
	<u>4,296,257</u>
Reductions:	
Transfers	(79,359)
Materials & Supplies	(84,053)
Services & Charges	(39,414)
Equipment Maintenance/Fixed Assets	(86,431)
	<u>(289,257)</u>
2025 General Fund Budget - Proposed	\$ <u>77,360,000</u>

Major budgetary challenges to be considered for General Fund in the future include:

- A consistent long-term method to incorporate annual wage increases in the adopted operation budget based on salary survey indications.
- A continued examination of the City's overall long-term revenue stream to match required maintenance expenditures and for needed capital expansion amounts.
- A plan to meet cost escalations caused by inflation if it continues to increase at rates higher than traditional norms.

The **Street Fund** is primarily financed by turnback revenues received from the State of Arkansas and turnback monies received from the County Road Millage Tax. State turnback is received from a half-cent sales tax levied by the State for State highways and bridges. State turnback also comes from motor fuel taxes collected by the State and returned to the City on a per capita basis. These monies are utilized to maintain and repair City streets, rights-of-way, drainage, traffic control and maintenance, and City owned sidewalks. Amounts are also allocated for public transit to Razorback and Ozark Transit systems from this fund.

State turnback, including the half cent transportation tax passed by statewide referendum, is projected at approximately \$7.7 million for 2025. The City also receives 80% of the road millage levied by the Quorum Court on real and personal property located within the City. This should generate approximately \$1.8 million. Administration is requesting 5.0 new positions in this fund for 2025.

The **Parking Fund** has been established to account for the revenue and expenses associated with the paid parking program. A revenue bond issue for the construction of a parking facility was issued in December of 2012. In addition to operating expenses, net revenue from this fund is pledged for payment of that bond issue. Revenues are being projected to remain flat compared to 2024 estimated collections.

The **Parks Development Fund** accounts for the revenue and expenditures of the Parks HMR tax approved by the voters in 1995 as modified by the 2010 referendum. The \$5.5 million in planned expenditures for 2025 includes \$1 million in capital improvements. The fund will have a balanced budget for 2025.

The **Impact Fee Fund** accounts for the revenues and expenditures related to the collection of water, wastewater, police, and fire impact fees. The collection of these fees is expected to be flat compared to 2024 estimated collections. These fees can only be used to address capital needs resulting from increased development.

The **Sales Tax Capital Improvements Fund** accounts for the revenue and expenditures of the City's sales and use taxes which are used for acquisition and improvement projects as well as equipment additions and replacements that are included in the City's five-year capital improvements program as adjusted. A total of 40% of City sales taxes provide the revenue base of this fund.

The **Water & Sewer Fund** accounts for the revenue sources as well as the operation and maintenance expenses of the City's water and sewer system. This includes water purchases from Beaver Water District, all water and sewer functions, the operation of the wastewater treatment plants, meter and backflow operations, and utilities financial services. The capital expenditure portion of this fund will be \$8.6 million in 2025 as a backlog of capital improvement projects will be addressed in the coming year.

For 2025, the Water & Sewer Fund is projected to have an operating gain of \$1.6 million, excluding depreciation expense and before capital expenditures. The water purchases for 2025 are budgeted at \$16 million, which represents approximately 30.8% of total operating expenditures. The wastewater treatment plant operations represent the second largest expenditure for operations in the fund at \$14.3 million, which represents 27.5% of the total operating expenses. This fund has a \$7.9 million loss for 2025 after capital expenditures and debt service. Administration is requesting 8.0 new positions in this fund for 2025.

The **Recycling & Trash Collection Fund** is responsible for the operation of the City's solid waste collection and disposal, recycling program, and composting program. Revenues for the fund are obtained from fees levied for trash collection, recycling revenue, and container sales or leases. Recycled items also generate revenue for the system. For 2025, the Recycling & Trash Collection Fund is projected to have a gain of \$28,000 before capital expenditures of \$900,000. Administration is requesting 1.0 new position in this fund for 2025.

The **Airport Fund** provides for the operation and maintenance of the City's municipal airport. The Airport Fund's revenue is generated from fuel sales and rents and leases. Major capital improvements have traditionally been funded by state and federal grant programs. For 2025, the Airport Fund is projected to have a balanced budget before depreciation and capital expenditures of \$283,000. Administration is requesting 1.0 new position in this fund for 2025.

The **Shop Fund** is an internal service fund that provides for the acquisition, maintenance, and replacement of equipment and vehicles utilized by the City's operating divisions. The Shop Fund's source of revenue is from charges to other City operating funds based on usage and replacement needs. The Shop Fund has a budgeted surplus of \$6 million for 2025 after capital expenditures of \$2.1 million. This surplus is needed for and restricted to future replacements of vehicles and equipment.

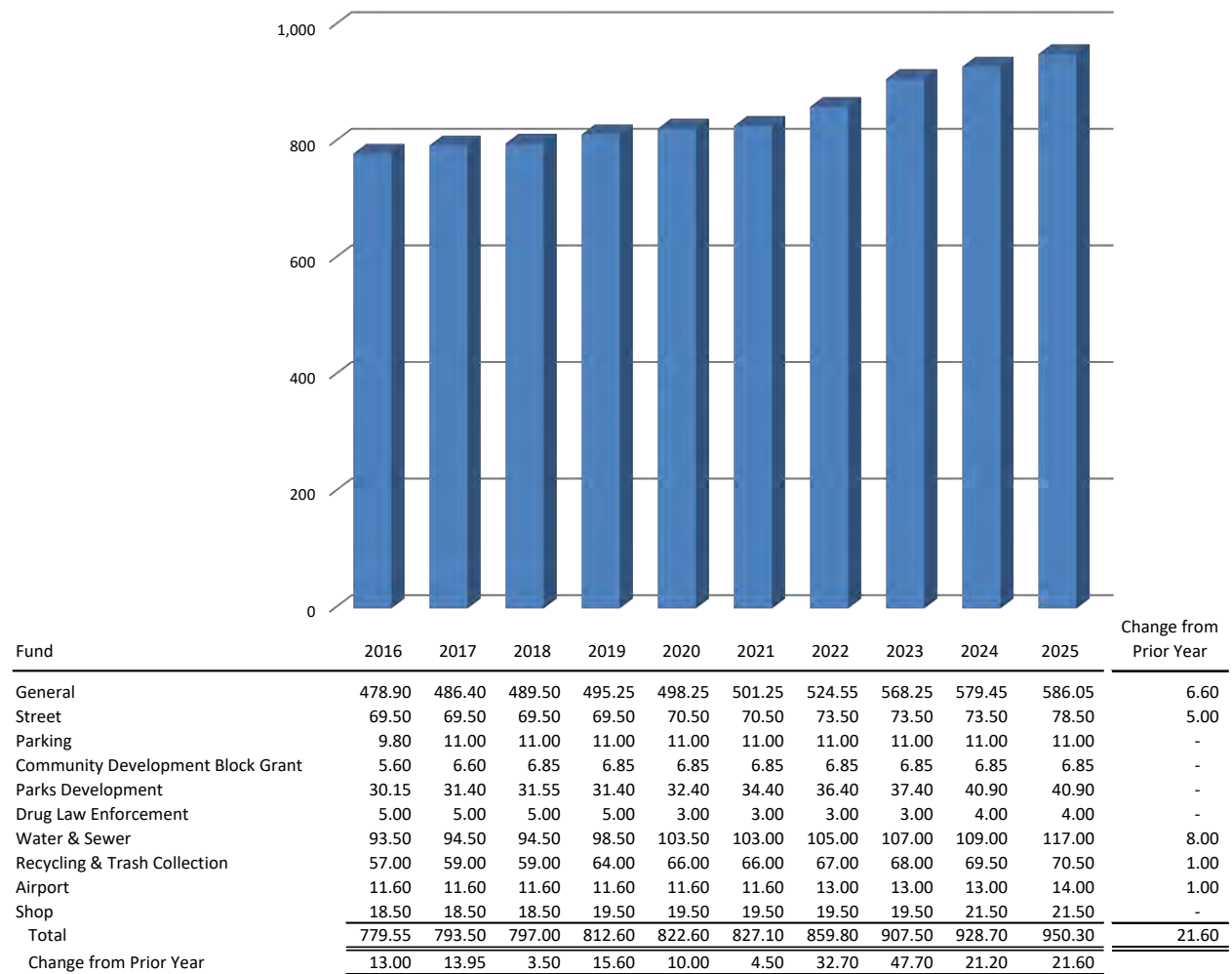
2025 Capital Budget

This plan contains a total of \$31,416,500 for capital projects and capital related expenditures in 2025. A detailed listing of the projects planned for 2025 is included under the Capital and Debt section.

Position Control

During the 2024 fiscal year, 3.0 FTEs were added. For the 2025 budget, 21.60 FTEs are being requested.

Below is a 10 year history of total authorized positions by activity.



CLOSING

The appropriations requested in this budget are the result of a collaborative effort among all City Division Heads, Department Directors, and City Budget Staff members. It is built on the policies, goals, and objectives outlined by the Mayor and City Council. It represents the financial and operational plan for the City of Fayetteville for 2025. The appropriations contained in this budget will provide for quality municipal services that meet the needs of the Citizens of Fayetteville and it is, hereby, submitted by the Mayor to the City Council for consideration and adoption.

Respectfully submitted,

A handwritten signature in blue ink that reads "Paul A. Becker".

Paul A. Becker
Chief Financial Officer

Respectfully submitted,

A handwritten signature in blue ink that reads "Kevin Springer".

Kevin Springer
Budget Director



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Fayetteville
Arkansas**

For the Fiscal Year Beginning

January 01, 2024

Christopher P. Morill

Executive Director



113 West Mountain Street
Fayetteville, AR 72701
(479) 575- 8323

Resolution: xxx-24

File Number: 2024-662

PROPOSED 2025 ANNUAL BUDGET & WORK PROGRAM (RESOLUTION):

A RESOLUTION TO ADOPT THE 2025 ANNUAL BUDGET AND WORK PROGRAM

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE,
ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby adopts the 2025 Annual Budget and Work Program. A copy of the Budget is attached to this Resolution and made a part hereof.

PASSED and APPROVED on

Approved:

Attest:

Lioneld Jordan, Mayor

Kara Paxton, City Clerk Treasurer

FAYETTEVILLE ARKANSAS



Located in one of the **fastest growing** regions in the country, the **City of Fayetteville** is a progressive, business-friendly community at the cultural epicenter of Northwest Arkansas. Fayetteville is home to over **100,000** people, and is the second largest city in Arkansas.

With a median age of 28 years old, the City has attracted millennials and Gen-Xers alike from across the country.

These factors, plus the City's commitment to improving quality of life, make Fayetteville a **prime location** for **retail and accommodation** sector growth.



CITY OF
FAYETTEVILLE
ARKANSAS

Awards and Recognition

- Top 100 Best Places to Live, Livability, 2024
- 10 Best Bike Towns in America, *Outside Magazine*, 2024
- 3rd in US, Most Bike-friendly Businesses, League of American Bicyclists, 2024
- Trendsetter City, Tourism Development/Creative Culture Category, *Arkansas Business*, 2023
- Tree City USA (29 years in a row), Arbor Day Foundation, 2023
- Volunteer Community of the Year, Arkansas Municipal League, 2023
- Bike City Designation (1st US City to receive this honor), Union Cycliste Internationale, 2023



The University of Arkansas

Established in 1871, the University of Arkansas at Fayetteville is the flagship campus of the University of Arkansas system. With **over 33,000 students** enrolled, the university attracts a diverse student population.

The campus has a strong student population stemming from the Dallas/Fort Worth metroplex. Fayetteville has a robust consumer base and is an ideal place for businesses to tap into a young market.



CENTRAL U.S. LOCATION IN A DYNAMIC BUSINESS REGION

Fayetteville's location in NW Arkansas in the heart of the U.S. is home to corporate giants Walmart, Tyson Foods, and J.B. Hunt. Interstate 49 provides an expansive transportation foundation for manufacturing.

#21: BEST PLACES TO LIVE IN THE US

US News and World Report, 2024



58 PARKS

FEATURING MORE THAN 4,200 ACRES OF PARK LAND AND LAKES, & MORE THAN 115 MILES OF PAVED AND NATURAL-SURFACE TRAILS



50.7%

OF FAYETTEVILLE RESIDENTS AGE 25 & OLDER HOLD A **BACHELOR'S DEGREE** OR HIGHER

\$73,364 MSA MEDIAN HOUSEHOLD INCOME



FAYETTEVILLE WAS AWARDED **LEED GOLD CERTIFICATION** BY THE **US GREEN BUILDING COUNCIL** - THE FIRST CITY IN ARKANSAS TO BE DESIGNATED A **LEED FOR CITIES GOLD COMMUNITY**

City of Fayetteville

Community Overview and Statistics

HISTORY

- Fayetteville's earliest recorded history was written by Frank Pierce in about 1819.
- By 1828, several families settled around Fayetteville.
- In 1870, Fayetteville became an incorporated city.
- In 1872, the University of Arkansas opened in Fayetteville.

LOCATION

- Fayetteville is the county seat of Washington County.
- It is 30 miles east of Oklahoma and 50 miles south of Missouri.
- Fayetteville is located near the tallest mountains in the Ozark Mountain Range.
- The City encompasses 56.12 square miles.

POPULATION / SIZE

- Current population estimate: 101,680 (US Census Bureau, July 1, 2023)¹
- Fayetteville is the second largest city in the State of Arkansas.
- Fayetteville's median age is 28.5 years (2022 ACS 5-Year Estimate)²

REGIONAL MSA STATISTICS

- Population: 590,337 (2023)³
- Average Annual Unemployment Rate: 2.8% (June 2024)⁴
- Average annual wages: \$53,810 (2022)⁵
- Median Household income: \$73,364 (2022)⁵
- Poverty Rate: 10.9% (2022)⁵
- Business Establishments: 15,050 (2022)⁵

ECONOMIC OVERVIEW AND QUALITY OF LIFE

Located in one of the fastest growing regions in the country, the City of Fayetteville is the cultural epicenter of Northwest Arkansas. Fayetteville attracts millennials and adults alike from across the country. The quality-of-life Fayetteville offers plays a large role in its ever-growing population base. Northwest Arkansas is home to the headquarters for three of the state's top employers: Walmart, Tyson Foods and J.B. Hunt. The rapid growth of population and businesses is a product of the economic landscape that has produced a thriving business climate for the region.

PARKS, NATURAL RESOURCES AND CULTURAL AFFAIRS

- There are 75 Park properties maintained and 4,226 acres of park land and lakes.
- 116 miles of trails (numbers are rounded):
 - Hard-surface trails – 58 miles
 - Natural trails – 58 miles
- The Outdoor Fayetteville program was named the 2023 Natural Resources Program of the Year by the Arkansas Recreation and Parks Association. This experiential-based program is designed to offer outdoor recreation opportunities to individuals and families who may not have the equipment or experience needed to enjoy the outdoors.

City of Fayetteville

Community Overview and Statistics

INFRASTRUCTURE, TRANSPORTATION, and GROWTH

- Fayetteville is conveniently located for travel north and south by Interstate 49, which connects to Interstate 40 in Ft. Smith to the south and to Highway 412 to the north, which connects to Interstate 44 in Joplin. Both Interstate 40 and Interstate 44 are major east/west interstate highways.
- Fayetteville has an airport used primarily by private owners of airplanes. The City also has an easy commute to NWA Regional Airport, which provides nationwide commercial transportation.
- Through June 30, 2024, the City constructed 3.45 paving miles and 1,182 feet of sidewalk.
- The Utilities Department installed 1,277 new meters from July 2023 to July 2024.
- Through the second quarter of 2024, the City installed or acquired 25 miles of water and sewer pipe.

MEDICAL RESOURCES

- Washington Regional Medical Center
- University of Arkansas for Medical Sciences-Northwest Campus
- Veterans' Health Care System of the Ozarks
- Fayetteville Family Medical Center
- Northwest Health Physicians' Specialty Hospital
- Springwoods Behavioral Health Center
- Vantage Point Behavioral Health Hospital
- Neurosurgery Spine Center
- Encompass Health Rehabilitation Hospital
- Walker Heart Institute
- Willow Creek Women's Hospital

CONCLUSION

The City of Fayetteville is experiencing a vibrant and healthy economic climate, demonstrating steady growth over the past few years in all measurable indicators – from record increases in sales tax, building permits, and population growth to infrastructure development that provides building blocks for the future and sustains and enhances quality of life. Fayetteville is a progressive, business-friendly community and understands that it takes the partnership of the entire community to move its economic engine forward.

2024 ADDITIONAL STATISTICAL DATA

Date of Incorporation – August 23, 1870

Form of Government – Mayor/Council

Area (Sq. Miles) – 56.12

Fire Protection

Stations	9
Uniformed Employees	133
Civilian Employees	7

Police Protection

Station	1
Sworn Full-time Employees	156
Civilian Employees	55

Parks, Natural Resources and Cultural Affairs

Park properties maintained	75
Parks	58
Trails	17
Playgrounds	25
Tennis courts	6
Pickleball courts	8
Basketball goals	22
Baseball fields	18
Softball fields	8
Community centers	1
Swimming pools	1
Soccer fields	15
Volleyball courts	6
Acres: Parks, Natural Area, Trails	4,226
Trails (miles)	115.6
Paved	58.04
Unpaved	57.56

Streets

Surface Type Maintained by City:	
Miles Unpaved	4.3
Miles Paved	424.3

Water

Water Meters	49,575
Miles of Water Pipe	851.36
Beaver Water District Pumping Capacity (Gallons)	140,000,000
Pumping Capacity to Fayetteville (Gallons per Day)	41,000,000
Average Daily Consumption (Gallons)	22,120,000
Fire Hydrants	5,426

Sewer

Miles of Sanitary Sewers	588.04
Average Daily Treatment (Gallons)	14,610,000

Public Education

Elementary School	9
Middle School	3
Jr. High School	2
High School	1
Certified Employees ⁶	752
Registered Students (2023-24) ⁶	10,164

Building Permits

Year	Number	Value (\$)
2012	881	328,676,401
2013	871	192,963,129
2014	1,006	267,935,074
2015	895	318,777,132
2016	1,107	342,983,693
2017	958	254,429,313
2018	914	357,787,294
2019	1,248	405,668,134
2020	1,294	364,449,414
2021	1,557	569,571,262
2022	1,827	595,529,288
2023	1,443	428,601,102

Unemployment Rate (%)

Year	Rate
2014	4.5
2015	3.7
2016	2.9
2017	2.8
2018	2.8
2019	2.6
2020*	4.6
2021	2.9
2022	2.3
2023	2.4
2024 (as of 6/2024)	2.6%

*Unemployment increase due to COVID-19 pandemic

US Census 2023 QuickFacts – General Demographic Characteristics

Population Estimates, July 1, 2023 (V2023). Sources: U.S. Census Bureau, Population Estimates Program (PEP), updated annually. [Fayetteville, AR QuickFacts](#)

Subject	
POPULATION	
Population estimates, July 1 2023 (V2023)	101,680
Population estimates base, Census, April 1, 2020 (V2022)	94,312
AGE AND SEX	
Persons under 5 years, percent	5.3%
Persons under 18 years, percent	17.5%
Persons 65 years and over, percent	9.4%
Female persons, percent	50.0%
POPULATION CHARACTERISTICS	
Veterans	4,541
Foreign born persons, percent, 2016-2020	5.9%
RACE AND HISPANIC ORIGIN (PERCENT)	
White alone	78.5%
Black or African American alone ^A	5.4%
American Indian and Alaska Native alone ^A	0.8%
Asian alone ^A	2.9%
Native Hawaiian and Other Pacific Islander alone ^A	0.2%
Two or More Races	9.2%
Hispanic or Latino ^B	7.6%
White alone, not Hispanic or Latino	76.2%
HOUSING (2018-2022)	
Owner-occupied housing unit rate	40.2%
Median value of owner-occupied housing units	\$291,300
Median gross rent	\$944
FAMILIES AND LIVING ARRANGEMENTS (2018-2022)	
Households	39,763
Persons per house	2.21
Living in same house 1 year ago, percent of persons age 1 year+	74.5%
Language other than English spoken at home, percent of persons age 5 years+	8.0%
EDUCATION (PERCENT)	
High school graduate or higher, 25 years+	95.2%
Bachelor's degree or higher, 25 years+	50.7%

Table Value Notes¹

Methodology differences may exist between data sources, and so estimates from different sources are not comparable.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info ⓘ icon to the left of each row in TABLE view to learn about sampling error.

The vintage year (e.g., V2023) refers to the final year of the series (2020 thru 2023). Different vintage years of estimates are not comparable.

Users should exercise caution when comparing 2018-2022 ACS 5-year estimates to other ACS estimates.

Table Fact Notes

- ^AIncludes persons reporting only one race
- ^BHispanics may be of any race, so also are included in applicable race categories

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.

Citations

¹<https://www.census.gov/quickfacts/fact/table/fayettevillecityarkansas/PST045222>

²<https://data.census.gov/table/ACSST5Y2022.S0101?g=160XX00US0523290>

³<https://fred.stlouisfed.org/series/FASPOP>

⁴https://www.bls.gov/regions/southwest/summary/blsummary_fayetteville_ar_mo.pdf (Updated Aug 1, 2024)

⁵<https://talkbusiness.net/wp-content/uploads/2023/10/NWASOTR2023.pdf>

⁶<https://district.fayar.net/page/annual-report-to-our-patrons>

City of Fayetteville
Management Agenda Based on City Council Strategic Goals

Recommendations from the City Council's Fayetteville Vision 2050 strategic plan guide the City's future policy, actions and operations. The City Management Team aligned major project areas with each of the following goals in development of the 2025 budget. As in previous years, many 2025 goals are a result of the voter-approved \$226 million infrastructure improvement bonds passed in April 2019. The City Management Team has thoughtfully developed the 2025 work plan to deliver the most value, benefit and service to Fayetteville residents and businesses.

Financially Sustainable Government

Revenues have been relatively soft in 2024 compared to budget, however, fiscal year 2024 is estimated to have an increase in sales taxes of approximately 1% for the City and 2.8% for the City's share of County sales taxes. In 2025, sales taxes are expected to have a 3% increase over 2024 collections. Hotel-motel-restaurant (HMR) tax collections are up approximately 2% compared to 2023 through August 2024, and building permits are up 8.8% for the same time period. Revenues in the enterprise funds have shown moderate increases in 2024 when compared to 2023, and we believe this will continue in 2025. Inflationary cost increases and supply chain issues have continued to bring unique challenges to the City. Revenue streams also tend to be volatile, and the short-term economic impact of these conditions remains uncertain.

Salary increases were approved in 2024 and are anticipated in 2025. This budget, therefore, demonstrates the City's commitment to recruit and retain a highly valued and productive work force. A salary survey will be completed for uniformed personnel in early 2025.

Although 2025 may continue to be economically volatile, the City has accumulated sufficient reserves to expand personnel increases necessitated by infrastructure expansion and population growth. The City of Fayetteville will continue to provide efficient and effective services to its residents through good money management.

Economic Vitality: Implementation of the City's new Economic Vitality Master Plan will begin in 2025, following three years of collaboration with Fayetteville residents, non-profit organizations and business owners. The plan outlines a range of goals, strategies and action items focused on three key areas: Small Business Entrepreneurship and Industry; Workforce Development, Employment and Economic Mobility; and Community Development.

Rooted in the plan's foundation of economic equity and inclusion, small business support services will be expanded to include specific programming, consulting and education for historically disadvantaged residents and members of the creative economy. Events and programming centered on small business support, retention and expansion are planned throughout the year.

A childcare-focused needs assessment will be conducted in early 2025, in recognition of stable care networks as critical infrastructure for Fayetteville's economic health.

Economic Vitality staff efforts in 2025 include deploying HUD HOME funding for quality, affordable housing projects. Proactive housing recruitment along 71B also will be a focal point.

City of Fayetteville
Management Agenda Based on City Council Strategic Goals (cont.)

Long Range Planning, Development Review and Permitting: After a record-breaking year, as measured by permit fee collections, Development Services and its constituent divisions anticipate ongoing development pressure in terms of applications, construction and inspections.

2025 will afford staff the opportunity to assess the impacts of sweeping ordinance changes made in previous years to the Unified Development Code. These include a clarification to the appeals process, ensuring fees are collected for projects that impact our Parks system, extending tree preservation standards to projects with potentially outsized canopy impacts and creating a non-discretionary review process to address unforeseen delays at permitting. Development Review's support of Long-Range Planning activities is intended to continue.

In 2025, Long Range Planning is anticipated to increasingly shift from its role from process improvement to plan implementation. This will focus most prominently on a Downtown Master Plan, but also will include elements of the 71B Plan, City Plan 2040 and Fayetteville's Heritage and Historic Preservation Plan. Given the persistence of the challenge, Long Range Planning anticipates continued investigation and data collection on housing needs to support the Administration, Planning Commission, City Council and the Mayor's Housing Crisis Task Force. Community expectations for plan implementation continue to focus on prioritizing goals related to housing production gaps.

In Building Safety, recently approved positions are anticipated to afford the division new opportunities for proactive outreach, public education, reduced review times and faster responses, with its focus remaining on permit review and inspections.

Planning and Development: National and international trends continue pointing to the expansion of Artificial Intelligence, worsening climate change and a persistent lack of housing affordability as some of the biggest challenges currently facing planners and policymakers. By prioritizing infill development and the creation of compact, complete and connected neighborhoods, planners balance development pressure on the region by placing a higher priority on developing the City's center, where infrastructures and services already exist.

Following larger site rezoning initiatives and ordinance changes completed in 2024, planners will continue to focus on housing needs through 2025 by implementing those plans and ordinances adopted by City Council. After reaching an amended cap in short-term rentals in the city, planners anticipate that 2025 may see more in terms of housing development geared toward students, longer-term tenants and university-affiliated needs. Parking standards and other development regulations that impact housing also will rise to prominence, particularly in central areas of the city. Tools such as the infill matrix continue to inform discretionary land use approvals, such as rezonings and conditional use permits.

Communications and Marketing: Increasing awareness and engagement around improvement projects, community events and enrichment opportunities continues to be a focus for Communications and Marketing staff in 2025. A key priority this year will be working with a cross-departmental team to understand and apply changes to the City's website and other digital properties to meet new federal requirements for website accessibility, which takes effect in 2026. Additionally, because of renovations in City Hall and the new City Hall Annex, Media Services staff are working to procure and install audio/video and recording equipment in two new public meeting spaces, as well as in City Council chambers.

City of Fayetteville
Management Agenda Based on City Council Strategic Goals (cont.)

Human Resources: In 2025, Human Resources (HR) will coordinate supervisory/managerial training and development by hosting two sessions of Leadership Lab, a 12- module managerial competency program for City supervisors and managers.

Performance management, specifically updating the performance evaluation process for merit-based staff, will be a focus in 2025. The HR team will work with an interdepartmental project team to streamline the performance evaluation processes and procedures.

Naturally Beautiful City, and a Fun and Safe City in Which to Live

The Fayetteville community is proud of its character and sense of place that has been nurtured and cultivated over many decades. It is used to promote tourism, lure businesses and industries, recruit students, faculty and researchers to the university and showcase what makes Fayetteville special. The community has been given a valuable opportunity through the Cultural Arts Corridor bond to create entirely new public spaces that enhance and celebrate Fayetteville's increasingly diverse and unique sense of place.

In 2025, The Ramble project continues with construction on the civic plaza and two buildings anchoring the plaza's north and south ends within the Upper Ramble. As this work progresses, Fayetteville residents can enjoy The Ramble's natural areas, improved pedestrian connections, trails and community events that showcase Fayetteville's artistic, cultural and environmental assets.

The City will adopt and begin implementation of the local cultural arts master plan in 2025. Fayetteville's first Arts and Culture Plan will showcase the city as a premier destination for the arts, with the goal of encouraging additional public support and cultural tourism. The plan will codify existing practices and prioritize the community's vision for the integration of art in our community.

Additionally, pilot projects will continue around community partnerships and art commissions throughout the city and its parks system, enriching and enlivening the quality of life for Fayetteville residents through gathering and placemaking.

Historic Preservation: Fayetteville's historic preservation is expected to continue strong progress forward in 2025 with the completion of the City's second historic context statement, for the Spout Spring neighborhood, which was funded in part by a grant from the Arkansas Historic Preservation Program (AHPP). The grant also is funding a Multiple Property Documentation Form and individual property nomination to the National Register of Historic Places for the University Heights and Haskell Heights neighborhood, which will be reviewed by the Arkansas State Review Board as a follow-up to the 2024 historic context statement completed for those neighborhoods. The City has successfully applied for an annual grant from AHPP every year since 2022 and will be looking to use that resource in 2025 to continue implementation of the Heritage and Historic Preservation Plan.

With the restoration work on the Woolsey Farmstead site and the Vernon & McIlroy-Moore Produce Warehouse (locally known as the Porter Produce Warehouse) demonstrating good stewardship of Fayetteville's historic places, attention on historic places continues to build with an increasing interest in knowing the stories and people behind the buildings being preserved today. Long Range Planning staff, the Black Heritage Preservation Commission and the Historic District Commission are engaging with community members to capture and document the stories of historic places, not only as individual

City of Fayetteville
Management Agenda Based on City Council Strategic Goals (cont.)

structures and sites, but also as collections of work associated with a particular neighborhood development or well-known Fayetteville architects. Historic markers, signs and website development are helping tell the story of Fayetteville to residents and visitors alike.

Parks, Natural Resources and Cultural Affairs: Construction of improvements to Walker Park and Bryce Davis Park, as well as construction of the first phase of Underwood Park, will begin in 2025. Construction on the Yvonne Richardson Community Center will be completed this year; this expansion will bring additional program opportunities at YRCC. Improvements to Buddy Hayes Park will come alongside the YRCC expansion and be completed in 2025.

Design plans will continue for Combs Park, Fayetteville's first river access park, with the first phase of construction anticipated in late 2025. Design work for Gulley Park improvements, including pickleball/tennis courts and a dog park, will begin in 2025.

Adult and youth sports leagues continue to be high-quality recreational offerings for the community. City-hosted running events, such as the Dickson Street Mile, continue growing in popularity. Tennis and pickleball programming will be expanded in 2025 with the completion of new courts at Wilson Park.

After more than 25 years, the City continues to partner with Fayetteville Public Schools to combine funding and share resources to jointly provide facilities that benefit all our residents for a variety of uses. Parks, Natural Resources and Cultural Affairs also has a long-standing partnership with the Fayetteville Boys & Girls Club and Walker Park Senior Activity and Wellness Center to provide recreational opportunities for residents of all ages.

Work will begin in 2025 to implement the Urban Forestry Master Plan.

The Parks Operations division continues to provide operations and facility improvements. Specific projects in 2025 will include:

- Coordinating with Osprey Initiative, LLC to perform stream cleanups and monitoring on 10 stream segments in town affected by unsanctioned camps and other waste and debris.
- Maintaining horticulture in the Upper Ramble as construction is completed.
- Improving the fishing pier and boat ramp areas at Lake Fayetteville.
- Restoring and improving natural habitat at properties located at Mt. Sequoyah Woods, Lake Fayetteville (Veteran's Park and Callie's Prairie), Scull Creek Trail, Lake Wilson and Lower Ramble to include invasive plant removal and control, prescribed burns and native plant establishment.
- Replacing fencing at Lewis and White River parks.
- Improving field drainage and turf at Kessler Mountain Regional Park soccer fields.
- Coordinating new tree plantings and tree replacements with Urban Forestry, Transportation and Engineering

Public Safety: The 2025 budget addresses public safety operations for Police, Fire and 911 Services, allowing each to provide essential emergency services to our growing community.

Community outreach, engagement and safety are paramount to the success of the Fayetteville Police Department (FPD). In 2025, FPD plans to establish the Community Response Unit, with the goal of

City of Fayetteville
Management Agenda Based on City Council Strategic Goals (cont.)

reducing violent and property crimes through increased community engagement. An expansion of the Crisis Intervention Response Team will allow for expanded outreach and response to persons experiencing crises. In partnership with Fayetteville Public Schools, two additional school resource officers (SROs) will be added to support the City Council's resolution of expanding SROs to every campus.

Capital needs in 2025 include allocations for police mobile computers and electronic ticketing printer replacements in all patrol vehicles. A multi-year project will begin in 2025 to replace police and fire radios that are no longer supported and serviced by the vendor. These critical technology improvements for public safety are vital to communications, operations and interoperability. Likewise, the purchase of unlimited cloud-based electronic storage for all digital evidence is critical for efficiency and accessibility, chain-of-custody documentation, transparency, security and disaster recovery. Other important capital needs include ballistic protection replacements for officers and a scheduled replacement of weapons.

Priority projects in 2025 include: hosting regional and statewide law enforcement training programs for both internal FPD personnel and our law enforcement partners; expanding recruitment and retention efforts to hire highly qualified employees; and replacing end-of-life computer equipment in patrol vehicles. To ensure continued excellence in public safety, leadership training for succession planning within the Fayetteville Police Department will be an area of focus. This investment is critical for developing future leaders who can uphold the department's values and effectively manage the evolving challenges of law enforcement.

Priorities for Fayetteville Fire Department in 2025 include ensuring adequate staffing levels to best distribute workload and continuing to improve the level of training provided to firefighters.

Fayetteville Fire Department capital needs for 2025 include allocations for fire technology equipment replacements, mobile radios, facility maintenance, firefighter safety equipment and fire apparatus replacements. This funding will aid in providing the department with needed information technology and radio communications necessary for daily operations. The relocation of Fire Station 2, a 2019 bond project, will be fully implemented in 2025, with heavy rescue, urban search and rescue and hazmat apparatus being moved to this location.

Greater Ease of Mobility with Effective Transportation Systems

Throughout 2025, implementation of the Mobility Plan will include the following:

- Expanding and maintaining the City's trail system, sidewalk network and roadways
- Expanding mobility options throughout downtown
- Funding of Ozark Regional Transit and University of Arkansas bus systems
- Improving intersections to increase capacity and movement of vehicles
- Implementing traffic-calming projects and evaluating implementations for effectiveness
- Upgrading signals at all intersections and standardizing to the latest technologies to allow more flexibility and functionality
- Continuing to refine the pavement maintenance workplan using the pavement inventory and condition assessment
- Exploring feasibility of additional parking districts near University of Arkansas campus and existing downtown border

City of Fayetteville
Management Agenda Based on City Council Strategic Goals (cont.)

- Updating lighting in and around surface parking lots
- Continuing to improve the balance of parking supply and demand by adjusting rates and regulations, where warranted
- Pursuing shared parking agreements with private parking facility owners
- Participating in the Downtown Fayetteville Coalition Board

Work will continue in 2025 on several transportation and mobility initiatives from the 2019 Street Improvement bond, including:

- Construction on the 71B Corridor – North St. to Sycamore St.
- Improvements to Millsap Rd./N. College Ave.
- Pedestrian improvements along West Ave., Prairie St. and other locations
- Design and right-of-way acquisition along Rolling Hills Dr./E. Appleby Rd./Plainview Dr.
- Coordination with developments on property adjacent to railroad crossings at Futrall Dr. and Shiloh Dr.
- Study and design work for the Stephen Carr Memorial Blvd. interchange
- Work on all projects included in the \$25M Safe Streets and Roads for All Grant Program:
 - Maple St. Cycle Track
 - College Ave. – Sycamore to Township
 - School Ave. – MLK to 15th St.
 - Gregg Ave. – North St. to Fulbright Expy.
 - Joyce Blvd. – College Ave. to Crossover Rd.

Trail improvements planned for 2025 include:

- Mission Blvd. Trail (1 mile) – N. Rush Dr. to E. Viewpoint Dr.
- Midtown Trail Corridor (2 miles) – Steven Carr Memorial Blvd. to Woodland Ave.
- Drake St. (0.8 miles) – Protected bike lane and trail connection to the Razorback Greenway at Gordon Long Park – 1 million in federal funding for this project
- St. Paul Trail Improvements design to connect to the planned paddle park and areas east of the White River to the Razorback Greenway, partially funded by the multi-agency CPRG Grant through the EPA

Ecosystem Preservation

The City's ecosystem preservation goals focus on climate action planning, maintenance and preservation of our natural ecosystems and resources, pollution reduction initiatives and environmental protection policies, programs and projects.

Work in 2025 is structured around the recently adopted Climate Action Plan, which has two focus areas: Greenhouse Gas Emission Reduction and Nature-Based Solutions. The Sustainability team is focused on actions identified in the plan to further policies, programs and projects that reduce emissions and work to preserve and enhance our natural ecosystems and resources.

Ongoing work includes the implementation of an energy savings performance contract to improve the energy efficiency of the City's buildings and assets, as well as to add clean energy generation at City

City of Fayetteville
Management Agenda Based on City Council Strategic Goals (cont.)

facilities to complement the 10 MW solar energy production arrays at both wastewater treatment plants. Also underway is the development of another 3.7 MW of solar in continuation of efforts to achieve 100% clean electricity for City operations.

Staff continues to facilitate the installation of public electric vehicle charging stations around downtown and work with Fleet to support the transition to an electric fleet in the coming years.

Other areas of focus on ecosystem preservation and sustainability include:

- Reducing litter and improving waste diversion
- Expanding a voluntary food-waste recovery program
- Creating and providing technical assistance materials for businesses that participate in organics composting and the improvement of universal commercial organics recovery
- Restoring and maintaining streams
- Preserving and enhancing the water quality of City streams through stormwater and low-impact development infrastructure installation and maintenance
- Removing contaminants from the stormwater system using a sweeper program
- Executing urban forestry initiatives and habitat improvements through tree and native plantings and invasive plant removal
- Decommissioning and environmental cleanup of the old Fayetteville Police Department shooting range

Sustainability and Resilience has documented these and other citywide sustainability efforts through the U.S. Green Building Council's LEED for Cities initiative.

Well-Maintained Infrastructure and Facilities

City assets, such as buildings, roads, sidewalks, parks, trails and digital infrastructure, are important components of having well-maintained infrastructure and facilities. Several ongoing projects throughout 2025 will continue a focus on maintaining current infrastructure, including: building renovations, public meeting room technology, street repair (rehabilitation and construction), improved sidewalks for overall city walkability, improved parks and trail infrastructure, and long-term planning to improve efficiency and upkeep of all City facilities.

2025 Infrastructure Maintenance for Streets, Trails and Sidewalk development include:

- Coordinated deployment of smart city infrastructure in conjunction with ongoing City capital improvement projects
- Continuous pavement and sidewalk condition inventory assessment to develop multi-year pavement preservation and sidewalk improvement programs
- Design and construction of several major drainage projects in the Drainage Improvement bond
- Use of ultra-thin asphalt overlays where appropriate to extend pavement life and reduce lane-mile costs
- Recycling asphalt milling to reduce the need for new materials and the overall cost of asphalt purchased
- Facility improvements to provide additional space for the Traffic and Signal Operations group, Fleet Division and Parks Maintenance and Operations
- Enhanced sidewalks and crosswalk safety improvements near schools

City of Fayetteville
Management Agenda Based on City Council Strategic Goals (cont.)

- Expansion of street lighting throughout the city
- Electric vehicle charging station installation in various parking facilities
- Completion of the master plan update for the Fayetteville Executive Airport
- Door rehabilitation on airport T-hangars

2025 Drainage Maintenance projects to be funded from the Drainage Improvement bond include:

- Sunbridge Dr./College Ave.: This project will be constructed in two phases, with the first phase being from the outlet near N. Sawgrass Dr. to just upstream of N. Villa Blvd. Construction is underway and expected to continue until late 2025. This portion of the project is estimated to cost \$5.8 million. The second phase of the project will include improvements to N. College Ave. and will be constructed when funding is identified.
- Fairlane St./Elmhurst Ave./McClinton St.: This project will be constructed in two phases, with the first phase being detention and low impact development features near the intersection of W. Martin Luther King Jr. Blvd. and E Huntsville Ave. Construction on the first phase is underway and will continue through the second quarter of 2025. This portion of the project is estimated to cost \$600,000. The second phase will include culverts and other drainage improvements along S. Elmhurst Dr. and E. McClinton St. and will be constructed when funding is identified.
- Stream Restoration: This project includes the analysis and restoration of stream banks within the Clear Creek/Illinois River Watershed. A \$300,000 grant for restoration efforts was awarded in August 2020 by the EPA. The first location planned for restoration is Niokaska Creek downstream of N. Azalea Terr. A second location on Scull Creek downstream of the Fulbright Expy. will be constructed if funding allows. The current bond allocates \$100,000 as matching funds for the grant. Construction on Niokaska Creek is underway and will continue through early 2025.

2025 Water and Sewer Maintenance and Wastewater Treatment projects include:

- Repairing a 24-inch water transmission line from S. Futrall Dr. to S. School Ave.
- Beginning construction on the East Fayetteville Water Service Area Improvements project
- Beginning construction for the 11.5 mile, 48-inch West Transmission Main
- Completing the Greater Clabber Creek Area pressure management project
- Completing the water and sewer relocations for ARDOT highway improvements (Hwy 112, Hwy 16 and MLK Interchange)
- Completing design of the S. School Ave. waterline bottleneck correction
- Replacing the N. College Ave. water main from North St. to Sycamore St.
- Continuing work on Lake Fayetteville Spillway design
- Completing the Noland Wastewater Treatment Plant facility master plan
- Continuing the Advanced Metering Infrastructure program
- Replacing known, inferior plastic service lines throughout the service area
- Beginning and completing a water and sewer rate study
- Performing in-house replacement of aging infrastructure

2025 Recycling and Trash Collections focus areas include:

- Education on recycling, composting and other waste reduction/minimization
- Expanding commercial and multi-family residential recycling collection programs
- Refining and expanding food-waste collection and composting programs

City of Fayetteville
Management Agenda Based on City Council Strategic Goals (cont.)

- Completing a comprehensive waste audit of City-generated waste
- Continuing improvements to transfer station operations and recycling processing facility
- Implementing collection route optimization initiatives
- Completing a comprehensive rate study
- Decommissioning and environmental cleanup of the old Fayetteville Police Department shooting range
- Improving community access to household hazardous waste and electronic waste recycling services
- Exploring construction and demolition waste recycling partnerships

2025 Information Technology projects include:

- Providing technology support for all departments, including continual review of technology opportunities to improve operations and expansion of online services that increase access to City services
- Supporting current and future “Smart City” technology needs, including fiber conduit installations, public Wi-Fi and related technology infrastructure
- Streamlining login and registration process for public access to Development Services planning, permitting and inspection software
- Expanding the Laserfiche document imaging system to automate internal and external form submissions, including digital signatures, to reduce paper and decrease administrative time
- Managing the cybersecurity program to protect City assets and serving as a regional cybersecurity training hub to promote the collective defense of local government agencies
- Leveraging GIS as a spatial analysis tool for optimizing public safety resource allocation, supporting planning initiatives and assisting with disaster readiness
- Collaborating with state and regional 911 partners to implement Next Generation 911 technology within Central Dispatch
- Implementing a new volunteer management system
- Implementing a new time and attendance software
- Completing a Fire Station network upgrade to reduce monthly costs and improve performance
- Completing the initial phase of migrating key traffic signals from a wireless network to a fiber network for improved day-to-day and event-specific traffic management

2025 City Facilities Maintenance/Renovations/Improvements include:

- Replacing HVAC and systems for City facilities, such as the Fayetteville Town Center, Arkansas Air & Military Museum, Fayetteville Executive Airport, Parks Maintenance and the Walker Park Senior Activity & Wellness Center
- Completing the Yvonne Richardson Community Center addition
- Completing the Woolsey Farmstead restoration project and reconstruction of the potato smokehouse
- Completing City Hall renovations for offices and meeting rooms
- Removing and replacing the HVAC system in City Hall
- Completing the Fire Training Facility addition
- Completing the Porter Warehouse Stabilization project

City of Fayetteville
Management Agenda Based on City Council Strategic Goals (cont.)

- Continuing an accessibility survey project throughout City owned buildings, with analysis of Rock Street Annex, Yvonne Richardson Community Center, Animal Services, Courts Building, Sustainability and Parking Division offices
- Engaging a consultant to evaluate opportunities to include the White Hangar on the National List of Historic Places
- Working with Seven Hills Walker Family Residential Center to identify capital improvement project needs
- Renovating and reorganizing recently vacated space in the Development Services office area

Overall City Operations

The quality of overall operations is fundamental to the City's ability to successfully and efficiently serve the people of Fayetteville. The region's rapidly growing population generates ever-increasing demands on all areas of City services. Divisions will continue collaborating to explore staffing and operational efficiencies to meet these growing demands through cost-effective approaches that consider long-term goals and impacts. Communication between department heads to address cross-divisional projects, streamline processes, reduce red tape and barriers to service, and eliminate silo operations will continue to be key goals for ongoing organizational effectiveness at the City.

CITY OF FAYETTEVILLE, ARKANSAS

THE BUDGET PROCESS

The budgets of governmental funds (for example General Fund, Street Fund, and Parks Development Fund) are prepared on the modified accrual basis for revenues and expenditures. Under the modified accrual basis of accounting, revenues are recognized when they become both measurable and available. Expenditures are recorded when the related fund liability is incurred. The proprietary and trust fund types (Water & Sewer Fund, Recycling & Trash Collection Fund, and Airport Fund) are budgeted on a full accrual basis except for depreciation which is excluded and both capital purchases and bond principal payments which are included as expenditures. Not only are expenditures recognized when the liability is incurred but revenues are recognized when they are due and owing to the City (for example, water user fees are recognized as revenue when bills are produced). Agency funds are not budgeted since they are custodial in nature and do not involve measurement of results of operations.

The Comprehensive Annual Financial Report shows the status of the City's finances on the basis of "Generally Accepted Accounting Principles" (GAAP). This conforms to the way the City prepares its budget. Formal budgets exist for all funds and fund types, except agency funds, but the budget-to-actual comparison reports are prepared only for the governmental fund types (General, Special Revenue, and Capital Projects).

The Annual Budget and Work Program is a fiscal plan which presents the services which will be provided to the community and the funds needed to perform these services. The type and level of service is defined by the use of program objectives, which are further defined by performance measures. The Mayor is responsible for formulating the fiscal plan and presenting it to the City Council for approval and adoption. The key steps and dates in this process are described below:

1. Budget Preparation, July

The budget is prepared using the City's financial software. Staff from the departments and divisions attend training for security access and instructions for the budget maintenance module. Target budgets are set for each fund and/or program. The target budget excludes service expansion requests and new personnel requests. These items are considered separately.

2. Capital Requests, April - August

Five Year Capital Improvements modification requests are submitted for review and prioritization. Approval of the requests are based on a review of prioritized lists by the Chief Financial Officer and Budget staff to see if original cost and continuing costs are within the available funding range. Capital items with a cost greater than \$5,000 should appear in the Five-Year Capital Improvements Programs.

3. Budget Requests Submitted by Department/Division Heads, August

The Department/Division heads email notification to the budget staff after completing budget submissions requesting funding for their divisions. The budget staff then verifies that budget submissions are correct and within specified targets.

4. Analysis of Each Proposed Program Budget, August to September

During this period, meetings, as needed, are conducted with each Department Director. At these meetings, the submitted program budgets are evaluated in their entirety and additions and cuts are made to balance the funds with the service requirements. The Proposed Budget and Work Program is the result of this process.

5. **Consideration and Approval of the Budget, November - December**

The proposed budget is discussed with the Mayor beginning in August and through November. The Mayor presents the comprehensive Proposed Annual Budget and Work Program to the City Council in November. Public discussions on the budget are conducted at agenda sessions and City Council meetings beginning in November, and a special meeting is held before the second City Council meeting in November.

6. **Implementing the Budget, January**

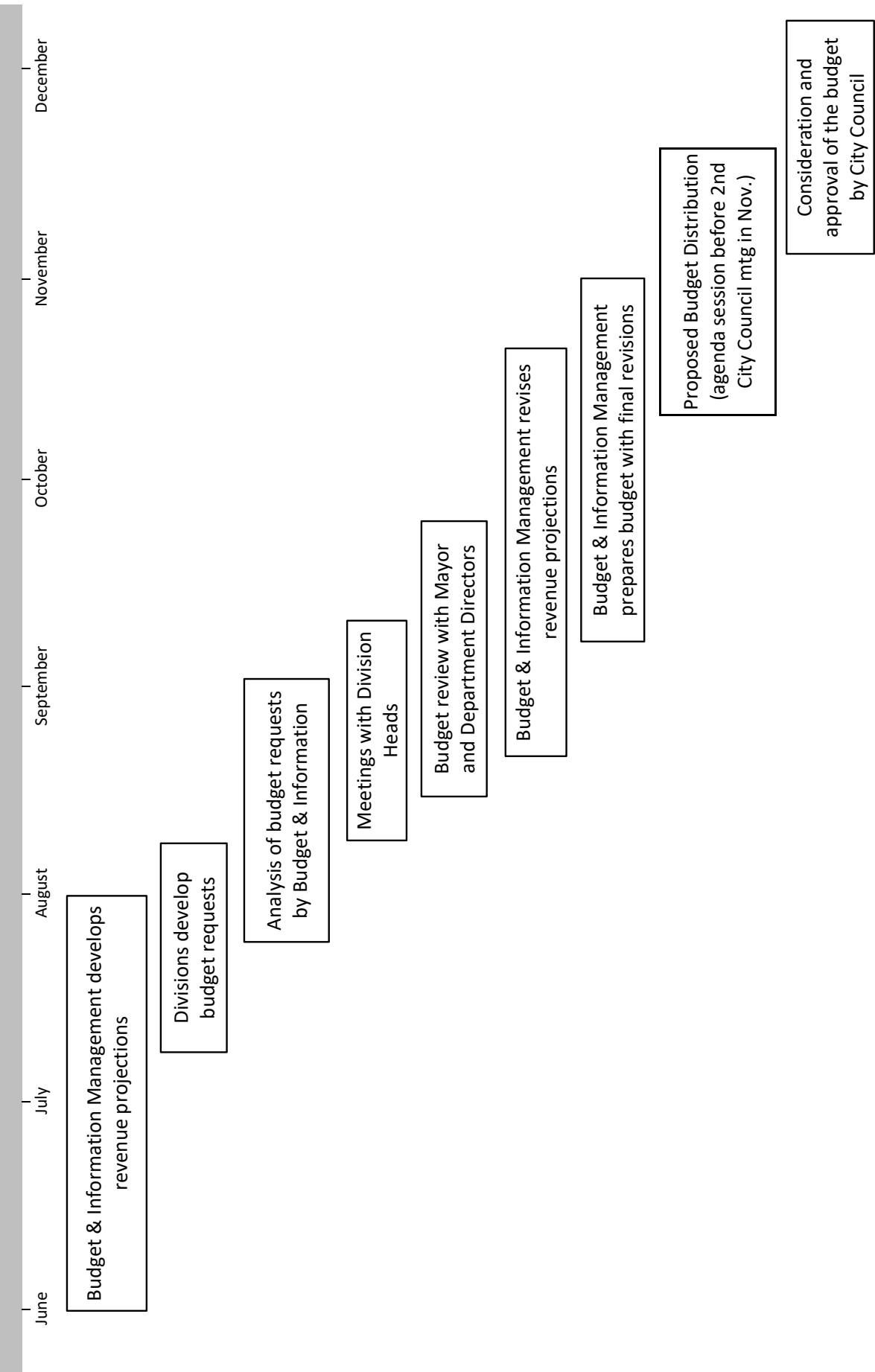
Using the Enterprise Resource Planning system, budget amounts are split into the projected funding level needed for each month. These work papers are input into the computer system to assist in the control of the adopted budget throughout the budget year.

7. **Adjusting the Budget, January - December**

The budget may be adjusted throughout the budget year. Depending on the amount of the adjustment, approval may come from the Budget Director, Chief Financial Officer, Mayor or the City Council. A detailed explanation of the Budget Adjustment Policy is listed on pages 7 and 8.

The public meetings throughout the budget process are considered to be an essential part of the budget process as they are designed to solicit feedback from the City Council on the City's operations and services. In accord with continuing efforts to apprise the public of City activities, the Annual Budget and Work Program is made available for review by all interested persons at the Fayetteville Public Library and the City Clerk's Office. In addition, a downloadable version of the budget is found on the City's web site: <http://www.fayetteville-ar.gov>. Public notification of this information is made in a local newspaper and on the Fayetteville Government Channel. As always, the public is invited to attend all meetings, retreats, and hearings regarding consideration of the budget.

CITY OF FAYETTEVILLE, ARKANSAS
THE BUDGET PROCESS



CITY OF FAYETTEVILLE, ARKANSAS

FINANCIAL POLICIES

The purpose of this section is to present the policies that the City follows in managing its financial and budgetary affairs. These are general statements of policies, which represent long-standing principles, traditions, and practices that have guided the City in maintaining financial stability.

REVENUE POLICY

- The City will strive to maintain a broad and diversified revenue base that will equitably distribute the burden of supporting City services and will protect the City from short-term fluctuations in any one revenue source.
- The City will actively support economic and industrial development recruitment and retention efforts to provide for a solid revenue base.
- The City will maintain timely collection systems and implement necessary enforcement strategies to collect revenues from available sources.
- The City will establish user fees and charges for services, when feasible, at levels related to the cost of providing the services. The City will review the fees and charges on a periodic basis to determine the modifications needed to keep pace with the cost of providing the services.
- The City will establish, when feasible, self-supporting enterprise funds and internal service funds in which a relationship between revenues and expenditures clearly exists.
- The City will project revenues on a conservative basis so that actual revenues will consistently meet or exceed budgeted revenues.
- The City will maintain a budgetary control system and will prepare reports that compare actual revenues to budgeted amounts.
- The City will review annually and revise, where necessary, its cost allocation formula.
- The City will limit the designation of General Fund revenues for specified purposes to maximize flexibility in budgeting and revenue utilization.

EXPENDITURE POLICY

- Basic and essential services provided by the City will receive first priority for funding.
- The City will establish performance measurements for all program areas, when feasible. These measures will reflect the demand, workload capability, and projected outcomes for the program to accomplish its objectives.
- The City will strive to adopt a balanced budget, by fund, for all funds maintained by the City, in which total anticipated revenues must equal or exceed the budgeted expenditures for each fund. However, if this cannot be attained, the City will utilize unallocated fund reserves, which have been carried forward from prior years.
- The City will maintain a budgetary control system to ensure adherence to the adopted budget and will prepare reports that compare actual expenditures to budgeted amounts.
- The City will attempt to refrain from budgeting non-recurring or one-time revenue for ongoing expenses.
- The City will provide access to medical, dental, life, and long-term disability insurance for its employees. The cost for these benefits will be a shared responsibility between the City and its employees.
- The City will provide access to appropriate retirement plans for its employees. The City will make contributions for eligible employees at the percentage defined for each of the respective retirement plans.

DEBT POLICY

- The City will maintain a policy of full disclosure on financial reports and bond prospectus.
- The City will maintain communications with bond rating agencies and continue to strive for improvements in the City's bond rating.
- The City will pay for all capital projects and capital improvements on a pay-as-you-go basis using current revenues whenever possible. If a project or improvement cannot be financed with current revenues, long-term or short-term debt or capital leases will be recommended.
- The City will refrain from issuing long-term debt for a period in excess of the expected useful life of the capital project.
- The City will use special assessment revenue or other self-supporting bonds instead of general obligation bonds, when feasible.
- The City will seek refinancing of outstanding debt if it is determined that the City will benefit by reduced interest expense over the remaining life of the bonds of at least 3% of the principal being refunded.
- The City will require that General Fund and Street Fund debt service shall not exceed 10% of annual general and road tax revenues and the principal amount of General and Street Fund debt shall not exceed 5% of the assessed taxable property.
- Outstanding short-term debt and Amendment 78 debt obligations combined shall not exceed 5% of the City's taxable real property.

RESERVE POLICY

- The City will maintain a minimum reserve of sixty (60) days of annual regular general fund operating expenditures for the General Fund in Undesignated Fund Balance. The minimum unreserved General Fund Balance cannot be reduced without specific City Council Resolution.
- The City will maintain a minimum reserve of at least 10% of current year operating expenditures for the Street Fund in Undesignated Fund Balance. If existing reserves exceed the required

level, such funds may be used to provide for non-recurring expenditures. The City will use monies in the 10% reserve only in times of emergency or fiscal and economic hardship.

- The City will attempt to maintain a cash and investments balance of not less than 10% of current year operating expenditures for all Enterprise Funds.
- The City will maintain a Shop Fund reserve necessary to fund the replacement and expansion of the City's vehicles and equipment.

INVESTMENT AND CASH MANAGEMENT POLICY

- The City will deposit all receipts on a timely basis.
- The City will strive to maximize the return on its investment portfolio without jeopardizing principal amounts.
- The City will limit its investments to the types of securities provided for by Arkansas statutes.
- The City will diversify its investments by maturity date to protect against market fluctuations.
- The City will purchase securities from qualified institutions based on competitive bids in an effort to obtain the highest available rates.

CAPITAL IMPROVEMENT POLICY

- The City will prepare and update, as needed, a five-year Capital Improvements Program (CIP), which will provide for the orderly maintenance, replacement, and expansion of capital assets.
- The CIP will identify long-range capital projects and capital improvements of all types, which will be coordinated with the annual operating budget to maintain full utilization of available revenue sources.
- When preparing the CIP, the City will seek to identify all viable capital projects and capital improvements required during the subsequent five-year period. These projects and improvements will be prioritized by year and by funding source. Every attempt will be made to match projects and improvements with available funding sources. Future operating costs

associated with a project or an improvement will also be given consideration in the establishment of priorities.

- The City will seek Federal, State, and other funding to assist in financing capital projects and capital improvements.
- The City will seek input from the public by holding public hearings in relation to the establishment of major projects and major project priorities.
- The City will incorporate the reasonable findings and recommendations of other City Boards, Commissions, Committees, and Citizen task forces, as they relate to capital projects and improvements.
- The City will seek annual renewal of the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting and the Distinguished Budget Presentation Award.

FINANCIAL REPORTING POLICY

- The City's accounting system will maintain records in accordance with accounting standards and principles outlined by the Governmental Accounting Standards Board (GASB), Financial Accounting Standards Board (FASB), and the State of Arkansas.
- The City will employ an independent accounting firm to perform an annual audit of the City's finances and make the annual audit available to all required and interested parties. The audit shall be completed and submitted to the State of Arkansas within 210 days of the close of the fiscal year.
- The City will produce monthly and quarterly financial statements reporting the current periods' activity for all funds maintained by the City.
- The City will maintain an internal audit function, which will be charged with adopting and routinely monitoring internal controls of the City.
- The City will prepare an annual budget document that provides a basic understanding of the City's planned financial operations for the coming fiscal year. Copies of the proposed and final budget will be made available to all interested parties and opportunities will be provided for citizen input prior to final decisions on the budget.

CITY OF FAYETTEVILLE, ARKANSAS ADMINISTRATIVE PROCEDURES TO ADJUST THE APPROVED BUDGET

PURPOSE:

The procedures outlined in this section define, standardize, and set forth responsibilities for budget adjustments.

DEFINITION AND EXPLANATION:

During the fiscal year, needs arise for expenditure budget adjustments to enable divisions to adapt to changing conditions. There are two types of expenditure budget adjustments which can be defined as follows:

- 1) **Budget Adjustment** – this is a transfer from one category within a fund budget to another category. The fund total does not change.
- 2) **Budget Amendment** – this is an addition to the overall budget total of the fund. It increases the total expenditure amount authorized for the fund. Any budget amendment must be supported by an increase in revenue or come from available fund balance.

DEPARTMENT DIRECTORS AND DIVISION HEADS RESPONSIBILITIES:

All Department Directors and Division Heads are mandated to stay within each operational program budget as adopted and to stay within the total budget for each capital project. **Neither the Accounting nor Purchasing Divisions will process payments or purchase orders, which will cause a program or capital project to be over the annual budget amount.**

Each operational division is grouped into programs (i.e., Engineering - Administration, Engineering - Plans & Specifications, Engineering - Right-of-Way, etc.). Budget adjustments will be required in the following instances:

- 1) When the budgeted amount per operational program is exceeded (an offsetting adjustment must be made from another operational program).
- 2) When the budgeted amount for a capital project is exceeded (an offsetting adjustment must be made from another capital project or another program).

Requested adjustments to an operational program must be submitted on a budget adjustment form with sufficient justification for the need. Any changes in the personnel services category must meet the City's policy for raises, promotions, and staff increases.

BUDGET ADJUSTMENT APPROVAL PROCESS:

Budget Amendments

- 1) All budget amendments must be approved by the City Council other than mandatory redemptions and other expenditures delegated to a Bond Trustee via a bond trust agreement. Budget amendments appropriate additional revenue or allocation of reserves.

Budget Adjustments

- 1) Budget adjustments within categories, within divisions of a fund, can be made with the approval of the Budget Director (see page 10 for a division listing).
- 2) Budget adjustments between categories, within a division of a fund, can be made with the approval of the Budget Director and Chief Financial Officer.
- 3) Budget adjustments within the personnel services category between departments within a fund will be approved by the Budget Director, the Chief Financial Officer, and the Chief of Staff.
- 4) Budget adjustments between categories within an approved program will be approved by the Budget Director and the Chief Financial Officer.
- 5) All other budget adjustments must be approved by the City Council.

BUDGET AMENDMENT REPORTING:

As a matter of practice, staff will provide information regarding Budget Amendments to the City Council on a quarterly basis.

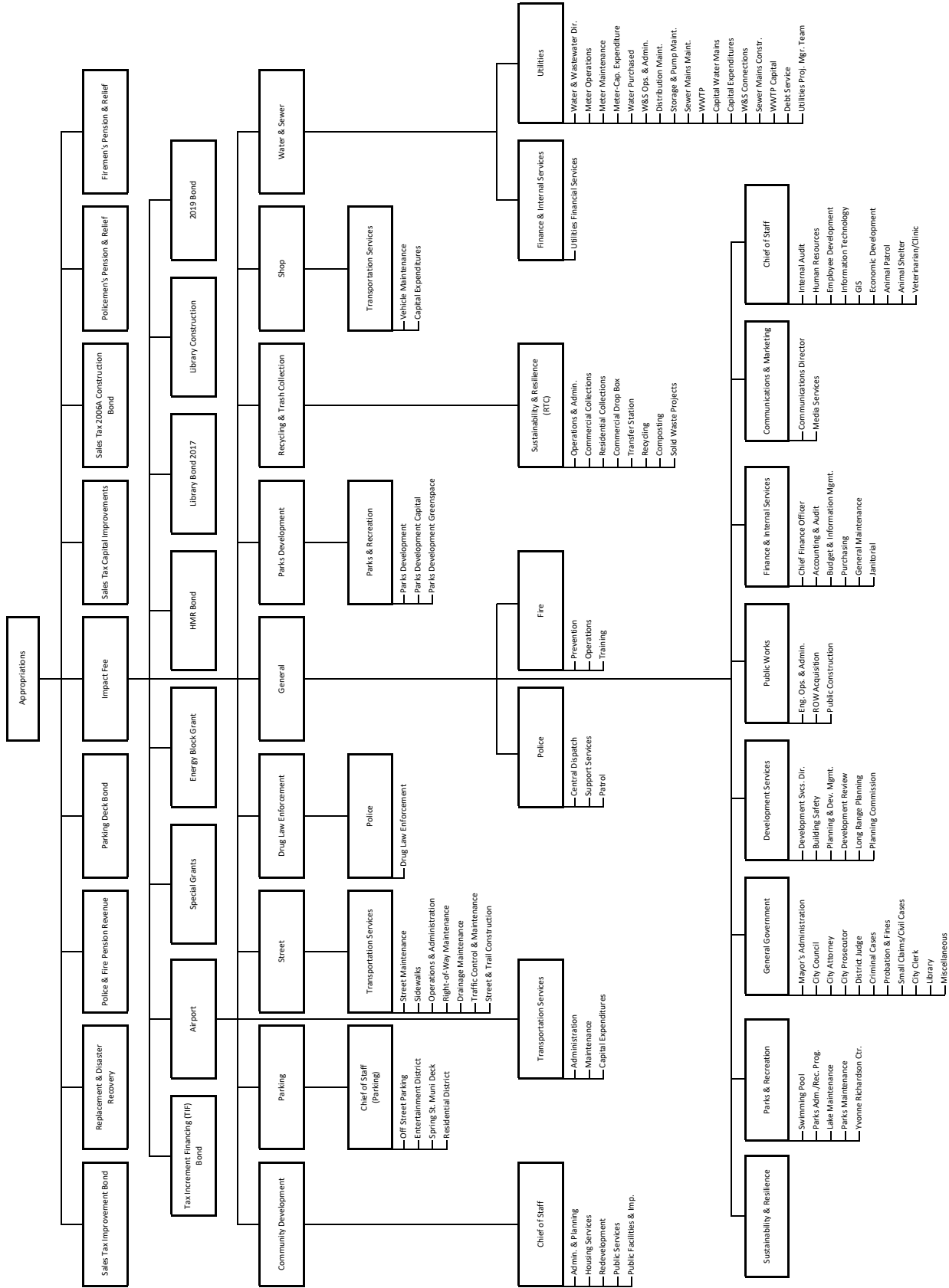
**CITY OF FAYETTEVILLE, ARKANSAS
BUDGET ORGANIZATIONAL STRUCTURE**

FUND	In governmental accounting, a fund is a fiscal and accounting entity with a self-balancing set of accounts, created and maintained for a particular purpose. It has transactions subject to legal or administrative restrictions. A separate budget is provided for each fund.
ACTIVITY	Activities are the major groups of items which are functionally related, regardless of the Department or Division that is responsible. This type of classification provides a useful Budget summary that is consistent even though changes in the organizational structure may occur.
DEPARTMENT	Departments are the major organizational sub-divisions. They have a broad overall purpose. The City of Fayetteville is organized into eleven operating departments: General Government, Police, Fire, Chief of Staff, Sustainability & Resilience, Parks & Recreation, Utilities, Development Services, Communications & Marketing, Transportation Services, and Finance & Internal Services. Each Department has a director who reports to the Chief of Staff except the Police and Fire Chiefs who report directly to the Mayor.
DIVISION	Divisions are the major operational areas of the City. Each Division has been assigned to one of the Departments listed above according to the type of activity it performs. For example, the Recycling & Trash Collection Division is part of the Sustainability & Resilience Department. A listing of divisions is on the following page.
PROGRAM	Programs are the operating units within the Division. Each program represents a specific type of activity within its Division aimed at providing a service for which the City is responsible. For example, the Recycling & Trash Collection Division contains the following programs: Administration, Commercial Collections, Residential Collections, Commercial Drop Box Collections, Transfer Station, Recycling, and Composting.
CATEGORY	Within each program, each expenditure item is grouped into a category of related expenditures. The budget for each program is listed by categorical total. Examples of a category include: Personnel Services, Materials and Supplies, Services and Charges, Maintenance, Motor Pool Charges, Capital, Transfers to Outside Agencies, Cost Reimbursements, and Operating Transfers.

DEPARTMENTAL REPORTING STRUCTURE

DEPARTMENT	DIVISIONS
General Government	Mayors Administration City Council City Attorney City Prosecutor City Clerk/Treasurer Fayetteville District Court Library
Chief of Staff	Chief of Staff Animal Services Community Resources Economic Development Human Resources Information Technology
Sustainability & Resilience	Sustainability & Resilience Recycling & Trash Collection
Police Department	Police Central Dispatch
Fire Department	Fire Department
Parks & Recreation Department	Parks & Recreation
Finance & Internal Services Department	Chief Financial Officer Accounting & Audit Budget & Information Management Facilities Management Purchasing Utilities Financial Services
Development Services Department	Development Services Director Building Safety Development Review Long Range Planning
Communications & Marketing Department	Communications & Marketing Media Services
Public Works Department	Airport Services Engineering Fleet Operations Parking Management Parks Operations Transportation Services
Utilities Department	Utilities Director Water & Sewer Maintenance Wastewater Treatment Plant

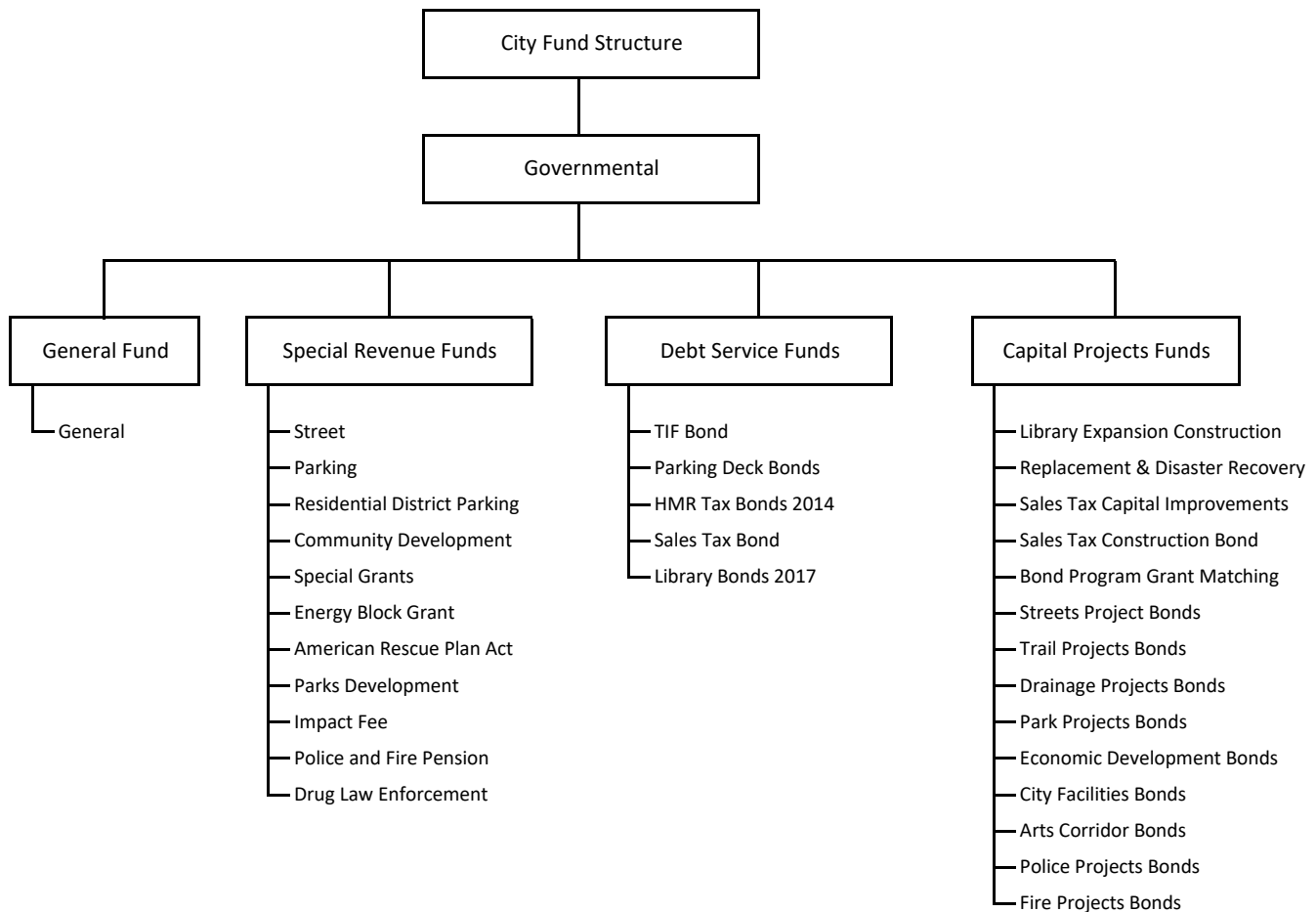
Consolidated Fund-Department-Program Structure



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City of Fayetteville, Arkansas

Chart of Governmental Fund Types



As noted by the chart above, the City utilizes all four (4) major Governmental fund types: General, Special Revenue, Debt Service, and Capital Projects.

General Fund - General fund is the general operating fund of the City. It is used to account for all financial resources except those accounted for in other funds.

Special Revenue Funds - Special Revenue funds are used to account for the proceeds of specific revenue sources, which are designated or required to finance particular functions or activities of the City.

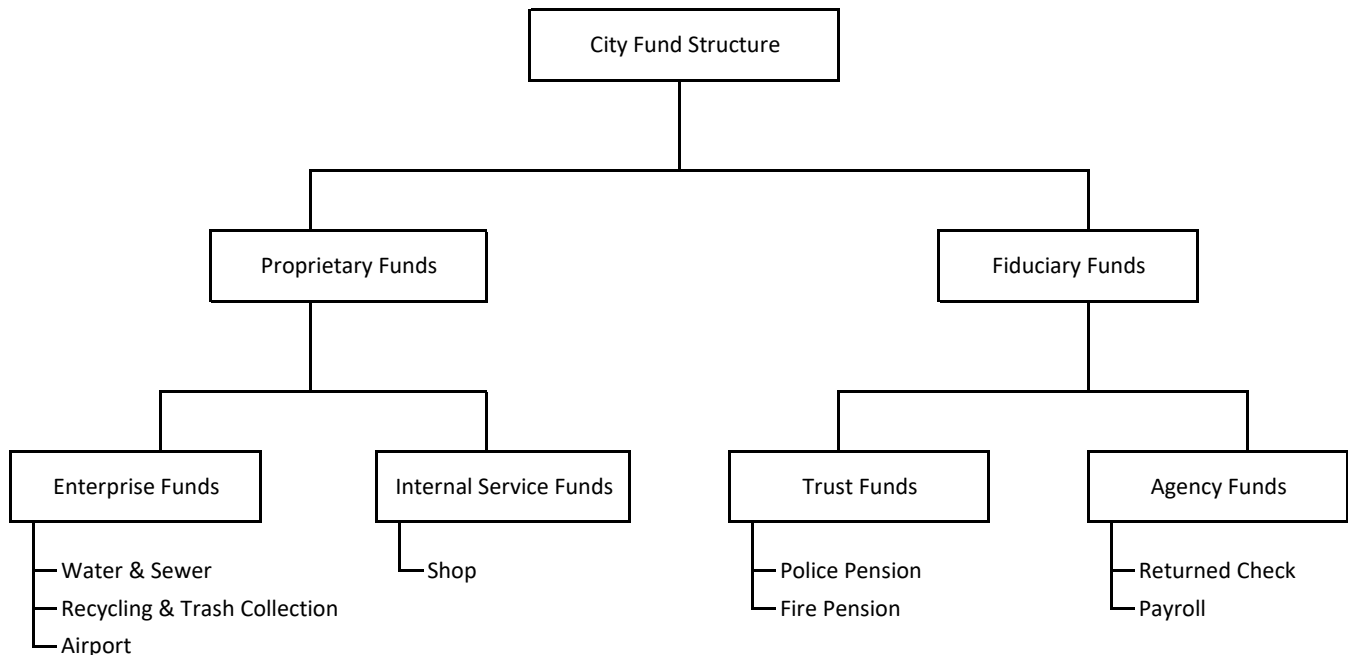
Debt Service Funds - Debt service funds are used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs other than debt service payments made by enterprise funds.

Capital Projects Funds - Capital projects funds are used to account for financial resources to be used for the acquisition and construction of assets of a relatively permanent nature other than those financed by proprietary funds.

As a note of explanation for the following combined statements, the revenues are listed by major source and the expenditures are listed by major department or service. The operation transfers are listed both in and (out).

City of Fayetteville, Arkansas

Chart of Proprietary and Fiduciary Fund Types



As noted by the chart above, the City utilizes the Enterprise and Internal Service funds in the Proprietary fund type and the Trust and Agency funds in the Fiduciary fund type.

Enterprise Funds - Enterprise funds are used to account for operations (A) that are financed and operated in a manner similar to private business enterprise, where the intent of the governing body is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (B) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

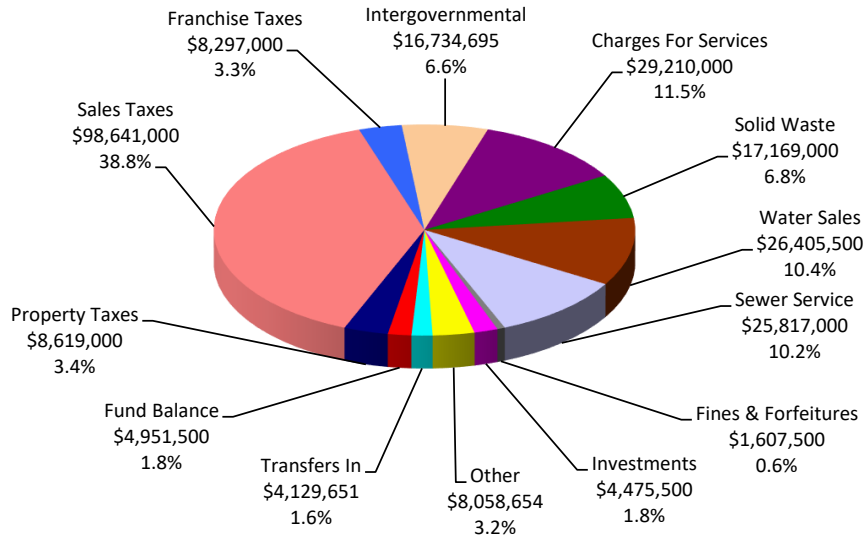
Internal Service Funds - Internal service funds are used to account for the financing of goods or services provided by one division of the City to other divisions of the City, on a cost reimbursement basis.

Trust Funds and Agency Funds - Trust funds and agency funds are used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations, other governments and/or other funds. Trust funds are accounted for in essentially the same manner as proprietary funds. Agency funds are custodial in nature and do not involve measurement of results of operation.

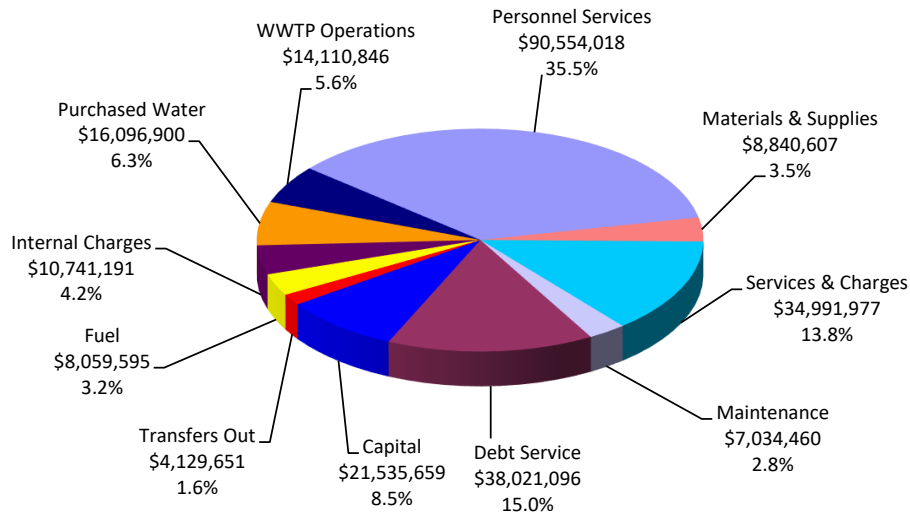
In reference to the following combined statements, the revenues are listed by major source and the expenses are listed by major department or service. Also shown are depreciation, non-operating revenue and (expenses), transfers in and (out), and net income.

City of Fayetteville, Arkansas

Sources of Funds for 2025 \$254,116,000



Uses of Funds for 2025 \$254,116,000



Note: The Sources of Funds chart includes revenues from all City funds. The Uses of Funds chart includes expenditures from all funds including capital expenditures in the Proprietary fund types. In compliance with GAAP, Proprietary fund balances do not reflect capital expenditures.

City of Fayetteville, Arkansas
Multi-Year Comparison
Budget Expenditures

	Adopted 2021	Adopted 2022	Adopted 2023	Adopted 2024	Proposed 2025
<u>Major Funding Sources:</u>					
General	\$ 49,545,000	\$ 56,085,000	\$ 64,844,000	\$ 73,353,000	\$ 77,360,000
Street	6,866,000	8,691,000	9,761,000	10,344,000	11,862,000
Parking	1,474,000	1,711,000	2,097,000	2,183,000	2,333,000
Community Development Block Grant	1,097,000	1,148,000	1,081,000	1,639,000	1,493,000
Parks Development	2,944,000	4,256,000	4,204,000	5,127,000	5,557,000
Drug Law Enforcement	360,000	423,000	494,000	815,000	837,000
Water & Sewer	44,916,000	47,880,000	51,424,000	55,755,000	61,778,000
Recycling & Trash Collections	14,202,000	14,931,000	16,064,000	17,718,000	18,728,000
Airport	2,557,000	3,124,000	5,329,000	5,516,000	5,763,000
Shop	8,959,000	7,792,000	11,100,000	11,275,000	12,807,000
	<u>132,920,000</u>	<u>146,041,000</u>	<u>166,398,000</u>	<u>183,725,000</u>	<u>198,518,000</u>
<u>Other Funding Sources:</u>					
Residential District Parking	16,000	11,000	11,000	11,000	12,000
Impact Fee	940,000	956,000	967,000	1,943,000	922,000
Fire Pension Special	0	0	0	0	1,462,000
TIF Bond	386,000	410,000	460,000	527,000	606,000
Parking Deck Bonds	384,000	384,000	384,000	384,000	381,000
HMR Tax Bonds 2014	702,000	702,000	702,000	707,000	706,000
Sales Tax Bond	22,517,000	26,495,000	29,915,000	34,555,000	33,077,000
Library Bonds 2017	1,885,000	2,023,000	2,424,000	2,809,000	2,887,000
Replacement & Disaster Recovery	39,000	38,000	45,000	40,000	38,000
Sales Tax Capital Improvements	9,131,000	10,862,000	12,518,000	14,061,000	14,037,000
Police Pension	1,563,000	1,563,000	1,563,000	1,470,000	1,470,000
Fire Pension	1,361,000	1,361,000	1,361,000	1,445,000	0
	<u>38,924,000</u>	<u>44,805,000</u>	<u>50,350,000</u>	<u>57,952,000</u>	<u>55,598,000</u>
	<u>\$ 171,844,000</u>	<u>\$ 190,846,000</u>	<u>\$ 216,748,000</u>	<u>\$ 241,677,000</u>	<u>\$ 254,116,000</u>

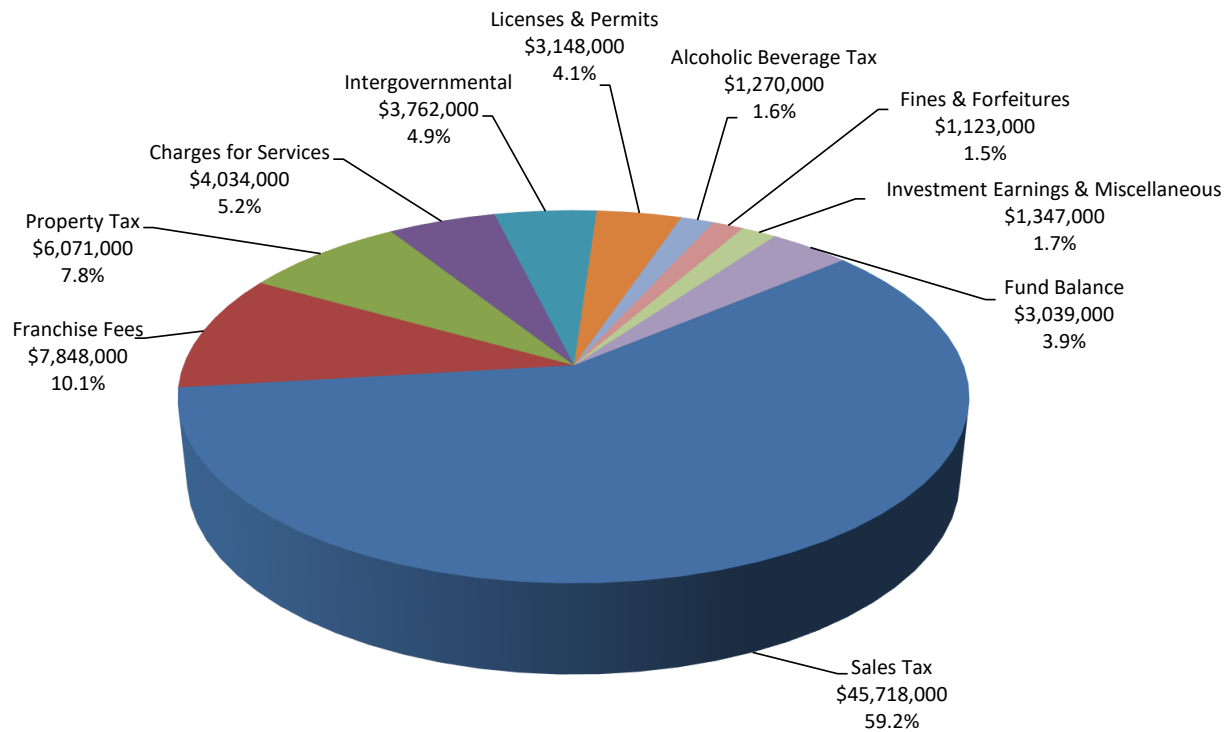
This comparison of adopted budgets is included to show the scope and growth of City operations in a multi-year format. This presentation is traditional but continues to include interfund transfers. Rather than restating all of the budgets, it is recommended that emphasis be placed on the significant entries, which are the individual funds. A more detailed discussion of each individual fund is included in the specific section devoted to that fund.

General Fund (1010)

General Fund Revenues

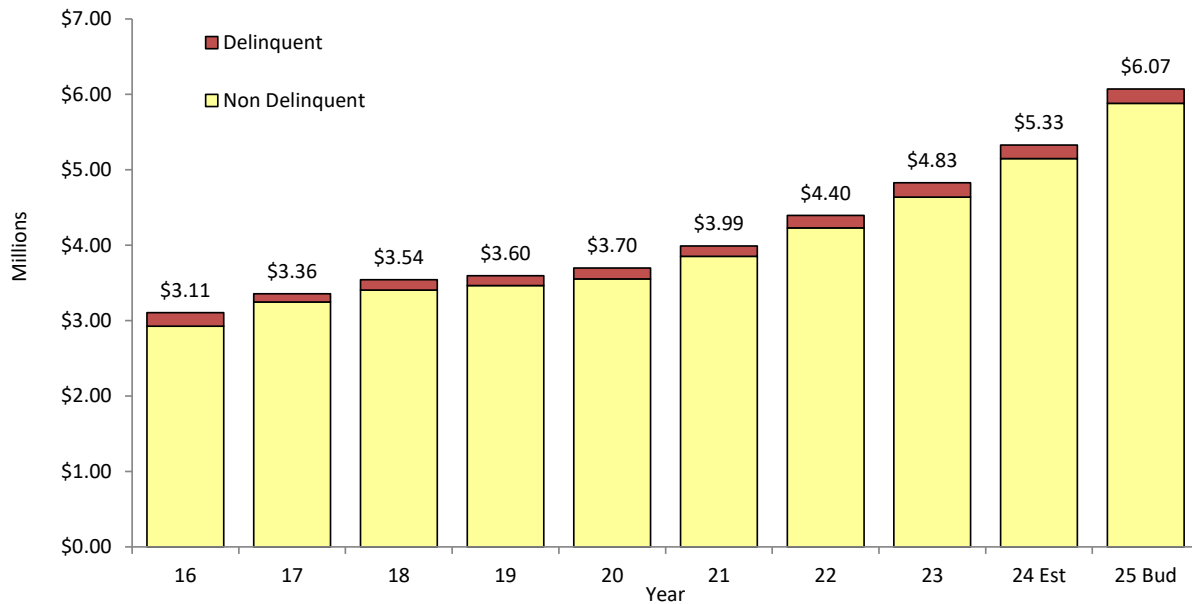
Total estimated revenue available in 2025 to support the General Fund is approximately \$74.32 million. Also, \$3.04 million in fund balance is used as a source of funding for 2025. These overall General Fund Revenue projections are based on historical trend data, expected population increases, and current performance of the national, state, and local economies based on statistical information.

Sources of Funds for 2025 \$ 77,360,000



Property Taxes: Property Tax revenue makes up 8.2% of total General Fund Revenue. The tax rate currently approved is 2.3 mils. The City of Fayetteville has a discretionary limit of 5.0 mils, which is set by law. By law, millage decisions must be made by the end of October of each year by the City Council and filed with the County.

Property Taxes



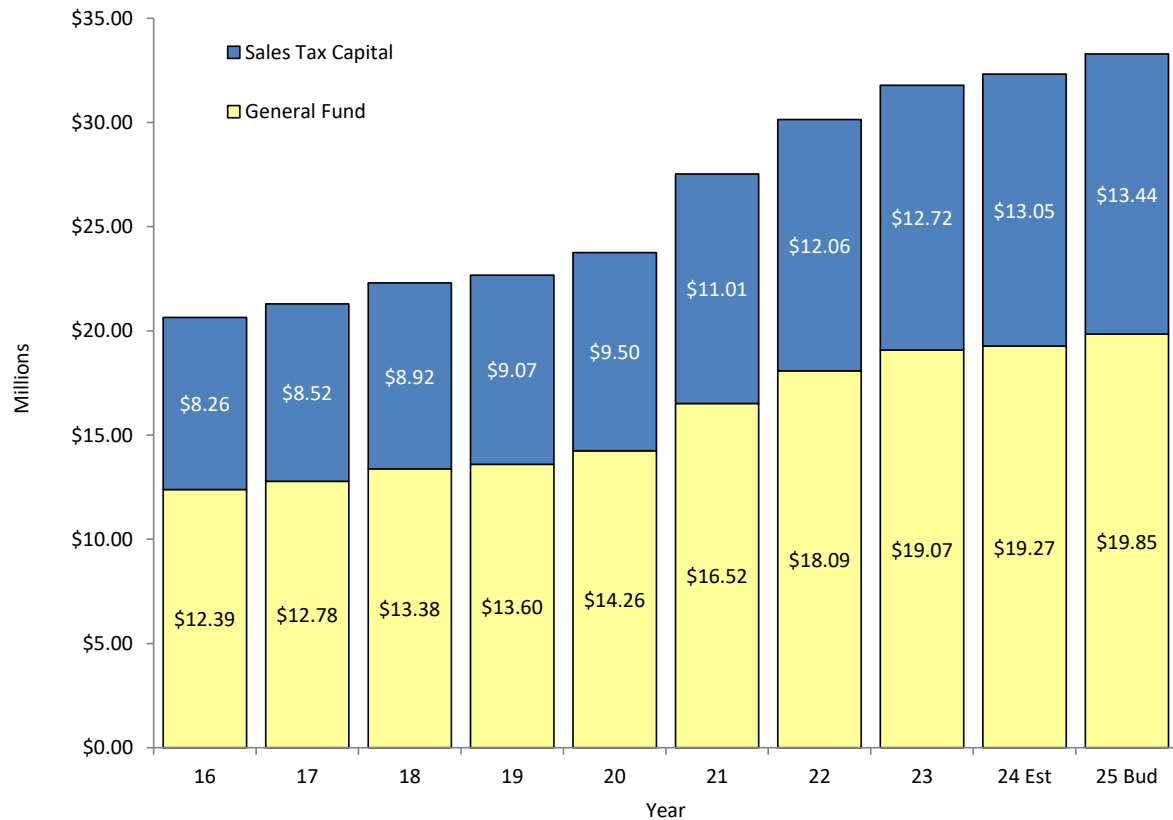
County Sales Tax: The largest source of General Fund revenue is the County Sales Tax at 34.8%. The City receives a prorated share (38.2%) of the 1% County Sales Tax based on population as of the most recent federal census. Sales Tax growth averaged 7.7% per year from 2013 to 2023. Budgeted 2025 revenue is projected to be 3% higher than the current 2024 estimated collections.

County Sales Tax



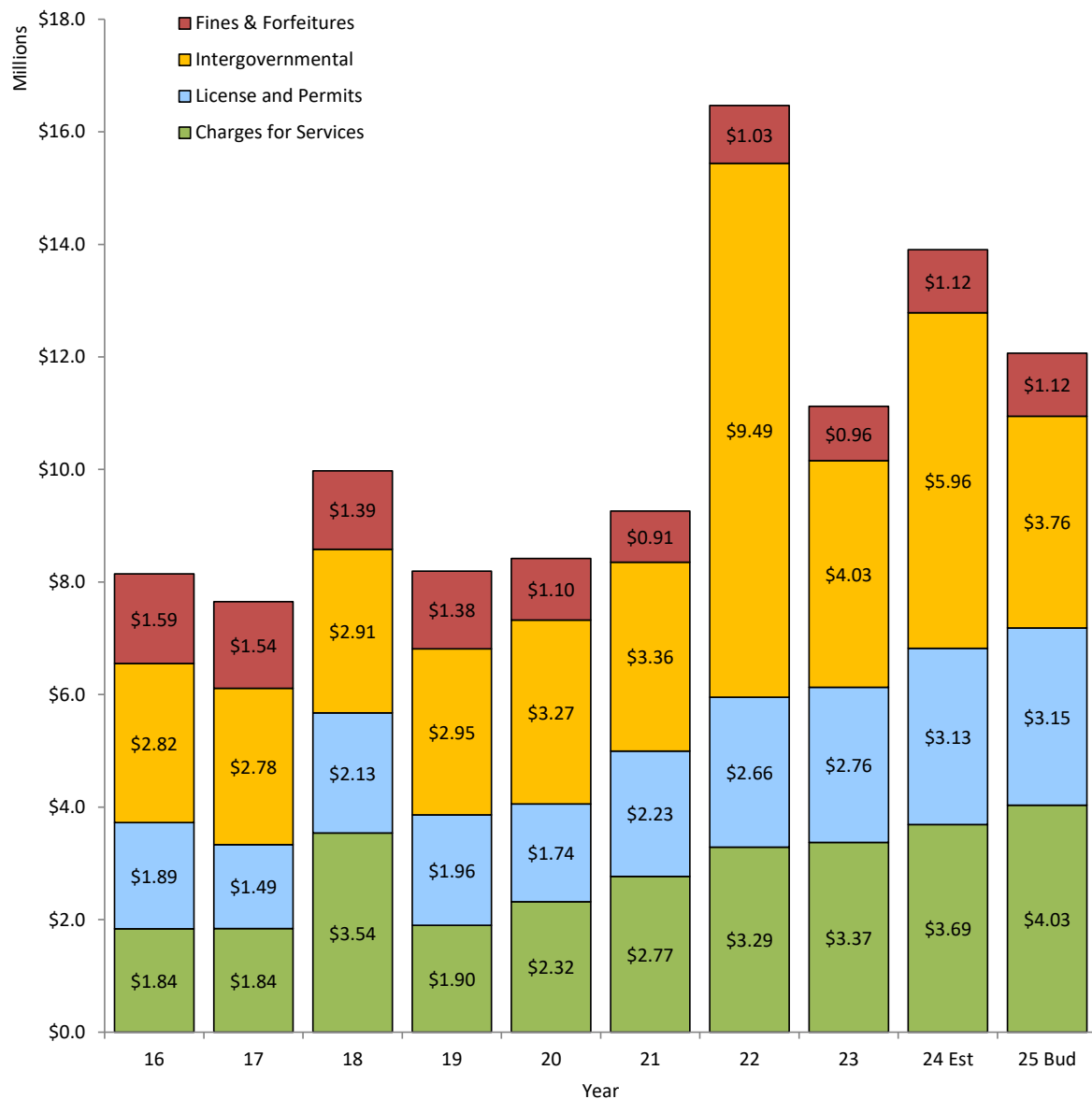
City Sales Tax: The second largest source of General Fund revenue is the City Sales Tax at 26.7% of total revenue. Sales Tax growth averaged 5.8% per year from 2013 to 2023. Estimates for 2024 are expected to be 2% higher compared to 2023 actual receipts, and the 2025 budget is estimated to be 3% over 2024 estimated collections. The 1% City Sales Tax revenue is divided between General Fund operations and capital. The current split, which began with the 2008 budget, is 60% for General Fund and 40% for Sales Tax Capital Improvements Fund.

Total City Sales Tax Collected by Fund



Other Revenues: Other Revenues (Licenses & Permits, Intergovernmental, Charges for Services, and Fines & Forfeitures) as a whole make up 16.2% of total General Fund revenue. The largest generator of Licenses & Permits Revenue is Building Permits which are projected to be flat in 2025 compared to estimated 2024 collections. The many other types of revenues and permits issued by the City are projected to be lower compared to 2024 collections. Intergovernmental revenues consist of State Turnback and State/Federal grants and are projected to be less in 2025 compared to estimated 2024 revenue. This is because grant revenue is not estimated until the actual grant is awarded, which is normally mid-year. Charges for Services consists of a multitude of fees such as parks and recreation fees, 911 reimbursements, and planning fees. Fines & Forfeitures revenues consist of court fines and are expected to be more than estimated 2024.

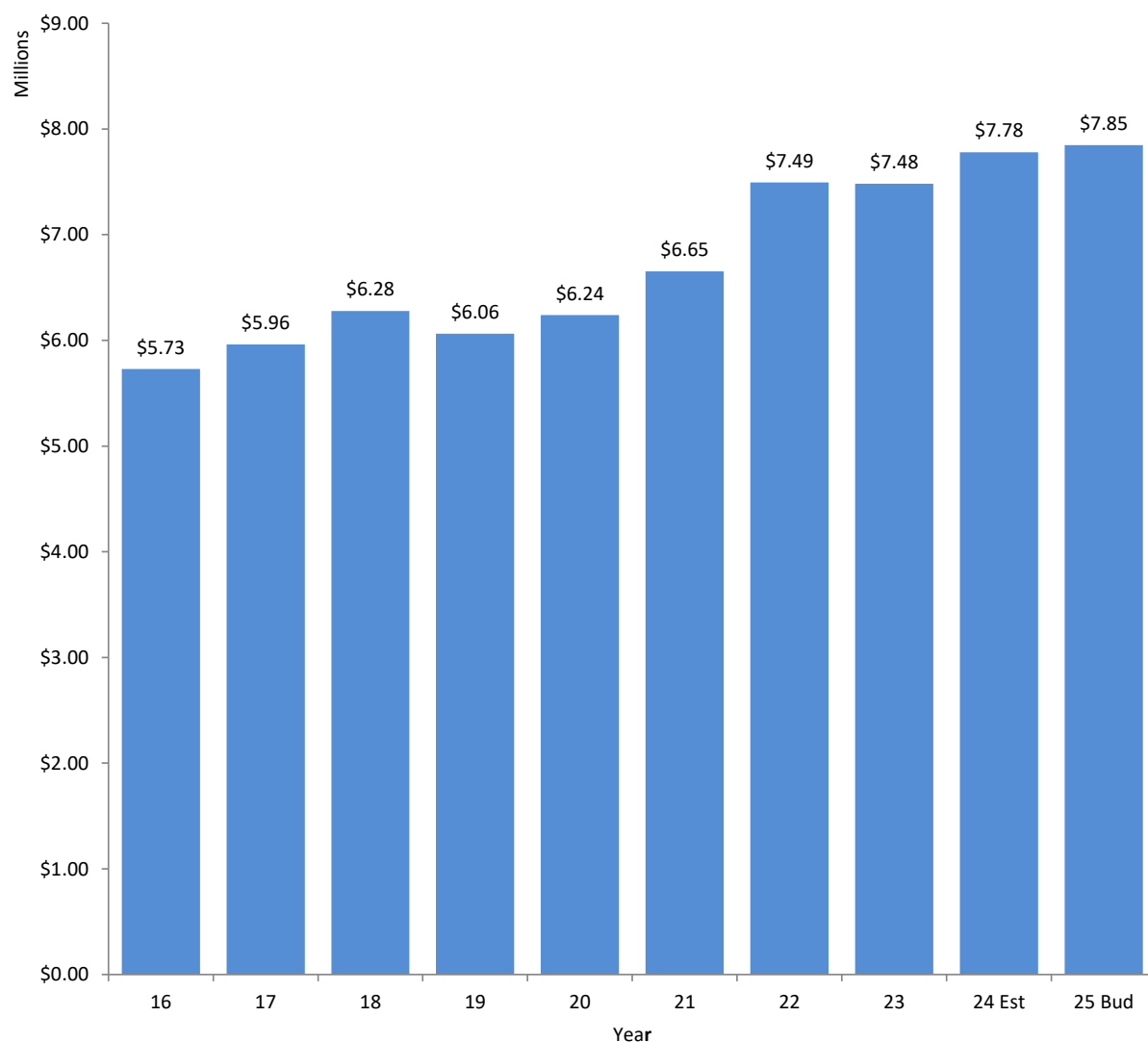
General Fund - Other Revenue



Franchise Fees: Franchise fees as a category make up 10.6% of total General Fund revenue. The City collects franchise fees from all utility companies in Fayetteville for the use of City Rights-of-Way. All of the franchise fee agreements reflect a percentage of gross utility revenue generated. Although franchise fees are a direct cost of the utilities business, all utilities except AEP (SWEPCO) and the City of Fayetteville's Recycling & Trash Collection and Water & Sewer Divisions show the fee as an additional item on the consumer's invoice. The 2025 budget is set to be higher than estimated 2024.

Currently, Black Hills Energy (formerly Source Gas) pays 3% of annual sales before taxes on residential and commercial customers and 1% on industrial customers. AT&T and Prairie Grove Telephone pay 4% of all access line billing. AT&T Video and Cox Communications pay 5% of annual gross sales on everything except internet access revenue. The Water & Sewer utility pays 4.25% and the Recycling & Trash Collection utility pays 3% on annual gross sales. AEP Electric and Ozarks Electric Co-Op pay 3% of gross revenues on domestic customers and 1% on industrial consumers.

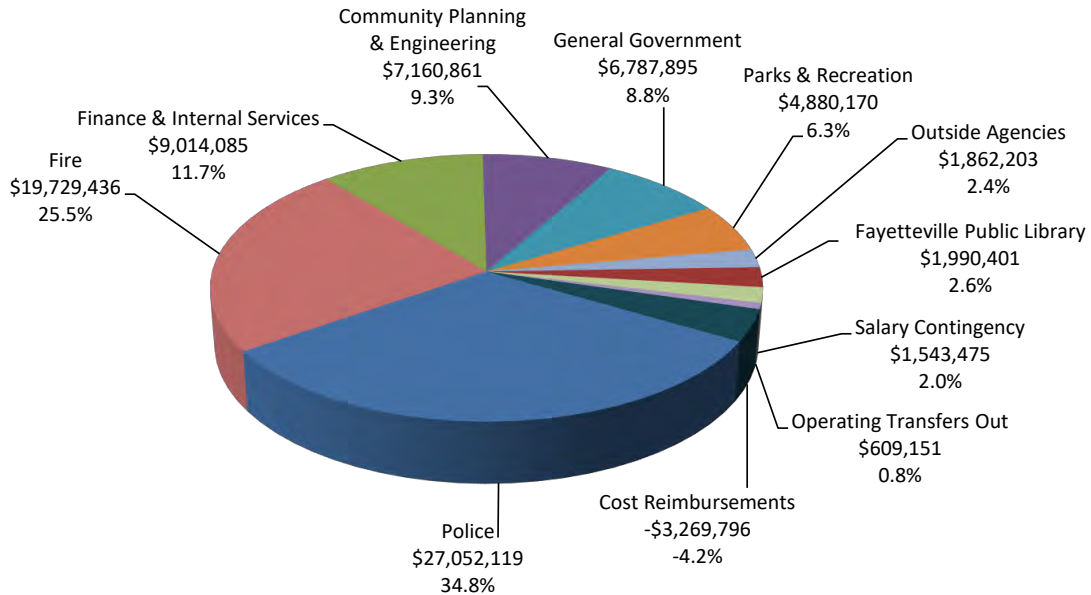
Franchise Fees



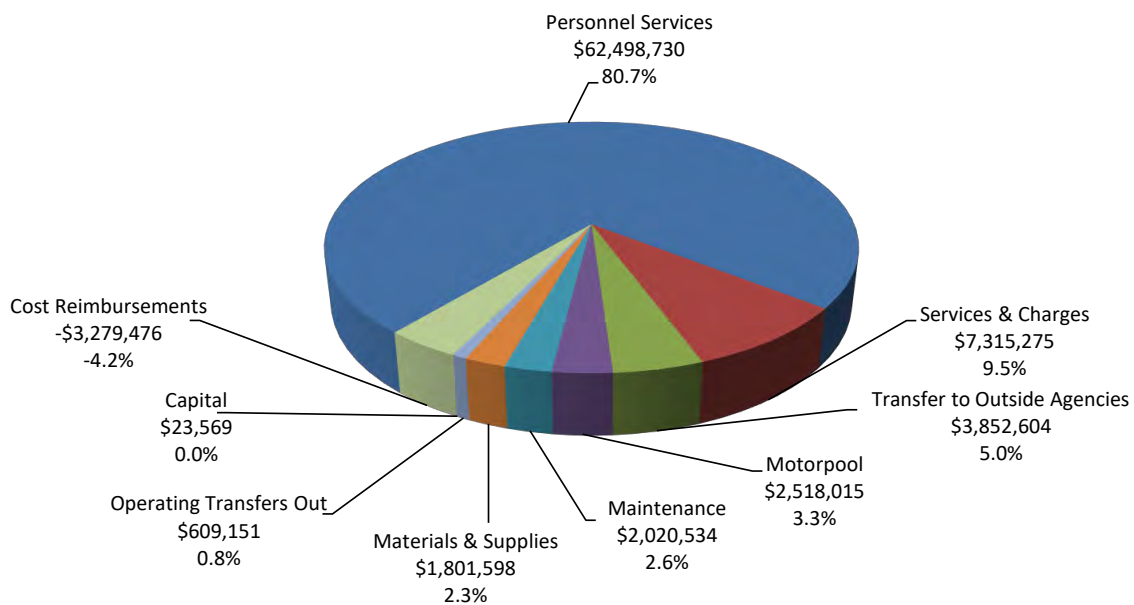
General Fund Expenses

Total uses of funds in 2025 for the City's General Fund totals \$77,360,000. The charts below show the total General Fund expenditure budget by operating activity and expense category.

Uses of Funds by Activity for 2025
\$ 77,360,000

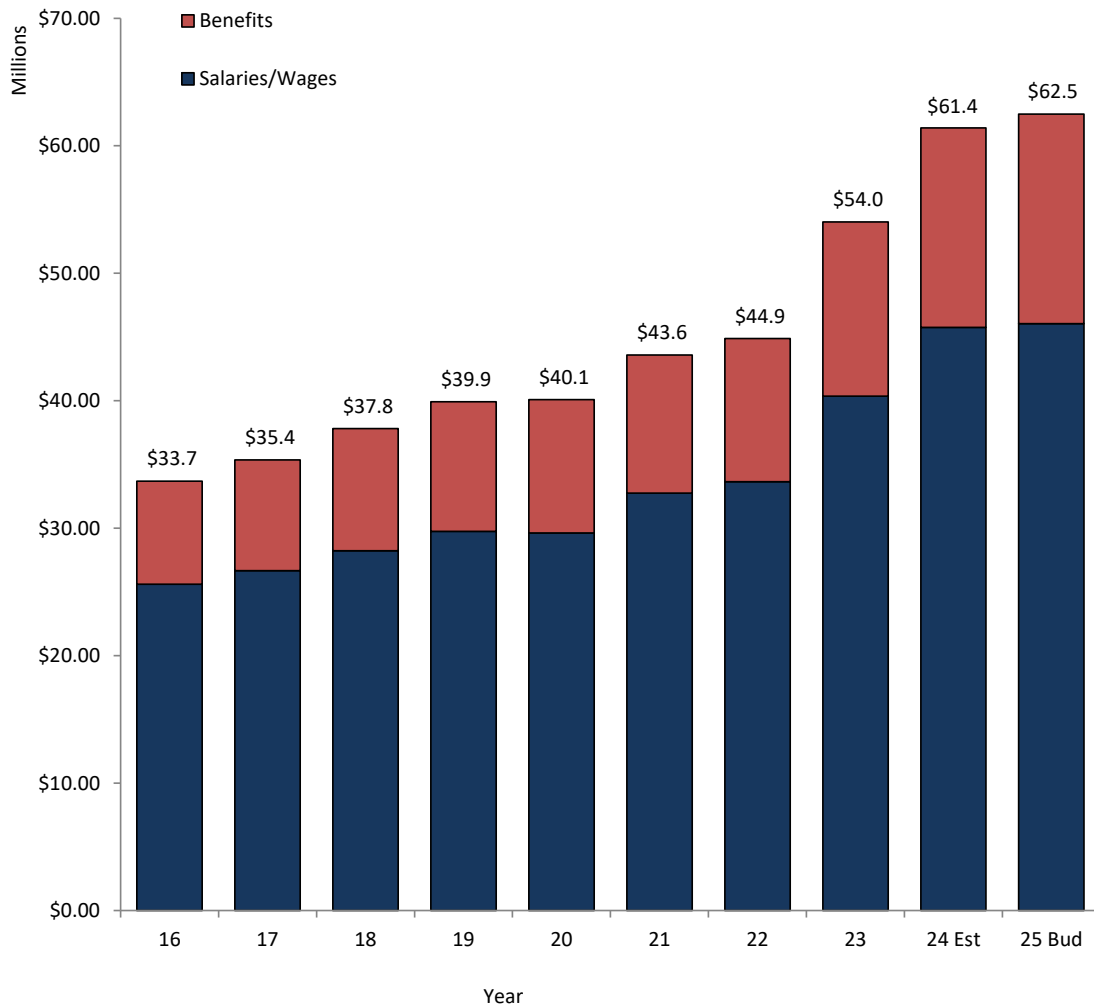


Uses of Funds by Category for 2025
\$ 77,360,000



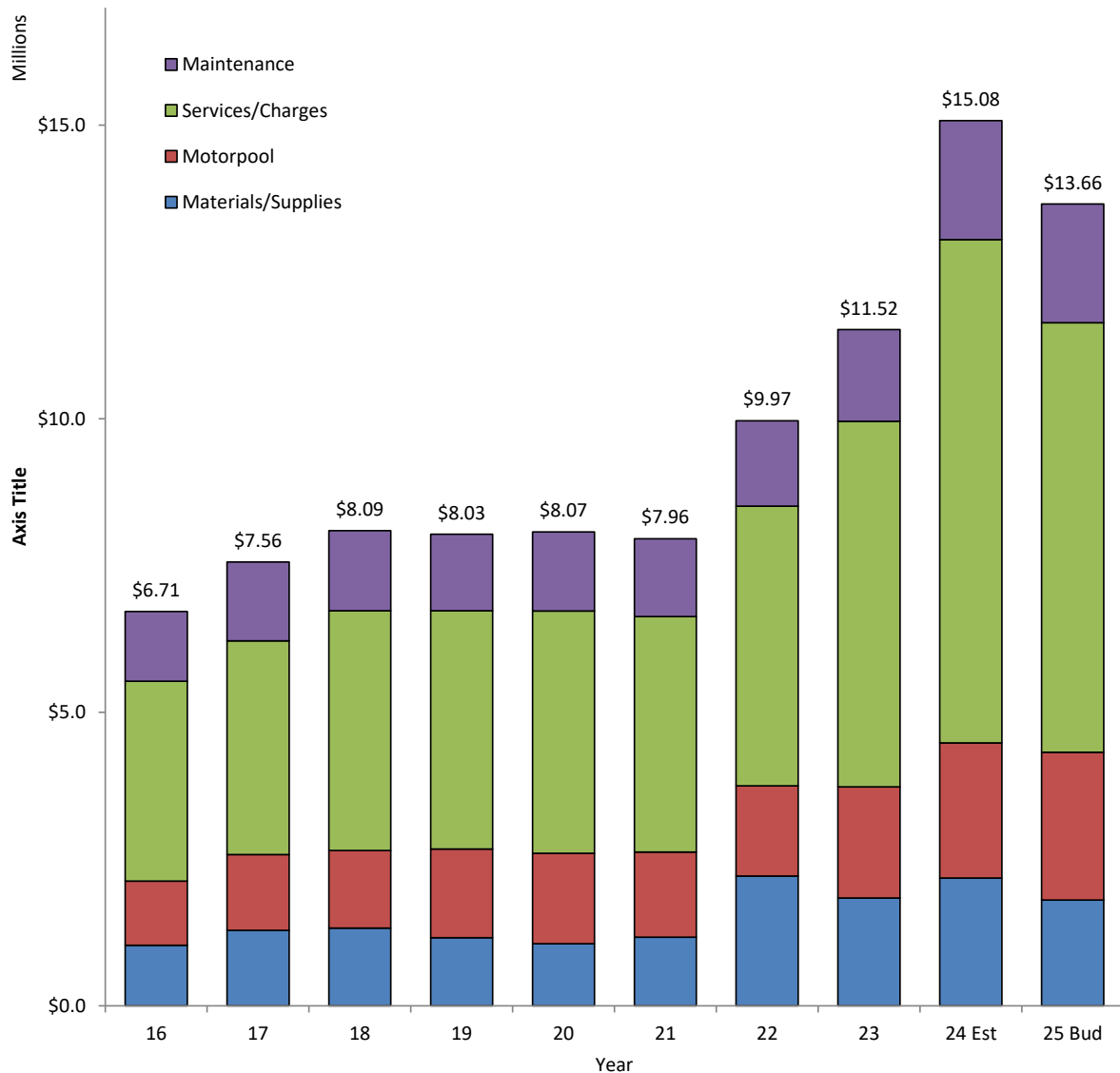
Personnel Services: Personnel Services represent the largest category of expense for the City's General Fund at 80.7%. Personnel Services include Salaries & Wages, Overtime, Insurance, Pension, and Worker's Compensation expenses. The Personnel Services category has averaged 6% growth per year from 2013 to 2023. A \$1,543,475 contingency amount has been included in this budget for possible wage increases based on a salary survey due early next year.

Personnel Services



Other Expenses: All other expenses represent 19.3% of the General Fund expenditures for 2025. Major other expenses total 17.7% of the General Fund budget and include the Maintenance, Services & Charges, Materials & Supplies, and Motor Pool categories. The Services & Charges Category includes contract services, publications and dues, etc. and represents 9.5% of the total General Fund budget. The Materials & Supplies Category includes copier/printing charges, minor equipment, fuel, and office supplies and represents 2.3% of the total General Fund budget. The Maintenance Category includes building and grounds maintenance, software maintenance, and various other small maintenance accounts and is 2.6% of the total General Fund budget. The Motorpool Category represents 3.3% of the total General Fund budget.

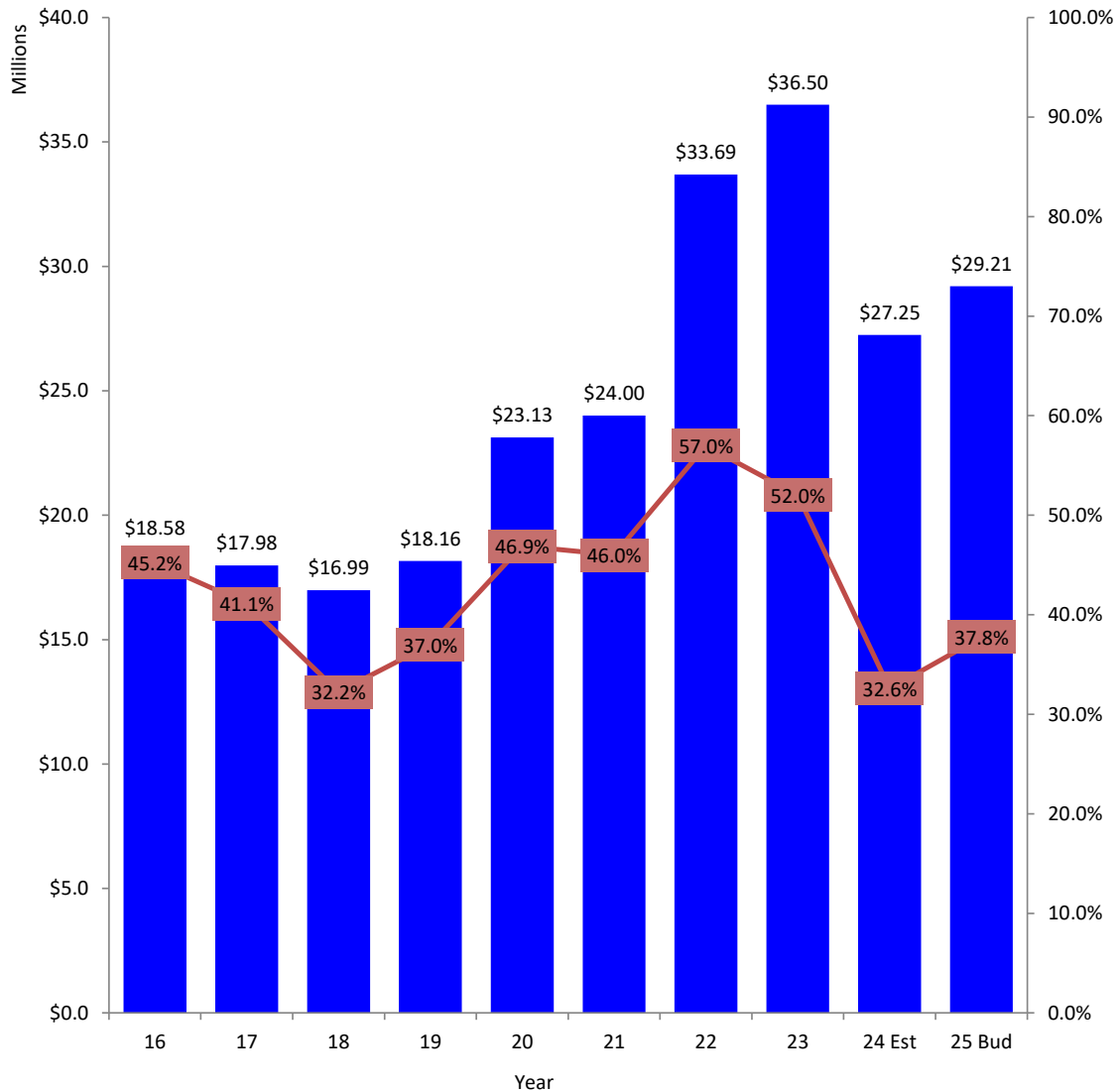
Other Expenses



General Fund - Fund Balance

The amount of minimum reserves to be maintained in undesignated fund balance for General Fund is sixty (60) days or 16.5% of annual regular general fund operating expenditures. The General Fund designation requirement was approved by the Fayetteville City Council on November 5, 2002 with Resolution 174-2002 and currently amounts to \$12,764,400.

General Fund
Ending Undesignated Fund Balance and % of Expense



City of Fayetteville, Arkansas
2025 Operating Budget
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Sales Tax - County	\$ 24,549,957	\$ 26,621,000	\$ 25,118,000	\$ 25,872,000
Sales Tax - City	19,074,436	20,733,000	19,268,000	19,846,000
Property Taxes	4,828,384	5,328,000	5,328,000	6,071,000
Franchise Fees	7,483,450	7,775,500	7,780,000	7,848,000
Licenses & Permits	2,755,564	2,934,500	3,130,000	3,148,000
Alcoholic Beverage Taxes	1,294,182	1,402,000	1,245,000	1,270,000
Intergovernmental	4,027,186	5,539,813	5,948,813	3,762,000
Charges for Services	3,373,664	3,456,933	3,692,000	4,034,000
Fines & Forfeitures	963,741	993,000	1,123,000	1,123,000
Proceeds from Energy Loan	0	407,185	407,185	0
Investment Earnings	1,396,523	499,000	1,017,000	1,008,000
Other	403,651	341,284	377,002	339,000
Total Revenues	<u>70,150,738</u>	<u>76,031,215</u>	<u>74,434,000</u>	<u>74,321,000</u>
Expenses:				
General Government Activity	5,842,278	7,395,457	7,395,457	6,787,895
- Outside Agencies	1,764,046	1,818,132	1,818,132	1,862,203
- Salary Contingency	0	78,243	78,243	1,543,475
- Fayetteville Public Library	1,812,401	1,812,401	1,812,401	1,990,401
- Capital Improvements	2,553,746	37,509	37,509	0
- Cost Reimbursements	(2,695,542)	(3,269,796)	(3,269,796)	(3,269,796)
Police Activity	24,282,291	29,806,345	29,806,345	27,052,119
Fire Activity	18,324,147	18,868,214	18,868,214	19,729,436
Finance and Internal Services Activity	7,642,196	8,957,926	8,957,926	9,014,085
Community Planning & Engineering	5,793,078	7,180,095	7,180,095	7,160,861
Parks and Recreation Activity	3,864,035	4,862,991	4,862,991	4,880,170
Transfer to Parks Development	0	1,000,000	1,000,000	0
Transfer to Water & Sewer	0	4,000,000	4,000,000	0
Transfer to Drug Grant	232,716	383,510	383,510	398,151
Transfer to Shop	768,810	482,500	482,500	211,000
Transfer to Special Grants	0	35,941	35,941	0
Transfer to Community Development Block	0	237,358	237,358	0
Total Expenses	<u>70,184,202</u>	<u>83,686,826</u>	<u>83,686,826</u>	<u>77,360,000</u>
Income / (Loss)	\$ <u>(33,464)</u>	\$ <u>(7,655,611)</u>	\$ <u>(9,252,826)</u>	\$ <u>(3,039,000)</u>
Total Budget	\$ <u>70,184,203</u>	\$ <u>83,686,826</u>	\$ <u>83,686,826</u>	\$ <u>77,360,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 33,344,857	\$ 36,498,831	\$ 36,498,831	\$ 27,246,005
Income / (Loss)	(33,464)	(7,655,611)	(9,252,826)	(3,039,000)
Designated FB Change (Increase)	3,187,438	0	0	5,000,000
Ending Undesignated Fund Balance	\$ <u>36,498,831</u>	\$ <u>28,843,220</u>	\$ <u>27,246,005</u>	\$ <u>29,207,005</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.015.0150 - Mayors Administration Program:</u>				
EX10 - Personnel Services	284,822	309,335	309,335	321,868
EX20 - Materials & Supplies	2,545	5,450	5,450	5,450
EX30 - Services and Charges	44,971	63,954	63,954	63,997
EX40 - Maintenance	0	100	100	100
Total	332,338	378,839	378,839	391,415
<u>1010.016.0160 - City Council Program:</u>				
EX10 - Personnel Services	174,127	206,541	206,541	217,080
EX20 - Materials & Supplies	574	414	414	414
EX30 - Services and Charges	15,111	32,214	32,214	32,214
Total	189,812	239,169	239,169	249,708
<u>1010.021.0210 - City Attorney Program:</u>				
EX10 - Personnel Services	436,249	553,190	553,190	582,212
EX20 - Materials & Supplies	5,089	2,120	2,120	4,120
EX30 - Services and Charges	21,889	24,867	24,867	23,317
Total	463,227	580,177	580,177	609,649
<u>1010.031.0310 - City Prosecutor Program:</u>				
EX10 - Personnel Services	789,721	836,339	836,339	881,605
EX20 - Materials & Supplies	11,580	9,834	9,834	8,939
EX30 - Services and Charges	14,132	17,775	17,775	15,976
EX40 - Maintenance	8,507	13,551	13,551	16,346
Total	823,940	877,499	877,499	922,866
<u>1010.036.1360 - Internal Audit Program:</u>				
EX10 - Personnel Services	49,938	103,424	103,424	117,466
EX20 - Materials & Supplies	183	1,942	1,942	600
EX30 - Services and Charges	265	1,698	1,698	3,087
Total	50,387	107,064	107,064	121,153
<u>1010.040.0400 - District Judge Program:</u>				
EX20 - Materials & Supplies	13,184	42,486	42,486	50
EX30 - Services and Charges	99,614	108,871	108,871	108,871
EX40 - Maintenance	11,832	12,500	12,500	12,500
Total	124,630	163,857	163,857	121,421
<u>1010.040.2010 - Criminal Cases Program:</u>				
EX10 - Personnel Services	342,976	445,054	445,054	485,103
EX20 - Materials & Supplies	3,005	6,348	6,348	6,348
EX30 - Services and Charges	6,199	6,605	6,605	6,679
Total	352,181	458,007	458,007	498,130

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.040.2020 - Probation & Fine Collection Program:</u>				
EX10 - Personnel Services	31,232	34,537	34,537	35,099
EX20 - Materials & Supplies	0	400	400	400
EX30 - Services and Charges	601	2,825	2,825	2,825
Total	31,833	37,762	37,762	38,324
<u>1010.040.2030 - Small Claims & Civil Cases Program:</u>				
EX10 - Personnel Services	352,269	429,011	429,011	437,032
EX20 - Materials & Supplies	3,233	4,100	4,100	4,100
EX30 - Services and Charges	342	1,800	1,800	1,800
EX40 - Maintenance	0	103	103	103
Total	355,844	435,014	435,014	443,035
<u>1010.050.0500 - Economic Development Program:</u>				
EX10 - Personnel Services	320,596	411,951	411,951	424,613
EX20 - Materials & Supplies	8,562	22,120	22,120	4,420
EX30 - Services and Charges	247,517	241,380	241,380	309,204
Total	576,674	675,451	675,451	738,237
<u>1010.051.1510 - City Clerk/Treasurer Program:</u>				
EX10 - Personnel Services	433,239	470,468	470,468	502,091
EX20 - Materials & Supplies	8,103	11,963	11,963	13,663
EX30 - Services and Charges	52,275	58,405	58,405	60,627
EX40 - Maintenance	1,499	915	915	1,215
Total	495,116	541,751	541,751	577,596
<u>1010.055.0550 - Communications & Marketing Program:</u>				
EX10 - Personnel Services	392,975	419,445	419,445	426,919
EX20 - Materials & Supplies	563	2,176	2,176	2,176
EX30 - Services and Charges	32,677	52,318	52,318	52,540
Total	426,214	473,939	473,939	481,635
<u>1010.060.0600 - Media Services Program:</u>				
EX10 - Personnel Services	296,252	298,891	298,891	317,723
EX20 - Materials & Supplies	1,787	8,346	8,346	7,119
EX30 - Services and Charges	33,105	62,030	62,030	47,509
EX33 - Motorpool	1,677	1,311	1,311	1,782
EX40 - Maintenance	884	2,100	2,100	2,100
Total	333,705	372,678	372,678	376,233

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.070.0700 - Chief of Staff Program:</u>				
EX10 - Personnel Services	146,084	227,446	227,446	230,955
EX20 - Materials & Supplies	2,686	6,900	6,900	1,900
EX30 - Services and Charges	50,299	57,644	57,644	32,244
Total	199,069	291,990	291,990	265,099
<u>1010.080.5240 - Library Program:</u>				
EX70 - Transfers to Outside Entities	1,812,401	1,812,401	1,812,401	1,990,401
Total	1,812,401	1,812,401	1,812,401	1,990,401
<u>1010.090.6600 - Miscellaneous Program:</u>				
EX10 - Personnel Services	0	78,243	78,243	1,543,475
EX20 - Materials & Supplies	11,611	10,694	10,694	10,394
EX30 - Services and Charges	703,490	1,432,629	1,432,629	895,973
EX39 - Cost Allocation	(2,695,542)	(3,269,796)	(3,269,796)	(3,269,796)
EX40 - Maintenance	6,871	23,458	23,458	23,458
EX50 - Debt Service	302,462	0	0	0
EX70 - Transfers to Outside Entities	1,764,046	1,818,132	1,818,132	1,862,203
EX80 - Capital	2,570,144	332,988	332,988	23,569
EX90 - Miscellaneous	274	0	0	0
EX95 - Non-Operating Interest	46,201	0	0	0
EX96 - Operating Transfers Out	768,810	5,719,858	5,719,858	211,000
Total	3,478,367	6,146,206	6,146,206	1,300,276
<u>1010.110.1100 - Chief Financial Officer Program:</u>				
EX10 - Personnel Services	352,519	372,810	372,810	378,857
EX20 - Materials & Supplies	2,347	465	465	465
EX30 - Services and Charges	8,110	10,695	10,695	11,048
Total	362,976	383,970	383,970	390,370
<u>1010.120.1210 - Human Resource Operations Program:</u>				
EX10 - Personnel Services	640,454	722,801	722,801	707,966
EX20 - Materials & Supplies	19,469	8,292	8,292	6,292
EX30 - Services and Charges	4,689	28,300	28,300	20,494
EX40 - Maintenance	0	500	500	0
Total	664,613	759,893	759,893	734,752
<u>1010.120.1220 - Employee Benefits/Services Program:</u>				
EX10 - Personnel Services	410,407	536,792	536,792	616,000
EX20 - Materials & Supplies	0	42,050	42,050	50
EX30 - Services and Charges	195,509	421,094	421,094	259,640
EX40 - Maintenance	59,021	69,216	69,216	73,065
Total	664,937	1,069,152	1,069,152	948,755

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.131.1310 - Accounting & Audit Program:</u>				
EX10 - Personnel Services	1,098,548	1,108,839	1,108,839	1,131,560
EX20 - Materials & Supplies	15,195	20,000	20,000	9,500
EX30 - Services and Charges	49,505	62,166	62,166	72,961
EX40 - Maintenance	0	1,000	1,000	1,000
Total	1,163,248	1,192,005	1,192,005	1,215,021
<u>1010.133.1330 - Budget & Information Management Program:</u>				
EX10 - Personnel Services	335,621	416,896	416,896	446,782
EX20 - Materials & Supplies	5,361	3,849	3,849	3,849
EX30 - Services and Charges	8,252	10,457	10,457	10,457
EX40 - Maintenance	32	38	38	38
Total	349,267	431,240	431,240	461,126
<u>1010.140.1410 - General Maintenance Program:</u>				
EX10 - Personnel Services	592,345	647,293	647,293	683,935
EX20 - Materials & Supplies	23,546	15,085	15,085	24,957
EX30 - Services and Charges	29,671	35,852	35,852	35,070
EX33 - Motorpool	16,175	23,962	23,962	25,237
EX40 - Maintenance	44,645	50,152	50,152	53,652
Total	706,383	772,344	772,344	822,851
<u>1010.140.1420 - Janitorial Program:</u>				
EX10 - Personnel Services	360,080	408,646	408,646	398,726
EX20 - Materials & Supplies	36,088	42,094	42,094	40,094
EX30 - Services and Charges	34,390	45,670	45,670	45,670
EX40 - Maintenance	492	400	400	400
Total	431,050	496,810	496,810	484,890
<u>1010.160.1610 - Purchasing Program:</u>				
EX10 - Personnel Services	411,357	433,410	433,410	440,350
EX20 - Materials & Supplies	2,697	7,790	7,790	4,240
EX30 - Services and Charges	30,390	47,509	47,509	51,059
EX50 - Debt Service	19,260	0	0	0
Total	463,703	488,709	488,709	495,649
<u>1010.170.1710 - Information Technology Program:</u>				
EX10 - Personnel Services	1,293,430	1,579,584	1,579,584	1,614,303
EX20 - Materials & Supplies	26,329	36,176	36,176	30,523
EX30 - Services and Charges	434,705	530,816	530,816	564,455
EX33 - Motorpool	15,743	15,997	15,997	18,633
EX40 - Maintenance	541,668	613,750	613,750	642,450
Total	2,311,875	2,776,323	2,776,323	2,870,364

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.170.1720 - GIS Program:</u>				
EX10 - Personnel Services	450,817	507,452	507,452	506,977
EX20 - Materials & Supplies	1,587	1,750	1,750	2,750
EX30 - Services and Charges	14,988	15,220	15,220	17,220
EX33 - Motorpool	913	1,208	1,208	1,510
EX40 - Maintenance	557	61,850	61,850	61,850
EX50 - Debt Service	55,281	0	0	0
Total	524,143	587,480	587,480	590,307
<u>1010.200.2900 - Police Support Services Program:</u>				
EX10 - Personnel Services	3,245,896	3,779,605	3,779,605	3,824,053
EX20 - Materials & Supplies	121,476	125,358	125,358	113,103
EX30 - Services and Charges	635,118	779,163	779,163	826,376
EX33 - Motorpool	12,603	13,411	13,411	15,584
EX40 - Maintenance	255,918	345,181	345,181	355,201
EX96 - Operating Transfers Out	232,716	383,510	383,510	398,151
Total	4,503,727	5,426,228	5,426,228	5,532,468
<u>1010.200.2920 - Police Projects Program:</u>				
EX10 - Personnel Services	437,089	2,031,152	2,031,152	0
EX20 - Materials & Supplies	277,752	152,042	152,042	0
EX30 - Services and Charges	159,332	386,184	386,184	0
EX33 - Motorpool	15,137	0	0	0
EX70 - Transfers to Outside Entities	14,804	75,628	75,628	0
EX80 - Capital	207,997	302,572	302,572	0
Total	1,112,111	2,947,578	2,947,578	0
<u>1010.200.2940 - Police Patrol Program:</u>				
EX10 - Personnel Services	14,763,248	17,200,091	17,200,091	17,239,708
EX20 - Materials & Supplies	378,299	489,283	489,283	435,438
EX30 - Services and Charges	571,998	533,093	533,093	474,384
EX33 - Motorpool	913,345	1,207,340	1,207,340	1,203,133
EX40 - Maintenance	57,226	52,024	52,024	55,776
Total	16,684,115	19,481,831	19,481,831	19,408,439
<u>1010.260.2600 - Central Dispatch Program:</u>				
EX10 - Personnel Services	1,825,904	2,041,218	2,041,218	2,308,123
EX20 - Materials & Supplies	11,161	10,650	10,650	10,650
EX30 - Services and Charges	334,037	117,551	117,551	103,251
EX33 - Motorpool	22,567	22,362	22,362	29,602
EX40 - Maintenance	21,386	142,437	142,437	57,737
Total	2,215,055	2,334,218	2,334,218	2,509,363

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.300.3010 - Fire Prevention Program:</u>				
EX10 - Personnel Services	1,011,385	999,795	999,795	1,098,025
EX20 - Materials & Supplies	57,359	53,175	53,175	36,710
EX30 - Services and Charges	13,175	18,475	18,475	18,475
EX33 - Motorpool	53,358	64,492	64,492	71,016
Total	1,135,278	1,135,937	1,135,937	1,224,226
<u>1010.300.3020 - Fire Operations Program:</u>				
EX10 - Personnel Services	14,732,441	15,031,751	15,031,751	15,484,237
EX20 - Materials & Supplies	240,481	333,011	333,011	381,645
EX30 - Services and Charges	861,168	1,043,240	1,043,240	998,352
EX33 - Motorpool	455,299	497,076	497,076	649,210
EX40 - Maintenance	229,454	203,272	203,272	297,272
EX96 - Operating Transfers Out	0	35,941	35,941	0
Total	16,518,844	17,144,291	17,144,291	17,810,716
<u>1010.300.3030 - Fire Training Program:</u>				
EX10 - Personnel Services	553,665	479,887	479,887	563,479
EX20 - Materials & Supplies	31,248	31,622	31,622	30,752
EX30 - Services and Charges	20,507	27,000	27,000	27,000
EX33 - Motorpool	20,474	22,666	22,666	27,883
EX40 - Maintenance	0	1,000	1,000	0
Total	625,894	562,175	562,175	649,114
<u>1010.300.3040 - Fire Hazardous Materials Program:</u>				
EX20 - Materials & Supplies	17,782	18,002	18,002	12,036
EX30 - Services and Charges	6,912	19,173	19,173	8,039
EX33 - Motorpool	17,797	21,577	21,577	22,305
EX40 - Maintenance	1,641	3,000	3,000	3,000
Total	44,132	61,752	61,752	45,380
<u>1010.520.0710 - Arts and Culture Program:</u>				
EX10 - Personnel Services	117,592	144,498	144,498	157,590
EX20 - Materials & Supplies	30	6,950	6,950	200
EX30 - Services and Charges	144,011	175,458	175,458	174,258
Total	261,633	326,906	326,906	332,048
<u>1010.520.5210 - Swimming Pool Program:</u>				
EX10 - Personnel Services	98,346	119,378	119,378	125,887
EX20 - Materials & Supplies	22,193	28,351	28,351	51,101
EX30 - Services and Charges	41,585	48,888	48,888	54,844
EX40 - Maintenance	5,090	5,884	5,884	5,884
Total	167,215	202,501	202,501	237,716

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.520.5220 - Parks Admin/Rec Programs Program:</u>				
EX10 - Personnel Services	843,564	984,309	984,309	1,021,635
EX20 - Materials & Supplies	93,336	107,592	107,592	117,992
EX30 - Services and Charges	256,680	293,260	293,260	325,953
EX33 - Motorpool	12,827	15,013	15,013	16,660
Total	1,206,407	1,400,174	1,400,174	1,482,240
<u>1010.520.5250 - Lake Maintenance Program:</u>				
EX20 - Materials & Supplies	0	5,066	5,066	5,008
EX30 - Services and Charges	73,374	83,388	83,388	85,185
EX40 - Maintenance	6,094	7,236	7,236	7,236
Total	79,469	95,690	95,690	97,429
<u>1010.520.5260 - Parks Maintenance Program:*</u>				
EX10 - Personnel Services	542,575	0	0	0
EX20 - Materials & Supplies	147,982	0	0	0
EX30 - Services and Charges	559,509	0	0	0
EX33 - Motorpool	184,642	0	0	0
EX39 - Cost Allocation	(8,094)	0	0	0
EX40 - Maintenance	287,911	0	0	0
EX80 - Capital	48,555	0	0	0
Total	1,763,080	0	0	0
<u>1010.520.5280 - Yvonne Richardson Community Ctr Program:</u>				
EX10 - Personnel Services	290,642	340,453	340,453	343,010
EX20 - Materials & Supplies	15,094	22,987	22,987	23,209
EX30 - Services and Charges	77,581	129,954	129,954	63,233
EX33 - Motorpool	2,177	1,565	1,565	1,688
EX40 - Maintenance	738	4,500	4,500	4,500
Total	386,232	499,459	499,459	435,640
<u>1010.521.5260 - Parks Maintenance Program:*</u>				
EX10 - Personnel Services	0	737,740	737,740	767,090
EX20 - Materials & Supplies	0	172,848	172,848	172,346
EX30 - Services and Charges	0	870,990	870,990	788,905
EX33 - Motorpool	0	226,959	226,959	242,836
EX39 - Cost Allocation	0	(9,680)	(9,680)	(9,680)
EX40 - Maintenance	0	330,404	330,404	333,600
EX80 - Capital	0	9,000	9,000	0
Total	0	2,338,261	2,338,261	2,295,097

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.610.6100 - Public Works Director Program:</u>				
EX10 - Personnel Services	192,059	204,266	204,266	207,823
EX30 - Services and Charges	931	4,367	4,367	4,444
Total	192,990	208,633	208,633	212,267
<u>1010.620.6200 - Development Services Director Program:</u>				
EX10 - Personnel Services	331,720	402,154	402,154	376,968
EX20 - Materials & Supplies	1,184	10,250	10,250	850
EX30 - Services and Charges	4,669	8,050	8,050	38,388
Total	337,574	420,454	420,454	416,206
<u>1010.621.6220 - Eng Operations & Admin Program:</u>				
EX10 - Personnel Services	830,487	1,046,046	1,046,046	1,084,983
EX20 - Materials & Supplies	23,070	28,276	28,276	45,121
EX30 - Services and Charges	57,307	64,659	64,659	103,791
EX33 - Motorpool	11,360	11,016	11,016	12,169
EX40 - Maintenance	0	230	230	230
Total	922,223	1,150,227	1,150,227	1,246,294
<u>1010.621.6230 - Engineering Land Acquisition Program:</u>				
EX10 - Personnel Services	53,182	71,552	71,552	74,219
EX30 - Services and Charges	25	850	850	850
Total	53,207	72,402	72,402	75,069
<u>1010.621.6240 - Engineering Public Construction Program:</u>				
EX10 - Personnel Services	385,645	458,637	458,637	462,515
EX20 - Materials & Supplies	17,548	12,487	12,487	12,990
EX30 - Services and Charges	2,100	3,275	3,275	3,275
EX33 - Motorpool	29,933	32,486	32,486	38,479
Total	435,226	506,885	506,885	517,259
<u>1010.630.6300 - Development Review Program:</u>				
EX10 - Personnel Services	586,848	653,416	653,416	653,294
EX20 - Materials & Supplies	13,426	11,411	11,411	10,909
EX30 - Services and Charges	11,682	35,381	35,381	35,381
EX33 - Motorpool	10,355	11,050	11,050	12,405
Total	622,310	711,258	711,258	711,989
<u>1010.630.6305 - Planning Commission Program:</u>				
EX10 - Personnel Services	43,598	43,599	43,599	43,599
EX30 - Services and Charges	1,501	3,739	3,739	3,549
Total	45,100	47,338	47,338	47,148

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.631.6310 - Sustainability & Resilience Program:</u>				
EX10 - Personnel Services	278,296	277,062	277,062	282,004
EX20 - Materials & Supplies	690	3,900	3,900	3,900
EX30 - Services and Charges	115,353	214,284	214,284	230,198
Total	394,338	495,246	495,246	516,102
<u>1010.634.6340 - Long Range Planning Program:</u>				
EX10 - Personnel Services	201,564	214,859	214,859	218,673
EX20 - Materials & Supplies	258	4,400	4,400	3,900
EX30 - Services and Charges	4,022	5,256	5,256	7,906
Total	205,844	224,515	224,515	230,479
<u>1010.640.6400 - Building Safety Program:</u>				
EX10 - Personnel Services	953,494	1,271,727	1,271,727	1,307,126
EX20 - Materials & Supplies	20,097	79,765	79,765	24,432
EX30 - Services and Charges	48,726	207,343	207,343	84,250
EX33 - Motorpool	39,037	48,799	48,799	62,941
Total	1,061,355	1,607,634	1,607,634	1,478,749
<u>1010.642.6420 - CR Admin/Planning Program:</u>				
EX10 - Personnel Services	212,118	222,561	222,561	226,227
EX20 - Materials & Supplies	3,285	1,450	1,450	700
EX30 - Services and Charges	9,670	16,212	16,212	16,212
EX33 - Motorpool	1,466	1,193	1,193	0
Total	226,539	241,416	241,416	243,139
<u>1010.671.2710 - Animal Patrol/Emergency Response Program:</u>				
EX10 - Personnel Services	423,285	429,953	429,953	455,441
EX20 - Materials & Supplies	30,183	25,046	25,046	21,105
EX30 - Services and Charges	10,598	13,422	13,422	12,922
EX33 - Motorpool	58,280	61,114	61,114	64,942
EX40 - Maintenance	0	1,460	1,460	215
Total	522,345	530,995	530,995	554,625
<u>1010.671.2720 - Animal Shelter Program:</u>				
EX10 - Personnel Services	392,327	453,237	453,237	522,525
EX20 - Materials & Supplies	23,321	25,551	25,551	28,851
EX30 - Services and Charges	58,483	73,777	73,777	77,557
EX40 - Maintenance	7,966	11,656	11,656	11,156
Total	482,097	564,221	564,221	640,089

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
General Fund (1010)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>1010.671.2730 - Veterinarian/Clinic Program:</u>				
EX10 - Personnel Services	181,735	199,093	199,093	201,799
EX20 - Materials & Supplies	69,031	65,837	65,837	65,837
EX30 - Services and Charges	2,837	3,360	3,360	3,360
EX40 - Maintenance	0	450	450	450
Total	253,603	268,740	268,740	271,446
<u>1010.671.2740 - Animal Services Projects Program:</u>				
EX20 - Materials & Supplies	13,558	38,599	38,599	0
EX30 - Services and Charges	9,513	20,198	20,198	0
EX40 - Maintenance	15,257	68,800	68,800	0
EX80 - Capital	0	2,534	2,534	0
Total	38,328	130,131	130,131	0
Budget Total	\$ 70,184,203	\$ 83,686,826	\$ 83,686,826	\$ 77,360,000

*Changed division code in 2024.

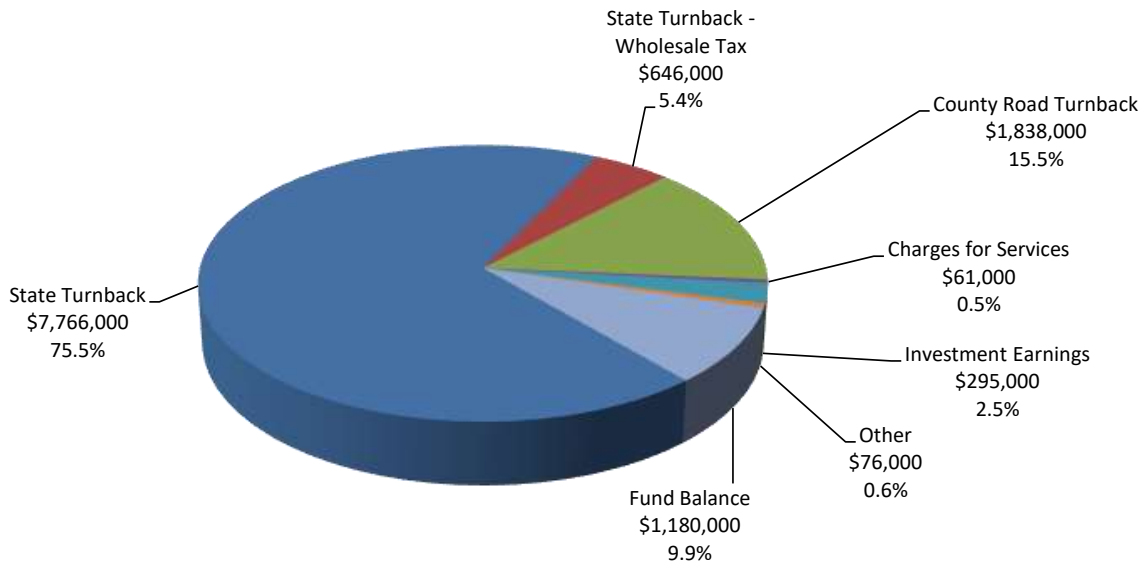
Street Fund (2100)

The Street Fund is primarily financed by turnback revenues received from the State of Arkansas, turnback monies received from the County Road Millage Tax, and turnback revenues from the wholesale sales tax on motor fuel and distillate special fuel which began in 2019. In 2023 the state began consolidating net turnback with the half cent sales tax. These monies are utilized to maintain and repair City streets, rights-of-way, drainage, traffic control and maintenance, and City owned sidewalks.

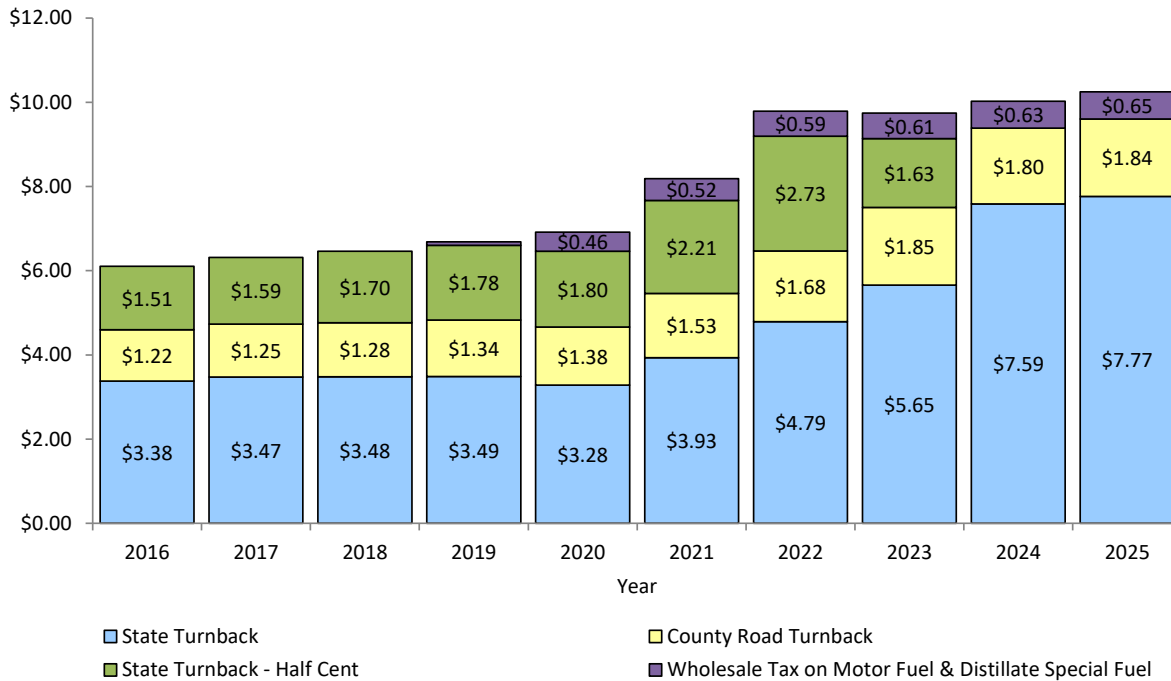
Street Fund Revenues

The majority of revenues for the Street Fund are motor fuel taxes collected by the State of Arkansas (state turnback) and returned to the City on a per capita basis. The City also receives state turnback from the state's half cent sales tax. In addition, the City receives 80% of the road millage levied by the Quorum Court on real and personal property located within the City. The current county levy is 1.1 mills. The county maximum allowable is 3.0 mills.

Sources of Funds for 2025 \$11,862,000



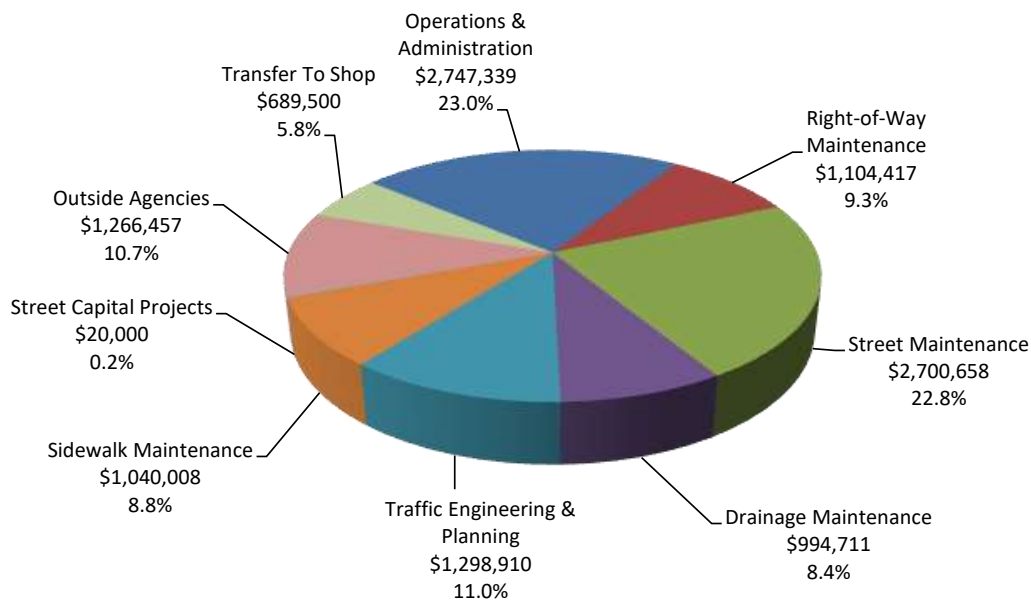
Street Fund Revenue History



Street Fund Expenses

The primary purpose of funds expended from the Street Fund relate to the maintenance, repair and construction of streets within the City of Fayetteville. Associated drainage maintenance activities as well as street sweeping are also programs supported by the Street Fund.

Uses of Funds for 2025 \$11,862,000



City of Fayetteville, Arkansas
2025 Operating Budget
Street Fund (2100)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
State Turnback	\$ 7,288,233	\$ 7,603,000	\$ 7,587,000	\$ 7,766,000
State Turnback - Wholesale Tax (Act 416)	609,325	634,000	633,000	646,000
County Road Turnback	1,846,051	1,785,000	1,802,000	1,838,000
Charges for Services	18,536	50,000	61,000	61,000
Investment Earnings	473,270	180,000	289,000	295,000
Other	91,903	92,000	76,000	76,000
Total Revenues	<u>10,327,318</u>	<u>10,344,000</u>	<u>10,448,000</u>	<u>10,682,000</u>
Expenses:				
Operations & Administration	2,254,252	2,724,300	2,724,300	2,747,339
Right-of-Way Maintenance	695,461	1,022,959	1,022,959	1,104,417
Street Maintenance	1,588,629	2,677,399	2,677,399	2,700,658
Drainage Maintenance	510,106	831,451	831,451	994,711
Traffic Engineering & Planning	1,044,280	1,283,759	1,283,759	1,298,910
Street Capital Projects	832,836	2,368,175	2,368,175	20,000
Street & Trail Construction	0	62,699	62,699	0
Sidewalk Maintenance	413,543	664,567	664,567	1,040,008
Outside Agencies	1,043,830	1,204,593	1,204,593	1,266,457
Transfer to Shop	400,036	114,626	114,626	689,500
Total Expenses	<u>8,782,973</u>	<u>12,954,528</u>	<u>12,954,528</u>	<u>11,862,000</u>
Income / (Loss)	\$ <u>1,544,345</u>	\$ <u>(2,610,528)</u>	\$ <u>(2,506,528)</u>	\$ <u>(1,180,000)</u>
Total Budget	\$ <u>8,782,973</u>	\$ <u>12,954,528</u>	\$ <u>12,954,528</u>	\$ <u>11,862,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 9,847,520	\$ 11,391,865	\$ 11,391,865	\$ 8,885,337
Income / (Loss)	1,544,345	(2,610,528)	(2,506,528)	(1,180,000)
Ending Undesignated Fund Balance	<u>\$ 11,391,865</u>	<u>\$ 8,781,337</u>	<u>\$ 8,885,337</u>	<u>\$ 7,705,337</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Street Fund (2100)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2100.410.4100 - Operations & Administration Program:</u>				
EX10 - Personnel Services	1,007,695	1,092,889	1,092,889	1,162,879
EX20 - Materials & Supplies	40,921	50,614	50,614	48,392
EX30 - Services and Charges	1,014,550	1,349,069	1,349,069	1,397,571
EX33 - Motorpool	13,579	15,640	15,640	17,528
EX39 - Cost Allocation	64,764	78,564	78,564	78,564
EX40 - Maintenance	18,655	120,380	120,380	42,405
EX70 - Transfers to Outside Entities	1,043,830	1,204,593	1,204,593	1,266,457
EX80 - Capital	94,088	17,144	17,144	0
Total	3,298,082	3,928,893	3,928,893	4,013,796
<u>2100.410.4110 - Right-of-Way Maintenance Program:</u>				
EX10 - Personnel Services	386,028	615,847	615,847	622,208
EX20 - Materials & Supplies	53,766	110,392	110,392	98,814
EX30 - Services and Charges	80,375	104,775	104,775	167,910
EX33 - Motorpool	169,883	188,145	188,145	211,685
EX40 - Maintenance	5,409	3,800	3,800	3,800
EX96 - Operating Transfers Out	66,235	0	0	0
Total	761,696	1,022,959	1,022,959	1,104,417
<u>2100.410.4120 - Street Maintenance Program:</u>				
EX10 - Personnel Services	681,705	1,251,308	1,251,308	1,361,964
EX20 - Materials & Supplies	212,041	404,449	404,449	319,665
EX30 - Services and Charges	598	167,904	167,904	12,000
EX33 - Motorpool	1,295,767	1,387,224	1,387,224	1,540,515
EX39 - Cost Allocation	(607,740)	(647,446)	(647,446)	(647,446)
EX40 - Maintenance	6,257	13,960	13,960	13,960
EX80 - Capital	0	100,000	100,000	100,000
EX96 - Operating Transfers Out	333,801	114,626	114,626	0
Total	1,922,430	2,792,025	2,792,025	2,700,658
<u>2100.410.4130 - Drainage Maintenance Program:</u>				
EX10 - Personnel Services	261,177	488,555	488,555	554,088
EX20 - Materials & Supplies	46,985	120,671	120,671	205,383
EX30 - Services and Charges	7,471	8,000	8,000	11,000
EX33 - Motorpool	193,829	210,351	210,351	220,366
EX40 - Maintenance	644	3,874	3,874	3,874
Total	510,106	831,451	831,451	994,711

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Street Fund (2100)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2100.410.5315 - Traffic Engineering & Planning Program:</u>				
EX10 - Personnel Services	560,765	668,454	668,454	681,806
EX20 - Materials & Supplies	246,528	288,128	288,128	281,480
EX30 - Services and Charges	0	2,000	2,000	2,000
EX33 - Motorpool	80,627	85,681	85,681	88,124
EX40 - Maintenance	156,361	239,496	239,496	245,500
Total	1,044,280	1,283,759	1,283,759	1,298,910
<u>2100.410.5500 - Street Capital Projects Program:</u>				
EX30 - Services and Charges	0	304,090	304,090	0
EX40 - Maintenance	0	34,970	34,970	0
EX80 - Capital	832,836	2,029,115	2,029,115	20,000
Total	832,836	2,368,175	2,368,175	20,000
<u>2100.410.5520 - Street & Trail Construction Program:</u>				
EX10 - Personnel Services	(0)	62,699	62,699	0
EX20 - Materials & Supplies	36,928	76,550	76,550	61,240
EX33 - Motorpool	200,301	227,683	227,683	228,495
EX39 - Cost Allocation	(237,229)	(304,233)	(304,233)	(289,735)
Total	(0)	62,699	62,699	0
<u>2100.410.5530 - Sidewalks Program:</u>				
EX10 - Personnel Services	220,450	384,560	384,560	600,429
EX20 - Materials & Supplies	47,868	55,835	55,835	76,287
EX33 - Motorpool	157,320	231,402	231,402	364,522
EX39 - Cost Allocation	(18,081)	(16,230)	(16,230)	(16,230)
EX40 - Maintenance	5,986	9,000	9,000	15,000
EX96 - Operating Transfers Out	0	0	0	689,500
Total	413,543	664,567	664,567	1,729,508
Budget Total	\$ 8,782,973	\$ 12,954,528	\$ 12,954,528	\$ 11,862,000

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Parking Fund (2130)

The Parking Fund accounts for funds received from meter revenues and parking lot rentals in the Downtown and Entertainment Districts. Expenses for the maintenance and operation of parking lots and parking spaces are paid from this fund.

The Parking Fund is also used to pay debt service for the 2012 Parking Improvements Revenue Bond Issue.

For 2025, this fund is expected to have an increase in fund balance of \$13,000.

City of Fayetteville, Arkansas
2025 Operating Budget
Parking Fund (2130)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Downtown District Parking Revenue	\$ 738,146	\$ 803,000	\$ 824,500	\$ 840,500
Entertainment District Parking Revenue	1,089,008	1,002,000	1,057,000	1,123,000
West Parking Deck Parking Revenue	24,673	567,000	310,000	298,000
Investment Earnings	140,757	31,000	135,500	56,500
Other	4,729	1,000	2,000	28,000
Total Revenues	<u>1,997,313</u>	<u>2,404,000</u>	<u>2,329,000</u>	<u>2,346,000</u>
Expenses:				
Downtown District Parking	886,848	963,831	963,831	1,030,754
Entertainment District Parking	284,190	360,046	360,046	436,756
Spring Street Municipal Parking Deck	104,210	114,755	114,755	119,940
Parking Management Projects	360,295	579,938	579,938	90,000
West Avenue Parking Deck	0	137,750	137,750	149,550
Downtown Fayetteville Coalition	0	125,000	125,000	125,000
Transfer to Parking Deck Bond	378,600	384,000	384,000	381,000
Total Expenses	<u>2,014,143</u>	<u>2,665,320</u>	<u>2,665,320</u>	<u>2,333,000</u>
Income / (Loss)	\$ <u>(16,830)</u>	\$ <u>(261,320)</u>	\$ <u>(336,320)</u>	\$ <u>13,000</u>
Total Budget	\$ <u>2,014,143</u>	\$ <u>2,665,320</u>	\$ <u>2,665,320</u>	\$ <u>2,333,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 2,185,776	\$ 2,168,946	\$ 2,168,946	\$ 1,832,626
Income / (Loss)	<u>(16,830)</u>	<u>(261,320)</u>	<u>(336,320)</u>	<u>13,000</u>
Ending Undesignated Fund Balance	<u>\$ 2,168,946</u>	<u>\$ 1,907,626</u>	<u>\$ 1,832,626</u>	<u>\$ 1,845,626</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Parking Fund (2130)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2130.430.9130 - Off-Street Parking Program:</u>				
EX10 - Personnel Services	479,447	526,941	526,941	554,177
EX20 - Materials & Supplies	102,235	110,319	110,319	25,001
EX30 - Services and Charges	145,281	155,569	155,569	237,872
EX33 - Motorpool	6,420	6,324	6,324	7,026
EX39 - Cost Allocation	8,844	10,728	10,728	10,728
EX40 - Maintenance	7,355	13,950	13,950	13,950
EX70 - Transfers to Outside Entities	137,266	140,000	140,000	182,000
Total	886,848	963,831	963,831	1,030,754
<u>2130.430.9131 - Entertainment District Parking Program:</u>				
EX10 - Personnel Services	114,183	227,390	227,390	240,836
EX20 - Materials & Supplies	6,609	7,097	7,097	6,698
EX30 - Services and Charges	154,076	110,021	110,021	175,115
EX33 - Motorpool	4,058	6,890	6,890	5,459
EX40 - Maintenance	5,264	8,648	8,648	8,648
EX70 - Transfers to Outside Entities	0	125,000	125,000	125,000
Total	284,190	485,046	485,046	561,756
<u>2130.430.9132 - Spring St Municipal Parking Deck Program:</u>				
EX10 - Personnel Services	38,106	47,404	47,404	48,839
EX30 - Services and Charges	66,104	67,251	67,251	71,101
EX40 - Maintenance	0	100	100	0
EX96 - Operating Transfers Out	378,600	384,000	384,000	381,000
Total	482,810	498,755	498,755	500,940
<u>2130.430.9133 - Parking Management Projects Program:</u>				
EX20 - Materials & Supplies	335,294	113,457	113,457	15,000
EX30 - Services and Charges	0	63,341	63,341	20,000
EX80 - Capital	25,001	403,140	403,140	55,000
Total	360,295	579,938	579,938	90,000
<u>2130.430.9135 - West Avenue Parking Deck Program:</u>				
EX30 - Services and Charges	0	137,750	137,750	149,550
Total	0	137,750	137,750	149,550
Budget Total	\$ 2,014,143	\$ 2,665,320	\$ 2,665,320	\$ 2,333,000

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Residential District Parking Fund (2134)

The Residential District Parking Fund accounts for funds received from meter revenues in the Wilson Park South Neighborhood. Expenses for the maintenance and operation of parking lots and parking spaces are paid from this fund.

City of Fayetteville, Arkansas
2025 Operating Budget
Residential District Parking Fund (2134)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 2,199	\$ 0	\$ 1,500	\$ 0
Wilson Park South Neighborhood Revenue	32,948	36,000	33,500	35,000
Total Revenues	<u>35,147</u>	<u>36,000</u>	<u>35,000</u>	<u>35,000</u>
Expenses:				
Wilson Park South Neighborhood	4,980	11,000	11,000	12,000
Total Expenses	<u>4,980</u>	<u>11,000</u>	<u>11,000</u>	<u>12,000</u>
Income / (Loss)	\$ <u>30,167</u>	\$ <u>25,000</u>	\$ <u>24,000</u>	\$ <u>23,000</u>
Total Budget	\$ <u>4,980</u>	\$ <u>11,000</u>	\$ <u>11,000</u>	\$ <u>12,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 27,245	\$ 57,412	\$ 57,412	\$ 81,412
Income / (Loss)	30,167	25,000	24,000	23,000
Ending Undesignated Fund Balance	<u>\$ 57,412</u>	<u>\$ 82,412</u>	<u>\$ 81,412</u>	<u>\$ 104,412</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Residential District Parking Fund (2134)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2134.430.9134 - Wilson Park South Neighborhood Program:</u>				
EX10 - Personnel Services	0	6,691	6,691	6,691
EX20 - Materials & Supplies	45	500	500	500
EX30 - Services and Charges	4,935	3,809	3,809	4,809
Total	4,980	11,000	11,000	12,000
Budget Total	\$ 4,980	\$ 11,000	\$ 11,000	\$ 12,000

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Community Development Block Grant Fund (2180)

The Community Development Block Grant Fund accounts for the community development grant funds received from the Federal Department of Housing and Urban Development. Amounts budgeted in 2025 represent the expected grant award.

In November 2015, the City received Special Needs Assistance Programs (SNAPS) grants from the Department of Housing and Urban Development for homeless assistance in the Fayetteville area. From that time forward, the City of Fayetteville has continued to administer that program.

City of Fayetteville, Arkansas
2025 Operating Budget
Community Development Block Grant Fund (2180)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Endeavor Grant Funding	\$ 25,000	\$ 0	\$ 0	\$ 0
Community Development Grant Funding	1,198,937	1,972,819	1,972,819	753,000
SNAPS HEARTH Grant Funding	215,409	1,267,701	1,267,701	320,000
CDBG Program Income	2,439	0	1,000	0
HUD HOME Investment Partnership 2023	0	926,433	926,433	400,000
Transfer from General	0	237,358	237,358	0
Other	11,233	20,000	7,000	20,000
Total Revenues	<u>1,453,018</u>	<u>4,424,311</u>	<u>4,412,311</u>	<u>1,493,000</u>
Expenses:				
Administration & Planning	103,229	279,264	279,264	131,291
Housing Services	512,705	1,036,884	1,036,884	439,706
Redevelopment	98,240	218,920	218,920	97,003
Public Service	510,598	289,916	289,916	65,000
Public Facilities & Improvements	0	180,000	180,000	20,000
HEARTH - AR0039	16,488	160,619	160,619	30,000
HEARTH - AR0043	143,210	629,062	629,062	175,000
HEARTH - AR0044	19,188	188,655	188,655	35,000
HEARTH - AR0071	36,426	289,365	289,365	80,000
Grants & Donations	0	36,285	36,285	20,000
HUD HOME Investment Partnership 2023	0	1,163,791	1,163,791	400,000
Total Expenses	<u>1,440,084</u>	<u>4,472,761</u>	<u>4,472,761</u>	<u>1,493,000</u>
Income / (Loss)	\$ <u>12,934</u>	\$ <u>(48,450)</u>	\$ <u>(60,450)</u>	\$ <u>0</u>
Total Budget	\$ <u>1,440,084</u>	\$ <u>4,472,761</u>	\$ <u>4,472,761</u>	\$ <u>1,493,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 52,811	\$ 65,745	\$ 65,745	\$ 5,295
Income / (Loss)	12,934	(48,450)	(60,450)	0
Ending Undesignated Fund Balance	<u>\$ 65,745</u>	<u>\$ 17,295</u>	<u>\$ 5,295</u>	<u>\$ 5,295</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Community Development Block Grant Fund (2180)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2180.642.4920 - HUD HOME Invest Partnership 2023 Program:</u>				
EX30 - Services and Charges	0	1,163,791	1,163,791	400,000
Total	0	1,163,791	1,163,791	400,000
<u>2180.642.4930 - Administration & Planning Program:</u>				
EX10 - Personnel Services	91,641	119,744	119,744	102,343
EX20 - Materials & Supplies	1,978	39,253	39,253	8,000
EX30 - Services and Charges	9,610	120,267	120,267	20,948
Total	103,229	279,264	279,264	131,291
<u>2180.642.4940 - Housing Services Program:</u>				
EX10 - Personnel Services	309,860	362,589	362,589	331,505
EX20 - Materials & Supplies	8,652	24,497	24,497	11,382
EX30 - Services and Charges	188,709	643,125	643,125	87,696
EX33 - Motorpool	5,484	6,673	6,673	9,123
Total	512,705	1,036,884	1,036,884	439,706
<u>2180.642.4945 - Redevelopment Program:</u>				
EX10 - Personnel Services	62,412	93,015	93,015	68,239
EX20 - Materials & Supplies	13,582	30,521	30,521	8,320
EX30 - Services and Charges	17,572	89,269	89,269	14,502
EX33 - Motorpool	4,673	5,015	5,015	5,442
EX40 - Maintenance	0	1,100	1,100	500
Total	98,240	218,920	218,920	97,003
<u>2180.642.4956 - HEARTH - AR0043 Program:</u>				
EX30 - Services and Charges	143,210	629,062	629,062	175,000
Total	143,210	629,062	629,062	175,000
<u>2180.642.4957 - HEARTH - AR0044 Program:</u>				
EX30 - Services and Charges	19,188	188,655	188,655	35,000
Total	19,188	188,655	188,655	35,000
<u>2180.642.4958 - HEARTH - AR0039 Program:</u>				
EX30 - Services and Charges	16,488	160,619	160,619	30,000
Total	16,488	160,619	160,619	30,000
<u>2180.642.4959 - HEARTH - AR0071 Program:</u>				
EX30 - Services and Charges	36,426	289,365	289,365	80,000
Total	36,426	289,365	289,365	80,000

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Community Development Block Grant Fund (2180)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2180.642.4960 - Grants & Donations Program:</u>				
EX30 - Services and Charges	0	36,285	36,285	20,000
Total	0	36,285	36,285	20,000
<u>2180.642.4970 - Public Services Program:</u>				
EX30 - Services and Charges	510,598	289,916	289,916	65,000
Total	510,598	289,916	289,916	65,000
<u>2180.642.4990 - Public Facilities & Improvements Program:</u>				
EX30 - Services and Charges	0	180,000	180,000	20,000
Total	0	180,000	180,000	20,000
<u>Budget Total</u>	<u>\$ 1,440,084</u>	<u>\$ 4,472,761</u>	<u>\$ 4,472,761</u>	<u>\$ 1,493,000</u>

Special Grants Fund (2230)

The Special Grants Fund includes grants which represent programs funded by the State or other special granting entities, which are budgeted and accounted for in this fund.

In 2023, a grant was received from the Federal Emergency Management Agency for the "Mastering Fireground Command, Calm the Chaos" training course. This grant has been completed.

The budgeted amount for 2025 is \$0.

City of Fayetteville, Arkansas
2025 Operating Budget
Special Grants Fund (2230)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Intergovernmental (Grants)	\$ 0	\$ 84,082	\$ 84,082	\$ 0
Transfer from General	0	22,282	22,282	0
Total Revenues	0	106,364	106,364	0
Expenses:				
FEMA Fire Command Training Grant	0	106,364	106,364	0
Total Expenses	0	106,364	106,364	0
 Income / (Loss)	 \$ 0	 \$ 0	 \$ 0	 \$ 0
 Total Budget	 \$ 0	 \$ 106,364	 \$ 106,364	 \$ 0
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0
Income / (Loss)	0	0	0	0
Ending Undesignated Fund Balance	\$ 0	\$ 0	\$ 0	\$ 0

City of Fayetteville, Arkansas
 2025 Operating Budget (Category Summary)
 Special Grants Fund (2230)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2230.900.8008 - FEMA Fire Command Training Grant Program:</u>				
EX30 - Services and Charges	0	106,364	106,364	0
Total	0	106,364	106,364	0
Budget Total	\$ 0	\$ 106,364	\$ 106,364	\$ 0

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American Rescue Plan Act (2246)

The American Rescue Plan Act of 2021 is intended to combat the COVID-19 pandemic, including public health and economic impacts. The Act provides local fiscal aid to support COVID-19 response efforts, cover increased expenditures, replenish lost revenue and mitigate economic harm from the COVID-19 pandemic. It can also be used to fund certain capital expenditures for Water and Sewer and water quality projects. Funds must be obligated by 2024 and expended by 2026.

The City of Fayetteville was awarded a total of \$17,911,418. The entire amount has been obligated.

ARPA funds in the amount of \$5,095,114 were receipted directly into the General Fund in December 2022 for revenue loss reimbursement.

City of Fayetteville, Arkansas
2025 Operating Budget
American Rescue Plan Act Fund (2246)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Intergovernmental (Grants)	\$ 5,388,698	\$ 4,601,013	\$ 4,601,013	\$ 0
Investment Earnings	89,740	125,057	57,000	0
Total Revenues	<u>5,478,438</u>	<u>4,726,070</u>	<u>4,658,013</u>	<u>0</u>
Expenses:				
Revenue Loss Replacement (ARP)	474,926	186,705	186,705	0
Not For Profit Assistance Large Value	979,739	0	0	0
Lake Fayetteville Water Study	108,748	0	0	0
Dead Horse Mtn Rd Land (WCRC)	1,445,400	0	0	0
Peace at Home (Safe Shelter)	0	686,500	686,500	0
Workforce Training Program (FPL)	695,376	563,203	563,203	0
Childcare Assistance Program	1,424,777	760,226	760,226	0
Magdalene Serenity House	19,576	109,213	109,213	0
WelcomeHealth NWA	75,000	0	0	0
EXCELLERATE DBA (UPSKILL NWA)	44,982	697,240	697,240	0
Legal Aid of Arkansas	50,687	41,469	41,469	0
AR United Community Coalition	50,000	0	0	0
Apple Seeds	19,487	51,514	51,514	0
Seven Hills	0	480,232	480,232	0
Divalogy	0	89,600	89,600	0
NWA Continuum of Care	0	21,000	21,000	0
The Salvation Army	0	109,168	109,168	0
Serve NWA Inc.	0	930,000	930,000	0
Total Expenses	<u>5,388,698</u>	<u>4,726,070</u>	<u>4,726,070</u>	<u>0</u>
Income / (Loss)	<u>\$ 89,740</u>	<u>\$ 0</u>	<u>\$ (68,057)</u>	<u>\$ 0</u>
Total Budget	<u>\$ 5,388,696</u>	<u>\$ 4,726,070</u>	<u>\$ 4,726,070</u>	<u>\$ 0</u>

FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 14,238	\$ 103,978	\$ 103,978	\$ 35,921
Income / (Loss)	89,740	0	(68,057)	0
Ending Undesignated Fund Balance	<u>\$ 103,978</u>	<u>\$ 103,978</u>	<u>\$ 35,921</u>	<u>\$ 35,921</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
American Rescue Plan Act Fund (2246)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2246.800.9715 - Not For Profit Asst Large Value:</u>				
EX30 - Services and Charges	979,739	0	0	0
Total	979,739	0	0	0
<u>2246.800.9716 - Lake Fayetteville Water Study:</u>				
EX80 - Capital	108,748	0	0	0
Total	108,748	0	0	0
<u>2246.800.9717 - WCRAA Ambulance Improvements:</u>				
EX70 - Transfers to Outside Entities	474,926	186,705	186,705	0
Total	474,926	186,705	186,705	0
<u>2246.800.9718 - Dead Horse Mtn Rd Land (WCRC):</u>				
EX80 - Capital	1,445,400	0	0	0
Total	1,445,400	0	0	0
<u>2246.800.9719 - Peace at Home (Safe Shelter):</u>				
EX30 - Services and Charges	0	686,500	686,500	0
Total	0	686,500	686,500	0
<u>2246.800.9720 - Workforce Training Program (FPL):</u>				
EX70 - Transfers to Outside Entities	695,376	563,203	563,203	0
Total	695,376	563,203	563,203	0
<u>2246.800.9721 - Childcare Assistance Program:</u>				
EX30 - Services and Charges	1,424,777	760,226	760,226	0
Total	1,424,777	760,226	760,226	0
<u>2246.800.9722 - Magdalene Serenity House:</u>				
EX30 - Services and Charges	19,576	109,213	109,213	0
Total	19,576	109,213	109,213	0
<u>2246.800.9723 - WelcomeHealth NWA:</u>				
EX30 - Services and Charges	75,000	0	0	0
Total	75,000	0	0	0
<u>2246.800.9726 - EXCELLERATE DBA (UPSKILL NWA):</u>				
EX30 - Services and Charges	44,982	697,240	697,240	0
Total	44,982	697,240	697,240	0

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
American Rescue Plan Act Fund (2246)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2246.800.9727 - Legal Aid of Arkansas:</u>				
EX30 - Services and Charges	50,687	41,469	41,469	0
Total	50,687	41,469	41,469	0
<u>2246.800.9728 - AR United Community Coalition:</u>				
EX30 - Services and Charges	50,000	0	0	0
Total	50,000	0	0	0
<u>2246.800.9729 - Apple Seeds:</u>				
EX30 - Services and Charges	19,487	51,514	51,514	0
Total	19,487	51,514	51,514	0
<u>2246.800.9730 - Seven Hills (Housing RFP 23-12):</u>				
EX30 - Services and Charges	0	480,232	480,232	0
Total	0	480,232	480,232	0
<u>2246.800.9731 - Divaology (Housing RFP 23-12):</u>				
EX30 - Services and Charges	0	89,600	89,600	0
Total	0	89,600	89,600	0
<u>2246.800.9732 - NWA Continuum of Care(RFP 23-12):</u>				
EX30 - Services and Charges	0	21,000	21,000	0
Total	0	21,000	21,000	0
<u>2246.800.9733 - The Salvation Army (RFP 23-12):</u>				
EX30 - Services and Charges	0	109,168	109,168	0
Total	0	109,168	109,168	0
<u>2246.800.9734 - Serve NWA Inc. (RFP 23-12):</u>				
EX30 - Services and Charges	0	930,000	930,000	0
Total	0	930,000	930,000	0
Budget Total	\$ 5,388,696	\$ 4,726,070	\$ 4,726,070	\$ 0

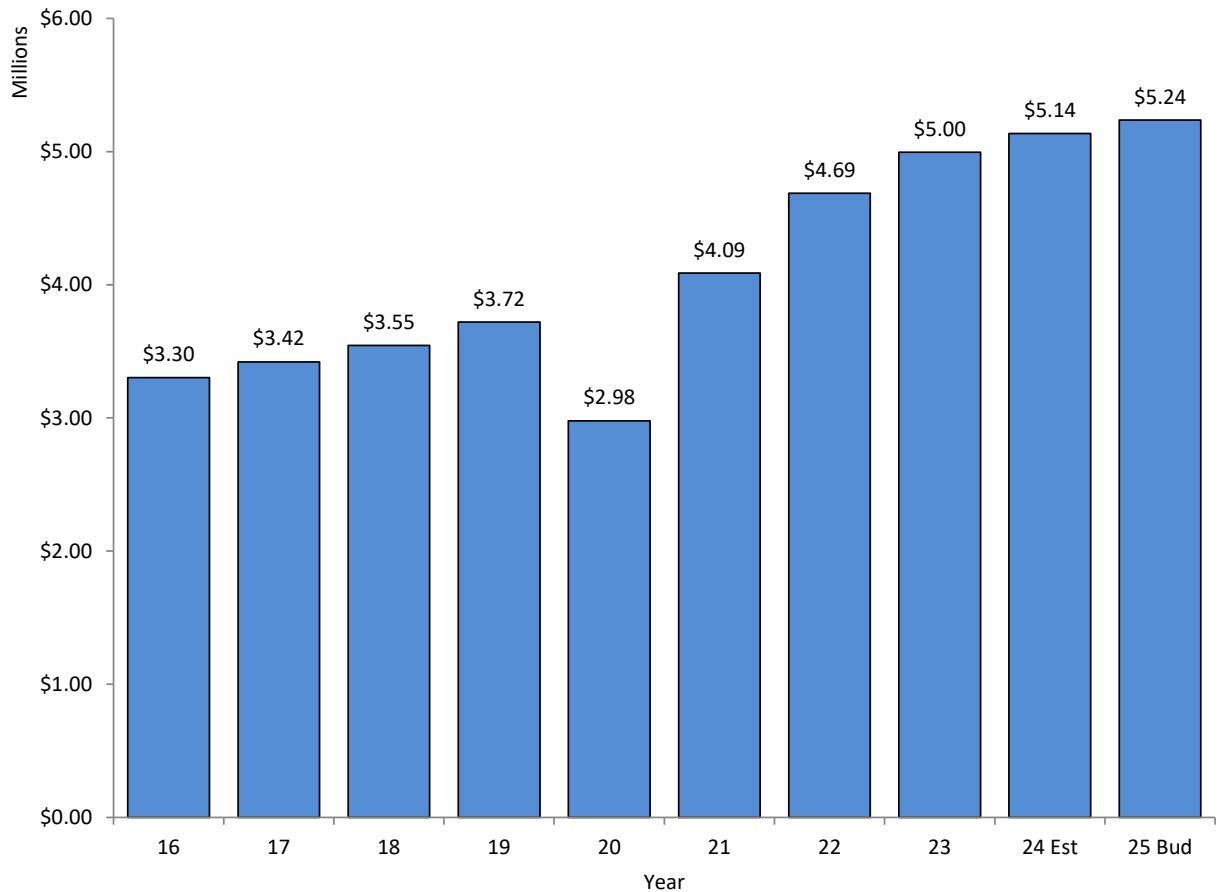
Parks Development Fund (2250)

The Parks Development Fund accounts for the revenue and expenditures of the Parks HMR tax approved by the voters in 1995. The \$5.6 million in planned expenditures for 2025 includes \$1,000,000 in capital improvements.

In 2010, a Citywide referendum was held and voters approved the use of these funds for capital projects and maintenance activities. The use of Park Development Funds for promotional activities is no longer permitted. Expenditures for promotional activities must be financed by parks funds allocated in the General Fund.

The HMR tax revenues are expected to increase by 2% in 2025 compared to 2024 estimates.

Parks Development Fund Hotel-Motel-Restaurant (HMR) Tax Revenue



City of Fayetteville, Arkansas
2025 Operating Budget
Parks Development Fund (2250)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Hotel, Motel, and Restaurant Taxes	\$ 4,995,902	\$ 5,198,000	\$ 5,135,000	\$ 5,237,000
Intergovernmental (Grants)	217,658	343,562	343,562	0
Charges for Services	131,343	140,000	123,000	123,000
Greenspace Fees Contribution	847,216	1,916,711	1,916,711	0
Transfer from General	0	1,000,000	1,000,000	0
Investment Earnings	369,067	89,000	193,000	197,000
Other	(109,642)	1,397,288	1,400,727	0
Total Revenues	<u>6,451,544</u>	<u>10,084,561</u>	<u>10,112,000</u>	<u>5,557,000</u>
Expenses:				
Parks Development Program	674,513	928,189	928,189	978,776
Parks Development Capital	1,061,310	5,732,291	5,732,291	1,000,000
Parks Development Greenspace Capital	847,215	1,914,444	1,914,444	0
Parks Maintenance	2,604,674	3,152,753	3,152,753	3,463,724
Transfer to Shop	46,851	171,500	171,500	114,500
Total Expenses	<u>5,234,563</u>	<u>11,899,177</u>	<u>11,899,177</u>	<u>5,557,000</u>
Income / (Loss)	\$ <u>1,216,981</u>	\$ <u>(1,814,616)</u>	\$ <u>(1,787,177)</u>	\$ <u>0</u>
Total Budget	\$ <u>5,234,563</u>	\$ <u>11,899,177</u>	\$ <u>11,899,177</u>	\$ <u>5,557,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 5,002,199	\$ 6,219,180	\$ 6,219,180	\$ 4,432,003
Income / (Loss)	<u>1,216,981</u>	<u>(1,814,616)</u>	<u>(1,787,177)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 6,219,180</u>	<u>\$ 4,404,564</u>	<u>\$ 4,432,003</u>	<u>\$ 4,432,003</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Parks Development Fund (2250)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2250.520.5260 - Parks Maintenance Program:*</u>				
EX10 - Personnel Services	1,965,638	0	0	0
EX20 - Materials & Supplies	103,523	0	0	0
EX30 - Services and Charges	107,134	0	0	0
EX33 - Motorpool	398,286	0	0	0
EX40 - Maintenance	30,093	0	0	0
EX96 - Operating Transfers Out	46,851	0	0	0
Total	2,651,525	0	0	0
<u>2250.520.9250 - Parks Development Program:</u>				
EX10 - Personnel Services	382,101	558,711	558,711	623,213
EX20 - Materials & Supplies	53,792	94,047	94,047	81,571
EX30 - Services and Charges	128,089	141,355	141,355	139,916
EX39 - Cost Allocation	110,532	134,076	134,076	134,076
Total	674,513	928,189	928,189	978,776
<u>2250.520.9255 - Parks Development Capital Program:</u>				
EX20 - Materials & Supplies	0	200	200	0
EX30 - Services and Charges	38,244	572,131	572,131	0
EX40 - Maintenance	189,060	0	0	0
EX80 - Capital	834,005	5,159,960	5,159,960	1,000,000
Total	1,061,310	5,732,291	5,732,291	1,000,000
<u>2250.520.9256 - Parks Dev Capital Greenspace Program:</u>				
EX30 - Services and Charges	911	8,144	8,144	0
EX80 - Capital	846,304	1,906,300	1,906,300	0
Total	847,215	1,914,444	1,914,444	0
<u>2250.521.5260 - Parks Maintenance Program:*</u>				
EX10 - Personnel Services	0	2,331,037	2,331,037	2,456,266
EX20 - Materials & Supplies	0	107,400	107,400	104,360
EX30 - Services and Charges	0	243,023	243,023	351,436
EX33 - Motorpool	0	441,293	441,293	521,662
EX40 - Maintenance	0	30,000	30,000	30,000
EX96 - Operating Transfers Out	0	171,500	171,500	114,500
Total	0	3,324,253	3,324,253	3,578,224
Budget Total	\$ 5,234,563	\$ 11,899,177	\$ 11,899,177	\$ 5,557,000

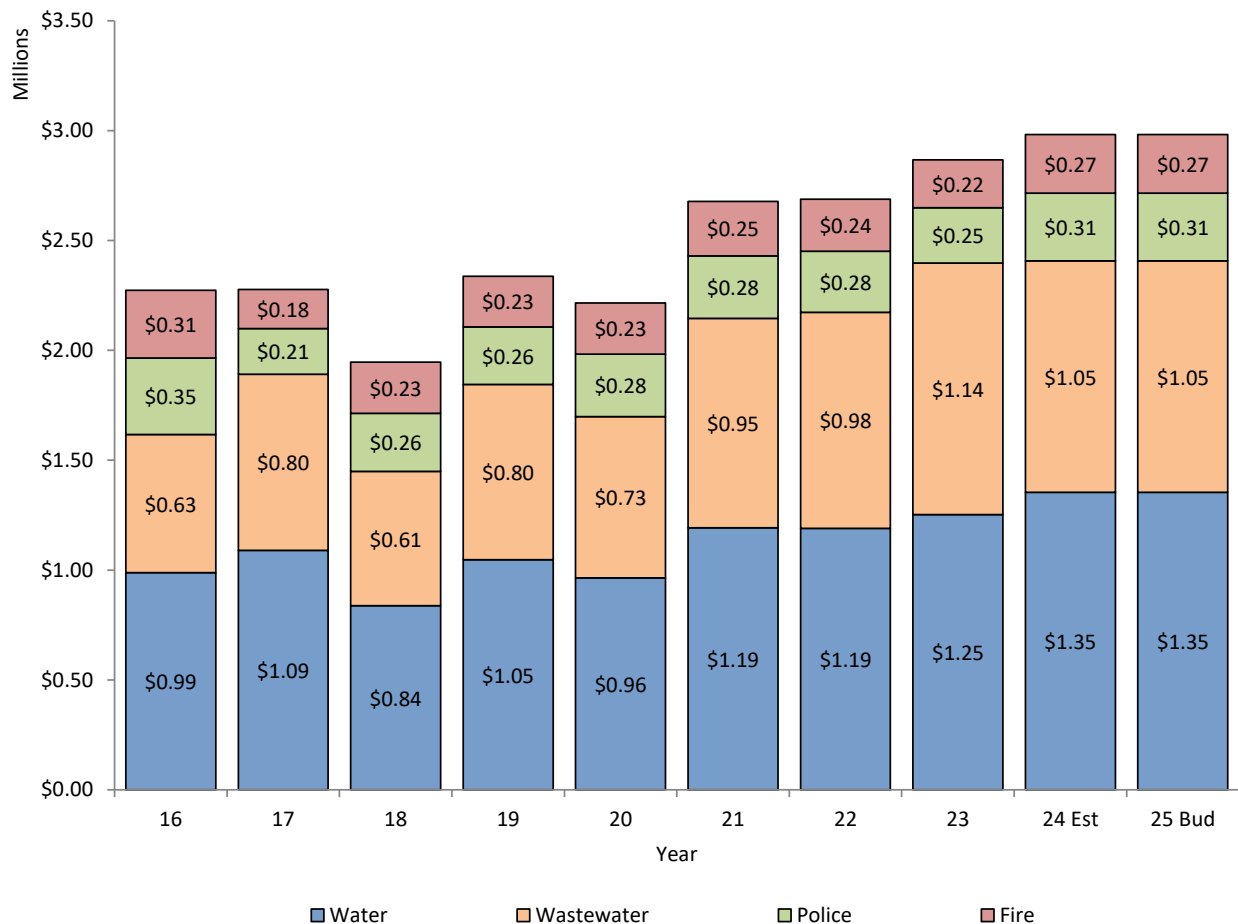
*Changed division code in 2024.

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Impact Fee Fund (2300)

The Impact Fee Fund accounts for the revenues and expenditures related to the collection of the water, wastewater, police, and fire impact fees. The intent of impact fee charge is to ensure new developments bear a proportionate share of the cost of capacity improvements and ensure that the proportional share does not exceed the costs of the demand for additional capacity that is reasonably attributable to providing these services and facilities to the use and occupancy of the new developments. Impact fees for 2025 are expected to be flat compared to the estimated 2024 amounts. Transfers are made to the appropriate expenditure fund when eligible programs are identified. The 2025 amounts budgeted represent projects identified in the Capital Improvements Plan (CIP).

Impact Fee Collections



City of Fayetteville, Arkansas
2025 Operating Budget
Impact Fee Fund (2300)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Water Impact Fee	\$ 1,252,308	\$ 1,354,000	\$ 1,354,000	\$ 1,354,000
Wastewater Impact Fee	1,144,625	1,226,000	1,053,000	1,053,000
Police Impact Fee	252,574	309,000	309,000	309,000
Fire Impact Fee	217,342	266,000	266,000	266,000
Investment Earnings	509,405	168,000	335,000	336,000
Total Revenues	<u>3,376,254</u>	<u>3,323,000</u>	<u>3,317,000</u>	<u>3,318,000</u>
Expenses:				
Water Improvements	0	283,976	283,976	464,000
Wastewater Improvements	0	338,000	338,000	348,000
Police Improvements	319,947	651,148	651,148	0
Fire Improvements	0	1,738,845	1,738,845	110,000
Transfer to Water & Sewer	0	6,619,278	6,619,278	0
Total Expenses	<u>319,947</u>	<u>9,631,247</u>	<u>9,631,247</u>	<u>922,000</u>
Income / (Loss)	<u>\$ 3,056,307</u>	<u>\$ (6,308,247)</u>	<u>\$ (6,314,247)</u>	<u>\$ 2,396,000</u>
Total Budget	<u>\$ 319,947</u>	<u>\$ 9,631,247</u>	<u>\$ 9,631,247</u>	<u>\$ 922,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 10,076,832	\$ 13,133,139	\$ 13,133,139	\$ 6,818,892
Income / (Loss)	3,056,307	(6,308,247)	(6,314,247)	2,396,000
Ending Undesignated Fund Balance	<u>\$ 13,133,139</u>	<u>\$ 6,824,892</u>	<u>\$ 6,818,892</u>	<u>\$ 9,214,892</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Impact Fee Fund (2300)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2300.200.9300 - Police Impact Fees Program:</u>				
EX20 - Materials & Supplies	35,296	138,501	138,501	0
EX80 - Capital	284,651	512,647	512,647	0
Total	319,947	651,148	651,148	0
<u>2300.300.9300 - Fire Impact Fees Program:</u>				
EX80 - Capital	0	1,738,845	1,738,845	110,000
Total	0	1,738,845	1,738,845	110,000
<u>2300.720.9300 - Water Impact Fees Program:</u>				
EX80 - Capital	0	283,976	283,976	464,000
EX96 - Operating Transfers Out	0	3,000,000	3,000,000	0
Total	0	3,283,976	3,283,976	464,000
<u>2300.730.9300 - Wastewater Impact Fees Program:</u>				
EX80 - Capital	0	338,000	338,000	348,000
EX96 - Operating Transfers Out	0	3,619,278	3,619,278	0
Total	0	3,957,278	3,957,278	348,000
Budget Total	\$ 319,947	\$ 9,631,247	\$ 9,631,247	\$ 922,000

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Fire Pension Special Fund (2810)

The Board of Trustees of the Fayetteville Fire Relief and Pension Fund (Local Plan) elected to have its Local Plan administered by the Arkansas Local Police and Fire Retirement System (LOPFI) as stated by Resolution approved and signed on July 10, 2023 and was approved by City Council Ordinance #6676 on August 15, 2023.

The Fire Pension Fund has accounted for the accumulation of resources for the pension benefit payments to qualified fire personnel. Operations of this fund were previously controlled by the Fire Pension Board. Revenues include the proceeds of a special City property tax and insurance premium tax distributions from the State. This has been accounted for by the City as a trust fund.

Beginning in 2024, the Fayetteville Fire Relief and Pension Fund (6810) will have previous operations transferred to the Arkansas Local Police and Fire Retirement System (LOPFI) and all City financial activity will occur within the Fire Pension Special Fund (2810).

City of Fayetteville, Arkansas
2025 Operating Budget
Fire Pension Special Fund (2810)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Property Taxes	\$ 0	\$ 969,000	\$ 973,000	\$ 977,000
State Insurance Turnback	0	476,000	476,000	485,000
Investment Earnings	0	0	3,000	0
Total Revenues	<u>0</u>	<u>1,445,000</u>	<u>1,452,000</u>	<u>1,462,000</u>
Expenses:				
Bank Service Charges	0	200	200	500
Transfer to LOPFI	0	1,444,800	1,444,800	1,461,500
Total Expenses	<u>0</u>	<u>1,445,000</u>	<u>1,445,000</u>	<u>1,462,000</u>
Income / (Loss)	\$ <u>0</u>	\$ <u>0</u>	\$ <u>7,000</u>	\$ <u>0</u>
Total Budget	\$ <u>0</u>	\$ <u>1,445,000</u>	\$ <u>1,445,000</u>	\$ <u>1,462,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 0	\$ 0	\$ 0	\$ 7,000
Income / (Loss)	0	0	7,000	0
Ending Undesignated Fund Balance	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 7,000</u>	<u>\$ 7,000</u>

City of Fayetteville, Arkansas
 2025 Operating Budget (Category Summary)
 Fire Pension Special Fund (2810)

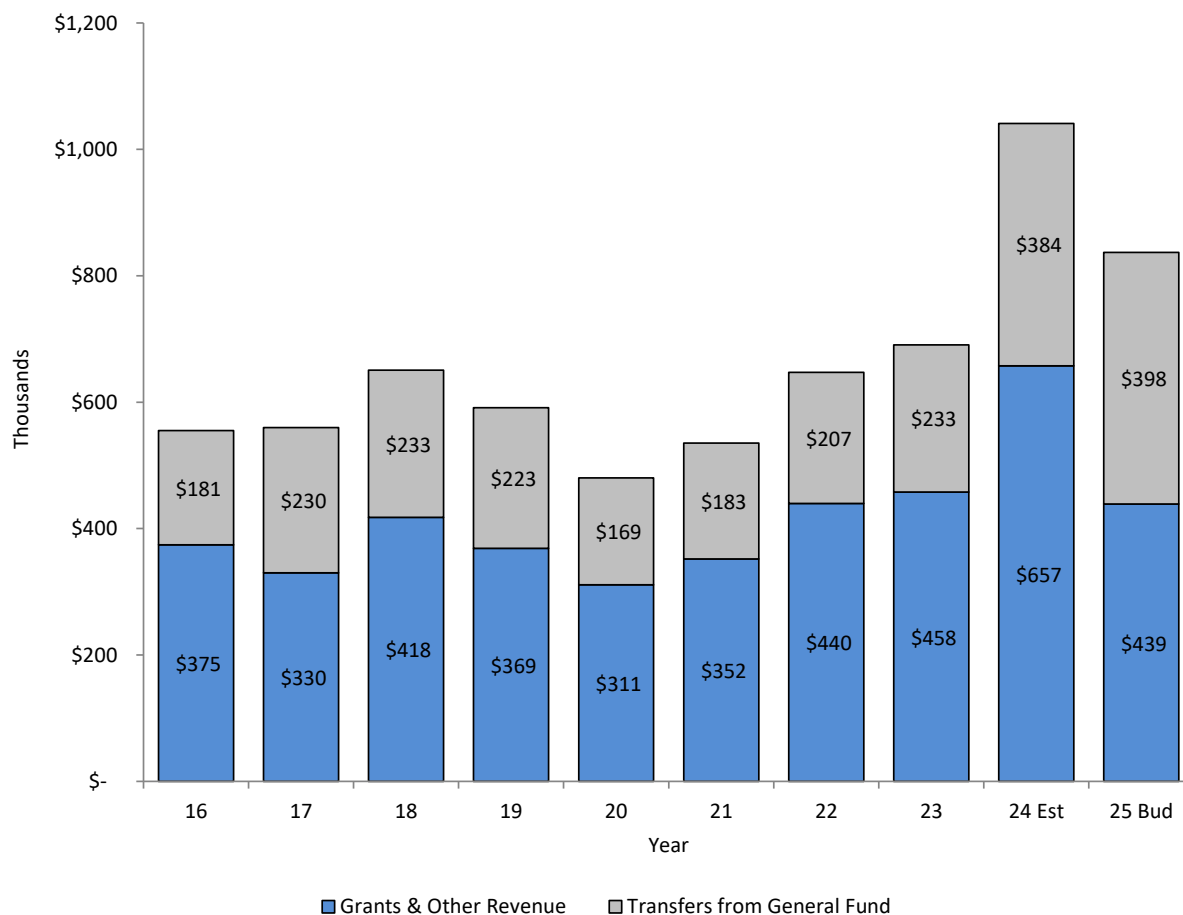
	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2810.800.9810 - Fire Pension Expense Program:</u>				
EX30 - Services and Charges	0	1,445,000	1,445,000	1,462,000
Total	0	1,445,000	1,445,000	1,462,000
Budget Total	\$ 0	\$ 1,445,000	\$ 1,445,000	\$ 1,462,000

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Drug Law Enforcement Fund (2930)

The Drug Law Enforcement Fund accounts for drug law enforcement grant funds received from the U.S. Department of Justice, passed through the State of Arkansas, in association with Washington County; the Cities of Springdale, Prairie Grove, Lincoln, Farmington, Greenland, Goshen, and West Fork; and the Fourth Judicial Prosecuting Attorney. The amounts indicated for 2025 are estimates of the remaining 2024 award. New awards are granted to the City throughout the fiscal year.

Drug Law Enforcement Fund Revenue Sources



City of Fayetteville, Arkansas
2025 Operating Budget
Drug Law Enforcement Fund (2930)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Drug Enforcement Grant	\$ 445,555	\$ 547,019	\$ 545,519	\$ 438,695
Fines & Forfeitures	11,371	111,472	111,472	0
Transfer from General	232,716	383,510	383,510	398,151
Other	869	871	499	154
Total Revenues	<u>690,511</u>	<u>1,042,872</u>	<u>1,041,000</u>	<u>837,000</u>
Expenses:				
Drug Enforcement	603,191	1,143,915	1,143,915	837,000
Total Expenses	<u>603,191</u>	<u>1,143,915</u>	<u>1,143,915</u>	<u>837,000</u>
Income / (Loss)	\$ <u>87,320</u>	\$ <u>(101,043)</u>	\$ <u>(102,915)</u>	\$ <u>0</u>
Total Budget	\$ <u>603,191</u>	\$ <u>1,143,915</u>	\$ <u>1,143,915</u>	\$ <u>837,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 198,003	\$ 285,323	\$ 285,323	\$ 182,408
Income / (Loss)	<u>87,320</u>	<u>(101,043)</u>	<u>(102,915)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 285,323</u>	<u>\$ 184,280</u>	<u>\$ 182,408</u>	<u>\$ 182,408</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Drug Law Enforcement Fund (2930)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>2930.200.2960 - Drug Enforcement Program:</u>				
EX10 - Personnel Services	341,747	658,251	658,251	551,568
EX20 - Materials & Supplies	13,534	42,011	42,011	0
EX30 - Services and Charges	231,280	319,834	319,834	277,032
EX80 - Capital	16,630	123,819	123,819	8,400
Total	603,191	1,143,915	1,143,915	837,000
Budget Total	\$ 603,191	\$ 1,143,915	\$ 1,143,915	\$ 837,000

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TIF Bond Fund (3370)

The Tax Increment Financing (TIF) Bond Fund accounts for the accumulation of resources and the payment of bond debt incurred for TIF capital project expenditures which occurred in 2005.

City of Fayetteville, Arkansas
2025 Operating Budget
TIF Bond Fund (3370)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Property Taxes	\$ 582,335	\$ 519,000	\$ 524,000	\$ 594,000
Investment Earnings	10,879	8,000	13,000	12,000
Total Revenues	<u>593,214</u>	<u>527,000</u>	<u>537,000</u>	<u>606,000</u>
Expenses:				
Principal Payment	150,000	200,000	200,000	180,000
Interest Expense	317,917	406,694	406,694	410,000
Professional Services	1,373	7,000	7,000	7,000
Paying Agent Fees	5,890	9,000	9,000	9,000
Total Expenses	<u>475,180</u>	<u>622,694</u>	<u>622,694</u>	<u>606,000</u>
Income / (Loss)	\$ <u>118,034</u>	\$ <u>(95,694)</u>	\$ <u>(85,694)</u>	\$ <u>0</u>
Total Budget	\$ <u>475,179</u>	\$ <u>622,694</u>	\$ <u>622,694</u>	\$ <u>606,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 441,240	\$ 559,274	\$ 559,274	\$ 473,580
Income / (Loss)	118,034	(95,694)	(85,694)	0
Ending Undesignated Fund Balance	<u>\$ 559,274</u>	<u>\$ 463,580</u>	<u>\$ 473,580</u>	<u>\$ 473,580</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
TIF Bond Fund (3370)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>3370.900.9370 - TIF Bonds Expense Program:</u>				
EX30 - Services and Charges	\$ 1,373	\$ 7,000	\$ 7,000	\$ 7,000
EX50 - Debt Service	473,807	615,694	615,694	599,000
Total	475,179	622,694	622,694	606,000
Budget Total	\$ 475,179	\$ 622,694	\$ 622,694	\$ 606,000

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Parking Deck Bonds Fund (3380)

The Parking Deck Bonds Fund accounts for the accumulation of resources and the payment of bond debt incurred for the City's Spring Street municipal parking deck facility. Necessary funds to meet these obligations are transferred from the Parking Fund. These bonds were issued in 2012.

City of Fayetteville, Arkansas
2025 Operating Budget
Parking Deck Bonds Fund (3380)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Transfer from Parking	\$ 378,600	\$ 384,000	\$ 380,500	\$ 381,000
Interest Income	16,486	0	18,500	0
Total Revenues	<u>395,086</u>	<u>384,000</u>	<u>399,000</u>	<u>381,000</u>
Expenses:				
Principal Payment	240,000	245,000	245,000	250,000
Interest Expense	139,285	134,000	134,000	126,050
Paying Agent Fees	2,600	5,000	5,000	4,950
Total Expenses	<u>381,885</u>	<u>384,000</u>	<u>384,000</u>	<u>381,000</u>
Income / (Loss)	\$ <u>13,201</u>	\$ <u>0</u>	\$ <u>15,000</u>	\$ <u>0</u>
Total Budget	\$ <u>381,885</u>	\$ <u>384,000</u>	\$ <u>384,000</u>	\$ <u>381,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 346,559	\$ 359,760	\$ 359,760	\$ 374,760
Income / (Loss)	13,201	0	15,000	0
Ending Undesignated Fund Balance	<u>\$ 359,760</u>	<u>\$ 359,760</u>	<u>\$ 374,760</u>	<u>\$ 374,760</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Parking Deck Bonds Fund (3380)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>3380.900.9380 - Parking Deck Bond Expense Program:</u>				
EX50 - Debt Service	\$ 381,885	\$ 384,000	\$ 384,000	\$ 381,000
Total	381,885	384,000	384,000	381,000
Budget Total	\$ 381,885	\$ 384,000	\$ 384,000	\$ 381,000

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HMR 2014 Bond Debt Service Fund (3390)

The HMR 2014 Tax Bond Debt Service Fund accounts for the amount dedicated to principal and interest payments required to service the 2014 HMR Bond Issue.

City of Fayetteville, Arkansas
2025 Operating Budget
HMR Tax Bonds 2014 Fund (3390)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Contribution from Advertising/Promotion	\$ 697,800	\$ 707,000	\$ 707,000	\$ 706,000
Investment Earnings	13,022	0	12,000	0
Total Revenues	<u>710,822</u>	<u>707,000</u>	<u>719,000</u>	<u>706,000</u>
Expenses:				
Principal Payment	355,000	370,000	370,000	380,000
Interest Expense	343,537	332,888	332,888	321,788
Professional Services	0	1,200	1,200	0
Paying Agent Fees	2,600	2,912	2,912	4,212
Total Expenses	<u>701,137</u>	<u>707,000</u>	<u>707,000</u>	<u>706,000</u>
Income / (Loss)	\$ <u>9,685</u>	\$ <u>0</u>	\$ <u>12,000</u>	\$ <u>0</u>
Total Budget	\$ <u>701,137</u>	\$ <u>707,000</u>	\$ <u>707,000</u>	\$ <u>706,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 121,428	\$ 131,113	\$ 131,113	\$ 143,113
Income / (Loss)	9,685	0	12,000	0
Ending Undesignated Fund Balance	<u>\$ 131,113</u>	<u>\$ 131,113</u>	<u>\$ 143,113</u>	<u>\$ 143,113</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
HMR Tax Bonds 2014 Fund (3390)

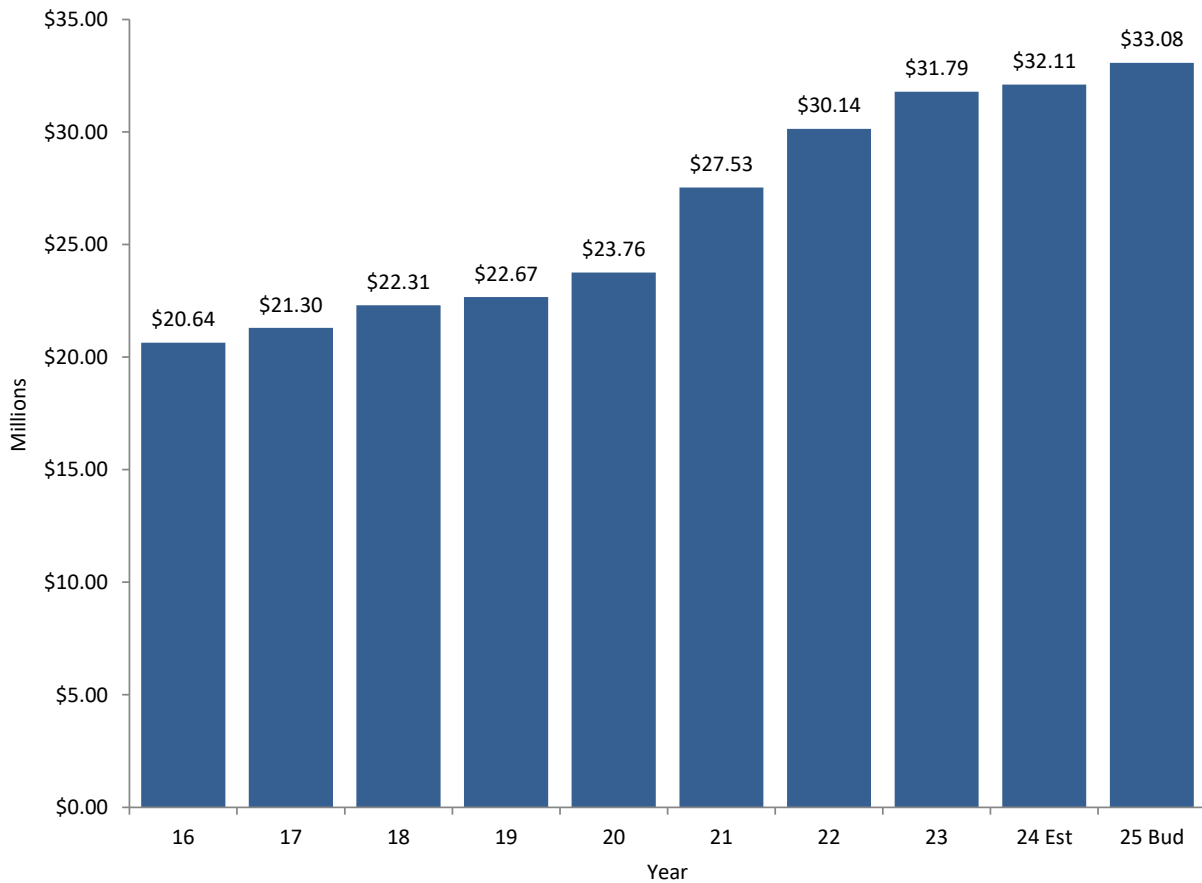
	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>3390.900.9390 - HMR 2014 Bond Debt Service Program:</u>				
EX30 - Services and Charges	\$ -	\$ 1,200	\$ 1,200	\$ -
EX50 - Debt Service	\$ 701,137	\$ 705,800	\$ 705,800	\$ 706,000
Total	701,137	707,000	707,000	706,000
Budget Total	\$ 701,137	\$ 707,000	\$ 707,000	\$ 706,000

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Sales Tax Bond Fund - 2019 Authorized (3440)

The Sales Tax Bond Fund accounts for the accumulation of resources and the payment of bond debt incurred for street improvements, trail system improvements, drainage improvements, parks system improvements, City facilities improvements, arts corridor improvements, police facilities improvements, firefighting facilities improvements, and economic development projects.

Sales Tax Bond (1.00%) Sales Tax Revenue



City of Fayetteville, Arkansas
2025 Operating Budget
Sales Tax Bond Fund (3440)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Sales Tax - City	\$ 31,790,727	\$ 34,555,000	\$ 32,114,000	\$ 33,077,000
Investment Earnings	550,185	0	644,000	0
Total Revenues	<u>32,340,912</u>	<u>34,555,000</u>	<u>32,758,000</u>	<u>33,077,000</u>
Expenses:				
Principal Payment	27,740,000	30,546,326	30,546,326	29,633,269
Interest Expense	4,324,881	3,978,674	3,978,674	3,413,731
Professional Services	0	5,000	5,000	5,000
Paying Agent Fees	23,900	25,000	25,000	25,000
Total Expenses	<u>32,088,781</u>	<u>34,555,000</u>	<u>34,555,000</u>	<u>33,077,000</u>
Income / (Loss)	\$ <u>252,131</u>	\$ <u>0</u>	\$ <u>(1,797,000)</u>	\$ <u>0</u>
Total Budget	\$ <u>32,088,781</u>	\$ <u>34,555,000</u>	\$ <u>34,555,000</u>	\$ <u>33,077,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 9,548,752	\$ 9,800,883	\$ 9,800,883	\$ 8,003,883
Income / (Loss)	252,131	0	(1,797,000)	0
Ending Undesignated Fund Balance	<u>\$ 9,800,883</u>	<u>\$ 9,800,883</u>	<u>\$ 8,003,883</u>	<u>\$ 8,003,883</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Sales Tax Bond Fund (3440)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>3440.900.9440 - Sales Tax Bonds - Expense Program:</u>				
EX30 - Services and Charges	0	5,000	5,000	5,000
EX50 - Debt Service	32,088,781	34,550,000	34,550,000	33,072,000
Total	32,088,781	34,555,000	34,555,000	33,077,000
Budget Total	\$ 32,088,781	\$ 34,555,000	\$ 34,555,000	\$ 33,077,000

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Library Expansion Bond Fund (3450)

The Library Expansion Bond Fund accounts for the amount dedicated to principal and interest payments required to service the 2017 Library Bond Issue. Funds for these debt service payments are generated by a property tax approved by the voters in 2016.

City of Fayetteville, Arkansas
2025 Operating Budget
Library Bonds 2017 Fund (3450)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Contribution - Library Board	\$ 2,658,269	\$ 2,809,000	\$ 2,809,000	\$ 2,819,000
Investment Earnings	71,943	0	72,000	68,000
Total Revenues	<u>2,730,212</u>	<u>2,809,000</u>	<u>2,881,000</u>	<u>2,887,000</u>
Expenses:				
Principal Payment	1,660,000	2,260,000	2,260,000	2,260,369
Interest Expense	724,942	802,106	802,106	621,631
Paying Agent Fees	3,700	5,000	5,000	5,000
Total Expenses	<u>2,388,642</u>	<u>3,067,106</u>	<u>3,067,106</u>	<u>2,887,000</u>
Income / (Loss)	\$ <u>341,570</u>	\$ <u>(258,106)</u>	\$ <u>(186,106)</u>	\$ <u>0</u>
Total Budget	\$ <u>2,388,642</u>	\$ <u>3,067,106</u>	\$ <u>3,067,106</u>	\$ <u>2,887,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 2,465,794	\$ 2,807,364	\$ 2,807,364	\$ 2,621,258
Income / (Loss)	341,570	(258,106)	(186,106)	0
Ending Undesignated Fund Balance	<u>\$ 2,807,364</u>	<u>\$ 2,549,258</u>	<u>\$ 2,621,258</u>	<u>\$ 2,621,258</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Library Bonds 2017 Fund (3450)

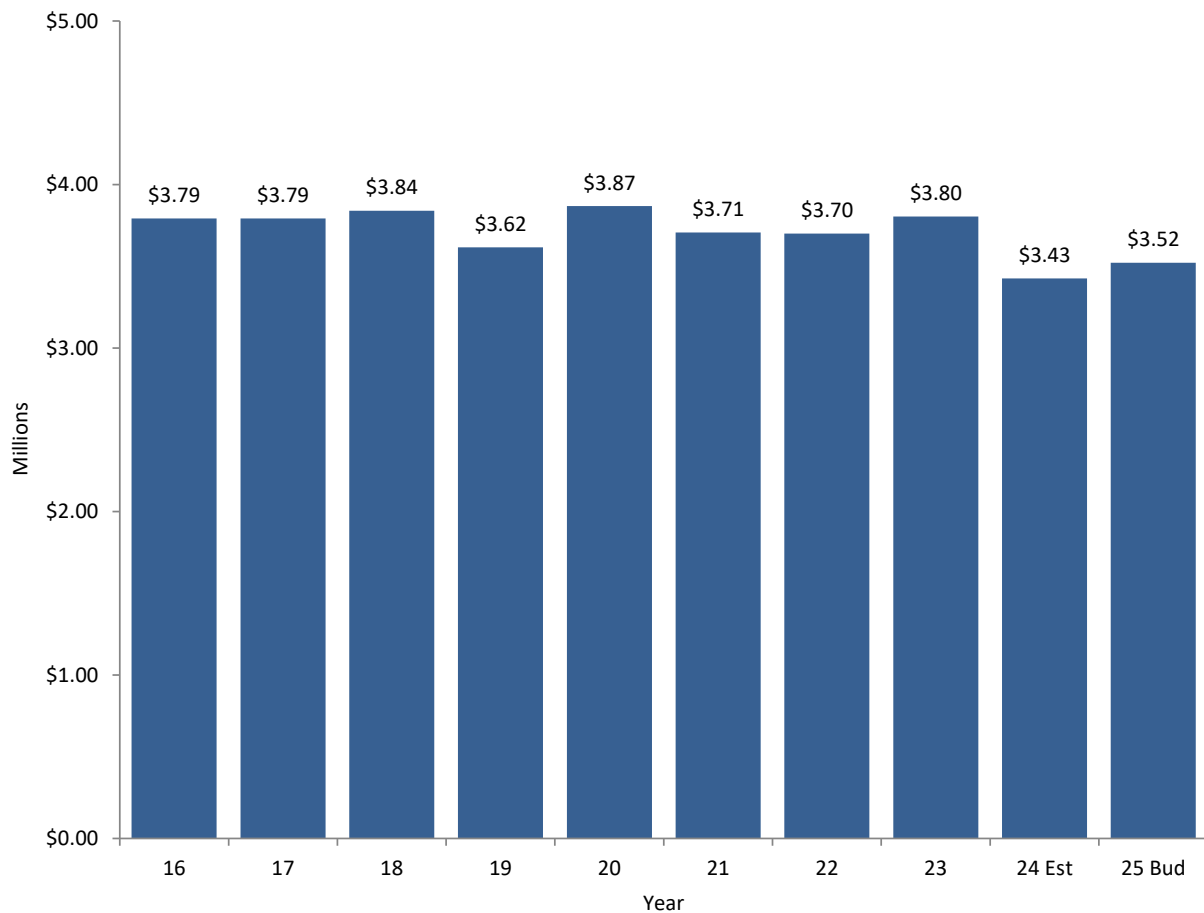
	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>3450.800.9450 - Library Bond Program:</u>				
EX50 - Debt Service	\$ 2,388,642	\$ 3,067,106	\$ 3,067,106	\$ 2,887,000
Total	2,388,642	3,067,106	3,067,106	2,887,000
Budget Total	\$ 2,388,642	\$ 3,067,106	\$ 3,067,106	\$ 2,887,000

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Replacement & Disaster Recovery Fund (4270)

The Replacement & Disaster Recovery Fund accounts for general government monies accumulated and used for the purchase of equipment (primarily copiers) and in certain instances qualifying vehicle expansions. By policy, the fund also attempts to maintain a minimum reserve of \$3 million dollars for disaster recovery.

**Replacement & Disaster Recovery Fund
Ending Fund Balance**



City of Fayetteville, Arkansas
2025 Operating Budget
Replacement & Disaster Recovery Fund (4270)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Replacement Copier Revenue	\$ 36,700	\$ 37,000	\$ 35,000	\$ 35,000
Investment Earnings	91,593	56,000	111,000	98,000
Total Revenues	<u>128,293</u>	<u>93,000</u>	<u>146,000</u>	<u>133,000</u>
Expenses:				
Audit Expense	2,200	2,200	2,200	2,310
Replacement & Disaster Recovery (Other)	13,165	70,969	70,969	0
FEMA Disaster Projects	0	148,354	148,354	0
Fixed Assets	8,439	220,912	220,912	35,690
COVID-19 Direct Expenses	0	31,477	31,477	0
COVID-19 Mask Program	0	14,501	14,501	0
COVID-19 City Board of Health	0	35,210	35,210	0
Total Expenses	<u>23,804</u>	<u>523,623</u>	<u>523,623</u>	<u>38,000</u>
Income / (Loss)	\$ <u>104,489</u>	\$ <u>(430,623)</u>	\$ <u>(377,623)</u>	\$ <u>95,000</u>
Total Budget	\$ <u>23,805</u>	\$ <u>523,623</u>	\$ <u>523,623</u>	\$ <u>38,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 3,699,261	\$ 3,803,750	\$ 3,803,750	\$ 3,426,127
Income / (Loss)	104,489	(430,623)	(377,623)	95,000
Ending Undesignated Fund Balance	<u>\$ 3,803,750</u>	<u>\$ 3,373,127</u>	<u>\$ 3,426,127</u>	<u>\$ 3,521,127</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Replacement & Disaster Recovery Fund (4270)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4270.900.9270 - Replacement Fund Expense Program:</u>				
EX20 - Materials & Supplies	13,165	65,954	65,954	0
EX30 - Services and Charges	2,200	2,200	2,200	2,310
EX40 - Maintenance	0	5,015	5,015	0
EX80 - Capital	8,439	220,912	220,912	35,690
Total	23,805	294,081	294,081	38,000
<u>4270.900.9280 - FEMA Disaster Projects Program:</u>				
EX30 - Services and Charges	0	23,911	23,911	0
EX40 - Maintenance	0	124,443	124,443	0
Total	0	148,354	148,354	0
<u>4270.900.9290 - COVID-19 Direct Expenses Program:</u>				
EX20 - Materials & Supplies	0	24,821	24,821	0
EX30 - Services and Charges	0	6,656	6,656	0
Total	0	31,477	31,477	0
<u>4270.900.9291 - COVID-19 Mask Program Program:</u>				
EX20 - Materials & Supplies	0	5,775	5,775	0
EX30 - Services and Charges	0	8,726	8,726	0
Total	0	14,501	14,501	0
<u>4270.900.9292 - COVID-19 City Board of Health Program:</u>				
EX20 - Materials & Supplies	0	8,636	8,636	0
EX30 - Services and Charges	0	26,574	26,574	0
Total	0	35,210	35,210	0
Budget Total	\$ 23,805	\$ 523,623	\$ 523,623	\$ 38,000

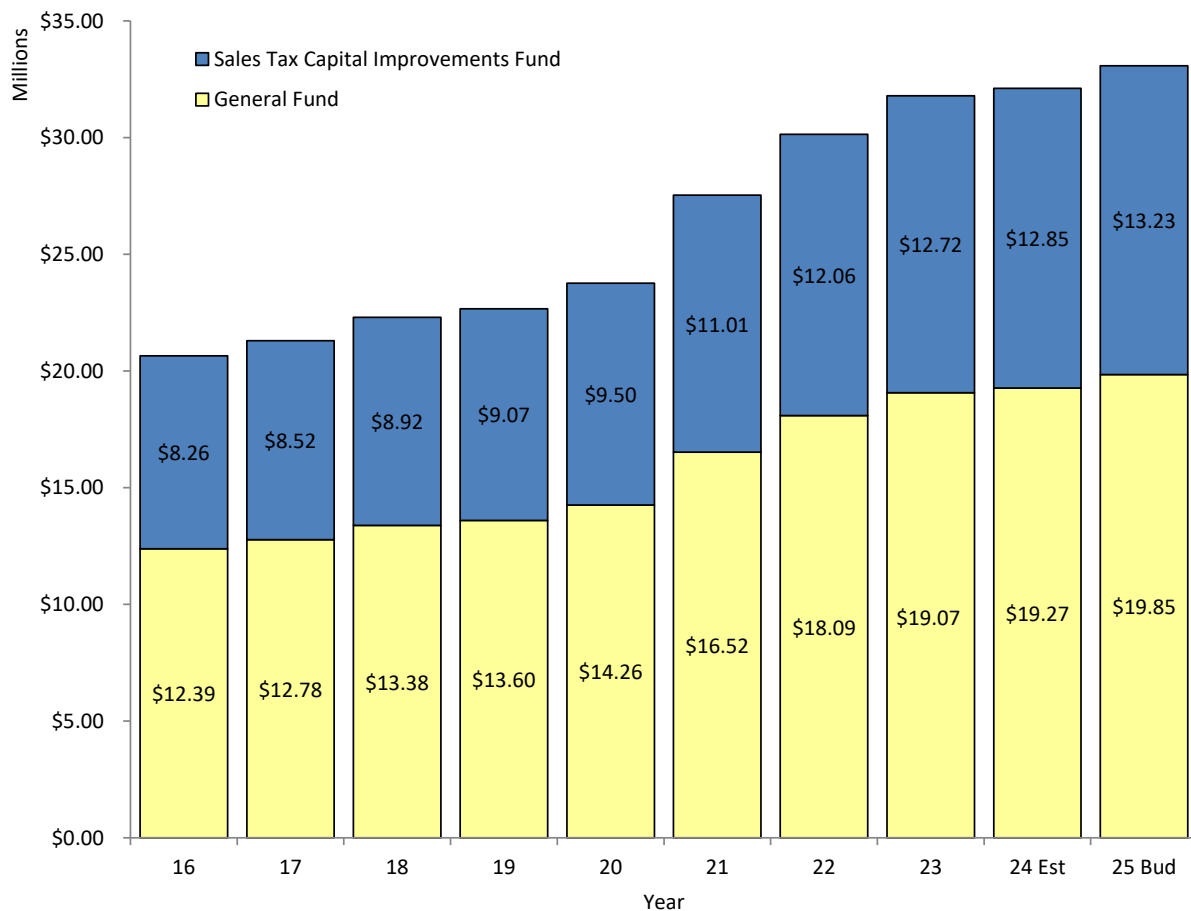
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Sales Tax Capital Improvements Fund (4470)

The Sales Tax Capital Improvements Fund accounts for the revenue and expenditures of the City's sales and use tax which is used for acquisition and improvement projects, as well as equipment replacements and additions that are included in the City's Five-Year Capital Improvements Program. The \$14,037,000 in planned expenditures for 2025 provides for \$14,025,000 in capital improvements. There is \$12,000 allocated in this fund for audit costs. Many project allocations in this fund represent multiyear completion or fund accumulation programs which span several years. Therefore, large balances are reappropriated each year.

The capital portion of City Sales Tax revenue for 2025 is expected to be \$385,000 over 2024 estimated collections. This is a increase of 3% compared to 2024.

Distribution of 1% City Sales Tax



City of Fayetteville, Arkansas
2025 Operating Budget
Sales Tax Capital Improvements Fund (4470)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Sales Tax - City	\$ 12,716,291	\$ 13,822,000	\$ 12,846,000	\$ 13,231,000
Intergovernmental (Grants)	1,072,298	2,887,228	2,887,228	0
Charges for Services	1,327,786	283,493	283,493	0
Sidewalk Fees	28,247	0	70,263	0
Investment Earnings	847,059	226,000	459,000	468,000
Other	1,261,621	1,257,144	1,275,000	26,000
Total Revenues	<u>17,253,302</u>	<u>18,475,865</u>	<u>17,820,984</u>	<u>13,725,000</u>
Expenses:				
Audit Expense	10,000	11,000	11,000	12,000
Bridge & Drainage Improvements	338,113	1,571,763	1,571,763	450,000
Facilities Improvements	907,346	4,140,037	4,140,037	916,000
Fire Improvements	392,832	1,550,736	1,550,736	576,000
Information Technology Improvements	857,513	1,534,768	1,534,768	601,000
Library Improvements	1,469,000	806,000	806,000	935,000
Other Capital Improvements	648,514	3,727,091	3,727,091	1,165,000
Parks & Recreation Improvements	221,874	1,846,950	1,846,950	1,330,000
Police Improvements	1,806,331	2,595,655	2,595,655	1,790,500
Street Improvements	0	1,207,666	1,207,666	100,000
Sustainability Improvements	2,346,861	953,653	953,653	0
Trail Improvements	1,142,220	3,090,432	3,090,432	1,550,000
Transportation Bond Street Improvements	206,526	2,106,407	2,106,407	0
Transportation Improvements	3,286,479	6,084,767	6,084,767	3,542,000
Transfer to Shop	880,198	1,203,447	1,203,447	1,069,500
Total Expenses	<u>14,513,807</u>	<u>32,430,372</u>	<u>32,430,372</u>	<u>14,037,000</u>
Income / (Loss)	\$ <u>2,739,495</u>	\$ <u>(13,954,507)</u>	\$ <u>(14,609,388)</u>	\$ <u>(312,000)</u>
Total Budget	\$ <u>14,513,806</u>	\$ <u>32,430,372</u>	\$ <u>32,430,372</u>	\$ <u>14,037,000</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 15,355,849	\$ 18,095,344	\$ 18,095,344	\$ 3,485,956
Income / (Loss)	2,739,495	(13,954,507)	(14,609,388)	(312,000)
Ending Undesignated Fund Balance	<u>\$ 18,095,344</u>	<u>\$ 4,140,837</u>	<u>\$ 3,485,956</u>	<u>\$ 3,173,956</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Sales Tax Capital Improvements Fund (4470)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4470.060.8900 - Media Services, Other Capital Improvements:</u>				
EX20 - Materials & Supplies	41,131	190,179	190,179	80,000
EX80 - Capital	47,380	0	0	0
Total	88,511	190,179	190,179	80,000
<u>4470.080.8080 - Library Improvements:</u>				
EX70 - Transfers to Outside Entities	1,469,000	806,000	806,000	935,000
Total	1,469,000	806,000	806,000	935,000
<u>4470.090.8900 - Miscellaneous, Other Capital Improvements:</u>				
EX20 - Materials & Supplies	20,089	260,525	260,525	35,000
EX30 - Services and Charges	351,517	1,414,981	1,414,981	600,000
EX40 - Maintenance	76,020	1,002,395	1,002,395	350,000
EX80 - Capital	7,556	109,878	109,878	100,000
Total	455,182	2,787,779	2,787,779	1,085,000
<u>4470.133.8900 - Budget & Information Management, Other Capital Improvements:</u>				
EX20 - Materials & Supplies	0	46,812	46,812	0
EX30 - Services and Charges	24,541	59,820	59,820	0
EX80 - Capital	0	53,438	53,438	0
Total	24,541	160,070	160,070	0
<u>4470.140.8900 - Facilities Management, Other Capital Improvements:</u>				
EX20 - Materials & Supplies	0	151	151	0
EX30 - Services and Charges	101,101	636,131	636,131	80,000
EX40 - Maintenance	150,925	909,368	909,368	686,000
EX80 - Capital	655,319	2,674,387	2,674,387	150,000
Total	907,346	4,220,037	4,220,037	916,000
<u>4470.170.8170 - Information Technology Imprvs:</u>				
EX20 - Materials & Supplies	292,058	807,192	807,192	461,000
EX30 - Services and Charges	195,910	498,648	498,648	30,000
EX40 - Maintenance	0	31	31	0
EX80 - Capital	369,545	228,897	228,897	110,000
Total	857,513	1,534,768	1,534,768	601,000
<u>4470.200.8200 - Police Improvements:</u>				
EX20 - Materials & Supplies	1,433,891	1,641,995	1,641,995	1,617,000
EX30 - Services and Charges	69,149	12,979	12,979	0
EX40 - Maintenance	35,693	132,364	132,364	25,000
EX80 - Capital	267,598	808,317	808,317	148,500
EX96 - Operating Transfers Out	102,720	127,280	127,280	89,500
Total	1,909,051	2,722,935	2,722,935	1,880,000

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Sales Tax Capital Improvements Fund (4470)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4470.300.8300 - Fire Improvements:</u>				
EX20 - Materials & Supplies	253,560	338,241	338,241	151,000
EX30 - Services and Charges	0	6,700	6,700	0
EX40 - Maintenance	27,102	640,284	640,284	125,000
EX80 - Capital	112,170	565,511	565,511	300,000
EX96 - Operating Transfers Out	708,368	989,438	989,438	980,000
Total	1,101,200	2,540,174	2,540,174	1,556,000
<u>4470.410.8410 - Transportation Improvements:</u>				
EX20 - Materials & Supplies	53,499	246,853	246,853	0
EX30 - Services and Charges	887,447	1,407,516	1,407,516	0
EX39 - Cost Allocation	625,821	855,152	855,152	0
EX40 - Maintenance	1,668,831	1,767,440	1,767,440	2,450,000
EX80 - Capital	50,881	1,807,806	1,807,806	1,092,000
Total	3,286,479	6,084,767	6,084,767	3,542,000
<u>4470.520.8520 - Parks & Recreation Improvements:</u>				
EX20 - Materials & Supplies	148,967	65,542	65,542	0
EX30 - Services and Charges	28,215	371,035	371,035	50,000
EX39 - Cost Allocation	8,094	7,426	7,426	0
EX40 - Maintenance	7,618	0	0	0
EX80 - Capital	28,979	269,271	269,271	250,000
Total	221,874	713,274	713,274	300,000
<u>4470.521.8520 - Parks & Recreation Improvements:</u>				
EX20 - Materials & Supplies	0	39,048	39,048	0
EX30 - Services and Charges	0	321,516	321,516	325,000
EX40 - Maintenance	0	393,554	393,554	500,000
EX80 - Capital	0	379,558	379,558	205,000
Total	0	1,133,676	1,133,676	1,030,000
<u>4470.620.8900 - Development Services, Other Capital Improvements:</u>				
EX30 - Services and Charges	69,988	148,883	148,883	0
Total	69,988	148,883	148,883	0
<u>4470.621.8810 - Bridge & Drainage Improvements:</u>				
EX20 - Materials & Supplies	0	800	800	0
EX30 - Services and Charges	303,623	432,136	432,136	0
EX40 - Maintenance	0	234,112	234,112	50,000
EX80 - Capital	34,490	904,715	904,715	400,000
Total	338,113	1,571,763	1,571,763	450,000

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Sales Tax Capital Improvements Fund (4470)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4470.631.8900 - Sustainability & Resilience, Other Capital Improvements:</u>				
EX80 - Capital	2,346,861	953,653	953,653	0
Total	2,346,861	953,653	953,653	0
<u>4470.671.8900 - Animal Services, Other Capital Improvements:</u>				
EX40 - Maintenance	0	151,530	151,530	0
EX80 - Capital	0	23,650	23,650	0
Total	0	175,180	175,180	0
<u>4470.800.8820 - Street Improvements:</u>				
EX30 - Services and Charges	0	146,373	146,373	0
EX80 - Capital	0	1,061,293	1,061,293	100,000
Total	0	1,207,666	1,207,666	100,000
<u>4470.800.8830 - Trail Improvements:</u>				
EX20 - Materials & Supplies	26,822	61,541	61,541	0
EX30 - Services and Charges	394,161	583,364	583,364	0
EX39 - Cost Allocation	237,229	278,665	278,665	0
EX40 - Maintenance	110,058	147,893	147,893	0
EX80 - Capital	373,950	2,018,969	2,018,969	1,550,000
Total	1,142,220	3,090,432	3,090,432	1,550,000
<u>4470.800.8835 - Transportation Bond Street Impr:</u>				
EX30 - Services and Charges	0	121	121	0
EX80 - Capital	206,526	2,106,286	2,106,286	0
Total	206,526	2,106,407	2,106,407	0
<u>4470.800.8900 - Non Departmental, Other Capital Improvements:</u>				
EX20 - Materials & Supplies	4,497	150,000	150,000	0
EX30 - Services and Charges	10,000	46,000	46,000	12,000
EX80 - Capital	5,795	0	0	0
EX96 - Operating Transfers Out	69,110	86,729	86,729	0
Total	89,402	282,729	282,729	12,000
Budget Total	\$ 14,513,806	\$ 32,430,372	\$ 32,430,372	\$ 14,037,000

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2019 Bonds Program Grant Matching Fund (4601)

The 2019 Bond Program Grant Matching Fund was established to account for grant transactions which have matching amounts funded by either Phase I or Phase II of the bond programs.

City of Fayetteville, Arkansas
2025 Operating Budget
Bond Program Grant Matching Fund (4601)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Federal Grants - Capital	\$ 870,120	\$ 9,767,212	\$ 9,767,212	\$ 0
Commercial Grants	2,769	21,622	21,622	0
Total Revenues	872,889	9,788,834	9,788,834	0
Expenses:				
Midtown Corridor	2,769	21,622	21,622	0
Futrell/Shiloh Gregg RR Xing	0	576,000	576,000	0
Hwy 71B Corridor	0	4,800,000	4,800,000	0
Stream Restoration - EPA Grant	44,900	11,575	11,575	0
Commerce District Industrial Corridor	1,237,629	589,687	589,686	0
Arts Corridor Improvements	0	9,858	9,858	0
SLS Community - S Cato Springs	126,218	2,873,782	2,873,780	0
Total Expenses	1,411,516	8,882,524	8,882,521	0
Income / (Loss)	\$ (538,627)	\$ 906,310	\$ 906,313	\$ 0
Total Budget	\$ 1,411,517	\$ 8,882,524	\$ 8,882,521	\$ 0
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ (367,686)	\$ (906,313)	\$ (906,313)	\$ 0
Income / (Loss)	(538,627)	906,310	906,313	0
Ending Undesignated Fund Balance	\$ (906,313)	\$ (3)	\$ 0	\$ 0

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Bond Program Grant Matching Fund (4601)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4601.860.7218 - Midtown Corridor:</u>				
EX80 - Capital	2,769	21,622	21,622	0
Total	2,769	21,622	21,622	0
<u>4601.860.7220 - Futrall/Shiloh Gregg RR Crossing:</u>				
EX80 - Capital	0	576,000	576,000	0
Total	0	576,000	576,000	0
<u>4601.860.7221 - Hwy 71B Corridor:</u>				
EX80 - Capital	0	4,800,000	4,800,000	0
Total	0	4,800,000	4,800,000	0
<u>4601.860.7426 - Stream Restoration - EPA Grant:</u>				
EX80 - Capital	44,900	11,575	11,575	0
Total	44,900	11,575	11,575	0
<u>4601.860.7600 - Commerce Dist Industrial Coridor:</u>				
EX80 - Capital	1,237,629	589,687	589,686	0
Total	1,237,629	589,687	589,686	0
<u>4601.860.7650 - SLS Community - S Cato Springs:</u>				
EX80 - Capital	126,218	2,873,782	2,873,780	0
Total	126,218	2,873,782	2,873,780	0
<u>4601.860.7800 - Arts Corridor Improvements:</u>				
EX80 - Capital	0	9,858	9,858	0
Total	0	9,858	9,858	0
Budget Total	\$ 1,411,517	\$ 8,882,524	\$ 8,882,521	\$ 0

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Streets Project 2019 Bonds Fund (4602)

The Streets Project 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of right-of-way acquisition, design, construction, reconstruction, repair, resurfacing, straightening and width modification of certain City streets, which may include related sidewalk, traffic signal and control, lighting, curbing, guttering, bicycle lane, landscaping, drainage and safety improvements and related curbside pedestrian facilities such as bus pickup structures and concrete waiting pads.

The total approved authorization by the voters was \$73,925,000 for all bond phases. The par amount of bonds issued in Phase I is \$34,330,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Streets Project 2019 Bond Fund (4602)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 326,799	\$ 135,961	\$ 52,000	\$ 0
Total Revenues	<u>326,799</u>	<u>135,961</u>	<u>52,000</u>	<u>0</u>
Expenses:				
Bond Administrative	27,827	5,348	5,348	0
Zion Rd. Improvements	702,805	26,919	26,919	0
Sain Street Extension	41,838	277	277	0
Downtown Walkability, Phase 1	63,915	185,261	185,261	0
Maple Street Cycle Track	309	8,546	8,546	0
MLK Area Walkability Improvements	0	4,585	4,585	0
Midtown Corridor	1,887,197	2,369,265	2,369,265	0
Center St / Harmon Intersection	1,504,820	134	134	0
Futrell/Shiloh Gregg RR Xing	262,857	4,383	4,383	0
Hwy 71B Corridor	2,327,189	0	0	0
North St - Garland to Mission	34,268	15,152	15,152	0
Rolling Hills - College to Old Missouri	322	0	0	0
Millsap/College Intersection Improvements	31,017	498	498	0
Traffic Signal Hardware / Software Upgrades	14,847	0	0	0
Arts Corridor Parking	183,079	0	0	0
Pavement Maintenance / Overlays	312,633	0	0	0
Total Expenses	<u>7,394,923</u>	<u>2,620,368</u>	<u>2,620,368</u>	<u>0</u>
Income / (Loss)	\$ <u>(7,068,124)</u>	\$ <u>(2,484,407)</u>	\$ <u>(2,568,368)</u>	\$ <u>0</u>
Total Budget	\$ <u>7,394,922</u>	\$ <u>2,620,368</u>	\$ <u>2,620,368</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 9,688,508	\$ 2,620,384	\$ 2,620,384	\$ 52,016
Income / (Loss)	<u>(7,068,124)</u>	<u>(2,484,407)</u>	<u>(2,568,368)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 2,620,384</u>	<u>\$ 135,977</u>	<u>\$ 52,016</u>	<u>\$ 52,016</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Streets Project 2019 Bond Fund (4602)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4602.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	2,499	3,080	3,080	0
EX80 - Capital	25,328	2,268	2,268	0
Total	27,827	5,348	5,348	0
<u>4602.860.7212 - Zion Road Improvements:</u>				
EX80 - Capital	702,805	26,919	26,919	0
Total	702,805	26,919	26,919	0
<u>4602.860.7213 - Sain Street Improvements:</u>				
EX80 - Capital	41,838	277	277	0
Total	41,838	277	277	0
<u>4602.860.7214 - Downtown Walkability Imprvs:</u>				
EX80 - Capital	63,915	185,261	185,261	0
Total	63,915	185,261	185,261	0
<u>4602.860.7215 - Maple Street Improvements:</u>				
EX80 - Capital	309	8,546	8,546	0
Total	309	8,546	8,546	0
<u>4602.860.7216 - MLK Area Walkability Impvs:</u>				
EX80 - Capital	0	4,585	4,585	0
Total	0	4,585	4,585	0
<u>4602.860.7218 - Midtown Corridor:</u>				
EX80 - Capital	1,887,197	2,369,265	2,369,265	0
Total	1,887,197	2,369,265	2,369,265	0
<u>4602.860.7219 - Center St / Harmon Intersection:</u>				
EX80 - Capital	1,504,820	134	134	0
Total	1,504,820	134	134	0
<u>4602.860.7220 - Futrall/Shiloh Gregg RR Crossing:</u>				
EX80 - Capital	262,857	4,383	4,383	0
Total	262,857	4,383	4,383	0
<u>4602.860.7221 - Hwy 71B Corridor:</u>				
EX80 - Capital	2,327,189	0	0	0
Total	2,327,189	0	0	0

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Streets Project 2019 Bond Fund (4602)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4602.860.7223 - North St - Garland to Mission:</u>				
EX80 - Capital	34,268	15,152	15,152	0
Total	34,268	15,152	15,152	0
<u>4602.860.7224 - Rolling Hills-College-O Missouri:</u>				
EX80 - Capital	322	0	0	0
Total	322	0	0	0
<u>4602.860.7227 - Millsap/College Intersection Imp:</u>				
EX80 - Capital	31,017	498	498	0
Total	31,017	498	498	0
<u>4602.860.7250 - Traffic Signal Hardware/Upgrades:</u>				
EX20 - Materials & Supplies	14,847	0	0	0
Total	14,847	0	0	0
<u>4602.860.7252 - Pavement Maintenance / Overlays:</u>				
EX40 - Maintenance	309,880	0	0	0
EX80 - Capital	2,753	0	0	0
Total	312,633	0	0	0
<u>4602.860.7820 - Arts Corridor - Parking:</u>				
EX80 - Capital	183,079	0	0	0
Total	183,079	0	0	0
Budget Total	\$ 7,394,922	\$ 2,620,368	\$ 2,620,368	\$ 0

Trail Projects 2019 Bonds Fund (4603)

The Trail Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of design, construction, reconstruction, extension and equipping of certain City trail system improvements, which may include related pedestrian signal, lighting, landscaping, drainage and safety improvements and right-of-way acquisition.

The total approved authorization by the voters was \$6,865,000 for all bond phases. The par amount of bonds issued in Phase I is \$2,295,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Trail Projects 2019 Bonds Fund (4603)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 2,748	\$ 2,062	\$ 1,000	\$ 0
Total Revenues	<u>2,748</u>	<u>2,062</u>	<u>1,000</u>	<u>0</u>
Expenses:				
Bond Administrative	996	455	455	0
Mission Boulevard Trail	22,104	11,221	11,221	0
Miscellaneous Trail Improvements	39,284	0	0	0
Total Expenses	<u>62,384</u>	<u>11,676</u>	<u>11,676</u>	<u>0</u>
Income / (Loss)	\$ <u>(59,636)</u>	\$ <u>(9,614)</u>	\$ <u>(10,676)</u>	\$ <u>0</u>
Total Budget	\$ <u>62,385</u>	\$ <u>11,676</u>	\$ <u>11,676</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 71,315	\$ 11,679	\$ 11,679	\$ 1,003
Income / (Loss)	<u>(59,636)</u>	<u>(9,614)</u>	<u>(10,676)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>11,679</u>	\$ <u>2,065</u>	\$ <u>1,003</u>	\$ <u>1,003</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Trail Projects 2019 Bonds Fund (4603)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4603.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	400	400	400	0
EX80 - Capital	596	55	55	0
Total	996	455	455	0
<u>4603.860.7300 - Miscellaneous Trail Improvements:</u>				
EX80 - Capital	39,284	0	0	0
Total	39,284	0	0	0
<u>4603.860.7302 - Mission Boulevard Corridor:</u>				
EX80 - Capital	22,104	11,221	11,221	0
Total	22,104	11,221	11,221	0
<u>Budget Total</u>	<u>\$ 62,385</u>	<u>\$ 11,676</u>	<u>\$ 11,676</u>	<u>\$ 0</u>

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Drainage Projects 2019 Bonds Fund (4604)

The Drainage Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of the design, construction, reconstruction, repair, retrofit, extension, enlargement and equipping of certain drainage facilities, which may include land and easement acquisition and water quality features such as detention and retention basins and stream restoration.

The total approved authorization by the voters was \$15,840,000 for all bond phases. The par amount of bonds issued in Phase I is \$7,630,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Drainage Projects 2019 Bonds Fund (4604)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 87,783	\$ 70,230	\$ 36,000	\$ 0
Total Revenues	<u>87,783</u>	<u>70,230</u>	<u>36,000</u>	<u>0</u>
Expenses:				
Bond Administrative	3,813	2,488	2,488	0
Missouri Creek/Rolling Hills Drainage	1,743,080	699	699	0
Sunbridge/College Drainage	38,503	0	0	0
Elmhurst/McClinton Drainage	28,210	15,220	15,220	0
Bond Unallocated	0	657,398	657,398	0
Total Expenses	<u>1,813,606</u>	<u>675,805</u>	<u>675,805</u>	<u>0</u>
Income / (Loss)	<u>\$ (1,725,823)</u>	<u>\$ (605,575)</u>	<u>\$ (639,805)</u>	<u>\$ 0</u>
Total Budget	<u>\$ 1,813,606</u>	<u>\$ 675,805</u>	<u>\$ 675,805</u>	<u>\$ 0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 2,401,629	\$ 675,806	\$ 675,806	\$ 36,001
Income / (Loss)	(1,725,823)	(605,575)	(639,805)	0
Ending Undesignated Fund Balance	<u>\$ 675,806</u>	<u>\$ 70,231</u>	<u>\$ 36,001</u>	<u>\$ 36,001</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Drainage Projects 2019 Bonds Fund (4604)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4604.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	600	600	600	0
EX80 - Capital	3,213	1,888	1,888	0
Total	3,813	2,488	2,488	0
<u>4604.860.7410 - Missouri Creek/Rolling Hills:</u>				
EX80 - Capital	1,743,080	699	699	0
Total	1,743,080	699	699	0
<u>4604.860.7415 - Sunbridge/College Drainage:</u>				
EX80 - Capital	38,503	0	0	0
Total	38,503	0	0	0
<u>4604.860.7420 - Elmhurst/McClinton Drainage:</u>				
EX80 - Capital	28,210	15,220	15,220	0
Total	28,210	15,220	15,220	0
<u>4604.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	657,398	657,398	0
Total	0	657,398	657,398	0
<u>Budget Total</u>	<u>\$ 1,813,606</u>	<u>\$ 675,805</u>	<u>\$ 675,805</u>	<u>\$ 0</u>

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Park Projects 2019 Bonds Fund (4605)

The Park Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain regional park and other parks system improvements, which may include athletic fields and facilities, playgrounds, pools and splash pads, trails, campgrounds, picnic areas and pavilions, land acquisition, open space preservation and other recreational facilities and support facilities, such as restrooms and parking.

The total approved authorization by the voters was \$26,405,000 for all bond phases. The par amount of bonds issued in Phase I is \$10,560,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Park Projects 2019 Bonds Fund (4605)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 7,907	\$ 6,747	\$ 9,000	\$ 0
Total Revenues	<u>7,907</u>	<u>6,747</u>	<u>9,000</u>	<u>0</u>
Expenses:				
Bond Administrative	2,681	1,220	1,220	0
Centennial Park	6,873	0	0	0
YRCC Enhancements	0	167,421	167,421	0
Total Expenses	<u>9,554</u>	<u>168,641</u>	<u>168,641</u>	<u>0</u>
Income / (Loss)	\$ <u>(1,647)</u>	\$ <u>(161,894)</u>	\$ <u>(159,641)</u>	\$ <u>0</u>
Total Budget	\$ <u>9,553</u>	\$ <u>168,641</u>	\$ <u>168,641</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 170,290	\$ 168,643	\$ 168,643	\$ 9,002
Income / (Loss)	<u>(1,647)</u>	<u>(161,894)</u>	<u>(159,641)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u>168,643</u>	\$ <u>6,749</u>	\$ <u>9,002</u>	\$ <u>9,002</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Park Projects 2019 Bonds Fund (4605)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4605.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	1,440	1,000	1,000	0
EX80 - Capital	1,241	220	220	0
Total	2,681	1,220	1,220	0
 <u>4605.860.7501 - Centennial Park:</u>				
EX80 - Capital	6,873	0	0	0
Total	6,873	0	0	0
 <u>4605.860.7540 - YRCC Enhancements:</u>				
EX80 - Capital	0	167,421	167,421	0
Total	0	167,421	167,421	0
 Budget Total	\$ 9,553	\$ 168,641	\$ 168,641	\$ 0

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Economic Development 2019 Bonds Fund (4606)

The Economic Development 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain economic development projects, which may include land acquisition, site development and infrastructure useful in the development, retention or expansion of manufacturing, production, and industrial facilities, research, technology and development facilities, distribution centers, call centers, warehouse facilities, job training facilities or regional or national corporate headquarters facilities.

The total approved authorization by the voters was \$3,170,000. This amount was issued in full during Phase I. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Economic Development 2019 Bond Fund (4606)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 138,782	\$ 118,159	\$ 128,000	\$ 0
Total Revenues	<u>138,782</u>	<u>118,159</u>	<u>128,000</u>	<u>0</u>
Expenses:				
Bond Administrative	2,057	2,244	2,244	0
Commerce District Industrial Corridor	402,861	363,061	363,061	0
SLS Community - S Cato Springs	50,964	1,949,037	1,949,037	0
Bond Unallocated	0	444,713	444,713	0
Total Expenses	<u>455,882</u>	<u>2,759,055</u>	<u>2,759,055</u>	<u>0</u>
Income / (Loss)	\$ <u>(317,100)</u>	\$ <u>(2,640,896)</u>	\$ <u>(2,631,055)</u>	\$ <u>0</u>
Total Budget	\$ <u><u>455,882</u></u>	\$ <u><u>2,759,055</u></u>	\$ <u><u>2,759,055</u></u>	\$ <u><u>0</u></u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 3,076,155	\$ 2,759,055	\$ 2,759,055	\$ 128,000
Income / (Loss)	<u>(317,100)</u>	<u>(2,640,896)</u>	<u>(2,631,055)</u>	<u>0</u>
Ending Undesignated Fund Balance	\$ <u><u>2,759,055</u></u>	\$ <u><u>118,159</u></u>	\$ <u><u>128,000</u></u>	\$ <u><u>128,000</u></u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Economic Development 2019 Bond Fund (4606)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4606.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	300	300	300	0
EX80 - Capital	1,757	1,944	1,944	0
Total	2,057	2,244	2,244	0
<u>4606.860.7600 - Commerce Dist Industrial Corridor:</u>				
EX30 - Services and Charges	0	30,000	30,000	0
EX80 - Capital	402,861	333,061	333,061	0
Total	402,861	363,061	363,061	0
<u>4606.860.7650 - SLS Community - S Cato Springs:</u>				
EX80 - Capital	50,964	1,949,037	1,949,037	0
Total	50,964	1,949,037	1,949,037	0
<u>4606.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	444,713	444,713	0
Total	0	444,713	444,713	0
<u>Budget Total</u>	<u>\$ 455,882</u>	<u>\$ 2,759,055</u>	<u>\$ 2,759,055</u>	<u>\$ 0</u>

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City Facilities 2019 Bonds Fund (4607)

The City Facilities 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of renovating and refurbishing certain City buildings and grounds, which may include building envelope and roof improvements, window replacement, insulation, lighting and HVAC system upgrades and certain renewable energy and energy efficiency projects.

The total approved authorization by the voters was \$3,170,000 for all bond phases. The par amount of bonds issued in Phase I is \$480,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
City Facilities 2019 Bonds Fund (4607)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 1,552	\$ 1,332	\$ 2,000	\$ 0
Total Revenues	<u>1,552</u>	<u>1,332</u>	<u>2,000</u>	<u>0</u>
Expenses:				
Bond Administrative	173	0	0	0
Cityhall Improvements	<u>0</u>	<u>34,307</u>	<u>34,307</u>	<u>0</u>
Total Expenses	<u>173</u>	<u>34,307</u>	<u>34,307</u>	<u>0</u>
Income / (Loss)	\$ <u>1,379</u>	\$ <u>(32,975)</u>	\$ <u>(32,307)</u>	\$ <u>0</u>
Total Budget	\$ <u>173</u>	\$ <u>34,307</u>	\$ <u>34,307</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 32,928	\$ 34,307	\$ 34,307	\$ 2,000
Income / (Loss)	<u>1,379</u>	<u>(32,975)</u>	<u>(32,307)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 34,307</u>	<u>\$ 1,332</u>	<u>\$ 2,000</u>	<u>\$ 2,000</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
City Facilities 2019 Bonds Fund (4607)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4607.860.7000 - Bond Administrative:</u>				
EX80 - Capital	173	0	0	0
Total	173	0	0	0
<u>4607.860.7710 - City Hall Improvements:</u>				
EX80 - Capital	0	34,307	34,307	0
Total	0	34,307	34,307	0
Budget Total	\$ 173	\$ 34,307	\$ 34,307	\$ 0

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Arts Corridor 2019 Bonds Fund (4608)

The Arts Corridor 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain Cultural Arts Corridor improvements, within or near an area bordered by Dickson Street on the north, School Avenue on the east, Prairie Street on the south, and Gregg Avenue on the west, and which may include street, sidewalk, boardwalk, trail, pedestrian signal and control, bicycle facilities, curbing, guttering, drainage, lighting and landscaping improvements, plaza, civic and performance space, art installations, overlooks, stream restoration, pavilions, structure and other buildings, new and/or replacement parking facilities, and land and easement acquisition.

The total approved authorization by the voters was \$31,685,000 for all bond phases. The par amount of bonds issued in Phase I is \$19,070,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Arts Corridor 2019 Bonds Fund (4608)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 91,581	\$ 37,891	\$ 9,000	\$ 0
Total Revenues	<u>91,581</u>	<u>37,891</u>	<u>9,000</u>	<u>0</u>
Expenses:				
Bond Administrative	14,021	8,600	8,600	0
Arts Corridor Improvements	684,996	68,995	68,995	0
Arts Corridor Parking	1,106,579	81,032	81,032	0
Bond Unallocated	0	0	0	0
Total Expenses	<u>1,805,596</u>	<u>158,627</u>	<u>158,627</u>	<u>0</u>
Income / (Loss)	<u>\$ (1,714,015)</u>	<u>\$ (120,736)</u>	<u>\$ (149,627)</u>	<u>\$ 0</u>
Total Budget	<u>\$ 1,805,595</u>	<u>\$ 158,627</u>	<u>\$ 158,627</u>	<u>\$ 0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 1,867,511	\$ 153,496	\$ 153,496	\$ 3,869
Income / (Loss)	<u>(1,714,015)</u>	<u>(120,736)</u>	<u>(149,627)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 153,496</u>	<u>\$ 32,760</u>	<u>\$ 3,869</u>	<u>\$ 3,869</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Arts Corridor 2019 Bonds Fund (4608)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4608.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	1,100	1,100	1,100	0
EX80 - Capital	12,921	7,500	7,500	0
Total	14,021	8,600	8,600	0
 <u>4608.860.7800 - Arts Corridor Improvements:</u>				
EX80 - Capital	684,996	68,995	68,995	0
Total	684,996	68,995	68,995	0
 <u>4608.860.7820 - Arts Corridor - Parking:</u>				
EX20 - Materials & Supplies	53,272	(690)	(690)	0
EX80 - Capital	1,053,307	81,722	81,722	0
Total	1,106,579	81,032	81,032	0
 <u>Budget Total</u>	<u>\$ 1,805,595</u>	<u>\$ 158,627</u>	<u>\$ 158,627</u>	<u>\$ 0</u>

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Police Projects 2019 Bonds Fund (4609)

The Police Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of certain police station design, construction and improvements, which may include land acquisition, and the acquisition of police equipment.

The total approved authorization by the voters was \$36,965,000. This amount was issued in full during Phase I. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Police Projects 2019 Bonds Fund (4609)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 76,029	\$ 7,201	\$ 4,096	\$ 0
Total Revenues	<u>76,029</u>	<u>7,201</u>	<u>4,096</u>	<u>0</u>
Expenses:				
Bond Administrative	14,686	2,915	2,915	0
Police Headquarters Building	<u>1,266,418</u>	<u>52,408</u>	<u>52,408</u>	<u>0</u>
Total Expenses	<u>1,281,104</u>	<u>55,323</u>	<u>55,323</u>	<u>0</u>
Income / (Loss)	\$ <u>(1,205,075)</u>	\$ <u>(48,122)</u>	\$ <u>(51,227)</u>	\$ <u>0</u>
Total Budget	\$ <u>1,281,104</u>	\$ <u>55,323</u>	\$ <u>55,323</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 1,260,396	\$ 55,321	\$ 55,321	\$ 4,094
Income / (Loss)	<u>(1,205,075)</u>	<u>(48,122)</u>	<u>(51,227)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 55,321</u>	<u>\$ 7,199</u>	<u>\$ 4,094</u>	<u>\$ 4,094</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Police Projects 2019 Bonds Fund (4609)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4609.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	2,200	2,200	2,200	0
EX80 - Capital	12,486	715	715	0
Total	14,686	2,915	2,915	0
 <u>4609.860.7900 - Police Headquarters Building:</u>				
EX80 - Capital	1,266,418	52,408	52,408	0
Total	1,266,418	52,408	52,408	0
 <u>Budget Total</u>	<u>\$ 1,281,104</u>	<u>\$ 55,323</u>	<u>\$ 55,323</u>	<u>\$ 0</u>

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Fire Projects 2019 Bonds Fund (4610)

The Fire Projects 2019 Bonds Fund (Phase I) accounts for the bond proceeds issued to finance all or a portion of the costs of certain fire station design and construction, which may include land acquisition, and the acquisition of firefighting vehicles and equipment.

The total approved authorization by the voters was \$15,840,000 for all bond phases. The par amount of bonds issued in Phase I is \$10,025,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Fire Projects 2019 Bonds Fund (4610)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 38,923	\$ 6,788	\$ 22,000	\$ 0
Total Revenues	<u>38,923</u>	<u>6,788</u>	<u>22,000</u>	<u>0</u>
Expenses:				
Bond Administrative	3,648	3,400	3,400	0
Fire Station #8	4,907	42,413	42,413	0
Fire Station #9	3,808	36,560	36,560	0
Fire Apparatus/Equipment	99,617	184,154	184,154	0
Fire Station #2 Relocation	0	554,292	554,292	0
Bond Unallocated	0	3,388	3,388	0
Total Expenses	<u>111,980</u>	<u>824,207</u>	<u>824,207</u>	<u>0</u>
Income / (Loss)	\$ <u>(73,057)</u>	\$ <u>(817,419)</u>	\$ <u>(802,207)</u>	\$ <u>0</u>
Total Budget	\$ <u>111,980</u>	\$ <u>824,207</u>	\$ <u>824,207</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 897,270	\$ 824,213	\$ 824,213	\$ 22,006
Income / (Loss)	(73,057)	(817,419)	(802,207)	0
Ending Undesignated Fund Balance	<u>\$ 824,213</u>	<u>\$ 6,794</u>	<u>\$ 22,006</u>	<u>\$ 22,006</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Fire Projects 2019 Bonds Fund (4610)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4610.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	900	900	900	0
EX80 - Capital	2,748	2,500	2,500	0
Total	3,648	3,400	3,400	0
<u>4610.860.7108 - Fire Station 8:</u>				
EX20 - Materials & Supplies	0	54	54	0
EX80 - Capital	4,907	42,359	42,359	0
Total	4,907	42,413	42,413	0
<u>4610.860.7109 - Fire Station 9:</u>				
EX20 - Materials & Supplies	0	65	65	0
EX80 - Capital	3,808	36,495	36,495	0
Total	3,808	36,560	36,560	0
<u>4610.860.7110 - Fire Station #2 Relocation:</u>				
EX20 - Materials & Supplies	0	24,758	24,758	0
EX80 - Capital	0	529,534	529,534	0
Total	0	554,292	554,292	0
<u>4610.860.7150 - Fire Apparatus/Equipment:</u>				
EX20 - Materials & Supplies	99,617	154,154	154,154	0
EX80 - Capital	0	30,000	30,000	0
Total	99,617	184,154	184,154	0
<u>4610.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	3,388	3,388	0
Total	0	3,388	3,388	0
<u>Budget Total</u>	<u>\$ 111,980</u>	<u>\$ 824,207</u>	<u>\$ 824,207</u>	<u>\$ 0</u>

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Street Projects 2022 Bond Fund (4702)

The Streets Project 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of right-of-way acquisition, design, construction, reconstruction, repair, resurfacing, straightening and width modification of certain City streets, which may include related sidewalk, traffic signal and control, lighting, curbing, guttering, bicycle lane, landscaping, drainage and safety improvements and related curbside pedestrian facilities such as bus pickup structures and concrete waiting pads.

The total approved authorization by the voters was \$73,925,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$34,330,000 and the par amount of bonds issued in Phase II (2022) was \$29,490,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Street Projects 2022 Bond Fund (4702)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 1,413,562	\$ 0	\$ 1,404,000	\$ 0
Total Revenues	<u>1,413,562</u>	<u>0</u>	<u>1,404,000</u>	<u>0</u>
Expenses:				
Bond Issuance Cost	0	1,988	1,988	0
Bond Administrative	25,076	41,227	41,227	0
15th/Razorback Rd Intersection	764,322	2,534,284	2,534,284	0
Sain Street Extension	0	296	296	0
Downtown Walkability, Phase 1	0	2,713,032	2,713,032	0
Maple Street Cycle Track	0	4,341	4,341	0
MLK Area Walkability Improvements	0	4,863	4,863	0
Midtown Corridor	326,657	10,831,087	10,831,087	0
Futrell/Shiloh Gregg RR Xing	0	1,598,897	1,598,897	0
Hwy 71B Corridor	376,907	3,870,440	3,870,440	0
North St - Garland to Mission	4,283	1,260,136	1,260,136	0
Millsap/College Intersection Improvements	0	259,305	259,305	0
Pavement Maintenance / Overlays	233,625	1,505,849	1,505,849	0
Arts Corridor Improvements	0	513,000	513,000	0
Bond Unallocated	0	2,886,351	2,886,351	0
Total Expenses	<u>1,730,870</u>	<u>28,025,096</u>	<u>28,025,096</u>	<u>0</u>
Income / (Loss)	\$ <u>(317,308)</u>	\$ <u>(28,025,096)</u>	\$ <u>(26,621,096)</u>	\$ <u>0</u>
Total Budget	\$ <u>1,730,870</u>	\$ <u>28,025,096</u>	\$ <u>28,025,096</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 30,139,185	\$ 29,821,877	\$ 29,821,877	\$ 3,200,781
Income / (Loss)	(317,308)	(28,025,096)	(26,621,096)	0
Ending Undesignated Fund Balance	<u>\$ 29,821,877</u>	<u>\$ 1,796,781</u>	<u>\$ 3,200,781</u>	<u>\$ 3,200,781</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Street Projects 2022 Bond Fund (4702)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4702.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	1,868	4,631	4,631	0
EX50 - Debt Service	0	1,988	1,988	0
EX80 - Capital	23,208	36,596	36,596	0
Total	25,076	43,215	43,215	0
<u>4702.860.7213 - Sain Street Improvements:</u>				
EX80 - Capital	0	296	296	0
Total	0	296	296	0
<u>4702.860.7214 - Downtown Walkability Imprvs:</u>				
EX80 - Capital	0	2,713,032	2,713,032	0
Total	0	2,713,032	2,713,032	0
<u>4702.860.7215 - Maple Street Improvements:</u>				
EX80 - Capital	0	4,341	4,341	0
Total	0	4,341	4,341	0
<u>4702.860.7216 - MLK Area Walkability Impvs:</u>				
EX80 - Capital	0	4,863	4,863	0
Total	0	4,863	4,863	0
<u>4702.860.7218 - Midtown Corridor:</u>				
EX80 - Capital	326,657	10,831,087	10,831,087	0
Total	326,657	10,831,087	10,831,087	0
<u>4702.860.7220 - Futrall/Shiloh Gregg RR Crossing:</u>				
EX80 - Capital	0	1,598,897	1,598,897	0
Total	0	1,598,897	1,598,897	0
<u>4702.860.7221 - Hwy 71B Corridor:</u>				
EX80 - Capital	376,907	3,870,440	3,870,440	0
Total	376,907	3,870,440	3,870,440	0
<u>4702.860.7222 - 15th/Razorback Rd. Intersection:</u>				
EX80 - Capital	764,322	2,534,284	2,534,284	0
Total	764,322	2,534,284	2,534,284	0
<u>4702.860.7223 - North St - Garland to Mission:</u>				
EX80 - Capital	4,283	1,260,136	1,260,136	0
Total	4,283	1,260,136	1,260,136	0

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Street Projects 2022 Bond Fund (4702)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4702.860.7227 - Millsap/College Intersection Imp:</u>				
EX80 - Capital	0	259,305	259,305	0
Total	0	259,305	259,305	0
<u>4702.860.7252 - Pavement Maintenance / Overlays:</u>				
EX40 - Maintenance	228,861	1,447,986	1,447,986	0
EX80 - Capital	4,763	57,863	57,863	0
Total	233,625	1,505,849	1,505,849	0
<u>4702.860.7800 - Arts Corridor Improvements:</u>				
EX80 - Capital	0	513,000	513,000	0
Total	0	513,000	513,000	0
<u>4702.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	2,886,351	2,886,351	0
Total	0	2,886,351	2,886,351	0
Budget Total	\$ 1,730,870	\$ 28,025,096	\$ 28,025,096	\$ 0

Trail Projects 2022 Bonds Fund (4703)

The Trail Projects 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of design, construction, reconstruction, extension and equipping of certain City trail system improvements, which may include related pedestrian signal, lighting, landscaping, drainage and safety improvements and right-of-way acquisition.

The total approved authorization by the voters was \$6,865,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$2,295,000 and the par amount of bonds issued in Phase II (2022) was \$4,570,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Trail Projects 2022 Bonds Fund (4703)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 201,189	\$ 290,820	\$ 120,000	\$ 0
Total Revenues	<u>201,189</u>	<u>290,820</u>	<u>120,000</u>	<u>0</u>
Expenses:				
Bond Administrative	2,843	7,044	7,044	0
Miscellaneous Trail Improvements	0	52,857	52,857	0
Hamestring Trail Bridge	0	132,200	132,200	0
Mission Boulevard Trail	1,019,222	1,211,879	1,211,879	0
Drake Street Trail Connection	8,862	220,414	220,414	0
Midtown Corridor	299,004	1,300,997	1,300,997	0
Arts Corridor Improvements	0	541,645	541,645	0
Bond Unallocated	0	83,027	83,027	0
Total Expenses	<u>1,329,931</u>	<u>3,550,063</u>	<u>3,550,063</u>	<u>0</u>
Income / (Loss)	<u>\$ (1,128,742)</u>	<u>\$ (3,259,243)</u>	<u>\$ (3,430,063)</u>	<u>\$ 0</u>
Total Budget	<u>\$ 1,329,931</u>	<u>\$ 3,550,063</u>	<u>\$ 3,550,063</u>	<u>\$ 0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 4,648,870	\$ 3,520,128	\$ 3,520,128	\$ 90,065
Income / (Loss)	<u>(1,128,742)</u>	<u>(3,259,243)</u>	<u>(3,430,063)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 3,520,128</u>	<u>\$ 260,885</u>	<u>\$ 90,065</u>	<u>\$ 90,065</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Trail Projects 2022 Bonds Fund (4703)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4703.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	462	3,044	3,044	0
EX80 - Capital	2,381	4,000	4,000	0
Total	2,843	7,044	7,044	0
 <u>4703.860.7218 - Midtown Corridor:</u>				
EX80 - Capital	299,004	1,300,997	1,300,997	0
Total	299,004	1,300,997	1,300,997	0
 <u>4703.860.7300 - Miscellaneous Trail Improvements:</u>				
EX80 - Capital	0	52,857	52,857	0
Total	0	52,857	52,857	0
 <u>4703.860.7301 - Hamestring Trail Bridge:</u>				
EX80 - Capital	0	132,200	132,200	0
Total	0	132,200	132,200	0
 <u>4703.860.7302 - Mission Boulevard Corridor:</u>				
EX80 - Capital	1,019,222	1,211,879	1,211,879	0
Total	1,019,222	1,211,879	1,211,879	0
 <u>4703.860.7305 - Drake Street Trail Connection:</u>				
EX80 - Capital	8,862	220,414	220,414	0
Total	8,862	220,414	220,414	0
 <u>4703.860.7800 - Arts Corridor Improvements:</u>				
EX80 - Capital	0	541,645	541,645	0
Total	0	541,645	541,645	0
 <u>4703.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	83,027	83,027	0
Total	0	83,027	83,027	0
 Budget Total	\$ 1,329,931	\$ 3,550,063	\$ 3,550,063	\$ 0

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Drainage Projects 2022 Bonds Fund (4704)

The Drainage Projects 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of the design, construction, reconstruction, repair, retrofit, extension, enlargement and equipping of certain drainage facilities, which may include land and easement acquisition and water quality features such as detention and retention basins and stream restoration.

The total approved authorization by the voters was \$15,840,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$7,630,000 and the par amount of bonds issued in Phase II (2022) was \$8,210,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Drainage Projects 2022 Bonds Fund (4704)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 326,396	\$ 597,626	\$ 351,000	\$ 0
Total Revenues	<u>326,396</u>	<u>597,626</u>	<u>351,000</u>	<u>0</u>
Expenses:				
Bond Administrative	2,580	5,232	5,232	0
Floodplain Buyout/Elevation	17,319	15,336	15,336	0
Sunbridge/College Drainage	103,309	6,467,453	6,467,453	0
Elmhurst/McClinton Drainage	132,461	263,154	263,154	0
Stream Restoration - EPA Grant	0	86,850	86,850	0
Bond Unallocated	0	366,224	366,224	0
Total Expenses	<u>255,669</u>	<u>7,204,249</u>	<u>7,204,249</u>	<u>0</u>
Income / (Loss)	\$ <u>70,727</u>	\$ <u>(6,606,623)</u>	\$ <u>(6,853,249)</u>	\$ <u>0</u>
Total Budget	\$ <u>255,669</u>	\$ <u>7,204,249</u>	\$ <u>7,204,249</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 6,959,214	\$ 7,029,941	\$ 7,029,941	\$ 176,692
Income / (Loss)	70,727	(6,606,623)	(6,853,249)	0
Ending Undesignated Fund Balance	<u>\$ 7,029,941</u>	<u>\$ 423,318</u>	<u>\$ 176,692</u>	<u>\$ 176,692</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Drainage Projects 2022 Bonds Fund (4704)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4704.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	471	2,841	2,841	0
EX80 - Capital	2,109	2,391	2,391	0
Total	2,580	5,232	5,232	0
 <u>4704.860.7405 - Floodplain Buyout/Elevation:</u>				
EX80 - Capital	17,319	15,336	15,336	0
Total	17,319	15,336	15,336	0
 <u>4704.860.7415 - Sunbridge/College Drainage:</u>				
EX80 - Capital	103,309	6,467,453	6,467,453	0
Total	103,309	6,467,453	6,467,453	0
 <u>4704.860.7420 - Elmhurst/McClinton Drainage:</u>				
EX80 - Capital	132,461	263,154	263,154	0
Total	132,461	263,154	263,154	0
 <u>4704.860.7426 - Stream Restoration - EPA Grant:</u>				
EX80 - Capital	0	86,850	86,850	0
Total	0	86,850	86,850	0
 <u>4704.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	366,224	366,224	0
Total	0	366,224	366,224	0
 Budget Total	\$ 255,669	\$ 7,204,249	\$ 7,204,249	\$ 0

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Park Projects 2022 Bonds Fund (4705)

The Park Projects 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain regional park and other parks system improvements, which may include athletic fields and facilities, playgrounds, pools and splash pads, trails, campgrounds, picnic areas and pavilions, land acquisition, open space preservation and other recreational facilities and support facilities, such as restrooms and parking.

The total approved authorization by the voters was \$26,405,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$10,560,000 and the par amount of bonds issued in Phase II (2022) was \$10,950,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Park Projects 2022 Bonds Fund (4705)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 486,328	\$ 0	\$ 405,000	\$ 0
Total Revenues	<u>486,328</u>	<u>0</u>	<u>405,000</u>	<u>0</u>
Expenses:				
Bond Administrative	14,076	17,399	17,399	0
Lake Fayetteville Improvements	827,559	1,972,364	1,972,364	0
YRCC Enhancements	205,315	1,600,553	1,600,553	0
Walker Park Improvements	91,208	218,075	218,075	0
Wilson Hub Improvements	1,056,477	50	50	0
Underwood Improvements	0	277,000	277,000	0
Bryce Davis	19,999	193,285	193,285	0
Combs/River Nature Park	28,258	158,555	158,555	0
Bond Unallocated	0	4,228,917	4,228,917	0
Total Expenses	<u>2,242,892</u>	<u>8,666,198</u>	<u>8,666,198</u>	<u>0</u>
Income / (Loss)	\$ <u>(1,756,564)</u>	\$ <u>(8,666,198)</u>	\$ <u>(8,261,198)</u>	\$ <u>0</u>
Total Budget	\$ <u>2,242,891</u>	\$ <u>8,666,198</u>	\$ <u>8,666,198</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 11,052,117	\$ 9,295,553	\$ 9,295,553	\$ 1,034,355
Income / (Loss)	<u>(1,756,564)</u>	<u>(8,666,198)</u>	<u>(8,261,198)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 9,295,553</u>	<u>\$ 629,355</u>	<u>\$ 1,034,355</u>	<u>\$ 1,034,355</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Park Projects 2022 Bonds Fund (4705)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4705.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	187	2,288	2,288	0
EX80 - Capital	13,889	15,111	15,111	0
Total	14,076	17,399	17,399	0
<u>4705.860.7505 - Lake Fayetteville Improvements:</u>				
EX80 - Capital	827,559	1,972,364	1,972,364	0
Total	827,559	1,972,364	1,972,364	0
<u>4705.860.7540 - YRCC Enhancements:</u>				
EX80 - Capital	205,315	1,600,553	1,600,553	0
Total	205,315	1,600,553	1,600,553	0
<u>4705.860.7550 - Walker Park Improvements:</u>				
EX80 - Capital	91,208	218,075	218,075	0
Total	91,208	218,075	218,075	0
<u>4705.860.7560 - Wilson Hub Improvements:</u>				
EX80 - Capital	1,056,477	50	50	0
Total	1,056,477	50	50	0
<u>4705.860.7570 - Underwood Improvements:</u>				
EX80 - Capital	0	277,000	277,000	0
Total	0	277,000	277,000	0
<u>4705.860.7580 - Bryce Davis:</u>				
EX80 - Capital	19,999	193,285	193,285	0
Total	19,999	193,285	193,285	0
<u>4705.860.7590 - Combs/River Nature Park:</u>				
EX80 - Capital	28,258	158,555	158,555	0
Total	28,258	158,555	158,555	0
<u>4705.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	4,228,917	4,228,917	0
Total	0	4,228,917	4,228,917	0
Budget Total	\$ 2,242,891	\$ 8,666,198	\$ 8,666,198	\$ 0

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City Facilities 2022 Bonds Fund (4707)

The City Facilities 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of renovating and refurbishing certain City buildings and grounds, which may include building envelope and roof improvements, window replacement, insulation, lighting and HVAC system upgrades and certain renewable energy and energy efficiency projects.

The total approved authorization by the voters was \$3,170,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$480,000 and the par amount of bonds issued in Phase II (2022) was \$2,690,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
City Facilities 2022 Bonds Fund (4707)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 129,910	\$ 0	\$ 139,000	\$ 0
Total Revenues	<u>129,910</u>	<u>0</u>	<u>139,000</u>	<u>0</u>
Expenses:				
Bond Administrative	6,771	11,605	11,605	0
Cityhall Improvements	0	378,527	378,527	0
Old Police Building Renovations	0	413,373	413,373	0
Bond Unallocated	0	1,903,699	1,903,699	0
Total Expenses	<u>6,771</u>	<u>2,707,204</u>	<u>2,707,204</u>	<u>0</u>
Income / (Loss)	\$ <u>123,139</u>	\$ <u>(2,707,204)</u>	\$ <u>(2,568,204)</u>	\$ <u>0</u>
Total Budget	\$ <u>6,771</u>	\$ <u>2,707,204</u>	\$ <u>2,707,204</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 2,749,112	\$ 2,872,251	\$ 2,872,251	\$ 304,047
Income / (Loss)	<u>123,139</u>	<u>(2,707,204)</u>	<u>(2,568,204)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 2,872,251</u>	<u>\$ 165,047</u>	<u>\$ 304,047</u>	<u>\$ 304,047</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
City Facilities 2022 Bonds Fund (4707)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4707.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	894	2,605	2,605	0
EX80 - Capital	5,877	9,000	9,000	0
Total	6,771	11,605	11,605	0
 <u>4707.860.7710 - City Hall Improvements:</u>				
EX80 - Capital	0	378,527	378,527	0
Total	0	378,527	378,527	0
 <u>4707.860.7730 - Old Police Building Renovations:</u>				
EX80 - Capital	0	413,373	413,373	0
Total	0	413,373	413,373	0
 <u>4707.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	1,903,699	1,903,699	0
Total	0	1,903,699	1,903,699	0
 <u>Budget Total</u>	<u>\$ 6,771</u>	<u>\$ 2,707,204</u>	<u>\$ 2,707,204</u>	<u>\$ 0</u>

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Arts Corridor 2022 Bonds Fund (4708)

The Arts Corridor 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of acquisition, design, construction and equipping of certain Cultural Arts Corridor improvements, within or near an area bordered by Dickson Street on the north, School Avenue on the east, Prairie Street on the south, and Gregg Avenue on the west, and which may include street, sidewalk, boardwalk, trail, pedestrian signal and control, bicycle facilities, curbing, guttering, drainage, lighting and landscaping improvements, plaza, civic and performance space, art installations, overlooks, stream restoration, pavilions, structure and other buildings, new and/or replacement parking facilities, and land and easement acquisition.

The total approved authorization by the voters was \$31,685,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$19,070,000 and the par amount of bonds issued in Phase II (2022) was \$12,615,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Arts Corridor 2022 Bonds Fund (4708)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 509,997	\$ 460,297	\$ 385,000	\$ 0
Total Revenues	<u>509,997</u>	<u>460,297</u>	<u>385,000</u>	<u>0</u>
Expenses:				
Bond Administrative	30,582	22,276	22,276	0
Arts Corridor Improvements	3,896,496	8,802,302	8,802,302	0
Arts Corridor Parking	57,261	16,160	16,160	0
Bond Unallocated	0	373,511	373,511	0
Total Expenses	<u>3,984,339</u>	<u>9,214,249</u>	<u>9,214,249</u>	<u>0</u>
Income / (Loss)	<u>\$ (3,474,342)</u>	<u>\$ (8,753,952)</u>	<u>\$ (8,829,249)</u>	<u>\$ 0</u>
Total Budget	<u>\$ 3,984,339</u>	<u>\$ 9,214,249</u>	<u>\$ 9,214,249</u>	<u>\$ 0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 12,482,979	\$ 9,008,637	\$ 9,008,637	\$ 179,388
Income / (Loss)	<u>(3,474,342)</u>	<u>(8,753,952)</u>	<u>(8,829,249)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 9,008,637</u>	<u>\$ 254,685</u>	<u>\$ 179,388</u>	<u>\$ 179,388</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Arts Corridor 2022 Bonds Fund (4708)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4708.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	889	627	627	0
EX80 - Capital	29,694	21,649	21,649	0
Total	30,582	22,276	22,276	0
<u>4708.860.7800 - Arts Corridor Improvements:</u>				
EX80 - Capital	3,896,496	8,802,302	8,802,302	0
Total	3,896,496	8,802,302	8,802,302	0
<u>4708.860.7820 - Arts Corridor - Parking:</u>				
EX20 - Materials & Supplies	6,486	0	0	0
EX80 - Capital	50,775	16,160	16,160	0
Total	57,261	16,160	16,160	0
<u>4708.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	373,511	373,511	0
Total	0	373,511	373,511	0
<u>Budget Total</u>	<u>\$ 3,984,339</u>	<u>\$ 9,214,249</u>	<u>\$ 9,214,249</u>	<u>\$ 0</u>

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Fire Projects 2022 Bonds Fund (4710)

The Fire Projects 2022 Bonds Fund (Phase II) accounts for the bond proceeds issued to finance all or a portion of the costs of certain fire station design and construction, which may include land acquisition, and the acquisition of firefighting vehicles and equipment.

The total approved authorization by the voters was \$15,840,000 for all bond phases. The par amount of bonds issued in Phase I (2019) was \$10,025,000 and the par amount of bonds issued in Phase II (2022) was \$5,815,000. Appropriation of the unspent portion of these funds will be made through the re-budget process which will be considered by the City Council during the first quarter of 2025.

City of Fayetteville, Arkansas
2025 Operating Budget
Fire Projects 2022 Bonds Fund (4710)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Investment Earnings	\$ 273,240	\$ 0	\$ 198,000	\$ 0
Total Revenues	<u>273,240</u>	<u>0</u>	<u>198,000</u>	<u>0</u>
Expenses:				
Bond Administrative	8,276	16,095	16,095	0
Fire Station #2 Relocation	955,595	4,826,111	4,826,111	0
Bond Unallocated	0	20,450	20,450	0
Total Expenses	<u>963,871</u>	<u>4,862,656</u>	<u>4,862,656</u>	<u>0</u>
Income / (Loss)	\$ <u>(690,631)</u>	\$ <u>(4,862,656)</u>	\$ <u>(4,664,656)</u>	\$ <u>0</u>
Total Budget	\$ <u>963,872</u>	\$ <u>4,862,656</u>	\$ <u>4,862,656</u>	\$ <u>0</u>
FUND BALANCE ANALYSIS				
Beginning Undesignated Fund Balance	\$ 5,902,483	\$ 5,211,852	\$ 5,211,852	\$ 547,196
Income / (Loss)	<u>(690,631)</u>	<u>(4,862,656)</u>	<u>(4,664,656)</u>	<u>0</u>
Ending Undesignated Fund Balance	<u>\$ 5,211,852</u>	<u>\$ 349,196</u>	<u>\$ 547,196</u>	<u>\$ 547,196</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Fire Projects 2022 Bonds Fund (4710)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>4710.860.7000 - Bond Administrative:</u>				
EX30 - Services and Charges	0	2,871	2,871	0
EX80 - Capital	8,276	13,224	13,224	0
Total	8,276	16,095	16,095	0
 <u>4710.860.7110 - Fire Station #2 Relocation:</u>				
EX20 - Materials & Supplies	0	66,000	66,000	0
EX80 - Capital	955,595	4,760,111	4,760,111	0
Total	955,595	4,826,111	4,826,111	0
 <u>4710.860.7999 - Bond Unallocated Budget:</u>				
EX80 - Capital	0	20,450	20,450	0
Total	0	20,450	20,450	0
 <u>Budget Total</u>	<u>\$ 963,872</u>	<u>\$ 4,862,656</u>	<u>\$ 4,862,656</u>	<u>\$ 0</u>

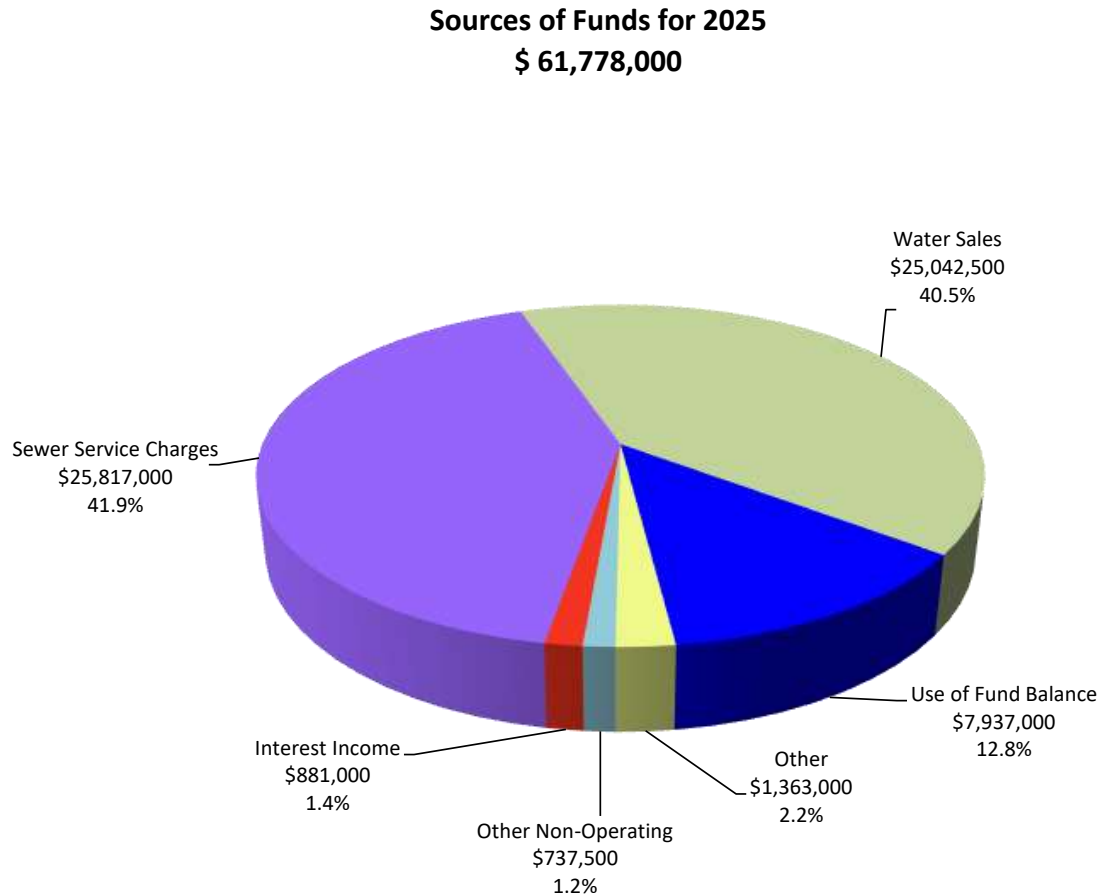
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Water and Sewer Fund (5400)

The Water & Sewer Fund accounts for the revenue sources as well as the operation and maintenance expenses of the City's water and sewer system. This includes water purchases from Beaver Water District, all water and sewer functions, the operation of the wastewater treatment plants, meter and backflow operations, and utility financial services. The 2025 Budget includes a significant amount in capital outlay at \$8.62 million due to a backlog of needed projects; however, there are sufficient reserves to fund these projects.

Water & Sewer Fund Revenues

For 2025, the Water & Sewer Fund is projected to have an operating gain of \$1.6 million before capital expenditures on a cash basis. System user consumption projections for 2025 are expected to increase compared to 2024.



Water Sales: Water sales revenue is based on metered customer usage of water and is one of the primary sources of revenue for the Water & Sewer Fund. Budgeted revenue for 2025 is projected to increase by 2% when compared to 2024.

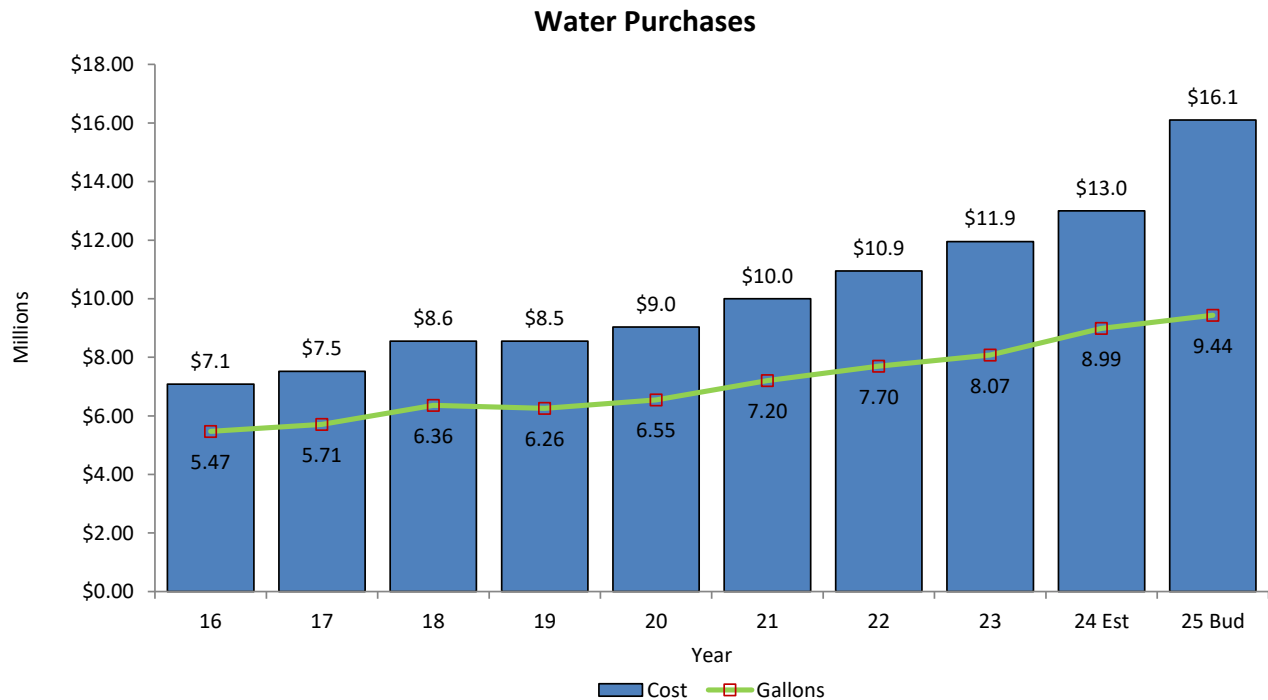
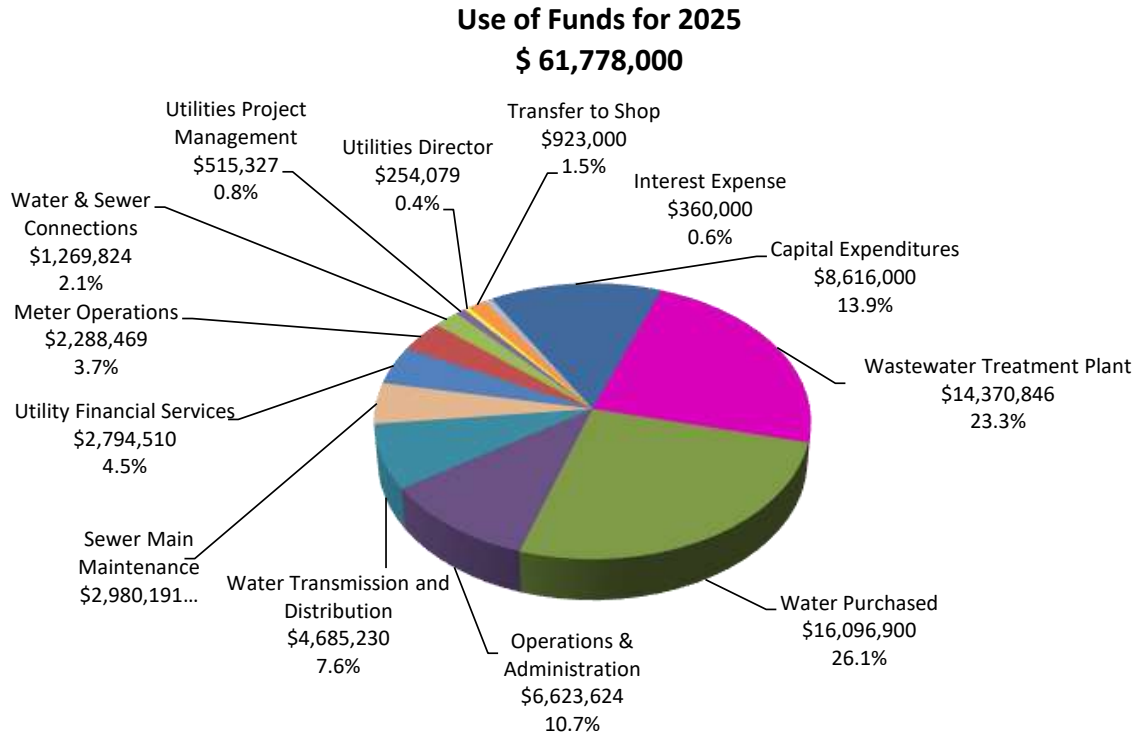


Sewer Charges: Sewer service charge revenue is based on metered customer usage of water and is the other primary source of revenue for the Water & Sewer Fund. The budgeted revenue for 2025 is projected to increase by 2% when compared to estimated 2024.



Water & Sewer Fund Expenses

The wastewater treatment plant operations and water purchases are budgeted at \$14.37 million and \$16.1 million, respectively, for 2025. These two items represent 30.47% of the total operating expenses.



City of Fayetteville, Arkansas
2025 Operating Budget
Water & Sewer Fund (5400)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>Revenues:</u>				
Sewer Service Charges	\$ 24,745,488	\$ 25,654,210	\$ 25,312,000	\$ 25,817,000
Water Sales	23,277,023	25,622,405	24,549,500	25,042,500
Other	1,302,425	1,313,704	1,465,704	1,363,000
Interest Income	2,629,880	480,000	1,383,618	881,000
Other Non-Operating	903,285	811,385	653,900	737,500
Total Revenues	<u>52,858,101</u>	<u>53,881,704</u>	<u>53,364,722</u>	<u>53,841,000</u>
<u>Expenses:</u>				
Utilities Director	220,498	251,135	251,135	254,079
Utilities Project Management	331,417	379,795	379,795	515,327
Water Purchased	11,948,648	13,000,000	13,000,000	16,096,900
Utility Financial Services	2,085,253	2,504,326	2,504,326	2,794,510
Operations & Administration	5,394,953	5,993,305	5,993,305	6,623,624
Water Transmission and Distribution	3,572,947	4,407,494	4,407,494	4,685,230
Sewer Main Maintenance	2,558,190	2,775,408	2,775,408	2,980,191
Water & Sewer Connections	478,318	527,199	527,199	1,269,824
Wastewater Treatment Plant	13,219,710	16,625,722	16,625,722	14,370,846
Meter Operations	1,958,637	2,666,966	2,666,966	2,288,469
Interest Expense	0	11,275	11,275	360,000
Total Expenses	<u>41,768,571</u>	<u>49,142,625</u>	<u>49,142,625</u>	<u>52,239,000</u>
Budget Gain / (Loss) Before Capital	<u>\$ 11,089,530</u>	<u>\$ 4,739,079</u>	<u>\$ 4,222,097</u>	<u>\$ 1,602,000</u>
<u>Non-Operating Revenues / (Expenses):</u>				
Intergovernmental (Grants)	0	7,123,769	7,123,769	0
Gain/Loss Sale of Assets	436	271,910	272,000	0
Capital Contributions	9,538,899	0	5,000,000	0
Transfer from General	0	4,000,000	4,000,000	0
Transfer from Impact Fee Fund	0	7,534,231	7,534,231	0
West Water Transmission Line Loan	0	85,000,000	85,000,000	0
Capital Expenditures	(20,592,941)	(128,744,515)	(128,744,515)	(8,616,000)
Transfer to Shop	(68,137)	(1,012,913)	(1,012,913)	(923,000)
Total Expenses	<u>(11,121,743)</u>	<u>(25,827,518)</u>	<u>(20,827,428)</u>	<u>(9,539,000)</u>
Budget Gain / (Loss)	<u>\$ (32,213)</u>	<u>\$ (21,088,439)</u>	<u>\$ (16,605,331)</u>	<u>\$ (7,937,000)</u>
Total Budget	<u>\$ 62,429,648</u>	<u>\$ 178,900,053</u>	<u>\$ 178,900,053</u>	<u>\$ 61,778,000</u>

City of Fayetteville, Arkansas
2025 Operating Budget
Water & Sewer Fund (5400)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
ESTIMATED CHANGE IN NET ASSETS				
Beginning Total Net Assets	\$ 390,795,703	\$ 398,825,170	\$ 398,825,170	\$ 418,481,974
Budget Gain / (Loss)	(32,213)	(21,088,439)	(16,605,331)	(7,937,000)
Less: West Water Trans Line Loan	0	(85,000,000)	(85,000,000)	0
Plus: Gain Capital Expenditures	20,592,941	128,744,515	128,744,515	8,616,000
Plus: Gain W/S Connections	478,318	527,199	527,199	1,269,824
Less: Depreciation Expense	(13,009,579)	(13,009,579)	(13,009,579)	(13,009,579)
Ending Total Net Assets	<u>\$ 398,825,170</u>	<u>\$ 408,998,866</u>	<u>\$ 418,481,974</u>	<u>\$ 407,421,219</u>
NET ASSET ANALYSIS				
Net Investment in Capital Assets	\$ 358,390,706	\$ 474,652,841	\$ 479,652,841	\$ 476,529,086
Unrestricted	<u>40,434,464</u>	<u>19,346,025</u>	<u>23,829,133</u>	<u>15,892,133</u>
Ending Total Net Position	<u>\$ 398,825,170</u>	<u>\$ 408,998,866</u>	<u>\$ 418,481,974</u>	<u>\$ 407,421,219</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Water & Sewer Fund (5400)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>5400.700.1800 - Utilities Director Program:</u>				
EX10 - Personnel Services	181,082	196,413	196,413	200,016
EX20 - Materials & Supplies	2,136	3,798	3,798	3,379
EX30 - Services and Charges	3,297	7,556	7,556	7,556
EX33 - Motorpool	4,355	7,428	7,428	7,188
EX39 - Cost Allocation	29,628	35,940	35,940	35,940
Total	220,498	251,135	251,135	254,079
<u>5400.700.4020 - Utilities Project Management Program:</u>				
EX10 - Personnel Services	309,727	333,064	333,064	459,014
EX20 - Materials & Supplies	4,358	10,793	10,793	18,020
EX30 - Services and Charges	7,305	13,426	13,426	14,285
EX33 - Motorpool	9,924	10,012	10,012	12,008
EX40 - Maintenance	103	12,500	12,500	12,000
Total	331,417	379,795	379,795	515,327
<u>5400.710.1810 - Utilities Financial Services Program:</u>				
EX10 - Personnel Services	1,231,024	1,447,712	1,447,712	1,480,846
EX20 - Materials & Supplies	83,349	101,500	101,500	102,000
EX30 - Services and Charges	870,312	1,072,426	1,072,426	1,327,176
EX39 - Cost Allocation	(106,350)	(129,012)	(129,012)	(129,012)
EX40 - Maintenance	6,918	11,700	11,700	13,500
Total	2,085,253	2,504,326	2,504,326	2,794,510
<u>5400.720.1820 - Meter Reading Program:</u>				
EX10 - Personnel Services	881,862	1,003,334	1,003,334	1,006,592
EX20 - Materials & Supplies	53,911	84,426	84,426	70,901
EX30 - Services and Charges	108,284	125,910	125,910	136,410
EX33 - Motorpool	129,203	131,028	131,028	151,183
EX39 - Cost Allocation	89,232	108,240	108,240	108,240
EX40 - Maintenance	9,255	12,400	12,400	13,900
Total	1,271,747	1,465,338	1,465,338	1,487,226
<u>5400.720.1830 - Meter Maint & Backflow Prev Program:</u>				
EX10 - Personnel Services	465,124	596,950	596,950	623,454
EX20 - Materials & Supplies	25,271	55,084	55,084	52,468
EX30 - Services and Charges	13,631	14,290	14,290	14,290
EX33 - Motorpool	27,298	35,895	35,895	41,711
EX39 - Cost Allocation	28,296	34,320	34,320	34,320
EX40 - Maintenance	0	750	750	1,000
Total	559,620	737,289	737,289	767,243

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Water & Sewer Fund (5400)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>5400.720.1840 - Meter Operations Capital Program:</u>				
EX20 - Materials & Supplies	43,074	131,939	131,939	0
EX30 - Services and Charges	84,196	131,008	131,008	23,000
EX40 - Maintenance	0	201,392	201,392	11,000
EX80 - Capital	1,862,067	3,392,832	3,392,832	1,136,000
EX96 - Operating Transfers Out	60,837	682,728	682,728	0
Total	2,050,175	4,539,899	4,539,899	1,170,000
<u>5400.720.3800 - Water Purchased Program:</u>				
EX30 - Services and Charges	11,948,648	13,000,000	13,000,000	16,096,900
Total	11,948,648	13,000,000	13,000,000	16,096,900
<u>5400.720.4000 - Operations & Administration Program:</u>				
EX10 - Personnel Services	1,326,361	1,467,465	1,467,465	1,789,664
EX20 - Materials & Supplies	314,227	343,039	343,039	404,889
EX30 - Services and Charges	2,641,527	2,817,320	2,817,320	2,920,945
EX33 - Motorpool	26,177	26,984	26,984	154,897
EX39 - Cost Allocation	1,017,012	1,233,672	1,233,672	1,233,672
EX40 - Maintenance	69,648	104,825	104,825	119,557
EX80 - Capital	0	35,043	35,043	0
EX96 - Operating Transfers Out	7,300	304,610	304,610	923,000
Total	5,402,253	6,332,958	6,332,958	7,546,624
<u>5400.720.4310 - Water Distribution Maintenance Program:</u>				
EX10 - Personnel Services	1,387,245	1,684,692	1,684,692	1,671,138
EX20 - Materials & Supplies	880,183	926,166	926,166	1,196,837
EX30 - Services and Charges	344,562	472,042	472,042	530,000
EX33 - Motorpool	611,068	848,575	848,575	822,326
EX39 - Cost Allocation	84,876	102,960	102,960	102,960
EX40 - Maintenance	5,267	20,000	20,000	9,000
Total	3,313,201	4,054,435	4,054,435	4,332,261
<u>5400.720.4330 - Water Storage & Pump Maintenance Program:</u>				
EX10 - Personnel Services	175,718	239,335	239,335	233,747
EX20 - Materials & Supplies	37,568	54,900	54,900	58,490
EX30 - Services and Charges	15,462	25,000	25,000	25,000
EX33 - Motorpool	19,150	18,956	18,956	20,864
EX39 - Cost Allocation	11,016	13,368	13,368	13,368
EX40 - Maintenance	831	1,500	1,500	1,500
Total	259,746	353,059	353,059	352,969

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Water & Sewer Fund (5400)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>5400.720.4410 - Sewer Mains Maintenance Program:</u>				
EX10 - Personnel Services	1,336,350	1,463,864	1,463,864	1,479,807
EX20 - Materials & Supplies	377,854	398,907	398,907	419,906
EX30 - Services and Charges	204,820	184,875	184,875	271,500
EX33 - Motorpool	543,653	612,750	612,750	691,698
EX39 - Cost Allocation	88,440	107,280	107,280	107,280
EX40 - Maintenance	7,073	7,732	7,732	10,000
Total	2,558,190	2,775,408	2,775,408	2,980,191
<u>5400.720.5600 - Capital Water Mains Program:</u>				
EX30 - Services and Charges	2,325,392	2,927,824	2,927,824	0
EX80 - Capital	3,947,168	23,524,919	23,524,919	3,279,000
Total	6,272,560	26,452,743	26,452,743	3,279,000
<u>5400.720.5620 - Water & Sewer Connections Program:</u>				
EX10 - Personnel Services	156,942	196,965	196,965	723,903
EX20 - Materials & Supplies	249,928	245,363	245,363	292,291
EX30 - Services and Charges	13,012	10,500	10,500	10,500
EX33 - Motorpool	42,838	54,885	54,885	223,644
EX39 - Cost Allocation	15,324	18,588	18,588	18,588
EX40 - Maintenance	274	898	898	898
Total	478,318	527,199	527,199	1,269,824
<u>5400.720.5700 - Sewer Mains Construction Program:</u>				
EX20 - Materials & Supplies	7	126,073	126,073	0
EX30 - Services and Charges	476,294	1,050,246	1,050,246	0
EX80 - Capital	11,211,209	4,999,881	4,999,881	2,500,000
Total	11,687,510	6,176,200	6,176,200	2,500,000
<u>5400.720.6800 - Debt Service Program:</u>				
EX50 - Debt Service	0	11,275	11,275	360,000
Total	0	11,275	11,275	360,000
<u>5400.730.5100 - WWTP Administration & SCADA Program:</u>				
EX30 - Services and Charges	1,585,566	2,386,120	2,386,120	2,367,645
EX40 - Maintenance	0	300	300	300
Total	1,585,566	2,386,420	2,386,420	2,367,945

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Water & Sewer Fund (5400)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>5400.730.5110 - WWTP East Side Operations Program:</u>				
EX20 - Materials & Supplies	91,893	110,681	110,681	88,545
EX30 - Services and Charges	5,866,526	6,776,075	6,776,075	7,135,859
EX33 - Motorpool	401,645	447,665	447,665	464,136
EX39 - Cost Allocation	54,336	65,916	65,916	65,916
EX40 - Maintenance	6,148	5,000	5,000	5,000
Total	6,420,547	7,405,337	7,405,337	7,759,456
<u>5400.730.5120 - WWTP West Side Operations Program:</u>				
EX20 - Materials & Supplies	42,591	76,967	76,967	61,574
EX30 - Services and Charges	2,019,379	2,354,880	2,354,880	2,292,473
EX33 - Motorpool	73,365	78,072	78,072	77,824
EX39 - Cost Allocation	54,024	65,532	65,532	65,532
EX40 - Maintenance	3,589	3,549	3,549	3,549
Total	2,192,948	2,579,000	2,579,000	2,500,952
<u>5400.730.5130 - WWTP Lab / IPP Program:</u>				
EX30 - Services and Charges	438,154	536,087	536,087	534,413
Total	438,154	536,087	536,087	534,413
<u>5400.730.5140 - WWTP Lift Station Maintenance Program:</u>				
EX20 - Materials & Supplies	21,242	29,472	29,472	23,578
EX30 - Services and Charges	1,050,549	1,187,221	1,187,221	1,184,502
Total	1,071,792	1,216,693	1,216,693	1,208,080
<u>5400.730.5800 - Wastewater Plant Capital Program:</u>				
EX30 - Services and Charges	481,876	1,467,814	1,467,814	0
EX40 - Maintenance	1,028,827	1,034,371	1,034,371	0
EX80 - Capital	223,977	4,435,438	4,435,438	1,701,000
EX96 - Operating Transfers Out	0	25,575	25,575	0
Total	1,734,680	6,963,198	6,963,198	1,701,000
<u>5400.800.5650 - W Water Transmission Line Loan Program:</u>				
EX80 - Capital	0	85,000,000	85,000,000	0
Total	0	85,000,000	85,000,000	0
<u>5400.860.5600 - Capital Water Mains Program:</u>				
EX80 - Capital	33,469	3,148,777	3,148,777	0
Total	33,469	3,148,777	3,148,777	0
<u>5400.860.5700 - Sewer Mains Construction Program:</u>				
EX80 - Capital	513,358	103,482	103,482	0
Total	513,358	103,482	103,482	0
Budget Total	\$ 62,429,648	\$ 178,900,053	\$ 178,900,053	\$ 61,778,000

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Recycling & Trash Collection Fund (5500)

The Recycling & Trash Collection Fund is responsible for the operation of the City's solid waste collection and disposal, transfer station, recycling program, and composting program. Revenues for the fund are obtained from fees levied for trash collection, recycling revenue, container sales or leases, and the transfer station. After capital expenditures, the fund will have a loss of \$872,000. There are sufficient reserves to absorb this amount.

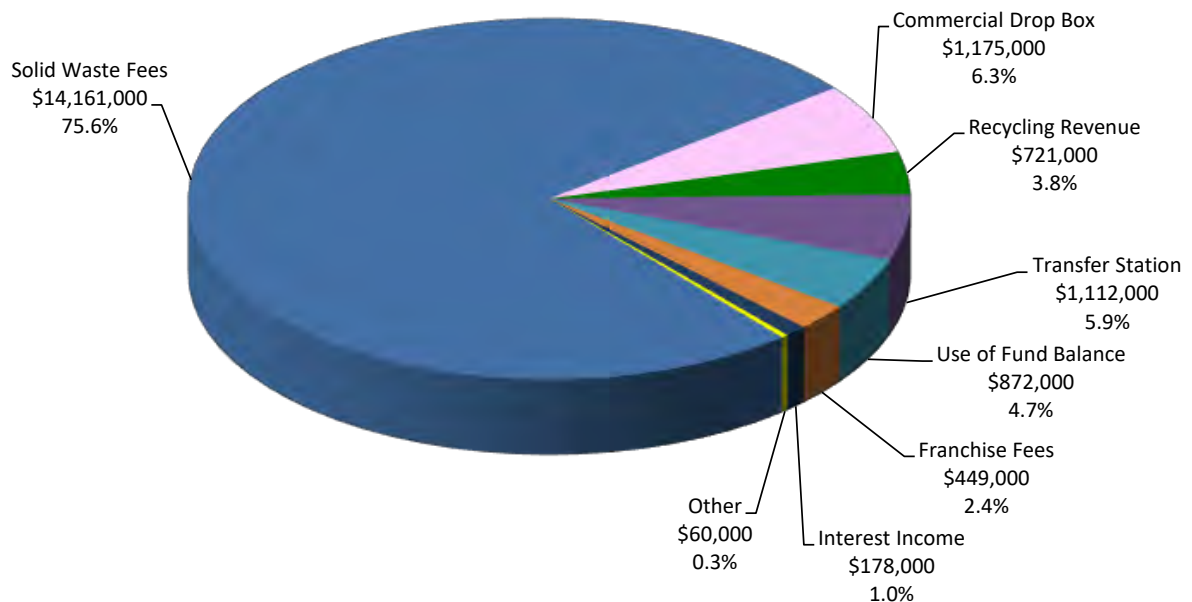
Recycling & Trash Collection Fund Revenues

For 2025, the Recycling & Trash Collection Fund sources of funds are budgeted at \$18,728,000. Solid Waste Fees make up the largest source of revenue at 75.6%.

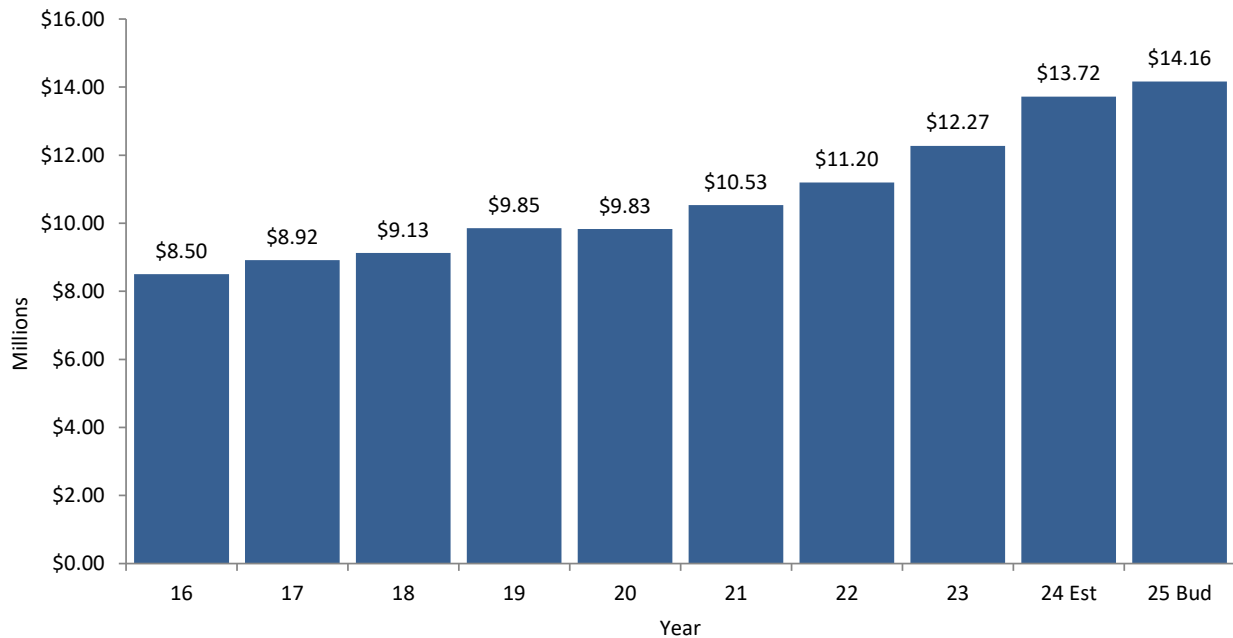
Recycling Revenues

Recycling revenue includes the sale of materials collected at curbside and at the recycling centers. The estimated revenue for that program is \$721,000 for 2025. However, a portion of the solid waste fees could also be attributable to recycling activity due to the decreased cost of disposing of those materials as trash. That portion is estimated to be approximately \$2,025,000 for 2025.

Sources of Funds for 2025
\$ 18,728,000

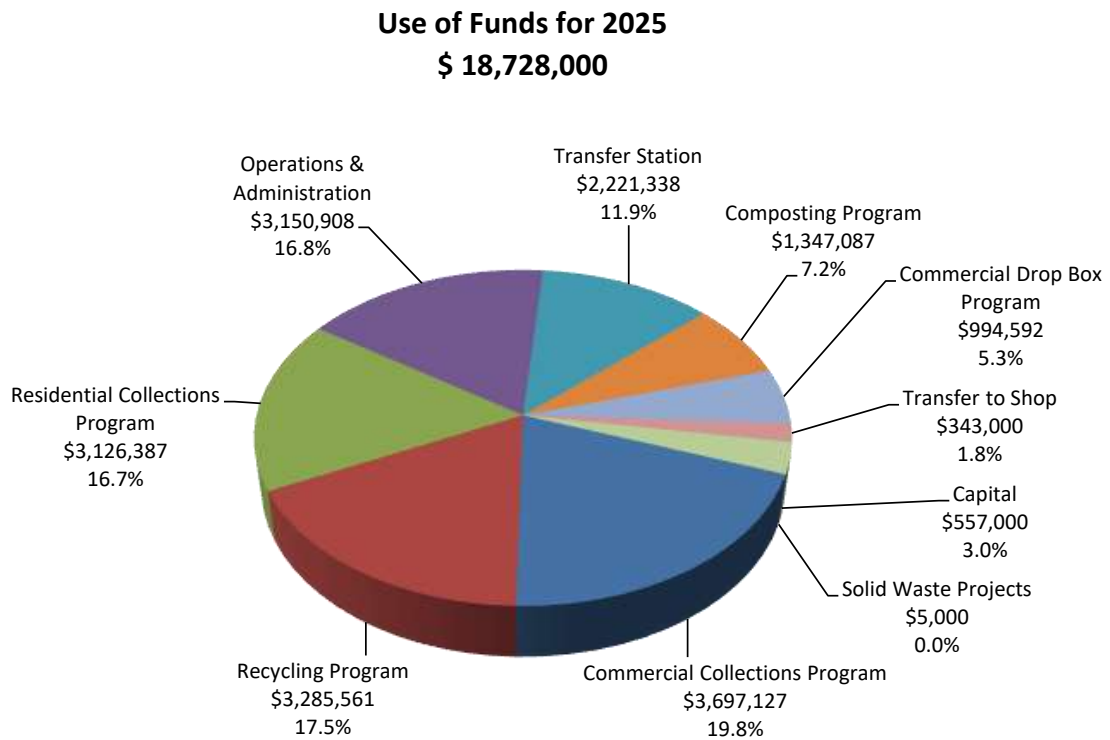


Solid Waste Fees: The 2024 revenue estimates are \$1,449,000 over 2023 collections. The 2025 total revenues are projected to be higher compared to 2024 estimates by \$442,000.



Recycling & Trash Collection Fund Expenses

Expenses for the Recycling & Trash Collection Fund are budgeted at \$18,728,000 for 2025. The Commercial Collections Program makes up the largest segment of the budget at 19.8%.



City of Fayetteville, Arkansas
2025 Operating Budget
Recycling & Trash Collections Fund (5500)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Solid Waste Fees	\$ 12,269,995	\$ 12,707,000	\$ 13,719,000	\$ 14,161,000
Transfer Station	790,986	1,124,000	1,059,000	1,112,000
Commercial Drop Box	1,251,018	1,305,000	1,119,000	1,175,000
Recycling Revenue	728,532	1,208,000	718,000	721,000
Franchise Fees	435,401	350,000	422,000	449,000
Other	82,384	65,000	60,000	60,000
Interest Income	334,510	76,000	374,000	178,000
Total Revenues	15,892,826	16,835,000	17,471,000	17,856,000
Expenses:				
Operations & Administration	2,552,748	2,822,344	2,822,344	3,150,908
Commercial Collections Program	2,883,135	3,311,778	3,311,778	3,697,127
Residential Collections Program	2,716,242	3,134,300	3,134,300	3,126,387
Commercial Drop Box Program	761,185	927,521	927,521	994,592
Transfer Station	1,672,263	2,125,945	2,125,945	2,221,338
Recycling Program	2,812,927	3,250,991	3,250,991	3,285,561
Composting Program	1,157,198	1,281,961	1,281,961	1,347,087
Solid Waste Projects	39,839	196,472	196,472	5,000
Total Expenses	14,595,537	17,051,312	17,051,312	17,828,000
 Budget Gain / (Loss) Before Capital	 \$ 1,297,289	 \$ (216,312)	 \$ 419,688	 \$ 28,000
Non-Operating Revenues / (Expenses):				
Intergovernmental (Grants)	0	19,000	19,000	0
Gain/Loss Sale of Assets	24,555	0	20,000	0
Capital Expenditures	(859,288)	(2,662,315)	(2,662,315)	(557,000)
Transfer to Shop	(104,245)	(639,452)	(639,452)	(343,000)
Total Expenses	(938,978)	(3,282,767)	(3,262,767)	(900,000)
 Budget Gain / (Loss)	 \$ 358,311	 \$ (3,499,079)	 \$ (2,843,079)	 \$ (872,000)
 Total Budget	 \$ 15,559,071	 \$ 20,353,079	 \$ 20,353,079	 \$ 18,728,000

City of Fayetteville, Arkansas
2025 Operating Budget
Recycling & Trash Collections Fund (5500)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
ESTIMATED CHANGE IN NET ASSETS				
Beginning Total Net Assets	\$ 9,844,392	\$ 10,392,103	\$ 10,392,103	\$ 9,541,451
Budget Gain / (Loss)	358,311	(3,499,079)	(2,843,079)	(872,000)
Plus: Gain Capital Expenditures	859,288	2,662,315	2,662,315	557,000
Less: Depreciation Expense	(669,888)	(669,888)	(669,888)	(669,888)
Ending Total Net Assets	<u>\$ 10,392,103</u>	<u>\$ 8,885,451</u>	<u>\$ 9,541,451</u>	<u>\$ 8,556,563</u>
NET ASSET ANALYSIS				
Net Investment in Capital Assets	\$ 2,231,880	\$ 4,224,307	\$ 4,224,307	\$ 4,111,419
Unrestricted	8,160,223	4,661,144	5,317,144	4,445,144
Ending Total Net Position	<u>\$ 10,392,103</u>	<u>\$ 8,885,451</u>	<u>\$ 9,541,451</u>	<u>\$ 8,556,563</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Recycling & Trash Collections Fund (5500)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>5500.750.5000 - Operations & Administration Program:</u>				
EX10 - Personnel Services	847,096	823,270	823,270	1,086,343
EX20 - Materials & Supplies	57,691	65,736	65,736	81,037
EX30 - Services and Charges	1,052,177	1,268,748	1,268,748	1,332,335
EX33 - Motorpool	13,877	14,558	14,558	16,161
EX39 - Cost Allocation	481,380	583,932	583,932	583,932
EX40 - Maintenance	75,456	66,000	66,000	51,000
EX50 - Debt Service	0	100	100	100
EX80 - Capital	0	49,341	49,341	0
EX95 - Non-Operating Interest	25,071	0	0	0
EX96 - Operating Transfers Out	0	100,500	100,500	0
Total	2,552,748	2,972,185	2,972,185	3,150,908
<u>5500.750.5010 - Commercial Collections Program:</u>				
EX10 - Personnel Services	567,843	762,158	762,158	770,569
EX20 - Materials & Supplies	358,531	408,648	408,648	363,564
EX30 - Services and Charges	1,007,954	1,216,155	1,216,155	1,446,845
EX33 - Motorpool	826,853	821,913	821,913	1,013,245
EX39 - Cost Allocation	76,584	92,904	92,904	92,904
EX40 - Maintenance	45,370	10,000	10,000	10,000
Total	2,883,135	3,311,778	3,311,778	3,697,127
<u>5500.750.5020 - Residential Collections Program:</u>				
EX10 - Personnel Services	846,296	1,032,770	1,032,770	1,001,269
EX20 - Materials & Supplies	273,761	308,220	308,220	267,844
EX30 - Services and Charges	624,163	752,649	752,649	815,751
EX33 - Motorpool	913,756	965,497	965,497	972,759
EX39 - Cost Allocation	54,384	65,964	65,964	65,964
EX40 - Maintenance	3,882	9,200	9,200	2,800
Total	2,716,242	3,134,300	3,134,300	3,126,387
<u>5500.750.5030 - Commercial Drop Box Collections Program:</u>				
EX10 - Personnel Services	180,890	217,953	217,953	227,005
EX20 - Materials & Supplies	34,540	57,863	57,863	50,847
EX30 - Services and Charges	425,575	525,759	525,759	515,759
EX33 - Motorpool	107,912	111,442	111,442	186,477
EX39 - Cost Allocation	10,308	12,504	12,504	12,504
EX40 - Maintenance	1,960	2,000	2,000	2,000
Total	761,185	927,521	927,521	994,592

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Recycling & Trash Collections Fund (5500)

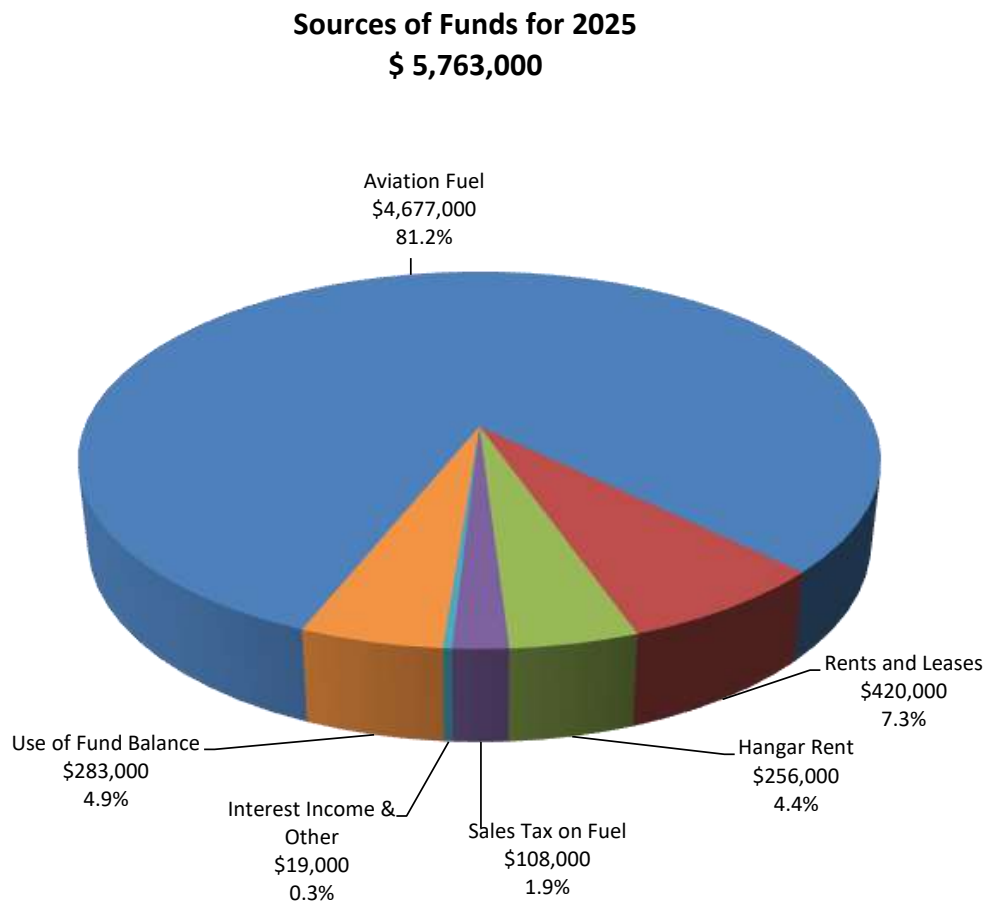
	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>5500.750.5040 - Transfer Station Program:</u>				
EX10 - Personnel Services	153,751	181,225	181,225	187,226
EX20 - Materials & Supplies	21,718	26,943	26,943	22,515
EX30 - Services and Charges	1,384,581	1,806,016	1,806,016	1,910,448
EX33 - Motorpool	95,938	92,985	92,985	93,673
EX39 - Cost Allocation	3,444	4,176	4,176	4,176
EX40 - Maintenance	12,831	14,600	14,600	3,300
Total	1,672,263	2,125,945	2,125,945	2,221,338
<u>5500.750.5060 - Recycling Program:</u>				
EX10 - Personnel Services	1,774,644	1,993,160	1,993,160	1,960,568
EX20 - Materials & Supplies	210,552	291,316	291,316	263,873
EX30 - Services and Charges	85,938	110,778	110,778	126,518
EX33 - Motorpool	620,940	709,213	709,213	804,578
EX39 - Cost Allocation	99,684	120,924	120,924	120,924
EX40 - Maintenance	21,168	25,600	25,600	9,100
EX96 - Operating Transfers Out	104,245	0	0	0
Total	2,917,172	3,250,991	3,250,991	3,285,561
<u>5500.750.5070 - Composting Program:</u>				
EX10 - Personnel Services	489,653	528,193	528,193	532,635
EX20 - Materials & Supplies	72,704	90,299	90,299	76,269
EX30 - Services and Charges	482	4,200	4,200	1,700
EX33 - Motorpool	554,677	615,001	615,001	693,215
EX39 - Cost Allocation	34,020	41,268	41,268	41,268
EX40 - Maintenance	5,662	3,000	3,000	2,000
EX96 - Operating Transfers Out	0	69,952	69,952	0
Total	1,157,198	1,351,913	1,351,913	1,347,087
<u>5500.750.5080 - Solid Waste Projects Program:</u>				
EX20 - Materials & Supplies	39,839	36,473	36,473	5,000
EX30 - Services and Charges	0	159,999	159,999	0
EX80 - Capital	859,288	2,612,974	2,612,974	557,000
EX96 - Operating Transfers Out	0	469,000	469,000	343,000
Total	899,127	3,278,446	3,278,446	905,000
Budget Total	\$ 15,559,071	\$ 20,353,079	\$ 20,353,079	\$ 18,728,000

Airport Fund (5550)

The Airport Fund provides for the operation and maintenance of the City's municipal airport, Drake Field. The Airport Fund's revenue is generated from FBO fuel sales and rents and leases. After capital expenditures, the fund will have a loss of \$-283,000.

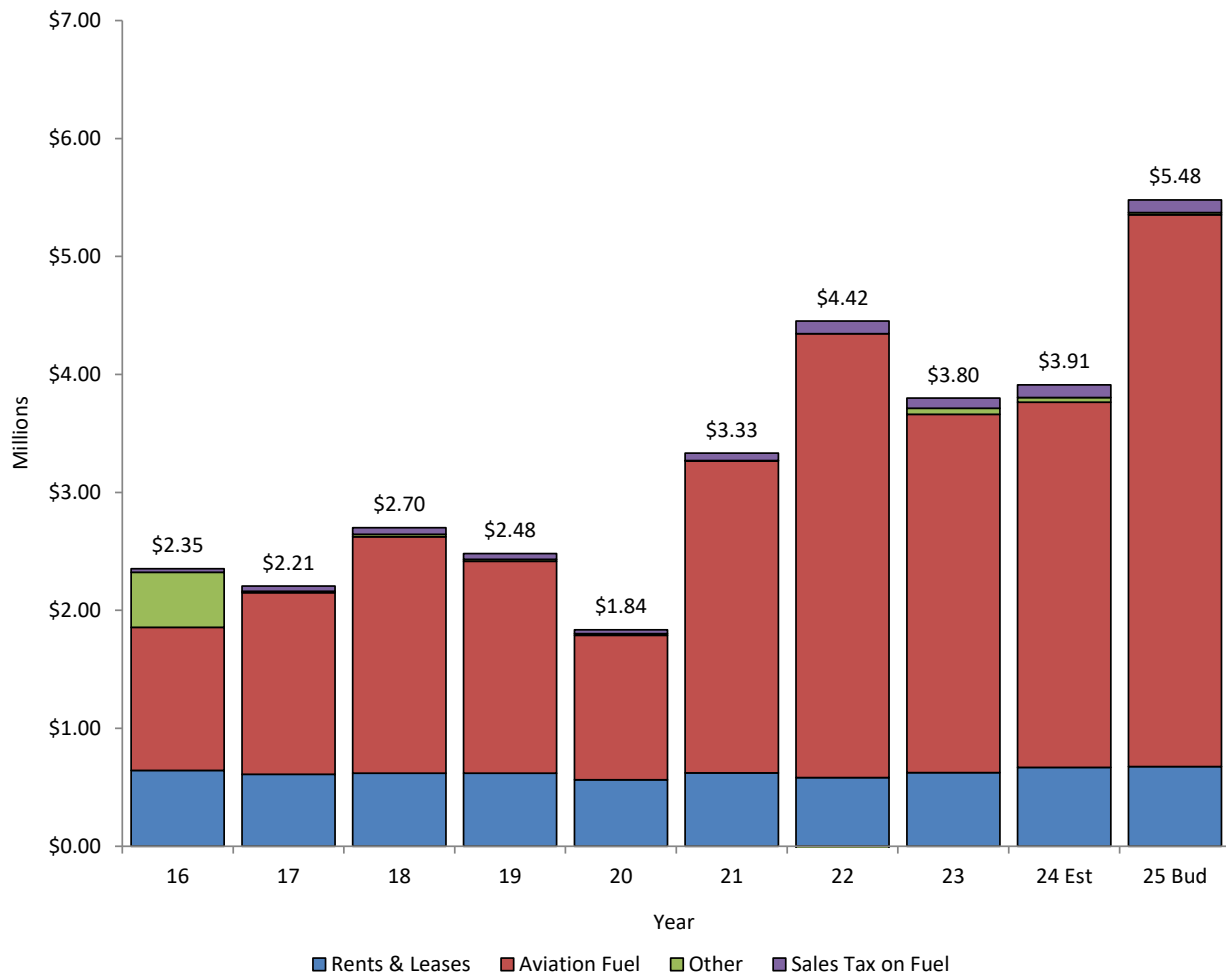
Airport Fund Revenues

For 2025, the Airport Fund sources of funds are budgeted to be \$5,763,000. Aviation Fuel revenue is projected to be \$4,677,000 or 81.2% of the total revenue, as the City took over Fixed Based Operations in March of 2013. Rents and Leases make up the second largest source of revenue at 7.3%.



Total Operating Revenue

This chart shows all of the Airport Fund's operating revenues by type. Primary revenues are comprised of Fuel Sales and Rents and Leases. During the fourth quarter of 2001, the City took over the Fixed Based Operator (FBO) functions and sold aviation fuel as it became a General Aviation airport. The selling of fuel continued until the last part of 2005 when the City contracted the operation of the FBO to an external company. The City again took over running the Fixed Based Operations (FBO) in March of 2013. Due to the FBO, Aviation Fuel has become the major source of revenue. A portion of the airport terminal building is leased by Skydive Fayetteville, a pilot training school, the U.S. Postal Service and several other business operations.



City of Fayetteville, Arkansas
2025 Operating Budget
Airport Fund (5550)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>Revenues:</u>				
Sales Tax - County	\$ 32,756	\$ 33,000	\$ 35,000	\$ 35,000
Sales Tax - City	53,652	55,000	73,000	73,000
Interest Income	43,006	13,000	33,000	13,000
Aviation Fuel	3,012,867	4,858,000	3,095,000	4,677,000
Rents & Leases	434,937	399,000	443,000	420,000
Hangar Rent	225,540	224,000	226,000	256,000
Other	8,649	7,000	7,000	6,000
Total Revenues	<u>3,811,407</u>	<u>5,589,000</u>	<u>3,912,000</u>	<u>5,480,000</u>
<u>Expenses:</u>				
Airport Administration	473,997	565,909	565,909	605,629
Airport Maintenance	353,503	417,500	417,500	482,978
Airport Operations	540,196	609,404	609,404	618,660
Aviation Fuel	2,388,365	3,738,000	2,641,000	3,738,000
Airport Hangars	0	18,737	18,737	18,737
Airport Projects	2,400	42,016	7,854	0
General Fund Loan Interest	1,398	932	932	466
General Fund Loan Principal	15,530	15,530	15,530	15,530
Total Expenses	<u>3,775,389</u>	<u>5,408,028</u>	<u>4,276,866</u>	<u>5,480,000</u>
Budget Gain / (Loss) Before Capital	\$ <u>36,018</u>	\$ <u>180,972</u>	\$ <u>(364,866)</u>	\$ <u>0</u>
<u>Non-Operating Revenues / (Expenses):</u>				
Intergovernmental (Grants)	1,514,107	2,080,512	1,643,562	0
Capital Expenditures	<u>(1,607,046)</u>	<u>(2,450,655)</u>	<u>(2,007,375)</u>	<u>(283,000)</u>
Total Expenses	<u>(92,939)</u>	<u>(370,143)</u>	<u>(363,813)</u>	<u>(283,000)</u>
Budget Gain / (Loss)	\$ <u>(56,921)</u>	\$ <u>(189,171)</u>	\$ <u>(728,679)</u>	\$ <u>(283,000)</u>
Total Budget	\$ <u>5,382,434</u>	\$ <u>7,858,683</u>	\$ <u>6,284,241</u>	\$ <u>5,763,000</u>

City of Fayetteville, Arkansas
2025 Operating Budget
Airport Fund (5550)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
ESTIMATED CHANGE IN NET ASSETS				
Beginning Total Net Assets	\$ 14,292,033	\$ 14,563,880	\$ 14,563,880	\$ 14,564,298
Budget Gain / (Loss)	(56,921)	(189,171)	(728,679)	(283,000)
Plus: Gain Capital Expenditures	1,607,046	162,000	2,007,375	283,000
Plus: General Fund Loan Principal	15,530	15,530	15,530	15,530
Less: Depreciation Expense	(1,293,808)	(1,293,808)	(1,293,808)	(1,293,808)
Ending Total Net Assets	<u>\$ 14,563,880</u>	<u>\$ 13,258,431</u>	<u>\$ 14,564,298</u>	<u>\$ 13,286,020</u>
NET ASSET ANALYSIS				
Net Investment in Capital Assets	\$ 13,174,620	\$ 12,042,812	\$ 13,888,187	\$ 12,877,379
Unrestricted	1,389,260	1,215,619	676,111	408,641
Ending Total Net Position	<u>\$ 14,563,880</u>	<u>\$ 13,258,431</u>	<u>\$ 14,564,298</u>	<u>\$ 13,286,020</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Airport Fund (5550)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>5550.760.3940 - Airport Administration Program:</u>				
EX10 - Personnel Services	\$ 219,933	\$ 248,098	\$ 248,098	\$ 285,818
EX20 - Materials & Supplies	12,852	19,749	19,749	17,260
EX30 - Services and Charges	229,649	283,595	283,595	287,544
EX33 - Motorpool	1,837	1,887	1,887	2,104
EX39 - Cost Allocation	5,040	6,120	6,120	6,120
EX50 - Debt Service	16,927	16,462	16,462	15,996
Total	486,240	575,911	575,911	614,842
<u>5550.760.3950 - Airport Maintenance Program:</u>				
EX10 - Personnel Services	176,087	222,327	222,327	294,236
EX20 - Materials & Supplies	12,147	28,236	28,236	31,049
EX30 - Services and Charges	13,437	17,793	17,793	23,393
EX33 - Motorpool	62,770	72,564	72,564	72,224
EX40 - Maintenance	89,062	76,580	76,580	62,076
Total	353,503	417,500	417,500	482,978
<u>5550.760.3955 - Airport Operations Program:</u>				
EX10 - Personnel Services	362,892	399,647	399,647	390,265
EX20 - Materials & Supplies	2,406,725	3,759,910	2,662,910	3,759,152
EX30 - Services and Charges	123,521	145,849	145,849	159,745
EX33 - Motorpool	20,412	23,938	23,938	27,761
EX39 - Cost Allocation	3,960	4,800	4,800	4,800
EX40 - Maintenance	15,736	19,720	19,720	21,720
Total	2,933,246	4,353,864	3,256,864	4,363,443
<u>5550.760.3957 - Airport Hangars Program:</u>				
EX30 - Services and Charges	0	12,987	12,987	12,987
EX40 - Maintenance	0	5,750	5,750	5,750
Total	0	18,737	18,737	18,737
<u>5550.760.3960 - Airport Projects Program:</u>				
EX20 - Materials & Supplies	2,400	0	0	0
EX30 - Services and Charges	0	2,489	2,489	0
EX40 - Maintenance	0	39,527	5,365	0
EX80 - Capital	1,607,046	2,450,655	2,007,375	283,000
Total	1,609,446	2,492,671	2,015,229	283,000
Budget Total	\$ 5,382,434	\$ 7,858,683	\$ 6,284,241	\$ 5,763,000

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Police Pension Fund (6800)

The Police Pension Fund accounts for the accumulation of resources for the pension benefit payments to qualified police personnel. Operations of this fund are controlled by the Police Pension Board. Revenues include insurance premium tax distributions, a special City property tax, and special fees and forfeitures. This is accounted for by the City as a trust fund.

City of Fayetteville, Arkansas
2025 Operating Budget
Police Pension Fund (6800)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Property Taxes	\$ 867,802	\$ 969,000	\$ 973,000	\$ 977,000
State Insurance Turnback	265,221	265,000	326,000	326,000
Fines & Forfeitures	103,278	108,000	133,000	133,000
Investment Earnings	112,770	108,000	118,000	119,000
Gain/Loss on Sale of Investments	60,125	0	93,000	0
Gain/Loss in Fair Value of Investments	484,446	0	0	0
Other	2,931	0	2,000	0
Total Revenues	<u>1,896,573</u>	<u>1,450,000</u>	<u>1,645,000</u>	<u>1,555,000</u>
Expenses:				
Audit Expense	3,500	3,500	3,500	3,500
Professional Services	0	2,000	2,000	2,000
Bank Service Charges	32	634	634	500
Benefit Payments	<u>1,459,499</u>	<u>1,463,866</u>	<u>1,463,866</u>	<u>1,464,000</u>
Total Expenses	<u>1,463,031</u>	<u>1,470,000</u>	<u>1,470,000</u>	<u>1,470,000</u>
Budget Gain / (Loss)	\$ <u>433,542</u>	\$ <u>(20,000)</u>	\$ <u>175,000</u>	\$ <u>85,000</u>
Total Budget	\$ <u>1,463,031</u>	\$ <u>1,470,000</u>	\$ <u>1,470,000</u>	\$ <u>1,470,000</u>
ESTIMATED CHANGE IN NET ASSETS				
Beginning Total Net Assets	\$ 5,681,116	\$ 6,114,658	\$ 6,114,658	\$ 6,289,658
Budget Gain / (Loss)	<u>433,542</u>	<u>(20,000)</u>	<u>175,000</u>	<u>85,000</u>
Ending Total Net Assets	<u>\$ 6,114,658</u>	<u>\$ 6,094,658</u>	<u>\$ 6,289,658</u>	<u>\$ 6,374,658</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Police Pension Fund (6800)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>6800.800.9800 - Police Pension Expense Program:</u>				
EX30 - Services and Charges	1,463,031	1,470,000	1,470,000	1,470,000
Total	1,463,031	1,470,000	1,470,000	1,470,000
Budget Total	\$ 1,463,031	\$ 1,470,000	\$ 1,470,000	\$ 1,470,000

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Fire Pension Fund (6810)

The Board of Trustees of the Fayetteville Fire Relief and Pension Fund (Local Plan) elected to have its Local Plan administered by the Arkansas Local Police and Fire Retirement System (LOPFI) as stated by Resolution approved and signed on July 10, 2023 and was approved by City Council Ordinance #6676 on August 15, 2023.

The Fire Pension Fund has accounted for the accumulation of resources for the pension benefit payments to qualified fire personnel. Operations of this fund were previously controlled by the Fire Pension Board. Revenues include the proceeds of a special City property tax and insurance premium tax distributions from the State. This has been accounted for by the City as a trust fund.

Beginning in 2024, the Fayetteville Fire Relief and Pension Fund will transfer revenue to the Arkansas Local Police and Fire Retirement System (LOPFI).

City of Fayetteville, Arkansas
2025 Operating Budget
Fire Pension Fund (6810)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Property Taxes	\$ 814,173	\$ 0	\$ 0	\$ 0
State Insurance Turnback	476,822	0	0	0
Investment Earnings	34,580	0	0	0
Gain/Loss on Sale of Investments	583	0	0	0
Total Revenues	<u>1,326,158</u>	<u>0</u>	<u>0</u>	<u>0</u>
Expenses:				
Audit Expense	3,500	0	0	0
Professional Services	1,120	0	0	0
Bank Service Charges	14	0	0	0
Benefit Payments	1,295,325	0	0	0
Transfer to LOPFI	1,730,922	0	0	0
Total Expenses	<u>3,030,881</u>	<u>0</u>	<u>0</u>	<u>0</u>
Budget Gain / (Loss)	\$ <u>(1,704,723)</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Total Budget	\$ <u>3,030,881</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
ESTIMATED CHANGE IN NET ASSETS				
Beginning Total Net Assets	\$ 1,704,723	\$ 0	\$ 0	\$ 0
Budget Gain / (Loss)	(1,704,723)	0	0	0
Ending Total Net Assets	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Fire Pension Fund (6810)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>6810.800.9810 - Fire Pension Expense Program:</u>				
EX30 - Services and Charges	1,753,989	0	0	0
EX70 - Transfers to Outside Entities	1,276,892	0	0	0
Total	3,030,881	0	0	0
Budget Total	\$ 3,030,881	\$ 0	\$ 0	\$ 0

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Shop Fund (9700)

The Shop Fund is an internal service fund that provides for all the acquisition and maintenance of equipment and vehicles utilized by the City's operating divisions. The Shop Fund's source of revenue is from charges to other City operating funds based on equipment and vehicle usage. Increases in 2025 operational costs can be attributed to additional parts and supply purchases, fuel expense, insurance, and contract services for repairs that cannot be performed by staff. These operational increases are a result of fleet expansions and increased equipment usage. On a cash basis, revenues will be greater than expenditures for 2025.

Shop Fund Revenues

Shop Charges (Replacement Charges, Motorpool and Maintenance Charges, Shop Overhead Charges, Shop Overhead Insurance Charges, and Fuel Charges) as a whole make up 94.8% of total Shop Fund. These revenues are budgeted at \$14,710,000 for 2025. These revenues can be broken down in components as follows. The Replacement Charge (\$8,267,000) is the amount Fleet Operations collects to purchase replacement vehicles and equipment. Motorpool and Maintenance Charges (\$2,485,000), Shop Overhead Charges (\$1,272,000) and Shop Overhead Insurance Charges (\$430,000) are monthly fees user divisions pay to the Shop Fund for on-going maintenance. Fuel Charges (\$2,256,000) represents revenue received from charging out the cost of gasoline to the user divisions.

Shop Charges



City of Fayetteville, Arkansas
2025 Operating Budget
Shop Fund (9700)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
Revenues:				
Maintenance Charges	\$ 98,998	\$ 72,000	\$ 77,000	\$ 77,000
Fuel Charges	1,710,280	2,790,000	1,723,000	2,256,000
Replacement Charges	6,194,391	7,314,000	7,241,000	8,267,000
Motor Pool Charges	2,260,811	2,406,500	2,351,000	2,408,000
Shop Overhead Charges	848,506	892,000	880,000	1,272,000
Shop Overhead Insurance	301,445	244,500	242,000	430,000
Shop Rental Pool Revenue	10,411	5,000	5,000	5,000
Other	43,599	40,000	55,000	55,000
Interest Income	1,135,962	420,000	1,231,000	746,000
Total Revenues	<u>12,604,403</u>	<u>14,184,000</u>	<u>13,805,000</u>	<u>15,516,000</u>
Expenses:				
Vehicle Maintenance	4,413,666	4,978,963	4,978,963	5,086,620
Gasoline/Diesel Expense	1,658,545	2,691,745	1,688,540	2,210,880
Total Expenses	<u>6,072,211</u>	<u>7,670,708</u>	<u>6,667,503</u>	<u>7,297,500</u>
Budget Gain / (Loss) Before Capital	<u>\$ 6,532,192</u>	<u>\$ 6,513,292</u>	<u>\$ 7,137,497</u>	<u>\$ 8,218,500</u>
Non-Operating Revenues / (Expenses):				
Gain/Loss Sale of Assets	972,369	0	91,000	0
Transfer from General	768,810	482,500	482,500	211,000
Transfer from Street	400,036	114,626	117,250	689,500
Transfer from Parks Development	46,851	171,500	171,500	114,500
Transfer from Water & Sewer	68,137	1,012,913	1,012,913	923,000
Transfer from Sales Tax Capital	880,198	1,203,447	1,203,447	1,069,500
Transfer from Solid Waste	104,245	639,452	639,452	343,000
Capital Expenditures	(4,639,291)	(12,968,973)	(12,968,973)	(5,509,500)
Total Expenses	<u>(1,398,645)</u>	<u>(9,344,535)</u>	<u>(9,250,911)</u>	<u>(2,159,000)</u>
Budget Gain / (Loss)	<u>\$ 5,133,547</u>	<u>\$ (2,831,243)</u>	<u>\$ (2,113,414)</u>	<u>\$ 6,059,500</u>
Total Budget	<u>\$ 10,711,502</u>	<u>\$ 20,639,681</u>	<u>\$ 19,636,476</u>	<u>\$ 12,807,000</u>

City of Fayetteville, Arkansas
2025 Operating Budget
Shop Fund (9700)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
ESTIMATED CHANGE IN NET ASSETS				
Beginning Total Net Assets	\$ 41,472,867	\$ 47,012,690	\$ 47,012,690	\$ 53,635,234
Budget Gain / (Loss)	5,133,547	(2,831,243)	(2,113,414)	6,059,500
Plus: Gain Capital Expenditures	4,639,291	12,968,973	12,968,973	5,509,500
Less: Depreciation Expense	(4,233,015)	(4,233,015)	(4,233,015)	(4,233,015)
Ending Total Net Assets	<u>\$ 47,012,690</u>	<u>\$ 52,917,405</u>	<u>\$ 53,635,234</u>	<u>\$ 60,971,219</u>
NET ASSET ANALYSIS				
Net Investment in Capital Assets	\$ 19,265,866	\$ 28,001,824	\$ 28,001,824	\$ 29,278,309
Unrestricted	27,746,824	24,915,581	25,633,410	31,692,910
Ending Total Net Position	<u>\$ 47,012,690</u>	<u>\$ 52,917,405</u>	<u>\$ 53,635,234</u>	<u>\$ 60,971,219</u>

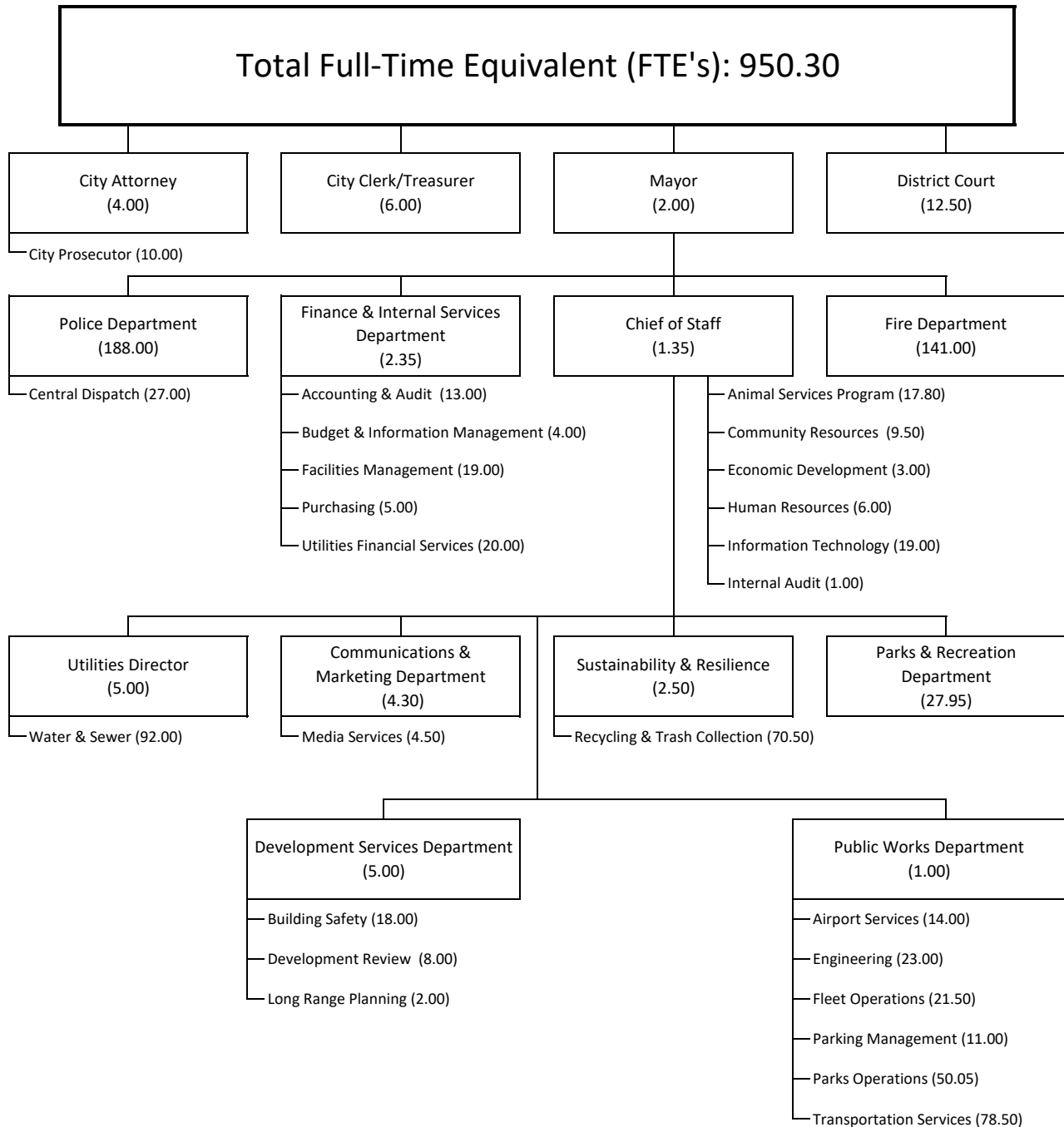
City of Fayetteville, Arkansas
2025 Operating Budget (Category Summary)
Shop Fund (9700)

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>9700.770.1910 - Vehicle Maintenance Program:</u>				
EX10 - Personnel Services	1,355,220	1,650,298	1,650,298	1,684,122
EX20 - Materials & Supplies	3,267,002	4,445,477	3,442,272	3,994,920
EX30 - Services and Charges	880,876	946,583	946,583	983,186
EX33 - Motorpool	77,451	82,855	82,855	90,052
EX39 - Cost Allocation	376,764	457,032	457,032	457,032
EX40 - Maintenance	42,706	70,900	70,900	88,188
EX95 - Non-Operating Interest	5,547	0	0	0
Total	6,005,567	7,653,145	6,649,940	7,297,500
<u>9700.770.1920 - Fleet Capital Expense Program:</u>				
EX20 - Materials & Supplies	66,474	14,433	14,433	0
EX30 - Services and Charges	170	3,130	3,130	0
EX80 - Capital	4,639,291	12,968,973	12,968,973	5,509,500
Total	4,705,935	12,986,536	12,986,536	5,509,500
Budget Total	\$ 10,711,502	\$ 20,639,681	\$ 19,636,476	\$ 12,807,000

CITY OF FAYETTEVILLE, ARKANSAS PERSONNEL SECTION

The Personnel Summary table below shows the authorized full-time equivalent (FTE) listing for the City of Fayetteville by Organization Chart.

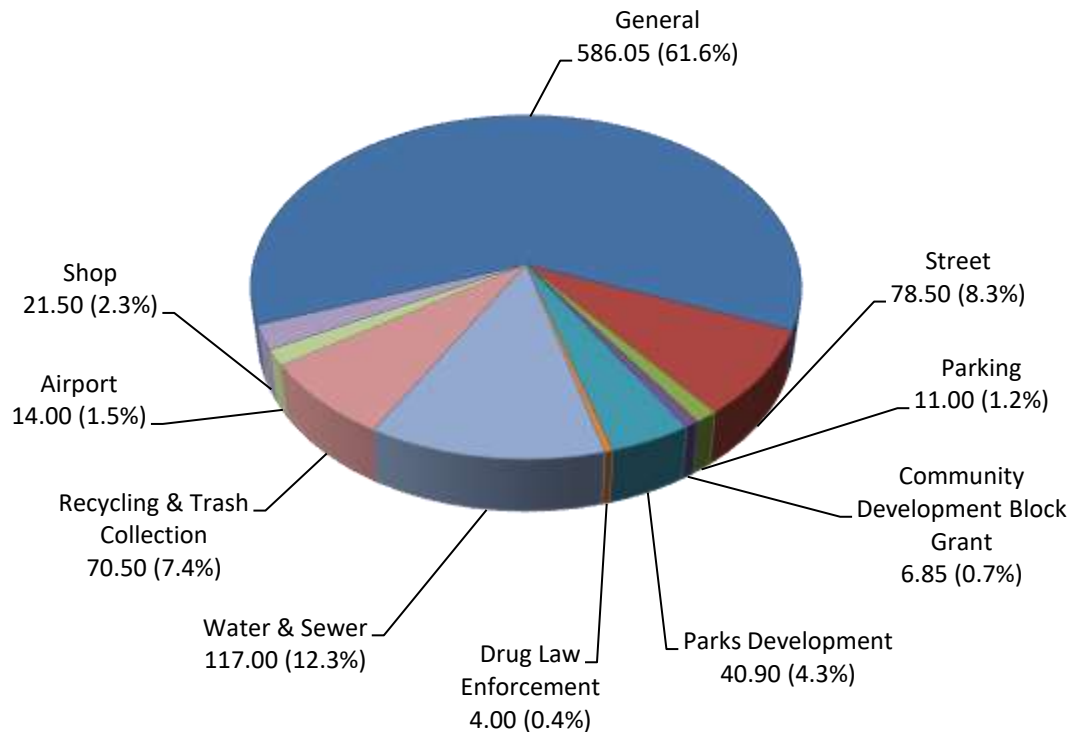
The subsequent pages provide a summary and a detail listing of personnel by Funding Source and Activity.



City of Fayetteville, Arkansas
Personnel Summary by Funding Source
Full-Time Equivalent Basis

Fund	Budgeted 2023	Budgeted 2024	Budgeted 2025
1010 - General	568.25	579.45	586.05
2100 - Street	73.50	73.50	78.50
2130 - Parking	11.00	11.00	11.00
2180 - Community Development Block Grant	6.85	6.85	6.85
2250 - Parks Development	37.40	40.90	40.90
2930 - Drug Law Enforcement	3.00	4.00	4.00
5400 - Water & Sewer	107.00	109.00	117.00
5500 - Recycling & Trash Collection	68.00	69.50	70.50
5550 - Airport	13.00	13.00	14.00
9700 - Shop	19.50	21.50	21.50
Total	907.50	928.70	950.30

**Full-Time Equivalent Basis by Fund
(950.30 FTEs)**



City of Fayetteville, Arkansas
Personnel Variation Summary

POSITION FTE RECONCILIATION			
Fund / Division	Title	Deleted	Added
2024 ADOPTED BUDGET			925.70
<u>General Fund</u>			
Development Services	Short-Term Rental Clerk ¹		1.00
Police Department	Social Services Advocate ²		2.00
2024 BUDGET - TOTAL FTE		-	928.70
2025 BUDGET - FTE ADJUSTMENTS			
<u>General Fund</u>			
Animal Services	Administrative Assistant - Animal Services ³		1.00
Fire Department	Administrative Assistant - Fire ⁴		1.00
Parks & Recreation	Recreation Program Assistant II ⁵		0.60
Police Department	Police Officer ^{6&7}		3.00
Police Department	Police Sergeant ⁷		1.00
<u>Street Fund</u>			
Transportation Services	Crew Leader - Transportation ⁸		1.00
Transportation Services	Maintenance Worker III - Transportation ⁸		1.00
Transportation Services	Maintenance Worker IV - Transportation ⁸		2.00
Transportation Services	Traffic Signal & Signage Technician ⁹		1.00
<u>Parks Development Fund</u>			
Parks & Recreation	Financial Coordinator - Parks ¹⁰	(0.55)	
Parks Operations	Financial Coordinator - Parks ¹⁰		0.55
<u>Water and Sewer Fund</u>			
Utilities Director	Staff Engineer ¹¹		1.00
Water & Sewer Maintenance	Maintenance Worker III - Water & Sewer ¹²		2.00
Water & Sewer Maintenance	Maintenance Worker IV - Water & Sewer Licensed ¹²		2.00
Water & Sewer Maintenance	Senior Crew Leader Water License ¹²		1.00
Water & Sewer Maintenance	Crew Leader II - W&S ¹²		1.00
Water & Sewer Maintenance	Water & Sewer Field Maintenance Supervisor ¹²		1.00
<u>Recycling & Trash Collection Fund</u>			
Recycling & Trash Collection	Customer Service Representative - RTC ¹³		1.00
<u>Airport Fund</u>			
Airport Services	Airport Maintenance Worker III ¹⁴		1.00
2025 BUDGET - TOTAL FTE ADJUSTMENTS		(0.55)	22.15
2025 BUDGET - TOTAL FTE			950.30

NOTES TO THE PERSONNEL VARIATION SUMMARY

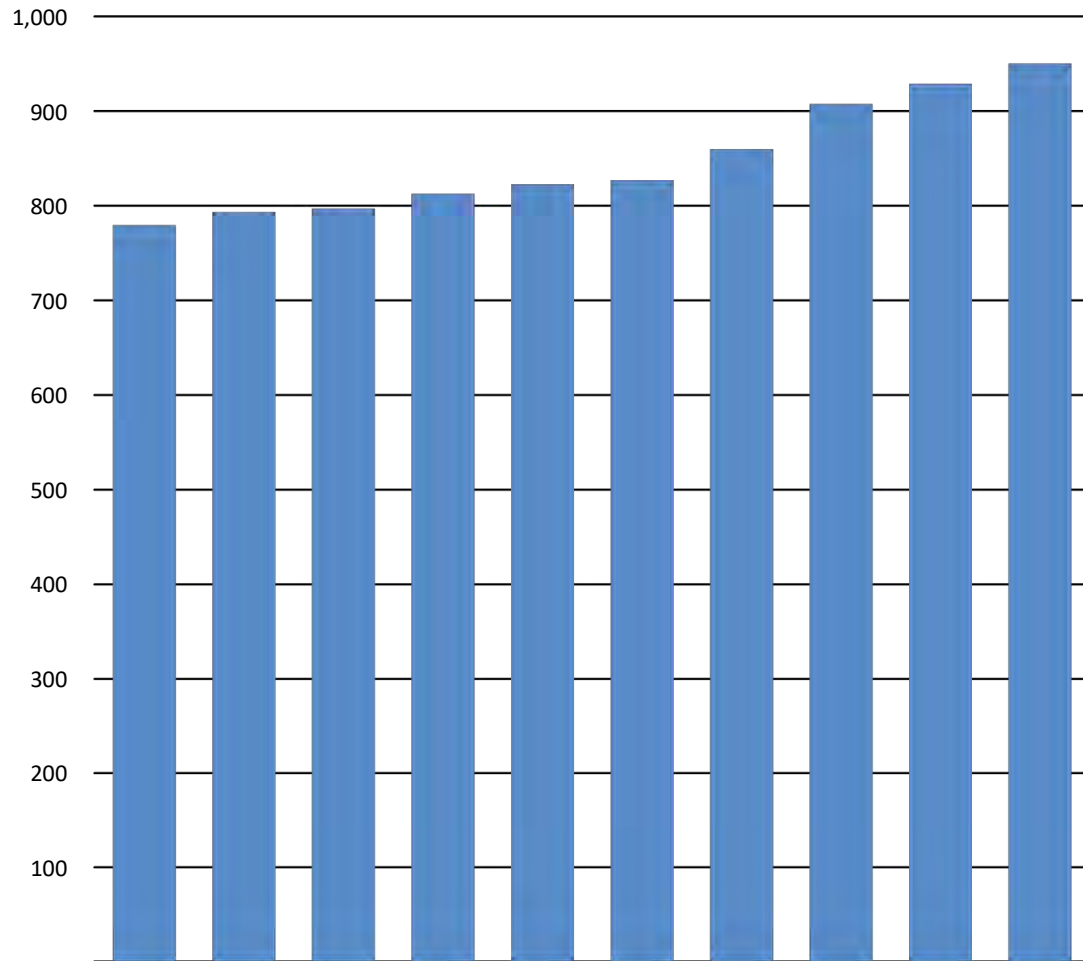
1. A temporary Short-Term Rental Clerk was approved by City Council, via resolutions 142-24 and 200-24, in the Development Services division after the 2024 budget was adopted. This is a six-month term-limited position created to enforce the short-term rental ordinance's requirements and prohibitions. This position is funded out of the General Fund.
2. Two Social Services Advocates were approved by City Council, via resolution 276-23, in the Police division after the 2024 budget was adopted. These positions were created to add additional social workers to the crisis intervention team. The positions are funded by the 2023 Community Policing Development Crisis Intervention Team grant and the General Fund.
3. An Administrative Assistant is being added to the Animal Services division to assist with citizen services. Animal Services receives a substantial amount of phone calls per month. The new position will be dedicated to answering citizen service calls, processing adoptions and intakes, and helping customers in person. This position will be funded out of the General Fund.
4. An Administrative Assistant is being added to the Fire division to assist with compliance coordination. The Fire Department must follow various local, state, and federal regulations, including safety protocols, equipment maintenance, and response procedures. This role will be the main point of contact for understanding and implementing these regulations to ensure compliance. This position will be funded out of the General Fund.
5. A part-time Recreation Program Assistant II is being added to the Parks & Recreation division to assist with the coordination of events held at parks. There has been a significant increase over the past couple of years of community requests for park usage and special events. This position will focus on providing customer service with event organizers to ensure the park is adequately prepared for events. This position will be funded out of the General Fund.
6. Two Police Officer positions are being added to the Police division to be part of the crisis intervention team. These two additional officers will enable expansion of hours to serve those experiencing mental health crises. The positions will be funded out of the General Fund.
7. A Police Officer and a Police Sergeant are being added to the Police division to be assigned to the Fayetteville Public School District as School Resource Officers. Resolution 190-22 indicated the intent to add two additional School Resource Officers every year until Fayetteville Public Schools have one in each of their 16 public school facilities. With the addition of the two positions there will be 13 School Resource Officers. The positions will be funded by the Fayetteville Public School District and the General Fund.
8. A Crew Leader, a Maintenance Worker III, and two Maintenance Worker IV positions are being added to the Transportation division to form a sidewalk crew. Transportation receives a considerable number of service requests yearly. These positions will assist the division in completing the service requests and inhouse projects for the sidewalk program in a timely manner. These positions will be funded out of the Street Fund.
9. A Traffic Signal and Signage Technician is being added to the Transportation division. Increased workload due to additional projects and new construction has created a need for an additional Traffic Signal and Signage Technician. This position will help ensure all current and upcoming tasks are completed timely. This position will be funded out of the Street Fund.
10. A portion of the Financial Coordinator - Parks position will be transferred from the Parks & Recreation division to the Parks Operation division. The change will move .55 FTE, and that portion of the position will continue to be funded out of the Parks Development Fund.
11. A Staff Engineer is being added to the Utilities Director division to increase the efficiency and quantity of utility engineering services that can be performed internally. Water and Sewer currently has a backlog of capital projects. As the customer base increases the need for infrastructure increases. Utilities engineering work is driven by demand, aging infrastructure, and the need to meet newer standards. This position will help reduce the need for outside engineering services. This position will be funded out of the Water and Sewer Fund.

12. Two Maintenance Worker III positions, two Maintenance Worker IV positions, a Senior Crew Leader Water License, a Crew Leader II, and a Field Maintenance Supervisor are being added to the Water and Sewer Maintenance division to form a construction crew to address water loss and aging infrastructure. There has been a substantial increase in annual water leaks over the past five years that can be contributed to aging and undersized infrastructure and also polyethylene water service lines failing at an alarming rate. These positions will focus on the replacement of failing service lines and installation of new water and sewer infrastructure. These positions will be funded out of the Water and Sewer Fund.
13. A Customer Service Representative is being added in the Recycling and Trash Collection division to assist with citizen services in the front office. The workload of the existing Customer Service Representatives has increased tremendously due to customer/population growth. This position will manage customer calls, walk-in traffic, work orders, database entries, billing, and coordinating the pick-ups. It is expected that this position will reduce overtime. This position will be funded out of the Recycling and Trash Collection Fund.
14. A Maintenance Worker III is being added to the Airport Services division. The airport continues to grow at an unprecedented pace, both in traffic and infrastructure. Airport facilities continue to age, and over the last few years the airport has come into possession of several facilities they are responsible for maintaining. In addition, increasing regulatory pressures require tighter maintenance of grounds and wildlife programs, and increases in traffic are leading to additional wear and tear of fueling equipment and hangers. This position will cut down on the need to hire temporary contract labor to complete maintenance tasks. Funding for the position will be from the Airport Fund.

City of Fayetteville, Arkansas
Personnel History by Funding Source

Position Changes by Fund

A total of 21.60 FTEs are being added.



Fund	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Change Prior Year
General	478.90	486.40	489.50	495.25	498.25	501.25	524.55	568.25	579.45	586.05	6.60
Street	69.50	69.50	69.50	69.50	70.50	70.50	73.50	73.50	73.50	78.50	5.00
Parking	9.80	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	-
Community Development	5.60	6.60	6.85	6.85	6.85	6.85	6.85	6.85	6.85	6.85	-
Parks Development	30.15	31.40	31.55	31.40	32.40	34.40	36.40	37.40	40.90	40.90	-
Drug Law Enforcement	5.00	5.00	5.00	5.00	3.00	3.00	3.00	3.00	4.00	4.00	-
Water & Sewer	93.50	94.50	94.50	98.50	103.50	103.00	105.00	107.00	109.00	117.00	8.00
Recycling & Trash Collection	57.00	59.00	59.00	64.00	66.00	66.00	67.00	68.00	69.50	70.50	1.00
Airport	11.60	11.60	11.60	11.60	11.60	11.60	13.00	13.00	13.00	14.00	1.00
Shop	18.50	18.50	18.50	19.50	19.50	19.50	19.50	19.50	21.50	21.50	-
Total	779.55	793.50	797.00	812.60	822.60	827.10	859.80	907.50	928.70	950.30	21.60
Change from Prior Year	13.00	13.95	3.50	15.60	10.00	4.50	32.70	47.70	21.20	21.60	

City of Fayetteville, Arkansas
Personnel Summary by Funding Source / Program

Fund / Program	Budgeted 2023	Budgeted 2024	Budgeted 2025
1010 - GENERAL FUND:			
015.0150 - Mayors Administration	2.00	2.00	2.00
021.0210 - City Attorney	4.00	4.00	4.00
031.0310 - City Prosecutor	10.00	10.00	10.00
036.1360 - Internal Audit	1.00	1.00	1.00
040.2010 - Fayetteville District Court - Criminal Cases	6.50	6.50	6.50
040.2020 - Fayetteville District Court - Probation & Fine Collection	0.50	0.50	0.50
040.2030 - Fayetteville District Court - Small Claims & Civil Cases	5.50	5.50	5.50
050.0500 - Economic Development	3.00	3.00	3.00
051.1510 - City Clerk/Treasurer	6.00	6.00	6.00
055.0550 - Communications & Marketing	4.30	4.30	4.30
060.0600 - Media Services	4.50	4.50	4.50
070.0700 - Chief of Staff	2.35	1.35	1.35
110.1100 - Chief Financial Officer	2.35	2.35	2.35
120.1210 - Human Resources	6.00	6.00	6.00
131.1310 - Accounting & Audit	13.50	13.00	13.00
133.1330 - Budget & Information Management	4.00	4.00	4.00
140.1410 - Facilities Management - General Maint	9.00	9.00	9.00
140.1420 - Facilities Management - Janitorial	9.00	10.00	10.00
160.1610 - Purchasing	5.00	5.00	5.00
170.1710 - Information Technology	12.00	14.00	14.00
170.1720 - Information Technology - GIS	5.00	5.00	5.00
200.2900 - Police - Police Support Services	31.00	33.00	33.00
200.2940 - Police - Police Patrol	146.00	147.00	151.00
260.2600 - Central Dispatch	27.00	27.00	27.00
300.3010 - Fire - Fire Prevention	7.00	9.00	9.00
300.3020 - Fire - Fire Operations	127.00	127.00	128.00
300.3030 - Fire - Fire Training	4.00	4.00	4.00
520.0710 - Parks & Recreation - Arts and Culture	1.00	1.60	1.60
520.5210 - Parks & Recreation - Swimming Pool	3.95	3.95	3.95
520.5220 - Parks & Recreation - Parks Admin/Rec Programs	10.70	11.30	11.90
520.5260 - Parks & Recreation - Parks Maintenance	13.25	-	-
520.5280 - Parks & Recreation - Yvonne Richardson Comm Ctr	6.40	6.40	6.40
521.5260 - Parks Operations - Parks Maintenance	-	13.25	13.25
610.6100 - Public Works Director	1.00	1.00	1.00
620.6200 - Development Services - Director	4.00	5.00	5.00
621.6220 - Engineering - Operations & Administration	15.00	15.00	15.00
621.6230 - Engineering - Land Acquisition	2.00	2.00	2.00
621.6240 - Engineering - Public Construction	6.00	6.00	6.00
630.6300 - Development Review	8.00	8.00	8.00
631.6310 - Sustainability & Resilience	3.00	2.50	2.50
634.6340 - Long Range Planning	2.00	2.00	2.00
640.6400 - Building Safety	15.00	18.00	18.00
642.6420 - Community Resources - CR Admin/Planning	2.65	2.65	2.65
671.2710 - Animal Services - Animal Patrol/Emergency Response	6.50	6.50	6.50
671.2720 - Animal Services - Animal Shelter	8.30	8.30	9.30
671.2730 - Animal Services - Veterinarian/Clinic	2.00	2.00	2.00
	<u>568.25</u>	<u>579.45</u>	<u>586.05</u>

City of Fayetteville, Arkansas
Personnel Summary by Funding Source / Program

Fund / Program	Budgeted 2023	Budgeted 2024	Budgeted 2025
2100 - STREET FUND:			
410.4100 - Transportation Services - Operations & Administration	9.00	8.00	8.00
410.4110 - Transportation Services - Right-of-Way Maintenance	9.00	9.00	9.00
410.4120 - Transportation Services - Street Maintenance	20.50	20.50	20.50
410.4130 - Transportation Services - Drainage Maintenance	10.00	11.00	11.00
410.5315 - Transportation Services - Traffic Engineering & Planning	8.00	8.00	9.00
410.5520 - Transportation Services - Street & Trail Construction	9.00	9.00	9.00
410.5530 - Transportation Services - Sidewalks	8.00	8.00	12.00
	<u>73.50</u>	<u>73.50</u>	<u>78.50</u>
2130 - PARKING FUND:			
430.9130 - Parking Management - Off-Street Parking	5.50	5.50	5.50
430.9131 - Parking Management - Entertainment District Prkg	4.50	4.50	4.50
430.9132 - Parking Management - Spring St. Munic. Prkg Deck	1.00	1.00	1.00
	<u>11.00</u>	<u>11.00</u>	<u>11.00</u>
2180 - COMMUNITY DEVELOPMENT BLOCK GRANT FUND:			
642.4930 - Community Resources - Administration & Planning	1.40	1.40	1.40
642.4940 - Community Resources - Housing Services	4.45	4.45	4.45
642.4945 - Community Resources - Redevelopment	1.00	1.00	1.00
	<u>6.85</u>	<u>6.85</u>	<u>6.85</u>
2250 - PARKS DEVELOPMENT FUND:			
520.9250 - Parks & Recreation - Parks Maintenance	33.75	-	-
520.9250 - Parks & Recreation - Parks Development	3.65	4.65	4.10
521.9250 - Parks Operations - Parks Maintenance	-	36.25	36.80
	<u>37.40</u>	<u>40.90</u>	<u>40.90</u>
2930 - DRUG LAW ENFORCEMENT FUND:			
200.2960 - Police - Drug Enforcement	3.00	4.00	4.00
	<u>3.00</u>	<u>4.00</u>	<u>4.00</u>
5400 - WATER & SEWER FUND:			
700.1800 - Utilities Director	1.00	1.00	1.00
700.4020 - Utilities Director - Utilities Project Management	3.00	3.00	4.00
710.1810 - Utilities Financial Services	19.00	20.00	20.00
720.1820 - Water & Sewer Maint - Meter Reading	15.00	15.00	15.00
720.1830 - Water & Sewer Maint - Meter Maint & Backflow Prev	6.00	7.00	7.00
720.4000 - Water & Sewer Maint - Operations & Administration	14.00	14.00	14.00
720.4310 - Water & Sewer Maint - Water Distribution Maint	24.25	24.25	24.25
720.4330 - Water & Sewer Maint - Water Storage & Pump Maint	2.00	2.00	2.00
720.4410 - Water & Sewer Maint - Sewer Mains Maint	20.25	20.25	20.25
720.5620 - Water & Sewer Maint - Water & Sewer Connections	2.50	2.50	9.50
	<u>107.00</u>	<u>109.00</u>	<u>117.00</u>

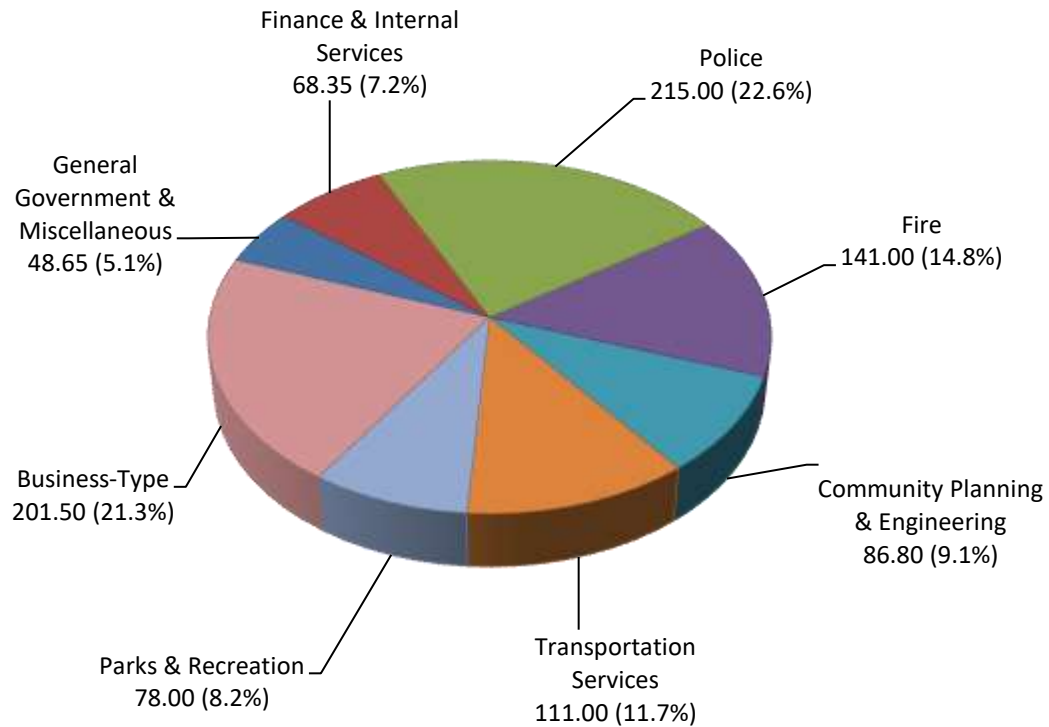
City of Fayetteville, Arkansas
Personnel Summary by Funding Source / Program

Fund / Program	Budgeted 2023	Budgeted 2024	Budgeted 2025
5500 - RECYCLING & TRASH COLLECTION FUND:			
750.5000 - Recycling & Trash Coll - Operations & Administration	7.00	7.50	8.50
750.5010 - Recycling & Trash Coll - Commercial Collections	10.50	10.50	10.50
750.5020 - Recycling & Trash Coll - Residential Collections	12.00	13.00	13.00
750.5030 - Recycling & Trash Coll - Commercial Drop Box Coll	2.50	2.50	2.50
750.5040 - Recycling & Trash Coll - Transfer Station	2.50	2.50	2.50
750.5060 - Recycling & Trash Coll - Recycling	26.50	26.50	26.50
750.5070 - Recycling & Trash Coll - Composting	7.00	7.00	7.00
	<u>68.00</u>	<u>69.50</u>	<u>70.50</u>
5550 - AIRPORT FUND:			
760.3940 - Airport Services - Administration	3.00	3.00	3.00
760.3950 - Airport Services - Maintenance	3.00	3.00	4.00
760.3955 - Airport Services - Operations	7.00	7.00	7.00
	<u>13.00</u>	<u>13.00</u>	<u>14.00</u>
9700 - SHOP FUND:			
770.1910 - Fleet Operations - Vehicle Maintenance	19.50	21.50	21.50
	<u>19.50</u>	<u>21.50</u>	<u>21.50</u>
Total Positions - Citywide	<u>907.50</u>	<u>928.70</u>	<u>950.30</u>

City of Fayetteville, Arkansas
Personnel Summary by Activity
Full-Time Equivalent Basis

Activity	Budgeted 2023	Budgeted 2024	Budgeted 2025
General Government & Miscellaneous	49.65	48.65	48.65
Finance & Internal Services	65.85	68.35	68.35
Police	207.00	211.00	215.00
Fire	138.00	140.00	141.00
Community Planning & Engineering	82.30	85.80	86.80
Transportation Services	104.00	106.00	111.00
Parks & Recreation	72.70	77.40	78.00
Business-Type	188.00	191.50	201.50
Total	907.50	928.70	950.30

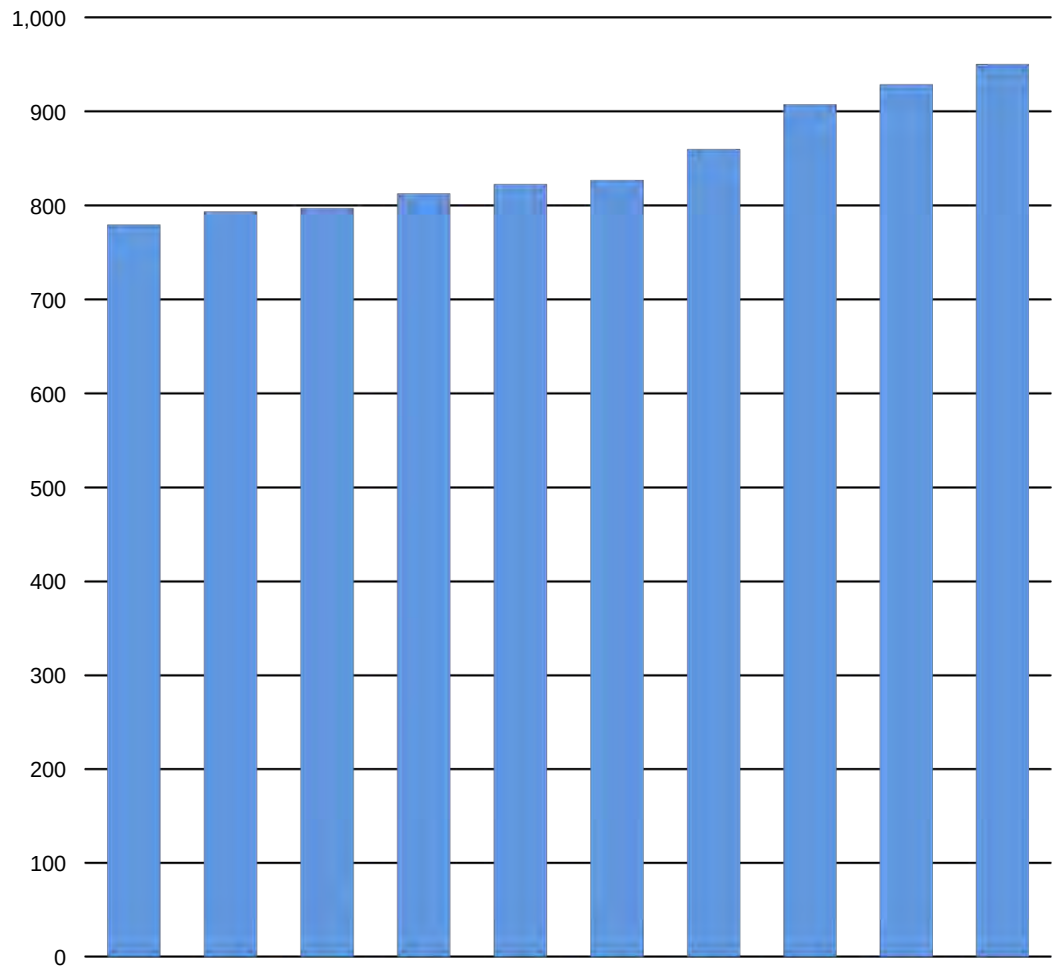
**Full-Time Equivalent Basis by Activity
(950.30 FTEs)**



City of Fayetteville, Arkansas
Personnel History by Activity

Position Changes by Activity

A total of 21.6 FTEs are being added.



Activity	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Change Prior Year
General Government	42.75	43.75	43.75	45.75	45.75	46.65	47.65	49.65	48.65	48.65	-
Finance & Internal Services	52.25	54.25	55.75	57.25	58.25	58.35	60.35	65.85	68.35	68.35	-
Police	175.50	180.00	180.00	181.00	179.00	183.00	194.00	207.00	211.00	215.00	4.00
Fire	122.00	122.00	122.00	122.00	122.00	122.00	126.00	138.00	140.00	141.00	1.00
Community Planning/Engineering	69.30	71.30	73.30	73.30	76.30	76.30	78.30	82.30	85.80	86.80	1.00
Transportation Services	99.00	99.00	99.00	100.00	101.00	101.00	104.00	104.00	106.00	111.00	5.00
Parks & Recreation	56.65	58.10	58.10	59.20	59.20	59.20	64.50	72.70	77.40	78.00	0.60
Business-Type	162.10	165.10	165.10	174.10	181.10	180.60	185.00	188.00	191.50	201.50	10.00
Total	779.55	793.50	797.00	812.60	822.60	827.10	859.80	907.50	928.70	950.30	21.60
Change from Prior Year	13.00	13.95	3.50	15.60	10.00	4.50	32.70	47.70	21.20	21.60	

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
GENERAL GOVERNMENT & MISCELLANEOUS ACTIVITY:			
Mayor's Administration Division:			
Mayor	1.00	1.00	1.00
Assistant To Mayor & Administrative Office Supervisor	1.00	1.00	1.00
	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>
City Attorney Division:			
City Attorney	1.00	1.00	1.00
Senior Assistant City Attorney	1.00	1.00	1.00
Assistant City Attorney	1.00	1.00	1.00
Paralegal - City Attorney's Office	1.00	1.00	1.00
	<u>4.00</u>	<u>4.00</u>	<u>4.00</u>
City Prosecutor Division:			
City Prosecutor	1.00	1.00	1.00
Deputy City Prosecutor	1.00	1.00	1.00
City Prosecutor Division Manager/Senior Paralegal	1.00	1.00	1.00
City Prosecutor Investigator/Victim Advocate	-	2.00	2.00
City Prosecutor Investigator	1.00	-	-
Senior Legal Assistant	2.00	2.00	2.00
Legal Assistant	3.00	2.00	2.00
Law Clerk	1.00	1.00	1.00
	<u>10.00</u>	<u>10.00</u>	<u>10.00</u>
City Clerk/Treasurer Division:			
City Clerk/Treasurer	1.00	1.00	1.00
Senior Deputy City Clerk Treasurer	1.00	1.00	1.00
Document Management Manager	1.00	1.00	1.00
Deputy City Clerk - Codifier	1.00	1.00	1.00
Deputy City Clerk - Communications	-	1.00	1.00
Communications Specialist	1.00	-	-
Document Systems Specialist	1.00	1.00	1.00
	<u>6.00</u>	<u>6.00</u>	<u>6.00</u>
Fayetteville District Court Division:			
District Court Administrator	1.00	1.00	1.00
Lead Court Clerk	1.00	1.00	1.00
Court Services Officer	0.50	0.50	0.50
Law Clerk	1.00	1.00	1.00
Deputy Court Clerk	9.00	9.00	9.00
	<u>12.50</u>	<u>12.50</u>	<u>12.50</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
Chief of Staff Division:			
Chief of Staff	1.00	1.00	1.00
Communications Project Manager - Public Information	1.00	-	-
Senior Administrative Assistant II - Mayor's Office	0.35	0.35	0.35
	<u>2.35</u>	<u>1.35</u>	<u>1.35</u>
Internal Audit Division:			
Internal Auditor	1.00	1.00	1.00
	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>
Communications & Marketing Division:			
Communications & Marketing Director	1.00	1.00	1.00
Communications Project Manager - Web	1.00	1.00	1.00
Communications Project Manager - Social Media	1.00	1.00	1.00
Senior Administrative Assistant II - Mayor's Office	0.30	0.30	0.30
Senior Administrative Assistant - Mayor's Office	1.00	1.00	1.00
	<u>4.30</u>	<u>4.30</u>	<u>4.30</u>
Media Services Division:			
Director of Media Services	1.00	1.00	1.00
Broadcast Technician	1.00	1.00	1.00
Video Production Technician	2.50	2.50	2.50
	<u>4.50</u>	<u>4.50</u>	<u>4.50</u>
Economic Development Division:			
Director of Economic Vitality	1.00	1.00	1.00
Director of Industry & Employment Services	1.00	1.00	1.00
Economic Equity & Mobility Project Manager	1.00	1.00	1.00
	<u>3.00</u>	<u>3.00</u>	<u>3.00</u>
Total General Government & Miscellaneous Activity	<u>49.65</u>	<u>48.65</u>	<u>48.65</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
FINANCE & INTERNAL SERVICES ACTIVITY:			
Chief Financial Officer Division:			
Chief Financial Officer	1.00	1.00	1.00
Deputy Chief Financial Officer	1.00	1.00	1.00
Senior Administrative Assistant II - Mayor's Office	0.35	0.35	0.35
	<u>2.35</u>	<u>2.35</u>	<u>2.35</u>
Accounting & Audit Division:			
Accounting Director	1.00	1.00	1.00
Internal Services Project Manager	0.50	-	-
Accounting Manager - Payroll & Pension	1.00	1.00	1.00
Accounting Manager - Investment & Cash	1.00	1.00	1.00
Accounting Manager - Bond, Contract, & Grant Reporting	-	1.00	1.00
Contract Grant Financial Accountant	1.00	-	-
Fixed Assets/Investment Coordinator	1.00	1.00	1.00
Grants Administrator	1.00	1.00	1.00
Accountant - Revenues	1.00	1.00	1.00
Accountant - Payroll	1.00	1.00	1.00
Accounting Clerk - Payables	1.00	1.00	1.00
Accounting Clerk - Revenues	1.00	1.00	1.00
Accounting Clerk - Receivables	1.00	1.00	1.00
Accounting Clerk - Cash	1.00	1.00	1.00
Accounting Clerk - Data Entry	1.00	1.00	1.00
	<u>13.50</u>	<u>13.00</u>	<u>13.00</u>
Facilities Management Division:			
Bond Project & Construction Director	1.00	1.00	1.00
Facilities & Building Maintenance Manager	1.00	1.00	1.00
Crew Leader - Facilities Management Services	1.00	1.00	1.00
HVAC Technician	1.00	1.00	1.00
Project Coordinator - Facilities Management	1.00	1.00	1.00
Maintenance Worker II - Facilities Management	1.00	1.00	1.00
Operations Assistant - Facilities Management	1.00	1.00	1.00
Custodian	9.00	10.00	10.00
Maintenance Worker I - Facilities Management	2.00	2.00	2.00
	<u>18.00</u>	<u>19.00</u>	<u>19.00</u>
Budget & Information Management Division:			
Budget Director	1.00	1.00	1.00
Budget Operations Manager	-	1.00	1.00
Senior Financial Analyst - Budget	1.00	-	-
Financial Analyst - Budget	1.00	1.00	1.00
Budget Analyst	1.00	1.00	1.00
	<u>4.00</u>	<u>4.00</u>	<u>4.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
Human Resources Division:			
Human Resources Director	1.00	1.00	1.00
Assistant Human Resources Director	1.00	1.00	1.00
Senior Human Resources Generalist	1.00	1.00	1.00
Human Resources Generalist	1.00	2.00	2.00
Benefits & Leave Administrator	1.00	1.00	1.00
Human Resources Assistant	1.00	-	-
	<u>6.00</u>	<u>6.00</u>	<u>6.00</u>
Information Technology Division:			
Information Technologies Director	1.00	1.00	1.00
Assistant IT Director	1.00	1.00	1.00
GIS Manager	1.00	1.00	1.00
Network Engineer	1.00	1.00	1.00
Technical Support Supervisor	-	1.00	1.00
Business Systems Analyst	3.00	3.00	3.00
GIS Administrator	1.00	1.00	1.00
Systems Analyst	1.00	1.00	1.00
Network Analyst	1.00	1.00	1.00
Network Security Analyst	1.00	1.00	1.00
Technical Support Specialist	3.00	3.00	3.00
GIS Analyst	2.00	2.00	2.00
Communications Project Manager - Public Information	-	1.00	1.00
GIS Technician	1.00	1.00	1.00
	<u>17.00</u>	<u>19.00</u>	<u>19.00</u>
Purchasing Division:			
Purchasing Director	1.00	1.00	1.00
Senior Purchasing Agent	1.00	1.00	1.00
Purchasing Agent	1.00	1.00	1.00
Purchasing Technician	1.00	1.00	1.00
Purchasing Assistant	1.00	1.00	1.00
	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>
Total Finance & Internal Services Activity	<u>65.85</u>	<u>68.35</u>	<u>68.35</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
POLICE ACTIVITY:			
Police Division:			
Police Chief	1.00	1.00	1.00
Deputy Chief of Police	1.00	1.00	1.00
Police Captain	3.00	4.00	4.00
Police Lieutenant	7.00	8.00	8.00
Support Services Manager	1.00	1.00	1.00
Police Sergeant	19.00	19.00	20.00
Police Corporal	40.00	42.00	42.00
Assistant Support Services Manager	1.00	1.00	1.00
Lead Social Services Advocate	1.00	1.00	1.00
Property/Evidence Manager	1.00	1.00	1.00
Records Coordinator	1.00	1.00	1.00
Police Officer	83.00	81.00	84.00
Crime Scene Technician	2.00	2.00	2.00
Social Services Advocate	1.00	3.00	3.00
Senior Administrative Assistant - Police	1.00	1.00	1.00
Senior Police Support Specialist	3.00	3.00	3.00
Evidence Technician	2.00	2.00	2.00
Police Support Specialist	9.00	9.00	9.00
Administrative Assistant - Police	2.00	2.00	2.00
Transcriptionist	1.00	1.00	1.00
	<u>180.00</u>	<u>184.00</u>	<u>188.00</u>
Central Dispatch Division:			
Dispatch Manager	1.00	1.00	1.00
Assistant Dispatch Manager	1.00	1.00	1.00
Dispatch Shift Supervisor	3.00	3.00	3.00
Dispatch Trainer	1.00	1.00	1.00
Dispatcher III	7.00	7.00	7.00
Dispatcher II	1.00	3.00	3.00
Dispatcher I	13.00	11.00	11.00
	<u>27.00</u>	<u>27.00</u>	<u>27.00</u>
Total Police Activity	<u>207.00</u>	<u>211.00</u>	<u>215.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
FIRE ACTIVITY:			
Fire Division:			
Fire Chief	1.00	1.00	1.00
Assistant Fire Chief	2.00	2.00	2.00
Battalion Chief	9.00	7.00	7.00
Fire Code Inspector - Fire Marshal's Office	-	2.00	2.00
Fire Captain	41.00	41.00	41.00
Financial Analyst - Fire	1.00	1.00	1.00
Driver/Operator/Firefighter	30.00	31.00	31.00
Emergency Manager	1.00	1.00	1.00
Fire Equipment Maintenance Technician	1.00	1.00	1.00
Firefighter	50.00	49.00	49.00
Senior Administrative Assistant - Fire	1.00	1.00	1.00
Administrative Assistant - Fire	1.00	1.00	2.00
Division Chief	-	2.00	2.00
	<u>138.00</u>	<u>140.00</u>	<u>141.00</u>
 Total Fire Activity	 <u>138.00</u>	 <u>140.00</u>	 <u>141.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
COMMUNITY PLANNING & ENGINEERING ACTIVITY:			
Sustainability & Resilience Division:			
Environmental Director	1.00	0.50	0.50
Sustainability Planner	1.00	1.00	1.00
Sustainability Project Manager	1.00	1.00	1.00
	<u>3.00</u>	<u>2.50</u>	<u>2.50</u>
Development Services Division:			
Development Services Director	1.00	1.00	1.00
Operations & Customer Relations Manager	1.00	1.00	1.00
Customer Service Representative - Dev. Services	1.00	1.00	1.00
Business License Clerk	1.00	1.00	1.00
Short-Term Rental Clerk	-	1.00	1.00
	<u>4.00</u>	<u>5.00</u>	<u>5.00</u>
Public Works Director Division:			
Public Works Director	1.00	1.00	1.00
	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>
Engineering Division:			
Engineering Development Review Manager	1.00	1.00	1.00
Engineering Design Manager	1.00	1.00	1.00
Staff Engineer	4.00	4.00	4.00
Active Transportation Manager	1.00	1.00	1.00
Surveyor	1.00	1.00	1.00
Public Works Inspection Manager	1.00	1.00	1.00
Mobility Coordinator	1.00	1.00	1.00
Land Agent II	1.00	1.00	1.00
Staff Engineer - Unlicensed	1.00	1.00	1.00
Land Agent I	1.00	1.00	1.00
CAD Drafter	2.00	2.00	2.00
Plans Examiner - Engineering	2.00	2.00	2.00
PW Projects Inspector	4.00	4.00	4.00
Engineering Services Coordinator	1.00	1.00	1.00
Land Surveyor Technician	-	1.00	1.00
Land Surveyor Technician/Instrument Operator	1.00	-	-
	<u>23.00</u>	<u>23.00</u>	<u>23.00</u>
Development Review Division:			
Development Review Manager	1.00	1.00	1.00
Senior Planner	1.00	1.00	1.00
Urban Forester	1.00	1.00	1.00
Planner	2.00	2.00	2.00
Development Coordinator	1.00	1.00	1.00
Planning Technician	2.00	2.00	2.00
	<u>8.00</u>	<u>8.00</u>	<u>8.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
Long Range Planning Division:			
Long Range Planning/Special Projects Manager	1.00	1.00	1.00
Long Range & Preservation Planner	1.00	1.00	1.00
	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>
Community Resources Division:			
Community Resources Director / Equity Officer	1.00	1.00	1.00
Community Resources Administrator	1.00	1.00	1.00
Project Coordinator - Community Resources	3.00	3.00	3.00
Case Manager	3.00	3.00	3.00
Senior Administrative Assistant - Community Resources	1.00	1.00	1.00
CDBG Programs Assistant	0.50	0.50	0.50
	<u>9.50</u>	<u>9.50</u>	<u>9.50</u>
Building Safety Division:			
Building Safety Director	1.00	1.00	1.00
Deputy Building Official	-	1.00	1.00
Plans Examiner Supervisor	1.00	-	-
Building Inspector Supervisor	-	1.00	1.00
Senior Inspector - Building Safety	1.00	-	-
Inspector/Commercial & Residential	4.00	5.00	5.00
Plans Examiner	-	2.00	2.00
Residential Plans Examiner	1.00	-	-
Permit Technician	-	3.00	3.00
Permit Coordinator	2.00	-	-
Code Compliance Supervisor	-	1.00	1.00
Senior Code Compliance Officer	1.00	-	-
Code Compliance Officer	3.00	3.00	3.00
Customer Service Representative - Building Safety	1.00	1.00	1.00
	<u>15.00</u>	<u>18.00</u>	<u>18.00</u>
Animal Services Division:			
Veterinarian	1.00	1.00	1.00
Animal Services Superintendent	1.00	1.00	1.00
Animal Services Field Supervisor	1.00	1.00	1.00
Animal Services Programs Administrator	1.00	1.00	1.00
Animal Services Technician	2.00	2.00	2.00
Senior Animal Services Officer	1.00	1.00	1.00
Animal Services Officer	3.00	3.00	3.00
Administrative Assistant - Animal Services	-	-	1.00
Shelter Attendant	6.80	6.80	6.80
	<u>16.80</u>	<u>16.80</u>	<u>17.80</u>
Total Community Planning & Engineering Activity	<u>82.30</u>	<u>85.80</u>	<u>86.80</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
TRANSPORTATION SERVICES ACTIVITY:			
Transportation Services Division:			
Assistant Public Works Director - Operations	1.00	1.00	1.00
Transportation Support Engineer	1.00	1.00	1.00
Management Accounting Coordinator	1.00	1.00	1.00
Assistant Transportation Manager	2.00	1.00	1.00
Traffic Control Supervisor	1.00	1.00	1.00
Public Works Support Services Coordinator	1.00	1.00	1.00
Field Operations Supervisor - Traffic	1.00	1.00	1.00
Senior Field Operations Supervisor - Drainage	-	1.00	1.00
Senior Field Operations Supervisor - Right of Way	-	1.00	1.00
Senior Field Operations Supervisor - Concrete	1.00	1.00	1.00
Field Operations Supervisor - Transportation	3.00	2.00	2.00
Crew Leader II - Overlay Transportation	2.00	2.00	2.00
Traffic Signal & Signage Technician	6.00	6.00	7.00
Crew Leader - Transportation	3.00	5.00	6.00
Transportation Facility Maintenance Worker	1.00	1.00	1.00
Construction Lead Maintenance Worker	5.00	3.00	3.00
Operations Assistant - Transportation	2.00	2.00	2.00
Maintenance Worker IV - Asphalt	10.00	11.00	11.00
Maintenance Worker IV - Concrete	2.00	2.00	4.00
Maintenance Worker IV - Drainage	5.00	5.00	5.00
Maintenance Worker IV - Right Of Way	2.00	1.00	1.00
Maintenance Worker IV - Trails	2.00	2.00	2.00
Maintenance Worker III - Transportation	19.00	19.00	20.00
Maintenance Worker III - Urban Forestry	2.00	2.00	2.00
Maintenance Worker I - Transportation	0.50	0.50	0.50
	<u>73.50</u>	<u>73.50</u>	<u>78.50</u>
Fleet Operations Division:			
Fleet Operations Superintendent	1.00	1.00	1.00
Fleet Operations Supervisor	1.00	1.00	1.00
Fleet Services Support Manager	1.00	1.00	1.00
Lead Equipment Mechanic	3.00	3.00	3.00
Warranty & Materials Coordinator	1.00	1.00	1.00
Equipment Mechanic III	2.00	4.00	4.00
Automotive Parts Specialist	2.00	2.00	2.00
Fleet Customer Representative	1.00	1.00	1.00
Equipment Mechanic II	4.00	4.00	4.00
Operations Assistant - Fleet	1.00	1.00	1.00
Equipment Mechanic I	2.00	2.00	2.00
Equipment Maintenance Worker	0.50	0.50	0.50
	<u>19.50</u>	<u>21.50</u>	<u>21.50</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
Parking Management Division:			
Parking Manager	1.00	1.00	1.00
Field Operations Supervisor - Parking	1.00	1.00	1.00
Parking Enforcement Officer	4.00	4.00	4.00
Account Clerk II - Parking	1.00	1.00	1.00
Account Clerk I - Parking	1.00	1.00	1.00
Parking Attendant	1.00	1.00	1.00
Parking Attendant - Events	2.00	2.00	2.00
	<u>11.00</u>	<u>11.00</u>	<u>11.00</u>
 Total Transportation Services Activity	 <u>104.00</u>	 <u>106.00</u>	 <u>111.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
PARKS & RECREATION ACTIVITY:			
Parks & Recreation - Administration & Development:			
Director of Parks, Natural Resources, & Cultural Affairs	1.00	1.00	1.00
Arts & Culture Director	1.00	1.00	1.00
Arts & Culture Program Assistant	-	0.60	0.60
Recreation Superintendent	1.00	1.00	1.00
Park Planning Superintendent	1.00	1.00	1.00
Assistant Recreation Superintendent	1.00	1.00	1.00
Park Planner II	1.00	2.00	2.00
YRCC Director	1.00	1.00	1.00
Recreation Programs Manager	5.00	5.00	5.00
Urban Forester	1.00	1.00	1.00
Financial Coordinator - Parks	1.00	1.00	0.45
Recreation Program Assistant II	-	-	0.60
YRCC Recreation Program Assistant II	1.20	1.20	1.20
Sr. Admin. Asst. - Parks, Nat. Res. & Cultural Affairs	1.00	1.00	1.00
Assistant Pool Manager	0.40	0.40	0.40
Pool Cashier	0.33	0.33	0.33
Lifeguard	2.87	2.87	2.87
Pool Manager	0.35	0.35	0.35
Camp Counselor	1.20	1.80	1.80
YRCC Camp Counselor	1.60	1.60	1.60
Recreation Program Assistant	2.75	2.75	2.75
	<u>25.70</u>	<u>27.90</u>	<u>27.95</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
Parks Operations - Parks Maintenance:			
Park Operations Director	1.00	1.00	1.00
Assistant Park Operations Director	-	1.00	1.00
Sr. Fld. Ops. Supervisor - Park Facilities & Construction	1.00	-	-
Horticulturist	2.00	2.00	2.00
Volunteer & Ecological Program Coordinator	1.00	1.00	1.00
Financial Coordinator - Parks	-	-	0.55
Senior Park Facilities Maintenance Worker	1.00	1.00	1.00
Crew Leader - Athletic Fields	1.00	1.00	1.00
Park Facilities Maintenance Worker	3.00	3.00	3.00
Field Operations Supervisor - Forestry	1.00	1.00	1.00
Field Operations Supervisor - Grounds & Trails	1.00	1.00	1.00
Field Operations Supervisor - Turf & Athletic Fields	1.00	1.00	1.00
Groundskeeper IV	-	5.00	5.00
Groundskeeper III	-	2.00	2.00
Groundskeeper II	-	3.00	3.00
Horticultural Assistant II	5.75	7.75	7.75
Maintenance Worker IV - Parks	9.00	4.00	4.00
Maintenance Worker III - Parks	5.00	3.00	3.00
Maintenance Worker II - Parks	6.00	3.00	3.00
Maintenance Worker I - Parks	0.75	0.75	0.75
Maintenance Worker I - Urban Forestry	0.50	1.00	1.00
Custodian - Parks	2.00	2.00	2.00
Custodian II - Parks	2.00	2.00	2.00
Lead Maintenance Worker - Forestry	1.00	1.00	1.00
Lead Maintenance Worker - Grounds	1.00	1.00	1.00
Lead Maintenance Worker - Trails	1.00	1.00	1.00
	<u>47.00</u>	<u>49.50</u>	<u>50.05</u>
Total Parks & Recreation Activity	<u>72.70</u>	<u>77.40</u>	<u>78.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
BUSINESS-TYPE ACTIVITY:			
Utilities Financial Services Division:			
Utilities Financial Services Director	-	1.00	1.00
Utilities Financial Services Manager	1.00	-	-
Senior Financial Analyst - Utilities	1.00	1.00	1.00
Utilities Financial Services Administrator	1.00	1.00	1.00
Utility Billing Supervisor	1.00	1.00	1.00
Customer Service Supervisor - Revenue Collections	1.00	1.00	1.00
Customer Service Supervisor - Utilities	1.00	2.00	2.00
Senior Utility Billing Coordinator	2.00	2.00	2.00
Senior Customer Service Coordinator	1.00	1.00	1.00
Customer Service Coordinator II	-	2.00	2.00
Customer Service Representative II	1.00	-	-
Customer Service Coordinator I	-	8.00	8.00
Customer Service Representative I	9.00	-	-
	<u>19.00</u>	<u>20.00</u>	<u>20.00</u>
Utilities Director Division:			
Utilities Director	1.00	1.00	1.00
Utilities Engineer	1.00	1.00	1.00
Staff Engineer	-	-	1.00
Capital Projects Inspection Manager	1.00	1.00	1.00
Project Coordinator - Utilities	1.00	1.00	1.00
	<u>4.00</u>	<u>4.00</u>	<u>5.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
Water & Sewer Maintenance Division:			
Water & Sewer Operations Manager	1.00	1.00	1.00
Assistant Water & Sewer Operations Manager	1.00	1.00	1.00
Meter Services Supervisor	1.00	1.00	1.00
Technical Services Supervisor	1.00	1.00	1.00
Water & Sewer Field Maintenance Supervisor	2.00	2.00	3.00
Pump & Tank Technician	3.00	3.00	3.00
Backflow Services Supervisor	1.00	1.00	1.00
Field Service Representative	4.00	4.00	4.00
Leak Detection Technician	2.00	2.00	2.00
Senior Crew Leader Water License	2.00	2.00	3.00
Warehouse Manager	-	1.00	1.00
Warehouse Supervisor	1.00	-	-
GIS Technician - Water & Sewer	1.00	1.00	1.00
Office Manager - Water & Sewer	1.00	1.00	1.00
Meter Operations Assistant	1.00	1.00	1.00
Crew Leader I - W&S	-	2.00	2.00
Crew Leader II - W&S	3.00	4.00	5.00
Assistant Warehouse Supervisor	1.00	1.00	1.00
Water & Sewer Equipment Repair Technician	1.00	1.00	1.00
Senior Customer Service Representative - Meter	1.00	1.00	1.00
Customer Service Representative - Meter	2.00	3.00	3.00
Maintenance Worker IV - Water & Sewer Licensed	4.00	-	2.00
Meter Maintenance Technician	3.00	4.00	4.00
Backflow Prevention Technician	1.00	1.00	1.00
Meter Reader	9.00	8.00	8.00
Water & Sewer Operations Clerk	2.00	2.00	2.00
Maintenance Worker II - Water & Sewer	1.00	-	-
Maintenance Worker III - Water & Sewer	32.00	34.00	36.00
Warehouse Attendant Water & Sewer	2.00	2.00	2.00
	<u>84.00</u>	<u>85.00</u>	<u>92.00</u>

City of Fayetteville, Arkansas
Personnel Detail by Activity & Division

Activity / Division / Title	Budgeted 2023	Budgeted 2024	Budgeted 2025
Recycling & Trash Collection Division:			
Environmental Director	-	0.50	0.50
Recycling & Trash Collection Operations Manager	1.00	1.00	1.00
Financial Analyst - Recycling & Trash Collection	1.00	1.00	1.00
Waste Reduction Manager	1.00	1.00	1.00
Assistant RTC Operations Manager	1.00	1.00	1.00
Office Manager - Recycling & Trash Collection	1.00	1.00	1.00
Senior Route Supervisor	1.00	1.00	1.00
Route Supervisor	2.00	2.00	2.00
Crew Leader - Recycling & Trash Collection	3.00	3.00	3.00
Recycling & Trash Collection Facility Supervisor	1.00	1.00	1.00
Environmental Educator	2.00	2.00	2.00
Compost Operator	3.00	3.00	3.00
Relief Driver	6.00	6.00	6.00
Recycling Attendant	2.00	2.00	2.00
Route Driver	38.00	39.00	39.00
Maintenance Worker III - Recycling & Trash Collection	2.00	2.00	2.00
Customer Service Representative - RTC	3.00	3.00	4.00
	<u>68.00</u>	<u>69.50</u>	<u>70.50</u>
Airport Services Division:			
Airport Director	1.00	1.00	1.00
Financial Coordinator - Airport	1.00	1.00	1.00
Flight Line Operations Supervisor	1.00	1.00	1.00
Lead Maintenance Worker - Airport	1.00	1.00	1.00
Airport Maintenance Worker III	2.00	2.00	3.00
Flight Line Operations Technician	5.00	5.00	5.00
Administrative Assistant - Airport	1.00	1.00	1.00
Customer Service Representative - Airport	1.00	1.00	1.00
	<u>13.00</u>	<u>13.00</u>	<u>14.00</u>
Total Business-Type Activity	<u>188.00</u>	<u>191.50</u>	<u>201.50</u>
Total Positions - Citywide	<u>907.50</u>	<u>928.70</u>	<u>950.30</u>

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM DIRECTIONAL INFORMATION

Introduction

The Capital Improvements Program (CIP) for the City of Fayetteville examines the infrastructure and capital needs of the City for the next five years. The CIP will be reviewed and updated on a biennial basis to reflect the changing needs of the community and changes in available monies for financing capital projects. The City's philosophy concerning the use of the CIP is that it should be considered as a financial planning tool that lists the City's capital improvement projects, places the projects in a priority order, and schedules the projects for funding and implementation. The CIP should be considered as a major policy tool for the Mayor and City Council.

Capital Improvement Policy

The CIP is approached as a valuable tool to be used in the development of responsible and progressive financial planning. The program is developed in accordance with the financial policies of the City. The policies and the CIP form the basis for making various annual capital budget decisions and support the City's continued commitment to sound, long-range financial planning and direction. The City's official Capital Improvements Policy is as follows:

- The City will prepare a biennial update of a five-year CIP, which will provide for the orderly maintenance, replacement, and expansion of capital assets.
- The CIP will identify long-range capital projects and capital improvements of all types, which will be coordinated with the annual operating budget to maintain full utilization of available sources.
- When preparing the CIP, the City will seek to identify all viable capital projects and capital improvements required during the subsequent five-year period. These projects and improvements will be prioritized by year and by funding source. Every attempt will be made to match projects and improvements with available funding sources. Future operating costs associated with a project or an improvement will also be given consideration in the establishment of priorities.
- The City will seek Federal, State, and other funding to assist in financing capital projects and capital improvements.
- The City will incorporate the reasonable findings and recommendations of the City's Boards, Commissions, Committees, and Citizens' task forces as they relate to capital projects and improvements.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM DIRECTIONAL INFORMATION (cont.)

What Projects are in the CIP

Projects and their cumulative component areas totaling \$10,000 or more should be included in the CIP. Projects costing less than \$5,000 are not considered capital and are funded through program operating budgets.

Projects in the CIP can include:

- obligations for labor and materials and contractors involved in completing a project
- acquisition of land or structures
- engineering or architectural services, professional studies, or other administrative costs
- expenses for City vehicles and equipment
- renovating or expanding City facilities, grounds, or equipment

Financing

The City finances capital improvements on, essentially, a pay-as-you-go basis utilizing revenue from the 1% City sales tax originally adopted in 1993, the 1% Parks Development (Hotel, Motel, Restaurant) sales tax as amended in 2010, and operating revenues from the Airport, Shop, Water & Sewer, and Recycling & Trash Collection funds. The 1% City Sales Tax revenue is divided between General Fund operations and capital. The current split, which began with the 2008 budget, is 60% for General Fund and 40% for Sales Tax Capital Improvements Fund. Until 2008, the split as established in 2003 was equal. In addition, long-term debt is considered and utilized only when the City faces a project that is of such importance and sufficient financial magnitude as to warrant a bond issue.

The CIP is not a financing document in and of itself. Rather, the CIP is utilized as a planning document that places projects in the annual budget whereby funds are appropriated for them by the City Council. Prior to actual initiation of project work, required contracts are presented to the Mayor or City Council, as appropriate, for final approval of expending funds.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM DIRECTIONAL INFORMATION (cont.)

Project Cost Determination

All projects are costed using a "Basis of Cost Estimate" table that provides the estimated basis used for the requested funds. If two or more basis of cost estimates are used to calculate a funding request, the estimate that represents the majority of the estimated funds is used.

Basis of Cost Estimate for CIP
Cost of Comparable Facility or Equipment
Rule of Thumb Indicator, Unit Costs
Cost Estimated by Engineer, Architect, or Vendor
Preliminary Estimate
Ball Park "Guesstimate"

Priority Selection of Projects

The CIP will rely on priorities defined by the Mayor, City Council, and City staff. As always, criteria such as government-imposed mandates, usefulness to the community, and impact on operational expenses will be reviewed in establishing priorities. A priority is assigned to each project by year and by funding source. Projects for which no funding is anticipated to be available will be placed on an "Unfunded Projects List," which will identify the cost of the project. This list identifies the project as being viable, but one for which no funding is presently available. Unfunded projects may be funded if actual revenue is above projected revenue, if costs on funded projects are below budget, or if another funding source is identified.

The Parks and Recreation Advisory Board, Airport Board, City Council Street Committee, City Council Water & Sewer Committee, and City Council Equipment Committee meetings all provide committee and public input and guidance regarding parks, streets, bridge and drainage improvements, water and sewer improvements, and equipment purchases planned for the next five years.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM

Since 1988, the City of Fayetteville has produced a five year Capital Improvements Program (CIP). The CIP examines the infrastructure and capital needs of the City for the next five years. The CIP is reviewed and updated biennially to reflect the changing needs of the community and changes in available funding for financing capital projects. The CIP should be considered a financial planning tool that lists the City's capital improvement projects and schedules the projects for funding and implementation. The CIP should also be considered one of the primary policy making instruments utilized by the Mayor and City Council. The City's practice has been to adopt the CIP for the forthcoming five year period and then incorporate the projects for the following two years into the next two budget processes.

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2025 Projects 2024-2028 CIP	Budgeted 2025	Change
2100 - STREET:			
<u>Transportation Improvements</u>			
Transportation (410)			
Transportation/Fleet Building Improvements	\$ 20,000	\$ 20,000	\$ 0
	20,000	20,000	0
Street - Total	20,000	20,000	0
2130 - PARKING:			
<u>Parking Improvements</u>			
Parking Management (430)			
Parking Deck Improvements	30,000	30,000	0
Parking Lot Improvements and Overlays	25,000	25,000	0
Parking Infrastructure Improvements	20,000	20,000	0
Parking Equipment Replacements	15,000	15,000	0
	90,000	90,000	0
Parking - Total	90,000	90,000	0
2250 - PARKS DEVELOPMENT:			
<u>Parks & Recreation Improvements</u>			
Parks & Recreation (520)			
Community Park Improvements	1,000,000	1,000,000	0
	1,000,000	1,000,000	0
Parks Development - Total	1,000,000	1,000,000	0

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2025 Projects 2024-2028 CIP	Budgeted 2025	Change
2300 - IMPACT FEE:			
<u>Fire Improvements</u>			
Fire Department (300)			
Fire Impact Fee Improvements	110,000	110,000	0
	110,000	110,000	0
<u>Water & Sewer Improvements</u>			
Utilities Director (700)			
Water Impact Fee Improvements	464,000	464,000	0
Wastewater Impact Fee Improvements	348,000	348,000	0
	812,000	812,000	0
Impact Fee - Total	922,000	922,000	0
4470 - SALES TAX CAPITAL IMPROVEMENTS:			
<u>Bridge & Drainage Improvements</u>			
Engineering (621)			
Other Drainage/Bridge Improvements	220,000	220,000	0
Stormwater Quality Management	180,000	180,000	0
	400,000	400,000	0
<u>Facility Improvements</u>			
Facilities Management (140)			
Downtown Campus Renovation	150,000	150,000	0
Building Improvements	406,000	406,000	0
Building Impr - Town Center	150,000	150,000	0
Building Impr - White Hangar & Old Terminal	50,000	50,000	0
Building Impr - Senior Center	25,000	25,000	0
ADA Assessment of City-Owned Facilities	30,000	30,000	0
Animal Services - Drains Replacement	15,000	15,000	0
	826,000	826,000	0
<u>Fire Improvements</u>			
Fire Department (300)			
Fire Apparatus Replacements	980,000	980,000	0
Fire Mobile Radios	300,000	300,000	0
Fire Facility Maintenance	125,000	125,000	0
Firefighter Safety Equipment	105,000	105,000	0
Fire Technology Equipment Replacements	46,000	46,000	0
	1,556,000	1,556,000	0

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2025 Projects 2024-2028 CIP	Budgeted 2025	Change
<u>Information Technology Improvements</u>			
Information Technology (170)			
Technology Equipment Replacement	230,000	230,000	0
Fiber Optic Cable	110,000	110,000	0
Local Area Network (LAN) Upgrades	25,000	25,000	0
IT Enterprise Application Improvements	60,000	60,000	0
Geographic Information System (GIS)	45,000	45,000	0
Public Reporting Dashboard	36,000	36,000	0
Video Security Cameras	25,000	25,000	0
Cyber Security	30,000	30,000	0
Telecommunication Systems Upgrades	40,000	40,000	0
	601,000	601,000	0
<u>Library Improvements</u>			
Library (080)			
Library Materials Purchases	675,000	675,000	0
Library Technology Equipment Replacements	160,000	160,000	0
Library Welcome Desks Replacements	100,000	100,000	0
	935,000	935,000	0
<u>Media Services Improvements</u>			
Media Services (060)			
Television Center Equipment	50,000	50,000	0
City Hall Room AV Maintenance	10,000	10,000	0
Digital Signage Implementation	20,000	20,000	0
	80,000	80,000	0
<u>Other Capital Improvements</u>			
Accounting & Audit (131)			
Audit Expense	12,000	12,000	0
City Clerk (051)			
City Clerk Document & Records Management	5,000	5,000	0
Facilities Management (140)			
Apple (Porter) Warehouse Restoration	150,000	150,000	0
Woolsey Homestead Historic Restoration	200,000	200,000	0
7-Hills Walker Family Residential Facility	40,000	40,000	0
Human Resources (120)			
City Gym Improvements	30,000	30,000	0
Long Range Planning (634)			
Downtown Master Plan	400,000	400,000	0
Miscellaneous (090)			
Green Space Preservation	0	100,000	100,000
Sustainability & Resilience (631)			
Climate Resiliency	50,000	50,000	0
PD Shooting Range Decommissioning	150,000	150,000	0
Building Efficiency Improvements	50,000	50,000	0
	1,087,000	1,187,000	100,000

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2025 Projects 2024-2028 CIP	Budgeted 2025	Change
<u>Parks & Recreation Improvements</u>			
Parks & Recreation (520)			
Public Art Commission	50,000	50,000	0
Forestry and Outreach	250,000	250,000	0
Parks Operations (521)			
Trash Removal - Unsanctioned Camps	300,000	300,000	0
Parks Maintenance and Improvements	350,000	350,000	0
Parks Maintenance Office & Shop Renovation	150,000	150,000	0
Parks Paving Improvements	125,000	125,000	0
Parks Safety and ADA	30,000	30,000	0
Lights of the Ozarks	25,000	25,000	0
Natural Resources Management	50,000	50,000	0
	1,330,000	1,330,000	0
<u>Police Improvements</u>			
Police (200)			
Police Public Safety Equipment	480,000	480,000	0
Police Radio Replacement	400,000	400,000	0
Police Technology Improvements	66,000	66,000	0
Police Unmarked Vehicle Replacements	140,000	140,000	0
Police Marked Vehicle Expansion	83,000	83,000	0
Police Weapons Replacement	421,000	421,000	0
Police Facility Improvements	25,000	25,000	0
Police Specialized Equipment	37,000	37,000	0
Police Firing Range Improvements	15,000	15,000	0
Police Ballistic Protection Replacement	168,000	168,000	0
Police K9 Replacement	25,000	25,000	0
Police Equipment Replacement	10,000	10,000	0
Police Employee Gym Equipment	10,000	10,000	0
	1,880,000	1,880,000	0
<u>Street Improvements</u>			
Engineering (621)			
Cost Share / ROW / Intersection / Street Calming	100,000	100,000	0
	100,000	100,000	0
<u>Trail Improvements</u>			
Transportation Services (410)			
Trail Development	1,550,000	1,550,000	0
	1,550,000	1,550,000	0
<u>Transportation Improvements</u>			
Transportation Services (410)			
In-House Pavement Improvements	2,300,000	2,300,000	0
Sidewalk Improvements	1,050,000	1,050,000	0
Traffic Signal Improvements	150,000	150,000	0
Drainage Maintenance	50,000	50,000	0
Wireless Traffic Signal Control	42,000	42,000	0
	3,592,000	3,592,000	0
Sales Tax Capital Improvements - Total	13,937,000	14,037,000	100,000

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2025 Projects 2024-2028 CIP	Budgeted 2025	Change
5400 - WATER & SEWER:			
<u>Wastewater Treatment Improvements</u>			
Utilities Director (700)			
Phosphorus Standards Management	58,000	50,000	(8,000)
Wastewater Treatment Plant (730)			
WWTP Plant Pumps and Equipment	1,000,000	955,000	(45,000)
WWTP Upgrade and Replace Lift Stations	348,000	300,000	(48,000)
WWTP Building Improvements	300,000	300,000	0
Wastewater Treatment/Water Quality Improvements	116,000	96,000	(20,000)
	<u>1,822,000</u>	<u>1,701,000</u>	<u>(121,000)</u>
<u>Water & Sewer Improvements</u>			
Utilities Financial Services (710)			
Utilities Financial Services Improvements	11,000	11,000	0
Water & Sewer Maintenance (720)			
Water & Sewer Impr Defined by Study (West Trans Line)	22,444,000	0	(22,444,000)
Sanitary Sewer Rehabilitation	3,327,000	2,500,000	(827,000)
Water System Rehabilitation/Replacement	2,319,000	1,505,000	(814,000)
Water Tank Improvements	1,000,000	940,000	(60,000)
Water & Sewer Relocations - Bond Projects	580,000	580,000	0
Water & Sewer Impact Fee Cost Sharing	174,000	154,000	(20,000)
Water Storage and Pump Station Maintenance	116,000	100,000	(16,000)
	<u>29,971,000</u>	<u>5,790,000</u>	<u>(24,181,000)</u>
<u>Water & Sewer Services Improvements</u>			
Water & Sewer Maintenance (720)			
Water Meters	1,000,000	1,000,000	0
Water & Sewer Building/Office Improvements	100,000	46,000	(54,000)
Water & Sewer Equipment Expansions	58,000	50,000	(8,000)
Backflow Prevention Assemblies	58,000	28,000	(30,000)
Utilities Technology Improvements	62,000	12,000	(50,000)
Water & Sewer Rate/Operations Study	23,000	23,000	0
	<u>1,301,000</u>	<u>1,159,000</u>	<u>(142,000)</u>
 Water & Sewer - Total	 <u>33,094,000</u>	 <u>8,650,000</u>	 <u>(24,444,000)</u>
5500 - RECYCLING & TRASH COLLECTION:			
<u>Recycling & Trash Collection Improvements</u>			
Recycling & Trash Collection (750)			
RTC - Master Plan Expansion	600,000	600,000	0
RTC - Compost Site Improvements	200,000	200,000	0
RTC - Recycling and Trash Collection Containers	70,000	70,000	0
RTC - Scale House Improvements	20,000	20,000	0
RTC - Route Optimization & RFID System	10,000	10,000	0
RTC - Technology Equipment Replacements	5,000	5,000	0
	<u>905,000</u>	<u>905,000</u>	<u>0</u>
 Recycling & Trash Collection - Total	 <u>905,000</u>	 <u>905,000</u>	 <u>0</u>

Capital Improvements (By Funding Source) Compared to Approved CIP

Funding Source / Category / Division	2025 Projects 2024-2028 CIP	Budgeted 2025	Change
5550 - AIRPORT:			
<u>Aviation Improvements</u>			
Aviation (760)			
Airport T-hangar Rehabilitation	40,000	40,000	0
Airport Street Side Improvements	40,000	40,000	0
Airport Movement Pavement Rehab	138,000	138,000	0
Airport Engineering Consultant Services	20,000	20,000	0
Airport Equipment Replacement	35,000	35,000	0
Airport Lighting Improvements	10,000	10,000	0
	<u>283,000</u>	<u>283,000</u>	<u>0</u>
 Airport - Total	 <u>283,000</u>	 <u>283,000</u>	 <u>0</u>
9700 - SHOP:			
<u>Facility Improvements</u>			
Fleet Operations (770)			
Transportation & Fleet Building Improvements	20,000	20,000	0
	<u>20,000</u>	<u>20,000</u>	<u>0</u>
<u>Vehicles & Equipment Improvements</u>			
Fleet Operations (770)			
Fleet - Recycling & Trash Vehicles / Equipment	195,000	459,000	264,000
Fleet - Heavy Utility Vehicles	405,000	535,000	130,000
Fleet - Construction Equipment	1,802,000	1,694,500	(107,500)
Fleet - Police / Passenger Vehicles	173,000	405,500	232,500
Fleet - Light / Medium Utility Vehicles	611,000	816,000	205,000
Fleet - Other Vehicles / Equipment	1,354,000	472,500	(881,500)
Fleet - Fire Apparatus	803,000	803,000	0
Fleet - Tractors / Mowers	814,000	304,000	(510,000)
	<u>6,157,000</u>	<u>5,489,500</u>	<u>(667,500)</u>
 Shop - Total	 <u>6,177,000</u>	 <u>5,509,500</u>	 <u>(667,500) *</u>
*reduction of previously budgeted vehicles			
 All Funding Sources - Total	 <u>\$ 56,428,000</u>	 <u>\$ 31,416,500</u>	 <u>\$ (25,011,500)</u>

CITY OF FAYETTEVILLE, ARKANSAS
2025 CAPITAL PROJECTS
Summary by Project Category

Project Category	Capital Projects Funds	Special Revenue Funds	Enterprise Funds	Shop Fund	Total
Aviation Improvements	\$ -	\$ -	\$ 283,000	\$ -	\$ 283,000
Bridge & Drainage Improvements	400,000	-	-	-	400,000
Facility Improvements	826,000	-	-	20,000	846,000
Fire Improvements	1,556,000	110,000	-	-	1,666,000
Information Technology Improvements	601,000	-	-	-	601,000
Library Improvements	935,000	-	-	-	935,000
Media Services Improvements	80,000	-	-	-	80,000
Other Capital Improvements	1,187,000	-	-	-	1,187,000
Parking Improvements	-	90,000	-	-	90,000
Parks & Recreation Improvements	1,330,000	1,000,000	-	-	2,330,000
Police Improvements	1,880,000	-	-	-	1,880,000
Recycling & Trash Collection Improvements	-	-	905,000	-	905,000
Street Improvements	100,000	-	-	-	100,000
Trail Improvements	1,550,000	-	-	-	1,550,000
Transportation Improvements	3,592,000	20,000	-	-	3,612,000
Vehicles & Equipment Improvements	-	-	-	5,489,500	5,489,500
Wastewater Treatment Improvements	-	-	1,701,000	-	1,701,000
Water & Sewer Improvements	-	812,000	5,790,000	-	6,602,000
Water & Sewer Services Improvements	-	-	1,159,000	-	1,159,000
Total Funded	\$ 14,037,000	\$ 2,032,000	\$ 9,838,000	\$ 5,509,500	\$ 31,416,500

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Project Summary

Funding Source / Category / Division	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
2100 - STREET:						
<u>Transportation Improvements</u>						
Transportation (410)						
Transportation/Fleet Building Improvements	\$ 100,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 180,000
	100,000	20,000	20,000	20,000	20,000	180,000
Street - Total	100,000	20,000	20,000	20,000	20,000	180,000
2130 - PARKING:						
<u>Parking Improvements</u>						
Parking Management (430)						
Parking Deck Improvements	70,000	30,000	30,000	30,000	30,000	190,000
Parking Lot Improvements and Overlays	10,000	25,000	25,000	25,000	25,000	110,000
Parking Infrastructure Improvements	10,000	20,000	20,000	20,000	20,000	90,000
Parking Equipment Replacements	10,000	15,000	15,000	15,000	15,000	70,000
	100,000	90,000	90,000	90,000	90,000	460,000
Parking - Total	100,000	90,000	90,000	90,000	90,000	460,000
2250 - PARKS DEVELOPMENT:						
<u>Parks & Recreation Improvements</u>						
Parks & Recreation (520)						
Community Park Improvements	500,000	1,000,000	0	500,000	1,000,000	3,000,000
Neighborhood Park Development	500,000	0	0	500,000	0	1,000,000
Regional Park Development	0	0	650,000	0	0	650,000
Nature Park/Conservation Area Improvements	0	0	350,000	0	0	350,000
	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
Parks Development - Total	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
2300 - IMPACT FEE:						
<u>Fire Improvements</u>						
Fire Department (300)						
Fire Impact Fee Improvements	1,155,000	110,000	115,000	120,000	125,000	1,625,000
	1,155,000	110,000	115,000	120,000	125,000	1,625,000
<u>Water & Sewer Improvements</u>						
Utilities Director (700)						
Water Impact Fee Improvements	450,000	464,000	400,000	400,000	400,000	2,114,000
Wastewater Impact Fee Improvements	338,000	348,000	300,000	300,000	300,000	1,586,000
	788,000	812,000	700,000	700,000	700,000	3,700,000
Impact Fee - Total	1,943,000	922,000	815,000	820,000	825,000	5,325,000
4470 - SALES TAX CAPITAL IMPROVEMENTS:						
<u>Bridge & Drainage Improvements</u>						
Engineering (621)						
Other Drainage/Bridge Improvements	220,000	220,000	220,000	240,000	240,000	1,140,000
Stormwater Quality Management	180,000	180,000	200,000	200,000	220,000	980,000
Brookbury Stream Restoration	275,000	0	0	0	0	275,000
	675,000	400,000	420,000	440,000	460,000	2,395,000
<u>Facility Improvements</u>						
Facilities Management (140)						
Building Improvements	350,000	406,000	430,000	405,000	401,000	1,992,000
Downtown Campus Renovation	650,000	150,000	100,000	100,000	40,000	1,040,000
Building Impr - White Hangar & Old Terminal	40,000	50,000	23,000	250,000	100,000	463,000
Building Impr - Town Center	70,000	150,000	100,000	100,000	40,000	460,000
Building Impr - Senior Center	40,000	25,000	40,000	40,000	40,000	185,000
ADA Assessment of City-Owned Facilities	30,000	30,000	30,000	30,000	30,000	150,000
Animal Services - Roof Replacement	0	0	84,000	0	0	84,000
Animal Services - Boiler Replacement	38,000	0	0	0	0	38,000
Animal Services - Generator Purchase	20,000	0	0	0	0	20,000
Animal Services - Drains Replacement	0	15,000	0	0	0	15,000
	1,238,000	826,000	807,000	925,000	651,000	4,447,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Project Summary

Funding Source / Category / Division	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
<u>Fire Improvements</u>						
Fire Department (300)						
Fire Apparatus Replacements	972,000	980,000	1,011,000	1,017,000	1,024,000	5,004,000
Fire Mobile Radios	300,000	300,000	300,000	300,000	300,000	1,500,000
Fire Facility Maintenance	100,000	125,000	125,000	200,000	200,000	750,000
Firefighter Safety Equipment	100,000	105,000	110,000	115,000	120,000	550,000
Fire Technology Equipment Replacements	85,000	46,000	30,000	35,000	83,000	279,000
	1,557,000	1,556,000	1,576,000	1,667,000	1,727,000	8,083,000
<u>Information Technology Improvements</u>						
Information Technology (170)						
Technology Equipment Replacement	120,000	230,000	156,000	165,000	135,000	806,000
Storage Area Network (SAN)	175,000	0	0	250,000	0	425,000
Local Area Network (LAN) Upgrades	95,000	25,000	160,000	60,000	70,000	410,000
Video Security Cameras	25,000	25,000	25,000	161,000	161,000	397,000
Fiber Optic Cable	110,000	110,000	105,000	0	0	325,000
IT Enterprise Application Improvements	55,000	60,000	60,000	60,000	65,000	300,000
Geographic Information System (GIS)	40,000	45,000	40,000	45,000	45,000	215,000
Public Reporting Dashboard	36,000	36,000	36,000	36,000	36,000	180,000
Cyber Security	25,000	30,000	30,000	35,000	35,000	155,000
Telecommunication Systems Upgrades	22,000	40,000	40,000	23,000	24,000	149,000
	703,000	601,000	652,000	835,000	571,000	3,362,000
<u>Library Improvements</u>						
Library (080)						
Library Materials Purchases	654,000	675,000	696,000	717,000	739,000	3,481,000
Library Technology Equipment Replacements	152,000	160,000	147,000	134,000	210,000	803,000
Library Mountain Street Entrance Improvements	0	0	125,000	0	0	125,000
Library Welcome Desks Replacements	0	100,000	0	0	0	100,000
	806,000	935,000	968,000	851,000	949,000	4,509,000
<u>Media Services Improvements</u>						
Media Services (060)						
Television Center Equipment	70,000	50,000	40,000	50,000	40,000	250,000
Digital Signage Implementation	20,000	20,000	20,000	20,000	20,000	100,000
City Hall Room AV Maintenance	35,000	10,000	10,000	10,000	10,000	75,000
	125,000	80,000	70,000	80,000	70,000	425,000
<u>Other Capital Improvements</u>						
Accounting & Audit (131)						
Time and Attendance Software	150,000	0	0	0	0	150,000
Audit Expense	11,000	12,000	13,000	14,000	15,000	65,000
City Clerk (051)						
City Clerk Document & Records Management	5,000	5,000	5,000	5,000	5,000	25,000
Facilities Management (140)						
Woolsey Homestead Historic Restoration	200,000	200,000	250,000	200,000	200,000	1,050,000
Apple (Porter) Warehouse Restoration	225,000	150,000	200,000	100,000	100,000	775,000
7-Hills Walker Family Residential Facility	40,000	40,000	60,000	40,000	40,000	220,000
Human Resources (120)						
City Gym Improvements	25,000	30,000	30,000	30,000	30,000	145,000
Long Range Planning (634)						
Downtown Master Plan	250,000	400,000	0	0	0	650,000
Sustainability & Resilience (631)						
Building Efficiency Improvements	40,000	50,000	60,000	70,000	80,000	300,000
Climate Resiliency	50,000	50,000	50,000	50,000	50,000	250,000
PD Shooting Range Decommissioning	100,000	150,000	0	0	0	250,000
	1,096,000	1,087,000	668,000	509,000	520,000	3,880,000
<u>Parks & Recreation Improvements</u>						
Parks & Recreation (520)						
Forestry and Outreach	150,000	250,000	395,000	395,000	400,000	1,590,000
Public Art Commission	155,000	50,000	150,000	55,000	30,000	440,000
Cultural Planning and Creative Placemaking	0	0	0	400,000	0	400,000
Aquatic Facility Feasibility Study	100,000	0	0	0	0	100,000
Arts & Culture Equipment and Infrastructure	0	0	0	0	65,000	65,000
Parks Operations (521)						
Parks Maintenance and Improvements	200,000	350,000	400,000	425,000	550,000	1,925,000
Trash Removal - Unsanctioned Camps	300,000	300,000	300,000	300,000	300,000	1,500,000
Artificial Turf Improvements	0	0	0	400,000	400,000	800,000
Parks Maintenance Office & Shop Renovation	200,000	150,000	150,000	150,000	0	650,000
Parks Paving Improvements	120,000	125,000	130,000	135,000	140,000	650,000
Playground Improvements	0	0	0	0	400,000	400,000
Natural Resources Management	20,000	50,000	50,000	50,000	50,000	220,000
Parks Safety and ADA	30,000	30,000	30,000	30,000	30,000	150,000
Lights of the Ozarks	25,000	25,000	27,000	27,000	30,000	134,000
	1,300,000	1,330,000	1,632,000	2,367,000	2,395,000	9,024,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Project Summary

Funding Source / Category / Division	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
Police Improvements						
Police (200)						
Police Public Safety Equipment	430,000	480,000	480,000	480,000	480,000	2,350,000
Police Radio Replacement	0	400,000	1,297,000	0	0	1,697,000
Police Technology Improvements	421,000	66,000	140,000	384,000	234,000	1,245,000
Police Unmarked Vehicle Replacements	175,000	140,000	175,000	140,000	175,000	805,000
Police Weapons Replacement	90,000	421,000	36,000	0	0	547,000
Police Ballistic Protection Replacement	35,000	168,000	40,000	46,000	185,000	474,000
Police Marked Vehicle Expansion	110,000	83,000	86,000	89,000	92,000	460,000
Citywide Radio System Replacement	0	0	100,000	150,000	100,000	350,000
Police Facility Improvements	70,000	25,000	48,000	25,000	50,000	218,000
Police Specialized Equipment	60,000	37,000	76,000	8,000	8,000	189,000
Police Firing Range Improvements	50,000	15,000	40,000	15,000	50,000	170,000
Police K9 Replacement	25,000	25,000	0	0	30,000	80,000
Police Equipment Replacement	10,000	10,000	10,000	10,000	10,000	50,000
Police Employee Gym Equipment	10,000	10,000	10,000	10,000	10,000	50,000
Central Dispatch Improvements	28,000	0	0	0	0	28,000
	1,514,000	1,880,000	2,538,000	1,357,000	1,424,000	8,713,000
Street Improvements						
Engineering (621)						
Cost Share / ROW / Intersection / Street Calming	100,000	100,000	100,000	100,000	100,000	500,000
	100,000	100,000	100,000	100,000	100,000	500,000
Trail Improvements						
Transportation Services (410)						
Trail Development	1,500,000	1,550,000	1,600,000	1,750,000	1,900,000	8,300,000
	1,500,000	1,550,000	1,600,000	1,750,000	1,900,000	8,300,000
Transportation Improvements						
Transportation Services (410)						
In-House Pavement Improvements	2,000,000	2,300,000	2,200,000	2,700,000	2,900,000	12,100,000
Sidewalk Improvements	750,000	1,050,000	1,000,000	1,150,000	1,200,000	5,150,000
Traffic Signal Improvements	150,000	150,000	150,000	150,000	150,000	750,000
Drainage Maintenance	50,000	50,000	50,000	50,000	50,000	250,000
Wireless Traffic Signal Control	42,000	42,000	42,000	42,000	42,000	210,000
	2,992,000	3,592,000	3,442,000	4,092,000	4,342,000	18,460,000
Sales Tax Capital Improvements - Total	13,606,000	13,937,000	14,473,000	14,973,000	15,109,000	72,098,000
5400 - WATER & SEWER:						
Wastewater Treatment Improvements						
Utilities Director (700)						
Phosphorus Standards Management	56,000	58,000	50,000	50,000	50,000	264,000
Wastewater Treatment Plant (730)						
WWTP Plant Pumps and Equipment	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
WWTP Building Improvements	169,000	300,000	3,118,000	300,000	300,000	4,187,000
WWTP Upgrade and Replace Lift Stations	338,000	348,000	300,000	300,000	300,000	1,586,000
Wastewater Treatment/Water Quality Improvements	113,000	116,000	100,000	100,000	100,000	529,000
	1,676,000	1,822,000	4,568,000	1,750,000	1,750,000	11,566,000
Water & Sewer Improvements						
Utilities Financial Services (710)						
Utilities Financial Services Improvements	15,000	11,000	16,000	5,000	3,000	50,000
Water & Sewer Maintenance (720)						
Water & Sewer Improvements Defined by Study	16,138,000	22,444,000	21,080,000	26,139,000	600,000	86,401,000
Sanitary Sewer Rehabilitation	3,230,000	3,327,000	2,870,000	2,870,000	2,870,000	15,167,000
Water System Rehabilitation/Replacement	2,251,000	2,319,000	2,000,000	2,000,000	2,000,000	10,570,000
Water Tank Improvements	1,126,000	1,000,000	1,000,000	1,000,000	1,000,000	5,126,000
Water & Sewer Relocations - Bond Projects	563,000	580,000	500,000	500,000	500,000	2,643,000
Water & Sewer Impact Fee Cost Sharing	169,000	174,000	150,000	150,000	150,000	793,000
Water Storage and Pump Station Maintenance	113,000	116,000	100,000	100,000	100,000	529,000
	23,605,000	29,971,000	27,716,000	32,764,000	7,223,000	121,279,000
Water & Sewer Services Improvements						
Water & Sewer Maintenance (720)						
Water Meters	929,000	1,000,000	1,000,000	1,000,000	1,000,000	4,929,000
Water & Sewer Building/Office Improvements	58,000	100,000	100,000	100,000	100,000	458,000
Utilities Technology Improvements	28,000	62,000	20,000	146,000	29,000	285,000
Water & Sewer Equipment Expansions	56,000	58,000	50,000	50,000	50,000	264,000
Backflow Prevention Assemblies	56,000	58,000	50,000	50,000	50,000	264,000
Water & Sewer Rate/Operations Study	23,000	23,000	20,000	20,000	20,000	106,000
	1,150,000	1,301,000	1,240,000	1,366,000	1,249,000	6,306,000
Water & Sewer - Total	26,431,000	33,094,000	33,524,000	35,880,000	10,222,000	139,151,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Project Summary

Funding Source / Category / Division	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
5500 - RECYCLING & TRASH COLLECTION:						
<u>Recycling & Trash Collection Improvements</u>						
Recycling & Trash Collection (750)						
RTC - Master Plan Expansion	550,000	600,000	650,000	650,000	650,000	3,100,000
RTC - Compost Site Improvements	150,000	200,000	200,000	200,000	200,000	950,000
RTC - Recycling and Trash Collection Containers	70,000	70,000	90,000	100,000	100,000	430,000
RTC - Rate Study	75,000	0	0	0	100,000	175,000
RTC - Scale House Improvements	20,000	20,000	20,000	20,000	20,000	100,000
RTC - Route Optimization & RFID System	10,000	10,000	20,000	15,000	15,000	70,000
RTC - Technology Equipment Replacements	8,000	5,000	15,000	2,000	9,000	39,000
	883,000	905,000	995,000	987,000	1,094,000	4,864,000
Recycling & Trash Collection - Total	883,000	905,000	995,000	987,000	1,094,000	4,864,000
5550 - AIRPORT:						
<u>Aviation Improvements</u>						
Aviation (760)						
Airport Movement Pavement Rehab	21,000	138,000	360,000	0	0	519,000
Airport T-hangar Rehabilitation	40,000	40,000	40,000	40,000	40,000	200,000
Airport Street Side Improvements	40,000	40,000	40,000	40,000	40,000	200,000
Airport Engineering Consultant Services	20,000	20,000	20,000	20,000	20,000	100,000
Airport Equipment Replacement	19,000	35,000	0	10,000	10,000	74,000
Airport Lighting Improvements	10,000	10,000	10,000	10,000	10,000	50,000
Airport East Side Hangar Development	12,000	0	0	0	0	12,000
	162,000	283,000	470,000	120,000	120,000	1,155,000
Airport - Total	162,000	283,000	470,000	120,000	120,000	1,155,000
9700 - SHOP:						
<u>Facility Improvements</u>						
Fleet Operations (770)						
Fleet Fixed Assets	213,000	0	0	0	0	213,000
Transportation & Fleet Building Improvements	20,000	20,000	20,000	20,000	20,000	100,000
Fleet Management System Upgrade	40,000	0	0	0	0	40,000
	273,000	20,000	20,000	20,000	20,000	353,000
<u>Vehicles & Equipment Improvements</u>						
Fleet Operations (770)						
Fleet - Recycling & Trash Vehicles / Equipment	1,650,000	195,000	655,000	4,815,000	2,018,000	9,333,000
Fleet - Construction Equipment	493,000	1,802,000	1,843,000	521,000	468,000	5,127,000
Fleet - Other Vehicles / Equipment	457,000	1,354,000	904,000	308,000	1,545,000	4,568,000
Fleet - Heavy Utility Vehicles	585,000	405,000	325,000	1,407,000	1,421,000	4,143,000
Fleet - Police / Passenger Vehicles	469,000	173,000	497,000	1,413,000	745,000	3,297,000
Fleet - Tractors / Mowers	154,000	814,000	670,000	484,000	345,000	2,467,000
Fleet - Fire Apparatus	0	803,000	549,000	555,000	555,000	2,462,000
Fleet - Light / Medium Utility Vehicles	461,000	611,000	356,000	351,000	484,000	2,263,000
	4,269,000	6,157,000	5,799,000	9,854,000	7,581,000	33,660,000
Shop - Total	4,542,000	6,177,000	5,819,000	9,874,000	7,601,000	34,013,000
All Funding Sources - Total	\$ 48,767,000	\$ 56,428,000	\$ 57,206,000	\$ 63,764,000	\$ 36,081,000	\$ 262,246,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
2100 - Street Fund	
<u>2100.410.5500 - Street Projects</u>	
Transportation & Fleet Building Improvements (18001): This project is for building and site repairs and energy efficiency updates to Transportation and Fleet Operations buildings and grounds. HVAC, lighting, plumbing, flooring, security improvements, exterior painting, roofing, and other site and facility repairs and maintenance are addressed as needed.	\$ 20,000
2100.410.5500 - Total	<u>20,000</u>
2100 - Street Fund Total	<u><u>\$ 20,000</u></u>
2130 - Parking Fund	
<u>2130.430.9133 - Parking Management Projects</u>	
Parking Lot Improvements and Overlays (06001): This project is to maintain the City's public parking lots. The City currently has twelve public parking lots and three City employee parking lots located in the Downtown Business and Entertainment Districts. The surface lots are asphalt that periodically require general maintenance such as crack seal, seal coat, re-striping, pot hole patching, and bumper block replacement. These lots also require a complete asphalt overlay on a less frequent basis.	25,000
Parking Infrastructure Improvements (18003): This project is to fund lighting, sidewalk, street tree, signage, landscaping, area maintenance, and small equipment purchases necessary to improve the walkability and enhance the overall experience within the downtown parking districts. This project also seeks to improve connectivity from remote parking lots and spaces to core destinations.	20,000
Parking Equipment Replacements (19001): This project is for the continued replacement of parking infrastructure and installation of upgraded equipment as technology continues to evolve. Equipment types include pay stations, single-space smart meters, sensors, license-plate recognition and other enforcement equipment, and signage.	15,000
Parking Deck Improvements (24001): This project is for the ongoing maintenance of the Spring Street Parking Deck, Meadow Street Parking Deck, Town Center Parking Deck, and the new parking deck to be located at Dickson/West. An additional \$50,000 is being requested in 2024 to repair deteriorating portions of the south stairwell in the Spring Street Parking Deck caused by moisture and condensation.	30,000
2130.430.9133 - Total	<u>90,000</u>
2130 - Parking Fund Total	<u><u>\$ 90,000</u></u>
2250 - Parks Development Fund	
<u>2250.520.9255 - Parks Development Capital</u>	
Community Park Improvements (13001): This project provides for renovations and enhancements to community parks based on the new Park System Master Plan. This project also supplements Parks bond projects.	1,000,000
2250.520.9255 - Total	<u>1,000,000</u>
2250 - Parks Development Fund Total	<u><u>\$ 1,000,000</u></u>

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
2300 - Impact Fee Fund	
<u>2300.300.9300 - Fire Impact Fees</u>	
Fire Impact Fee Improvements (07003): The purpose of this project is to accumulate funding for fire projects that are associated with the increase in developments throughout the City. The funding for this project comes from impact fees collected from developments.	110,000
2300.300.9300 - Total	110,000
<u>2300.720.9300 - Water Impact Fees</u>	
Water Impact Fee Improvements (07002): The purpose of this project is to accumulate funding for water projects that are associated with the increase in developments throughout the City. The funding for this project comes from impact fees collected from developments.	464,000
2300.720.9300 - Total	464,000
<u>2300.730.9300 - Wastewater Impact Fees</u>	
Wastewater Impact Fee Improvements (07004): The purpose of this project is to accumulate funding for wastewater projects that are associated with the increase in developments throughout the City. The funding for this project comes from impact fees collected from developments.	348,000
2300.730.9300 - Total	348,000
2300 - Impact Fee Fund Total	\$ 922,000
4470 - Sales Tax Capital Improvements Fund	
<u>4470.060.8900 - Other Capital, Media</u>	
Television Center Equipment (02061): This project is to replace and upgrade equipment at the Television Center. The equipment includes production technology, studio equipment and accessories, lighting, sound, signal processing, telecasting and streaming equipment, file storage, video archiving, field equipment, etc. The Television Center also provides support for the audio-visual needs of the Administration and City Departments/Divisions.	50,000
City Hall A-V Maintenance (18007): This project is for the replacement, repair or reconfiguration of audio-visual equipment in City Hall.	10,000
Digital Signage Implementation (18009): This project is to maintain, improve, and expand digital signage and visual messaging in City facilities. This includes signage service, upgrading or replacing existing displays, adding new display technologies and types, adding new signage locations, and offering interactive displays to better communicate to citizens and staff.	20,000
4470.060.8900 - Total	80,000
<u>4470.080.8080 - Library Improvements</u>	
Library Materials Purchases (02049): FPL collections strive to meet each Fayetteville resident's need for information; to help pursue life- long learning and cultural growth; to provide the means for thoughtful and productive participation by individuals and groups in the affairs of the community, the nation and the world; and to support the educational, governmental, cultural, recreational, and economic activities within the community. The collection size is approximately 390,000 items and is expected to grow by 15% annually with focuses on high demand titles and holds ratio reductions as well as supporting rotating collections in the library's new bookmobile collection.	675,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
Library Technology Equipment Replacements (04004): This project is to provide new and/or upgraded technology infrastructure and services to library staff and patrons. The technology replacement cycle is typically five years or less depending upon utilization.	160,000
Library Welcome Desks Replacement (25001): This project is to replace the Library's welcome desks which are damaged and unsightly.	100,000
4470.080.8080 - Total	935,000
<u>4470.090.8900 - Other Capital, Miscellaneous</u>	
City Clerk Document & Records Management (14003): The purpose of this project is to follow §31.30 of the City's code as well as all state and federal laws related to document retention of archived electronic, paper, or microfilmed records that are located in electronic storage or physical storage. This purpose also encompasses the purchase of hardware like, but not limited to, scanners, software, and creating processes that align with applicable laws.	5,000
Woolsey Homestead Historic Restoration (15008): This project is to reconstruct the Woolsey homestead, surrounding outbuildings, and cemetery back to the 1840's era to allow tours and educational events. The overall project is to create a tourism, educational, and historical preservation component. The property is close to the Woolsey Wet Prairie and trail system.	200,000
Apple (Porter) Warehouse Stabilization/Restoration (20001): This project is to stabilize and maintain the Porter Warehouse building at the corner of West Avenue and Spring Street.	150,000
Green Space Preservation (21016): This project will fund land purchases, conservation easements or other expenditures that would be used to fulfill the mission of the City's natural environment and ecosystems.	100,000
Climate Resiliency (22005): This project will fund implementation of the City's new Climate Action Plan. Funds may be used on projects for Carbon Sequestration & Storage, Climate Equity & Justice, Ecosystem Resilience & Adaptation, Ecosystem Services Improvements, Water Efficiency, Transportation Efficiency, Clean Energy, Energy Efficiency, Urban Heat Mitigation and Land Acquisition.	50,000
City Gym Improvements (24002): This project is to provide ongoing maintenance and purchase equipment and materials for the City Gym.	30,000
Downtown Master Plan (24003): This project will focus on the City's infrastructure investments in the Downtown area - including water, sewer, transportation, parking, green infrastructure and social infrastructure investments. Included in the proposed project scope is a market study, community engagement to develop an updated vision for Downtown, an evaluation of current Downtown infrastructure compared to development goals and requirements, and implementation steps from the citywide Heritage & Historic Preservation Master Plan.	400,000
PD Shooting Range Decommissioning (24004): This project will fund design and construction of lead remediation/stabilization and fill for the old Police Department shooting range near the Happy Hollow Complex. An earthen embankment has been used for many years as the backstop at the PD shooting range. The embankment which is located adjacent to the West Fork of the White River has tested positive for lead contamination.	150,000
4470.090.8900 - Total	1,085,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
<u>4470.140.8900 - Other Capital, Facilities</u>	
Building Improvements (02046): This project is for the maintenance and repair of City facilities. The proposed scope includes repair and replacement of HVAC systems, old or damaged roofs, and repair and maintenance of building exteriors. The project also provides for other improvements such as interior remodels which include painting, lighting upgrades, plumbing fixtures, ceilings, floor coverings, furniture replacement, window replacement/upgrades, and modifications to alarm systems.	631,000
Animal Services Improvements (14002): This project is for the maintenance and repair to the Animal Services building on Happy Hollow Road. Improvements include boiler replacement, drain replacement in the dog room, roof replacement, and the purchase of a generator.	15,000
Building Efficiency Improvements (15009): This project consist of clean energy, energy efficiency, weatherization and water conservation improvements to City properties. It includes clean and renewable energy projects, repair/replacement of inefficient HVAC equipment, lighting upgrades, insulation & window repair/replacement, electric vehicle charging station work and water efficiency projects.	50,000
7-Hills Walker Family Residential Facility (18004): This project is for facilities maintenance of the 7-Hills Walker Family Residential Facility. The repairs and/or replacements include windows, water heaters, lighting and security upgrades, interior finishes, millwork, exterior site improvements.	40,000
ADA Assessment of City-Owned Facilities (21008): This project is to procure the services of an accessibility consultant to perform assessments of City-owned buildings and sites in order to plan and complete any necessary improvements/corrections.	30,000
Downtown Campus Renovations (23003): This project is for the improvements of City buildings in the Downtown area, including roof, HVAC and significant office renovations to provide efficient use of space and future growth.	150,000
4470.140.8900 - Total	916,000
<u>4470.170.8170 - Information Technology Improvements</u>	
Geographic Information System (GIS) (02055): This project is to upgrade and expand the City's Geographic Information Systems (GIS) computer hardware, software, and data collection systems to accommodate growth in the system's applications and user base. This system provides necessary information for the 911 system, the Planning, Engineering, Economic Development, Water & Sewer, and Transportation divisions, and utility projects.	45,000
Local Area Network (LAN) Upgrades (02056): This project is to upgrade and expand the City's Local Area Network (LAN)/Network infrastructure. The LAN is used by every division in the City across thirty locations connecting approximately 900 devices. While most components of the LAN are on a 5 year lifecycle, consideration is given to increases in the system's user base and advances in technology that create a need for hardware and operating system upgrades.	25,000
Technology Equipment Replacements (02057): This project is for the replacement of desktop technology throughout the city, which includes PCs, laptops, scanners, printers, tablets, and miscellaneous desktop technology items that fall under a structured replacement schedule. This project is part of a larger replacement plan that is supported by CIP projects from enterprise funded departments and separate technology CIP's within Police and Fire.	230,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
Telecommunication Systems Upgrades (04001): This project is for telecommunication system upgrades, VOIP telephone handset replacement, VOIP telephone related hardware, and new software that become available for users as well as for additional VOIP licenses needed to support the entire city's VOIP telephone system.	40,000
Fiber Optic Cable (09028): This project will interconnect City owned buildings with fiber and allow for added services such as video surveillance, access control, phones, and computers. This will allow for increased speeds and capacity with less reliance on leasing fiber from internet service providers, further reducing operating expenses.	110,000
Cyber Security (18005): This project is to provide comprehensive cyber security training across the City, helping to mitigate security risk and improve security posture. This holistic approach to cyber security provides internal and external penetration testing to ensure the network is as secure and protected as possible.	30,000
Security Cameras (24005): This project is to expand the City's existing video security camera system into additional parks, trail heads, parking facilities, Drake Field, traffic signals, and water/sewer locations.	25,000
Public Reporting Dashboard (24006): This project is to implement a public data dashboard that would provide a single location for the City to publish reports and performance measures, which will improve access to key information, improve the efficiency of developing public reports, and provide reports to the public that help tell the story of City operations.	36,000
Enterprise Application Improvements (24007): This project will provide funding for additional software licenses, support, and/or professional services to improve functionality for various City systems.	60,000
4470.170.8170 - Total	601,000
<u>4470.200.8200- Police Improvements</u>	
Police Facility Improvements (02047): This project is for major repairs and improvement of Police Department and Central Dispatch facilities, including but not limited to, tower sites, substations, storage, security door lock systems, fueling station and expansion for the police facilities.	25,000
Police Specialized Equipment (02062): This project is to replace various outdated and/or malfunctioning equipment used during police operations. Examples of this equipment include traffic control equipment, e-bicycle replacement, radar units, automated external defibrillators (AED), crisis negotiation equipment, training equipment and other items used in police operations.	37,000
Police Technology Improvements (06002): This is an ongoing project for the replacement of end of life, obsolete or malfunctioning information technology, including network servers and equipment, desktop computers, software, printers, and other peripheral equipment based on the City's Information Technology Division replacement schedule.	66,000
Police Unmarked Vehicle Replacements (06003): This project is to purchase unmarked vehicles that are a necessity for an effective Police Department. The Department utilizes unmarked vehicles for a variety of tasks, including gathering intelligence for investigation of narcotics, theft, vandalism, domestic terrorism, and civil disobedience; conducting pre-raid intelligence for the deployment of the Emergency Response Team; conducting alcohol enforcement patrols; and any activity that must be kept covert to be effective.	140,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
Police Equipment Replacement (11006): This project provides for the replacement of operating equipment within all Police facilities, such as paper shredders, document scanners, uninterrupted power supplies, security/surveillance cameras, etc.	10,000
Police Ballistic Protection Replacement (13011): This project provides funding for the replacement of expired bulletproof ballistic vests for our officers and members of our Emergency Response Team.	168,000
Police Employee Gym (13028): This project is to maintain and add gym equipment to the Police department gym.	10,000
Police Weapon Replacement (15013): This project provides funding for the replacement of end of life weapons used by the Police Department including rifles and handguns and associated accessories.	421,000
Police Marked Vehicle Expansion (16007): This project is to expand the take-home vehicle program. This phase-in project will expand our patrol fleet with one vehicle per year for each year of the Capital Improvements Plan.	83,000
Police K9 Replacement (17005): This project is for the replacement of Police canines that have reached retirement age in the coming years. Police canines are a critical support service to the police department. Canines are used to locate missing persons, articles or narcotics, and track fleeing fugitives.	25,000
Police Radio Replacement (20004): Motorola has issued an "Intent to Cancel" notice for XTS/XTL radios. Parts and warranty will no longer be available for these radios. The Police Department has thirty-three 33 radios which will need to be replaced. Many of these radios will be 15 years old by the time of this project. This will ensure the same equipment is used throughout the department.	400,000
Police Firing Range Improvements (22001): This project provides funds for the annual maintenance and cleaning of the new police department indoor firing range. Maintenance includes a professional range cleaning bi-annually, annual professional cleaning contracts, air filter purchases, and mining of lead.	15,000
Police Public Safety Equipment (22007): This project provides for the replacement of the Police body worn camera (BWC) system, digital mobile video recorder (DMVR), the taser conducted energy weapons, and the interview room video recorder systems for the Police department. BWCs, DMVRs and tasers are an important component to police operations providing transparency of department actions to the public, allowing for review of uses of force, and ensuring accurate evidence collection for prosecution. All components are supplied by Axon in a public safety equipment package.	480,000
4470.200.8200 - Total	1,880,000
<u>4470.300.8300 - Fire Improvements</u>	
Fire Facility Maintenance (02006): This project is for major repairs to existing and future facilities. Repairs include but are not limited to roofing, plumbing or drainage repairs and replacements, remodeling, fencing, driveway replacements, generators, stability assessments, fire escape replacements, and structural repairs	125,000
Fire Apparatus Purchases - Shop Transfer (03019): This project is for the replacement of fire apparatus. The general guideline utilized for replacement of trucks is to serve for 10 years on the front line and five years in the reserve fleet.	980,000
Fire Technology Equipment Replacements (10017): This project will allow for the replacement of systems as they become technologically obsolete or inoperable.	46,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
Firefighting Safety Equipment (16002): This project includes the procurement/replacement of fire apparatus equipment, as well as other life safety equipment such as self-contained breathing apparatus (SCBA) & associated equipment, technical rescue equipment and auto extrication equipment.	105,000
Fire Mobile Radios (21001): This project is to update the existing radio system. Funds will be included for yearly Subscriber Mobile Radio Replacements. Additionally, funds are requested to allow for Radio System Upgrades/System Dispatch and associated equipment as needed.	300,000
4470.300.8300 - Total	1,556,000
<u>4470.410.8410 - Transportation Improvements</u>	
In-House Pavement Improvements (02052): This project provides resources for the systematic overlay of existing streets and includes curb cuts, curb and guttering, pavement striping, and preparation costs for overlays.	2,300,000
Sidewalk Improvements (02053): This project is to improve the connectivity of the sidewalk system by constructing new and repairing existing sidewalks.	1,050,000
Traffic Signal Improvements (02063): This project provides funding for the installation of new traffic signals, upgrades, and replacement of UPS back-up system batteries and reflective sign material mandated by the latest version of the FHWA Manual on Uniform Traffic Control Devices (MUTCD).	150,000
Wireless Traffic Signal Control (15018): This project provides for the implementation of a wireless Ethernet communication system for traffic signals (both data and video).	42,000
4470.410.8410 - Total	3,542,000
<u>4470.520.8520 - Parks & Recreation Improvements</u>	
Forestry and Outreach (22002): This funding is primarily targeted at planting approximately 1,000 new and replacement trees throughout the city annually. Funds will also be used to support plantings, such as supplies, irrigation and watering; and outreach efforts, such as Celebration of the Trees and Invasive Plant Bounty.	250,000
Public Art Commission (24009): This project seeks to enhance the cultural and artistic vibrancy of various public spaces across the community by installing a variety of public art, including sculptures, murals and infrastructure to support performing art. These projects are expected to create a sense of community pride and engagement, as residents will have multiple public artworks to appreciate and enjoy for years to come.	50,000
4470.410.8410 - Total	300,000
<u>4470.521.8520 - Parks Operations Improvements</u>	
Lights of the Ozarks (02001): The Lights of the Ozarks display is a Fayetteville tradition that spans nearly 30 years. Experience Fayetteville helps the City purchase lights each year. This project pays for lift rentals and other electrical supplies needed to install the display each year.	25,000
Parks Safety and ADA (15011): This project covers unexpected safety and/or ADA issues that come up which need to be corrected immediately.	30,000
Natural Resources Management (15012): This project will provide funding for a Natural Resource Management Plan, as well as invasive plant removal, prescribed burns, etc.	50,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
Park Paving Improvements (16004): This project is for the routine maintenance of surfacing repairs, resurfacing treatments, restriping, wheel stops, etc. at the many parking lots within city parks for park and trailhead parking.	125,000
Parks Maintenance and Improvements (24010): These are large scale projects that exceed the funding capabilities of the normal operating budget and need to be addressed to avoid large scale deferred maintenance projects that result in inferior or dilapidated facilities and amenities that will require a total rebuild and major funds to remedy.	350,000
Parks Maintenance Building Improvements (24011): The existing Parks office needs renovations to accommodate Park Operations staff and the efficient use of newly available space vacated by other departments. An outside equipment and dry storage shed is also needed to prolong the life of equipment and store materials and topsoil out of the weather.	150,000
Trash Removal (24012): This project will fund contractors to clean up along the trail system and in the creeks.	300,000
4470.521.8520 - Total	1,030,000
<u>4470.621.8810 - Bridge & Drainage Improvements</u>	
Stormwater Quality Management (02097): This project provides funding for partnerships with Regional Planning for Stormwater Education, USGS water quality monitoring and stream gauges, Beaver Watershed Alliance and Illinois River Watershed Partnership, as well as other water quality needs and stream restorations.	180,000
Other Drainage Improvements (02108): This project is for drainage projects needed to mitigate flooding, repair and upgrade existing systems, cost share with developments when applicable, and for storm drainage materials for use in projects constructed by in-house crews. There is additional funding in 2024 for the Brookbury Stream Restoration.	220,000
Drainage Maintenance (11021): This project will fund drainage projects as needed.	50,000
4470.621.8810 - Total	450,000
<u>4470.800.8820 - Street Improvements</u>	
Cost Share / ROW / Intersection / Street Calming (02116): This project is for developer cost shares to complete street improvements associated with developments. This funding also pays for traffic calming installations per the Traffic Calming Policy and City Council Transportation Committee direction.	100,000
4470.800.8820 - Total	100,000
<u>4470.800.8830 - Trail Improvements</u>	
Trail Development (02016): This program provides funding for the development of paved trails based on the adopted Active Transportation Plan.	1,550,000
4470.800.8830 - Total	1,550,000
<u>4470.800.8900 - Other Capital, Non-Departmental</u>	
Audit Expense (47038): This project is to account for the portion of the audit cost that is allocated to the sales tax capital fund.	12,000
4470.800.8900 - Total	12,000
4470 - Sales Tax Capital Improvements Fund Total	\$ 14,037,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
5400 - Water & Sewer Fund	
<u>5400.720.1840 - Meter Operations Capital</u>	
Water & Sewer Rate/Operations Study (02064): This project is to conduct periodical water and sewer rate studies. A rate study assesses the financial health of the Utilities Department, projects future operating and capital expenses needed to maintain the systems, and projects the future rates for customers that will generate sufficient revenues to cover operating and capital expenses and assure a sufficient level of cash reserves.	23,000
Water Meters (02065): This project is for the replacement of aged water meters, expansion meters for new water service, and for purchasing new meters with technological advancements over the older style meters.	1,000,000
Backflow Prevention Assemblies (02066): This project is for installation/replacement of backflow prevention assemblies at City facilities to meet the requirements of City ordinances and the Arkansas Department of Health regulations, as well as a third-party service to track, store, and report backflow preventer inspection data on approximately 12,000 residential installations.	28,000
Utilities Financial Services Improvements (03038): This project is for various improvements in office hardware, software, communications, computers, safety features, and office configuration for the Utilities Financial Services Division.	11,000
Water & Sewer Equipment Expansions (13019): This project is for the expansion equipment for the Water & Sewer Operations Division. This project is needed in anticipation of adding additional construction crews in the future. It is also needed to adhere to changing technologies within the Water & Sewer profession.	50,000
Utilities Technology Improvements (15019): This project is to upgrade technology in the Utilities Department, including but not limited to desktop devices, field iPads, failing or outdated PCs, printers, and scanners.	12,000
Water & Sewer Building/Office Improvements (15020): This project is for structural maintenance, repair, and improvements of the existing Water & Sewer operations building.	46,000
5400.720.1840 - Total	1,170,000
<u>5400.720.5600 - Capital Water Mains</u>	
Water & Sewer Impact Fee Cost Sharing (04039): This project involves all cases where impact fees are used to cost-share with, and thus supplement, other funding sources to increase capacity in either water distribution, pumping, and storage systems or the wastewater collection and treatment systems.	154,000
Water & Sewer Relocations - Bond Projects (11011): This project is for various water and sewer relocations for street bond and other transportation projects where the street bond fund does not have sufficient funds to cover the utility relocations. Projects are to be paid first from any remaining water/sewer revenue bond funds, if available. If it involves capacity increases, impact fee funds could be used, if available.	580,000
Water System Rehabilitation & Replacement (12009): This project provides for upgrading, replacing, or rehabilitating existing water infrastructure consisting of water storage, pumping, and distribution assets system wide. This project may use Water & Sewer funds, impact fees, and cost shares where appropriate. Additionally, a portion of the project balance will be utilized on rehabilitation and replacement of troubled areas that experience frequent leaks.	1,505,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
Water Tank Improvements (14010): This project is to refurbish the existing water tanks and associated appurtenances as they get older. This ensures water quality and extends the life of the infrastructure.	940,000
Water Storage & Pump Station Maintenance (15021): The system wide water pump stations and grounds require maintenance. This project is used to replace generators and pumps, valves, etc.	100,000
5400.720.5600 - Total	3,279,000
<u>5400.720.5700 - Sewer Mains Construction</u>	
Sanitary Sewer Rehabilitation (02017): This project analyzes, repairs, upgrades, and replaces sewer collection system components to ensure adequate capacity and reduce storm and groundwater flows from entering the system. This project includes replacing, lining, and bursting existing sewer mains and manholes, installing main extensions and relief lines, capacity upgrades, upgrading the system model, purchasing easements, and sanitary sewer evaluation studies.	2,500,000
5400.720.5700 - Total	2,500,000
<u>5400.730.5800 - Wastewater Plant Capital</u>	
Building Improvements - WWTP (02032): This project is for structural maintenance, repair, and replacement of the existing buildings or parts of the buildings at each wastewater treatment facility.	300,000
Upgrade/Replace Lift Stations - WWTP (02068): This project is to maintain the lift stations for the wastewater treatment plants. The stations are exposed to extreme wear conditions and must be upgraded routinely.	300,000
Plant Pumps and Equipment - WWTP (02069): This project allows WWTP personnel to adapt to the needs of the daily plant operation to maintain compliance with effluent discharge standards.	955,000
Phosphorus Standards Management - WWTP (10027): This project supports efforts by the City operating independently or as part of a federal or state grant program to phosphorus or other stream changes that affect water quality, regulations, or wastewater plant discharge requirements.	50,000
Wastewater Treatment/Water Quality Improvements (13018): This project is for stream restoration and similar projects designed to maintain or improve water quality. This also includes maintaining the integrity of the projects previously performed.	96,000
5400.730.5800 - Total	1,701,000
5400 - Water & Sewer Fund Total	\$ 8,650,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
5500 - Recycling & Trash Collection Fund	
<u>5500.750.5080 - Solid Waste Projects</u>	
RTC - Technology Equipment Replacements (02057): This project is for the replacement of failing and outdated personal computers (PCs), printers, and monitors.	5,000
RTC - Master Plan Expansion (18016): This project will support the continued implementation of the Solid Waste Reduction, Diversion, and Recycling Master Plan. This project will also maintain and repair the Transfer Station as required to conduct daily operations in compliance with the ADEQ permit.	600,000
RTC - Scale House Improvements (18017): This project is for improvements to the scale system to weigh vehicles using the transfer station and recycling facilities.	20,000
RTC - Route Optimization & RFID System (19004): This project is for vehicle locator telematics and service verification equipment for all trucks in the fleet.	10,000
RTC - Compost Site Improvements (20006): This project is to maintain, repair and expand the Compost Site as required to conduct daily operations in compliance with the ADEQ permit and to accommodate growth of the city.	200,000
RTC - Compactors & Containers (24013): This project is for the purchase of compactors and open top containers used for the collection and hauling of waste.	70,000
5500.750.5080 - Total	905,000
5500 - Recycling & Trash Collection Fund Total	\$ 905,000
5550 - Airport Fund	
<u>5550.760.3960 - Airport Capital Expense</u>	
Airport Lighting Improvements (15026): This project is to replace the outdated and inefficient lighting in multiple locations at Drake Field, including but not limited to, the tarmac, parking lot, T-hangars, FBO hangar, and roadway lighting.	10,000
Airport Engineering Consultant Services (15029): This project is for Engineering Consultant Services to be utilized through various Federal and State Grant projects.	20,000
Airport Equipment Replacement (18019): This project is for the planned replacement of airport equipment, including the ARFF vehicle, Lav and Water Cart, and a GPU.	35,000
Airport Movement Pavement Rehabilitation (21010): This project will be used to provide funds for the City's match on grants.	138,000
Airport T-Hangar Rehabilitation (21011): This project will be used for a T-hangar Door Rehab and T-hangar Construction. These projects will be a combination of State and Federal Grants.	40,000
Airport Street Side Improvements (24015): This purpose of this project is to improve the public facing side of the airfield to include burying of utilities, sidewalk improvements, updated signage, landscaping and fencing improvements.	40,000
5550.760.3960 - Total	283,000
5550 - Airport Fund Total	\$ 283,000

**City of Fayetteville, Arkansas
2025 Capital Budget**

Project Title & Description	Budgeted 2025
9700 - Shop Fund	
<u>9700.770.1920 - Fleet Capital Improvements</u>	
Fleet - Construction Equipment (02077): This project provides funding to replace construction equipment at the optimum time where the cost to maintain doesn't outweigh the cost to purchase new.	1,694,500
Fleet - Light / Medium Utility Vehicles (02078): This project provides funding to replace light/medium utility vehicles at the optimum time where the cost to maintain doesn't outweigh the cost to purchase new.	816,000
Fleet - Heavy Utility Vehicles (02079): This project provides funding to replace heavy utility vehicles at the optimum time where the cost to maintain doesn't outweigh the cost to purchase new.	535,000
Fleet - Other Vehicles / Equipment (02080): This project provides funding to replace vehicles and equipment not included in the other projects at the optimum time where the cost to maintain doesn't outweigh the cost to purchase new.	472,500
Fleet - Police / Passenger Vehicles (02081): This project provides funding to replace Police and passenger vehicles at the optimum time where the cost to maintain doesn't outweigh the cost to purchase new.	405,500
Fleet - Recycling & Trash Vehicles / Equipment (02082): This project provides funding to replace Recycling and Trash vehicles and equipment at the optimum time where the cost to maintain doesn't outweigh the cost to purchase new.	459,000
Fleet - Tractors / Mowers (02083): This project provides funding to replace tractors and mowers at the optimum time where the cost to maintain doesn't outweigh the cost to purchase new.	304,000
Fleet - Fire Apparatus (02084): This project provides funding to replace fire apparatus at the optimum time where the cost to maintain doesn't outweigh the cost to purchase new.	803,000
Transportation & Fleet Building Improvements (18001): This project is for building and site repairs and energy efficiency updates to Transportation and Fleet Operations buildings and grounds. HVAC, lighting, plumbing, flooring, security improvements, exterior painting, roofing, and other site and facility repairs and maintenance are addressed as needed.	20,000
9700.770.1920 - Total	5,509,500
9700 - Shop Fund Total	\$ 5,509,500
Total Capital Improvements Program	\$ 31,416,500

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
1010 - GENERAL FUND:							
<u>Bridge & Drainage Improvements</u>							
Engineering (621)							
Other Drainage/Bridge Improvements	No effect on operations	0	0	0	0	0	0
Stormwater Quality Management	No effect on operations	0	0	0	0	0	0
Brookbury Stream Restoration	No effect on operations	0	0	0	0	0	0
Facility Improvements		0	0	0	0	0	0
Facilities Management (140)							
<u>Building Improvements</u>							
Building Impr - White Hangar & Old Terminal	No effect on operations	0	0	0	0	0	0
Building Impr - Town Center	No effect on operations	0	0	0	0	0	0
Building Impr - Senior Center	No effect on operations	0	0	0	0	0	0
Downtown Campus Renovation	No effect on operations	0	0	0	0	0	0
Animal Services - Roof Replacement	No effect on operations	0	0	0	0	0	0
Animal Services - Boiler Replacement	No effect on operations	0	0	0	0	0	0
Animal Services - Generator Purchase	No effect on operations	0	0	0	0	0	0
Animal Services - Drains Replacement	No effect on operations	0	0	0	0	0	0
ADA Assessment of City-Owned Facilities	No effect on operations	0	0	0	0	0	0
Fire Improvements		0	0	0	0	0	0
Fire Department (300)							
<u>Fire Apparatus Replacements</u>							
Fire Apparatus Replacements	No effect on operations	0	0	0	0	0	0
Fire Mobile Radios	No effect on operations	0	0	0	0	0	0
Fire Facility Maintenance	No effect on operations	0	0	0	0	0	0
Firefighter Safety Equipment	No effect on operations	0	0	0	0	0	0
Fire Technology Equipment Replacements	No effect on operations	0	0	0	0	0	0
Information Technology Improvements		0	0	0	0	0	0
Information Technology (170)							
<u>Technology Equipment Replacement</u>							
Storage Area Network (SAN)	No effect on operations	0	0	0	0	0	0
Local Area Network (LAN) Upgrades	No effect on operations	0	0	0	0	0	0
Video Security Cameras	No effect on operations	0	0	0	0	0	0
Fiber Optic Cable	No effect on operations	0	0	0	0	0	0
IT Enterprise Application Improvements	No effect on operations	0	0	0	0	0	0
Geographic Information System (GIS)	No effect on operations	0	0	0	0	0	0
Public Reporting Dashboard	No effect on operations	0	0	0	0	0	0
Cyber Security	No effect on operations	0	0	0	0	0	0
Telecommunication Systems Upgrades	Additional 0.5 FTE in 2025; additional staff time to install and support	10,000	44,000	44,000	45,000	15,000	158,000
		10,000	44,000	44,000	45,000	15,000	158,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
<u>Library Improvements</u>							
Library (080)							
Library Materials Purchases	No effect on operations	0	0	0	0	0	0
Library Technology Equipment Replacements	No effect on operations	0	0	0	0	0	0
Library Mountain Street Entrance Improvements	No effect on operations	0	0	0	0	0	0
Library Welcome Desks Replacements	No effect on operations	0	0	0	0	0	0
		0	0	0	0	0	0
<u>Media Services Improvements</u>							
Media Services (060)							
Television Center Equipment	A-V systems, support, equipment, technology, video archiving	4,100	4,100	4,100	4,100	4,100	20,500
Digital Signage Implementation	No effect on operations	0	0	0	0	0	0
City Hall Room AV Maintenance	Signage software/player licenses	9,000	9,000	9,000	9,000	9,000	45,000
		13,100	13,100	13,100	13,100	13,100	65,500
<u>Other Capital Improvements</u>							
Accounting & Audit (131)							
Time and Attendance Software	No effect on operations	0	0	0	0	0	0
Audit Expense	No effect on operations	0	0	0	0	0	0
City Clerk (051)							
City Clerk Document & Records Management	Savings in-house versus third party services	(148,580)	(148,580)	(148,580)	(148,580)	(148,580)	(742,900)
Facilities Management (140)							
Woolsey Homestead Historic Restoration	No effect on operations	0	0	0	0	0	0
Apple (Porter) Warehouse Restoration	No effect on operations	0	0	0	0	0	0
7-Hills Walker Family Residential Facility	No effect on operations	0	0	0	0	0	0
Human Resources (120)							
City Gym Improvements	No effect on operations	0	0	0	0	0	0
Long Range Planning (634)							
Downtown Master Plan	No effect on operations	0	0	0	0	0	0
Miscellaneous (090)							
Green Space Preservation	No effect on operations	0	0	0	0	0	0
Sustainability & Resilience (631)							
Building Efficiency Improvements	Reduced utility and maintenance costs	(50,000)	(60,000)	(70,000)	(80,000)	(90,000)	(350,000)
Climate Resiliency	No effect on operations	0	0	0	0	0	0
PD Shooting Range Decommissioning	No effect on operations	0	0	0	0	0	0
		(198,580)	(208,580)	(218,580)	(228,580)	(238,580)	(1,092,900)
<u>Parks & Recreation Improvements</u>							
Parks & Recreation (520)							
Forestry and Outreach	No effect on operations	0	0	0	0	0	0
Public Art Commission	No effect on operations	0	0	0	0	0	0
Cultural Planning and Creative Placemaking	No effect on operations	0	0	0	0	0	0
Aquatic Facility Feasibility Study	No effect on operations	0	0	0	0	0	0
Arts & Culture Equipment and Infrastructure	No effect on operations	0	0	0	0	0	0

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
Parks Operations (521)							
Parks Maintenance and Improvements	No effect on operations	0	0	0	0	0	0
Trash Removal - Unsanctioned Camps	No effect on operations	0	0	0	0	0	0
Artificial Turf Improvements	No effect on operations	0	0	0	0	0	0
Parks Maintenance Office & Shop Renovation	No effect on operations	0	0	0	0	0	0
Parks Paving Improvements	No effect on operations	0	0	0	0	0	0
Playground Improvements	No effect on operations	0	0	0	0	0	0
Natural Resources Management	No effect on operations	0	0	0	0	0	0
Parks Safety and ADA	No effect on operations	0	0	0	0	0	0
Lights of the Ozarks	No effect on operations	0	0	0	0	0	0
Police Improvements							
Police (200)							
Police Public Safety Equipment	No effect on operations	0	0	0	0	0	0
Police Radio Replacement	No effect on operations	0	0	0	0	0	0
Police Technology Improvements	No effect on operations	0	0	0	0	0	0
Police Unmarked Vehicle Replacements	No effect on operations	0	0	0	0	0	0
Police Weapons Replacement	No effect on operations	0	0	0	0	0	0
Police Ballistic Protection Replacement	No effect on operations	0	0	0	0	0	0
Police Marked Vehicle Expansion	Software and license fees	0	19,500	19,500	19,500	19,500	78,000
Citywide Radio System Replacement	No effect on operations	0	0	0	0	0	0
Police Facility Improvements	No effect on operations	0	0	0	0	0	0
Police Specialized Equipment	No effect on operations	0	0	0	0	0	0
Police Firing Range Improvements	No effect on operations	0	0	0	0	0	0
Police K9 Replacement	Additional motorpool charges	5,920	11,840	17,760	23,680	29,600	88,800
Police Equipment Replacement	No effect on operations	0	0	0	0	0	0
Police Employee Gym Equipment	No effect on operations	0	0	0	0	0	0
Central Dispatch Improvements	No effect on operations	0	0	0	0	0	0
		5,920	31,340	37,260	43,180	49,100	166,800
Street Improvements							
Engineering (621)							
Cost Share / ROW / Intersection / Street Calming	No effect on operations	0	0	0	0	0	0
Trail Improvements							
Transportation Services (410)							
Trail Development	Increased utility and maintenance costs	50,000	55,000	60,000	65,000	70,000	300,000
		50,000	55,000	60,000	65,000	70,000	300,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
Transportation Improvements							
Transportation Services (410)							
In-House Pavement Improvements	Increased maintenance costs	1,910,000	1,961,000	2,025,000	2,092,000	2,161,000	10,149,000
Sidewalk Improvements	Increased maintenance costs	540,000	557,000	574,000	592,000	611,000	2,874,000
Traffic Signal Improvements	Increased utility and maintenance costs	785,600	809,600	834,200	861,900	886,600	4,177,900
Drainage Maintenance	No effect on operations	0	0	0	0	0	0
Wireless Traffic Signal Control	No effect on operations	0	0	0	0	0	0
		3,235,600	3,327,600	3,433,200	3,545,900	3,658,600	17,200,900
General Fund - Total		3,116,040	3,262,460	3,368,980	3,483,600	3,567,220	16,798,300
2100 - STREET:							
Transportation Improvements							
Transportation (410)							
Transportation/Fleet Building Improvements	No effect on operations	0	0	0	0	0	0
		0	0	0	0	0	0
Street - Total		0	0	0	0	0	0
2130 - PARKING:							
Parking Improvements							
Parking Management (430)							
Parking Deck Improvements	No effect on operations	0	0	0	0	0	0
Parking Lot Improvements and Overlays	No effect on operations	0	0	0	0	0	0
Parking Infrastructure Improvements	No effect on operations	0	0	0	0	0	0
Parking Equipment Replacements	No effect on operations	0	0	0	0	0	0
		0	0	0	0	0	0
Parking - Total		0	0	0	0	0	0
2250 - PARKS DEVELOPMENT:							
Parks & Recreation Improvements							
Parks & Recreation (520)							
Community Park Improvements	Additions to Underwood and Gulley parks; additional 0.5 FTE in 2025 and 2027	0	20,000	20,000	35,000	35,000	110,000
Neighborhood Park Development	Owl Creek and Stone Mountain park improvements	0	10,000	0	5,000	0	15,000
Regional Park Development	Increased utility costs due to additional soccer field an	6,500	6,500	6,500	6,500	6,500	32,500
Nature Park/Conservation Area Improvements	No effect on operations	0	0	0	0	0	0
		6,500	36,500	26,500	46,500	41,500	157,500
Parks Development - Total		6,500	36,500	26,500	46,500	41,500	157,500

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
2300 - IMPACT FEE:							
<u>Fire Improvements</u>							
Fire Department (300)							
Fire Impact Fee Improvements	No effect on operations	0	0	0	0	0	0
		0	0	0	0	0	0
<u>Water & Sewer Improvements</u>							
Utilities Director (700)							
Water Impact Fee Improvements	No effect on operations	0	0	0	0	0	0
Wastewater Impact Fee Improvements	No effect on operations	0	0	0	0	0	0
		0	0	0	0	0	0
		0	0	0	0	0	0
Impact Fee - Total		0	0	0	0	0	0
5400 - WATER & SEWER:							
<u>Wastewater Treatment Improvements</u>							
Utilities Director (700)							
Phosphorus Standards Management	No effect on operations	0	0	0	0	0	0
Wastewater Treatment Plant (730)							
WWTP Plant Pumps and Equipment	No effect on operations	0	0	0	0	0	0
WWTP Building Improvements	No effect on operations	0	0	0	0	0	0
WWTP Upgrade and Replace Lift Stations	No effect on operations	0	0	0	0	0	0
Wastewater Treatment/Water Quality Improvements	No effect on operations	0	0	0	0	0	0
		0	0	0	0	0	0
		0	0	0	0	0	0
<u>Water & Sewer Improvements</u>							
Utilities Financial Services (710)							
Utilities Financial Services Improvements	No effect on operations	0	0	0	0	0	0
Water & Sewer Maintenance (720)							
Water & Sewer Improvements Defined by Study	No effect on operations	0	0	0	0	0	0
Sanitary Sewer Rehabilitation	No effect on operations	0	0	0	0	0	0
Water System Rehabilitation/Replacement	No effect on operations	0	0	0	0	0	0
Water Tank Improvements	No effect on operations	0	0	0	0	0	0
Water & Sewer Relocations - Bond Projects	No effect on operations	0	0	0	0	0	0
Water & Sewer Impact Fee Cost Sharing	No effect on operations	0	0	0	0	0	0
Water Storage and Pump Station Maintenance	No effect on operations	0	0	0	0	0	0
		0	0	0	0	0	0

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
Water & Sewer Services Improvements							
Water & Sewer Maintenance (720)							
Water Meters	No effect on operations	0	0	0	0	0	0
Water & Sewer Building/Office Improvements	No effect on operations	0	0	0	0	0	0
Utilities Technology Improvements	No effect on operations	0	0	0	0	0	0
Water & Sewer Equipment Expansions	No effect on operations	0	0	0	0	0	0
Backflow Prevention Assemblies	No effect on operations	0	0	0	0	0	0
Water & Sewer Rate/Operations Study	No effect on operations	0	0	0	0	0	0
Water & Sewer - Total							
		0	0	0	0	0	0
5500 - RECYCLING & TRASH COLLECTION:							
Recycling & Trash Collection Improvements							
Recycling & Trash Collection (750)							
RTC - Master Plan Expansion		73,220	154,326	240,629	339,694	448,950	1,256,820
RTC - Compost Site Improvements	No effect on operations	0	0	0	0	0	0
RTC - Recycling and Trash Collection Containers	No effect on operations	0	0	0	0	0	0
RTC - Rate Study	No effect on operations	0	0	0	0	0	0
RTC - Scale House Improvements	No effect on operations	0	0	0	0	0	0
RTC - Route Optimization & RFID System	No effect on operations	0	0	0	0	0	0
RTC - Technology Equipment Replacements	No effect on operations	0	0	0	0	0	0
		73,220	154,326	240,629	339,694	448,950	1,256,820
Recycling & Trash Collection - Total							
		73,220	154,326	240,629	339,694	448,950	1,256,820
5550 - AIRPORT:							
Aviation Improvements							
Aviation (760)							
Airport Movement Pavement Rehab	No effect on operations	0	0	0	0	0	0
Airport T-hangar Rehabilitation	No effect on operations	0	0	0	0	0	0
Airport Street Side Improvements	No effect on operations	0	0	0	0	0	0
Airport Engineering Consultant Services	No effect on operations	0	0	0	0	0	0
Airport Equipment Replacement	No effect on operations	0	0	0	0	0	0
Airport Lighting Improvements	No effect on operations	0	0	0	0	0	0
Airport East Side Hangar Development	No effect on operations	0	0	0	0	0	0
Airport - Total							
		0	0	0	0	0	0

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM
Operating Impacts

Funding Source / Category / Division	Description of Operating Impact	Projected 2024	Projected 2025	Projected 2026	Projected 2027	Projected 2028	Total 2024-2028
9700 - SHOP:							
<u>Facility Improvements</u>							
Fleet Operations (770)							
Fleet Fixed Assets	No effect on operations	0	0	0	0	0	0
Transportation & Fleet Building Improvements	No effect on operations	0	0	0	0	0	0
Fleet Management System Upgrade	No effect on operations	0	0	0	0	0	0
		0	0	0	0	0	0
<u>Vehicles & Equipment Improvements</u>							
Fleet Operations (770)							
Fleet - Recycling & Trash Vehicles / Equipment	No effect on operations	0	0	0	0	0	0
Fleet - Construction Equipment	No effect on operations	0	0	0	0	0	0
Fleet - Other Vehicles / Equipment	No effect on operations	0	0	0	0	0	0
Fleet - Heavy Utility Vehicles	No effect on operations	0	0	0	0	0	0
Fleet - Police / Passenger Vehicles	No effect on operations	0	0	0	0	0	0
Fleet - Tractors / Mowers	No effect on operations	0	0	0	0	0	0
Fleet - Fire Apparatus	No effect on operations	0	0	0	0	0	0
Fleet - Light / Medium Utility Vehicles	No effect on operations	0	0	0	0	0	0
		0	0	0	0	0	0
		0	0	0	0	0	0
Shop - Total		0	0	0	0	0	0
All Funding Sources - Total		3,195,760	3,453,286	3,636,109	3,869,794	4,057,670	18,212,620

City of Fayetteville's Debt Position

The City of Fayetteville has established a practice and policy of paying for all capital projects and capital improvements on a pay-as-you-go basis using current revenues, whenever possible. If a project or improvement is of sufficient size and need that it cannot be financed with current revenues, long-term debt will be considered. The basis for this policy is that the City's commitment to infrastructure improvement and maintenance will be continued. The City also considers the cost versus the benefits of debt financing. A recommendation is made only when the benefits outweigh the costs. The City's debt policy also states that the City will attempt to refinance outstanding debt if a determination is made that the City will benefit by reduced interest expense over the remaining life of the bonds.

Like most municipalities, the City of Fayetteville borrows funds primarily through tax exempt municipal bonds. The City carefully analyzes each proposed bond issue to determine the need for the improvement, its useful life, and current and future revenues available to provide debt service. Existing debt service requires resources from both general governmental resources and enterprise fund resources.

Bond Ratings

The City's debt policy states that communications will be maintained with the bond rating agencies and that the City will continue to strive for improvements in the City's bond rating. Such communications are normally very important because usually, the higher rating a city has the lower the interest rate that must be paid. As such, the City will periodically confer with the rating agencies to update them on the financial status of the City.

The following schedule briefly describes the ratings provided by Standard & Poor for municipal bonds.

<u>Ratings</u>	<u>Description</u>
AAA	Best quality, extremely strong capacity to pay principal and interest.
AA	High quality, very strong capacity to pay principal and interest.
A	Upper medium quality, and strong capacity to pay principal and interest.
BBB	Medium grade quality, adequate capacity to pay principal and interest.
BB and Lower	Speculative quality, low capacity to pay principal and interest.

Description of Outstanding Bonds

Special Obligation Bonds

Property Tax Increment Interest Accretion Bonds (Highway 71 East Square Redevelopment District No. 1 Project), Series 2005 (Not Rated): The bonds are special obligations of the City payable solely from the Property Tax Increment of the District and monies in the funds and accounts established under the indenture. The proceeds of the bonds were issued for the purpose of financing the costs of acquisition of certain real property within the City, the demolition of existing structures thereon, site preparation in connection therewith and the construction of sidewalk and crosswalk improvements. The original issue amount was \$3,725,000.

Sales and Use Tax Capital Improvement and Refunding Bonds, Series 2019A (AA-): The bonds are special obligations payable solely from and secured by a pledge of the receipts of a special, city-wide sales and use tax at the rate of one percent (1.00%). The proceeds of the bonds are for the purpose of defeasing and redeeming certain outstanding indebtedness of the City secured by sales and use taxes; financing all or a portion of the costs of certain street improvements, trail system improvements, drainage improvements, parks system improvements, City facilities improvements, arts corridor improvements, police facilities improvements and firefighting facilities improvements. The original issue amount was \$124,425,000.

Sales and Use Tax Capital Improvement Bonds, Series 2022 (AA-): The bonds are special obligations payable solely from and secured by a pledge of the receipts of a special, city-wide sales and use tax at the rate of one percent (1.00%). The proceeds of the bonds are for the purpose of defeasing and redeeming certain outstanding indebtedness of the City secured by sales and use taxes; financing all or a portion of the costs of certain street improvements, trail system improvements, drainage improvements, parks system improvements, City facilities improvements, arts corridor improvements, and firefighting facilities improvements. The original issue amount was \$74,340,000.

Sales and Use Tax Capital Improvement Bonds, Series 2024 (AA-): The bonds are special obligations payable solely from and secured by a pledge of the receipts of a special, city-wide sales and use tax at the rate of one percent (1.00%). The proceeds of the bonds are for the purpose of financing all or a portion of the costs of certain street improvements and parks system improvements. The original issue amount was \$15,000,000.

Arkansas Ad Valorem Tax Library Expansion Bonds, Series 2017 (A): The Series 2017 Bonds are special limited tax obligations of the City secured by and payable solely from receipts of the Library Property Tax and the Special Tax Collections. The City will levy the Library Tax at the rate of one and two-tenths (1.20) mill (.0012) for collection in 2017 and continuously in each year thereafter until the debt is extinguished. The purpose of this bond issue was to expand and renovate the Fayetteville Public Library. The Series 2017 Bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restriction. The issuance of the Series 2017 Bonds shall not directly, indirectly or contingently obligate the City to levy or pledge any taxes whatsoever or to make any appropriation for the payment of the Series 2017 Bonds, except as described herein with respect to the Tax Receipts. The original issue amount was \$26,500,000.

Revenue Bonds

Parking Revenue Improvement Bonds, Series 2012 (Not Rated): The bonds are payable solely from the net parking revenues. The bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restriction. The issuance of the Series 2012 Bonds shall not directly, indirectly or contingently obligate the City to levy or pledge any taxes whatsoever or to make any appropriation for the payment of the Series 2012 Bonds. The original issue amount was \$6,220,000.

Description of Outstanding Bonds

Hotel, Motel & Restaurant Gross Receipts Tax and Tourism Revenue Capital Improvement and Refunding Bonds, Series 2014 (A+): These bonds are special obligations of the City and were issued for the purpose of paying a portion of the costs of redeeming all of the outstanding Hotel & Restaurant Gross Receipts Tax Refunding Bonds, Series 2003 Bonds, paying a portion of the costs of expanding and renovating the Walton Arts Center and paying a portion of the costs of acquiring, constructing and equipping a regional park within the City. The bonds are payable solely from amounts received by the City from a 1% Hotel & Restaurant Gross Receipts tax. The original issue amount was \$10,980,000.

City of Fayetteville, Arkansas
Bonds Outstanding
December 31, 2024

Description	Outstanding			
	Bond Issue	Due Dates	Interest Rates	Principal Outstanding
<u>Special Obligation Bonds</u>				
Tax Increment Interest Accretion Bonds	2005	2006-2029	6.500%	\$ 1,796,160 *
Sales and Use Tax Capital Improvement and Refunding Bonds, Series 2019A	2019	2020-2035	1.60-5.00%	17,470,000
Sales and Use Tax Capital Improvement Bonds, Series 2022	2022	2022-2032	1.30-2.875%	63,505,000
Sales and Use Tax Capital Improvement Bonds, Series 2024	2024	2024-2033	3.2500%	15,000,000
Arkansas Ad Valorem Library Expansion Tax Bonds, Series 2017	2017	2018-2047	0.9-3.46%	17,505,000
				<u>115,276,160</u>
<u>Revenue Bonds</u>				
Parking Revenue Improvement Bonds, Series 2012	2012	2013-2037	2.00-3.63%	3,950,000
HMR Tax Bonds 2014 Debt Service Series 2014	2014	2015-2039	2.00-5.00%	7,705,000
				<u>11,655,000</u>
				<u>\$ 126,931,160</u>

*The accreted value at December 31, 2024 was \$6.3M.

City of Fayetteville, Arkansas
2025 Debt Service Payment Schedule

Description	Bond Issue	Payment Due		
		Principal	Interest	Total
Special Obligation Bonds				
Sales and Use Tax Capital Improvement and Refunding Bonds, Series 2019A	2019	\$ 7,510,000	\$ 981,050	\$ 8,491,050
Sales and Use Tax Capital Improvement Bonds, Series 2022	2022	5,175,000	1,923,514	7,098,514
Sales and Use Tax Capital Improvement Bonds, Series 2024	2024	0	509,167	509,167
Arkansas Ad Valorem Library Expansion Tax Bonds, Series 2017	2017	635,000	621,630	1,256,630
		<u>13,320,000</u>	<u>4,035,361</u>	<u>17,355,361</u>
Revenue Bonds				
Parking Revenue Improvement Bonds, Series 2012	2012	250,000	126,050	376,050
HMR Tax Bonds 2014 Debt Service Series 2014	2014	380,000	321,788	701,788
		<u>630,000</u>	<u>447,838</u>	<u>1,077,838</u>
		\$ 13,950,000	\$ 4,483,199	\$ 18,433,199

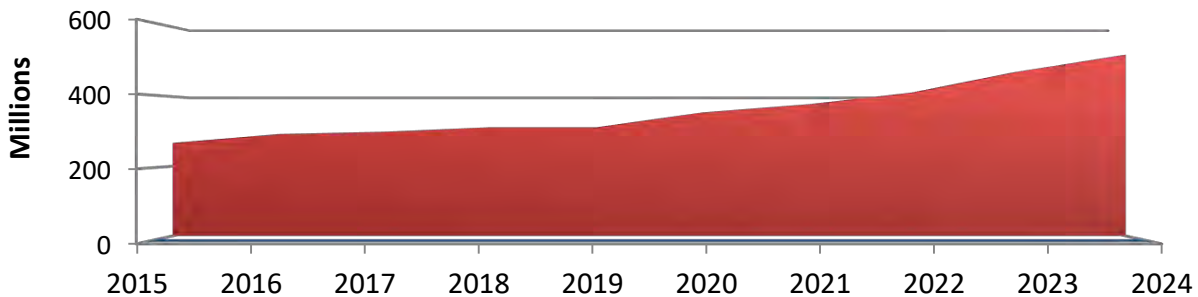
City of Fayetteville, Arkansas
Computation of Legal Debt Margin
December 31, 2024

General Obligation Debt Limit

Debt margin is a calculation based on the assessed value of property located within the City limits. The debt limit is established by state statute and is limited to 20% of assessed value.

2024 Assessed Value		\$ 2,602,102,979 *
Debt Limit - 20% of Assessed Value		520,420,596
General Obligation Bonds Payable	\$ -	
Less: Debt Service Fund	-	
Total Debt Applicable to Debt Limit	-	
Legal Debt Margin		\$ 520,420,596

**Debt Applicable to Debt Limit
10 Year History**



Enterprise Fund Debt Limit (Revenue Bond Debt)

Enterprise fund debt is established by the cash flow for each enterprise fund. For example, the Water & Sewer Fund must be able to generate sufficient cash flows to meet normal operating and capital, as well as provide sufficient resources to meet the annual debt service requirements. Prior to issuing enterprise fund bonds, an analysis of current revenues and expenses is conducted to determine the revenues required to support a bond issue.

Special Obligation Bond Debt Limit

Special obligation bond debt is limited by the maximum amount the special source (such as sales tax) can generate within terms of bond covenants.

** Note: The assessed value does not include City utilities.*

City of Fayetteville, Arkansas
Total Debt to Maturity Schedule - All Funds
December 31, 2024

Total Principal Amount Outstanding						
Maturity Year	Beginning Balance	Additions	Reductions	Ending Balance	Interest	Annual Debt Requirement
2025	\$ 126,931,160	\$ 0	\$ 13,950,000	\$ 112,981,160	\$ 4,483,199	\$ 18,433,199
2026	112,981,160	0	14,575,000	98,406,160	3,841,074	18,416,074
2027	98,406,160	0	9,035,000	89,371,160	3,188,328	12,223,328
2028	89,371,160	0	7,140,000	82,231,160	2,802,223	9,942,223
2029	82,231,160	0	9,141,160	73,090,000	7,112,313 *	16,253,473
2030	73,090,000	0	7,585,000	65,505,000	2,415,736	10,000,736
2031	65,505,000	0	15,565,000	49,940,000	2,209,042	17,774,042
2032	49,940,000	0	17,250,000	32,690,000	1,697,229	18,947,229
2033	32,690,000	0	16,705,000	15,985,000	1,136,443	17,841,443
2034	15,985,000	0	1,775,000	14,210,000	610,661	2,385,661
2035	14,210,000	0	1,855,000	12,355,000	570,677	2,425,677
2036	12,355,000	0	1,925,000	10,430,000	536,052	2,461,052
2037	10,430,000	0	2,000,000	8,430,000	407,523	2,407,523
2038	8,430,000	0	1,690,000	6,740,000	284,493	1,974,493
2039	6,740,000	0	1,750,000	4,990,000	260,117	2,010,117
2040	4,990,000	0	1,115,000	3,875,000	234,805	1,349,805
2041	3,875,000	0	1,150,000	2,725,000	234,805	1,384,805
2042	2,725,000	0	1,190,000	1,535,000	140,811	1,330,811
2043	1,535,000	0	1,230,000	305,000	46,818	1,276,818
2044	305,000	0	305,000	0	46,818	351,818
	<u>\$ 126,931,160</u>	<u>\$ 0</u>	<u>\$ 126,931,160</u>	<u>\$ 0</u>	<u>\$ 32,259,165</u>	<u>\$ 159,190,325</u>

* Assumes maximum exposure if no TIF bonds are redeemed until final maturity. Actual TIF bonds redeemed will be determined by the amount of tax collections and TIF bonds tendered pursuant to the TIF Bond Tender Offer redemption program.

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Mayor's Administration

Division Overview

The Mayor is the elected Chief Executive Officer for the City of Fayetteville and is the presiding officer for the City Council. As Chief Executive Officer of the City, the Mayor has a statutory duty to oversee the enforcement of City policies, ordinances, administrative rules and state laws, as well as direct City offices and employees to discharge their duties. The Mayor accomplishes this task by providing and maintaining an open door policy for residents, business interests, and other interest parties to discuss City policies, concerns and requests.

Chief of Staff

Division Overview

This division is responsible for the management of the divisions that comprise the Operations Department. This program directs and manages these divisions in a manner that will minimize operational costs and provide excellent service to the customers of the department, which include the citizens of the community and internal City departments/divisions. This division is also responsible for the emergency management of significant emergency events that take place within the City of Fayetteville and manages those events to best utilize resources available, minimize risk to citizens, and ensure a fast response to hazards that impact the City.

Communications & Marketing

Division Overview

This division reports to the Chief of Staff and is the primary point-of-contact for dissemination of public information concerning City activities, programs, and special events and serves as the overall clearinghouse for public information to be provided to the City Council, press, and public. This division maintains the websites (internet and intranet) and the City's social media channels. The director is public policy advisor to the Mayor, develops working relationships that facilitate and promote the City's legislative agenda, and oversees the operations of the Division of Media Services.

City Attorney

Division Overview

This division provides general legal advice, drafts of ordinances, resolutions, contracts, and special services to the City Council, Mayor, Planning Commission, and Board of Adjustments, as well as City departments and staff. This office also represents the City in land condemnation and other civil cases in State and Federal courts and in appeals to State and Federal appellate courts.

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

City Prosecutor

Division Overview

This office investigates, prepares, and prosecutes cases set for court in District and Circuit courts and takes complaints, which results with a warning letter, issuing a prosecutor subpoena, filing a warrant, or closing the case. The City Prosecutor deals with all misdemeanor crimes as well as City Code violations, which occur within the Fayetteville city limits. The hot check program assists Fayetteville merchants and citizens in regaining lost revenue due to receiving checks returned by financial institutions for insufficient balance or account closed status (hot checks).

FY2024 Highlights & Accomplishments

1. Continued operating the Fingerprint collection equipment for Fayetteville District Court.
2. Collected victim restitution in the amount of \$ 12,173.16 by end of July 2024.
3. Collected delinquent HRM taxes in the amount of \$ 226,700.53 by end of June 2024.

FY2025 Objectives

1. Continue operating the Fingerprint collection equipment for Fayetteville District Court.

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Complaints	618	575	650	650
2. Code Complaints	264	200	275	325
3. Circuit Court Cases	11	20	20	20
4. Trials - District & Circuit Courts	51	50	50	50
5. Warrant Charges	369	400	400	400
6. Nonwarrant Charges	7,696	7200	8,500	8500
7. DWIs	1,356	1,450	1,375	1,375
8. Batteries - Domestic & Regular	438	400	400	400
9. Other Domestic Cases	164	200	200	200

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Fayetteville District Court

Division Overview

The District Judge is an elected position responsible for the adjudication of all criminal and civil cases. This division provides a forum for the prompt resolution of cases filed. The criminal program is responsible for processing all criminal and traffic violations filed by area law enforcement agencies. The small claims and civil program provides a forum for citizens to file lawsuits to recover money or property valued at \$25,000 or less. The Court Services Officer is responsible for all public service related programs, court security and issuance of all criminal commitments.

FY2024 Highlights & Accomplishments

1. Small claims and Civil cases continue to decline in that department. Criminal cases continue to increase in 2024 and the court expects the same in 2025.

FY2025 Objectives

1. Return the court to full staff to handle increase in case load and work on collections.

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Criminal Cases Filed	16,065	13,000	15,056	18,500
2. Civil Cases Filed	636	500	616	650
3. Criminal Cases Disposed of	14,784	16,600	17,728	19,200
4. Criminal Trial Settings	7,200	9,600	10,800	12,056
5. Fines/Costs Assessed	\$3,391,662	\$3,500,000	\$3,870,200	\$3,950,000
6. Fines/Costs Collected	\$1,555,156	\$1,750,000	\$1,115,350	\$1,505,250
7. Public Services Completed	2,580	3,200	3,250	3,322
8. Value of Public Services Completed	\$38,700	\$48,000	\$48,750	\$49,830

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Economic Development

Division Overview

This division assists the Mayor, City Council, Chief of Staff, Department Directors, Division Heads, and staff in the execution and implementation of the City's guiding economic plan. As the City's economic development arm, the division manages the City's Entrepreneurship & Innovation services contract and functions as a liaison between the City and small businesses, employers, workers, and other community stakeholders. The division's core service areas include industry recruitment, retention, and expansion; workforce development and job skills training; and community development. This includes an emphasis on supporting Fayetteville's small business community, workforce development programming for residents who face persistent barriers, and growth concept oriented development. The division likewise supports the development of stable care networks and affordable housing opportunities and has begun working on childcare initiatives.

FY2024 Highlights & Accomplishments

1. Coordinated with multiple Community Housing and Development Organizations to explore affordable housing development or preservation projects for utilization of the City's HUD HOME funding.
2. Delivered the staff-developed Economic Vitality Master Plan to the Fayetteville City Council.
3. Developed and published a new Request for Proposals for entrepreneurial support services in order to maintain City-funded small business resources.
4. Completed standard operating procedures for all municipal economic vitality activities to ensure department continuity and consistent service delivery.

FY2025 Objectives

1. Begin implementation of the Economic Vitality Master Plan's Small Business, Workforce Development, and Community Development initiatives.
2. Incorporate workforce development and economic equity/mobility special projects into the department's BAU activities, including expansion of job training opportunities for municipal employment.
3. Pro-actively recruit and project manage housing, mixed-use development, and business projects with an emphasis on supporting the transformational 71B Corridor Plan.

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Net New Businesses Opened within Targeted Industry Sectors	207	250	225	200
2. Net New Jobs created within Targeted Industry Sectors	700	500	750	500
3. New Retail/Service establishments	99	100	100	125
4. Inquiries from prospective companies	83	100	75	100
5. Number of Businesses licensed	3,900	4,100	4,150	4,250
6. Number of employment projects	50	60	50	25
7. Number of business retention and expansion projects	80	50	113	50
8. Number of businesses, residents, and brokers assisted	225	250	410	250
9. Number of partner referrals made for residents and businesses	82	75	140	100

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Media Services

Division Overview

This division operates the Fayetteville Government Channel (FGC), the Fayetteville Public Access Channel (FPTV) and the Fayetteville Education Channel. The City Television Center is equipped, maintained and configured with technologies suited for government, public access and education (PEG) television, video production and public training. This division also supports City Administration with internal and external media creation.

FY2024 Highlights & Accomplishments

1. Television Center internal server storage system reconfiguration & upgrade
2. New Annex building public meeting room A/V installation
3. Television Center studio camera update

FY2025 Objectives

1. City Hall Room 219 Room and A/V update/reconfiguration (postponed from 2024)
2. City Hall 1st Floor new public meeting room A/V installation

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. FGC Meetings Recorded	342	405	411	400
2. FGC Total Program Hours	485	360	345	350
3. FPTV Class Participations	338	305	280	275
4. FPTV Internal Produced Programs	903	915	1,006	945
5. FPTV External Produced Programs	875	890	974	910

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

Internal Audit

Division Overview

This division assists the Mayor, City Council, Department Directors, Division Heads, and staff in realizing a satisfactory operation to safeguard the resources and assets of the City. The Internal Auditor objectively reviews and appraises accounting and operating records and internal controls throughout the City, reports exceptions noted, and recommends practical and economic corrective actions to be taken. This program provides an independent evaluation of City activities in order to promote economy, effectiveness, and efficiency in the City by using sound management principles and by maintaining a high level of public trust and confidence in the City's staff and public officials to deliver desired and needed services.

FY2024 Highlights & Accomplishments

1. Reviewed 2023 Financial statements
2. Assisted with grant subrecipient monitoring
3. Completed the 2024 Audit Plan as approved by the Audit Committee
4. Assisted with implementation of new GASB reporting requirements

FY2025 Objectives

1. Review 2024 Financial statements
2. Assist with grant subrecipient monitoring
3. Complete the 2025 Audit Plan as approved by the Audit Committee
4. Assist with implementation of new GASB reporting requirements

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<i>Performance Measures</i>				
1. Performance Audits	3	4	4	4
2. Special Projects	17	15	15	15
3. Audit Committee Meetings	3	3	3	3

City of Fayetteville, Arkansas
General Government & Miscellaneous Activity
Division Overviews and Performance Measures

City Clerk/Treasurer

Division Overview

This division maintains the official records and public documents of the City. It also provides support for the City Council by preparing agendas and creating the minutes for the meetings. The City Clerk's Office maintains the City's Code of Ordinances, works in cooperation with the Washington County Election Commission in planning elections, and is responsible for the document retention schedule policy and procedures. This division maintains the City's Boards and Committees, schedules meetings for City rooms, and maintains a 12-month calendar of those meetings. The City Clerk also serves on the Policemen's Pension & Relief Board of Trustees, attends the meetings, prepares the agendas and correspondence, and records and creates the minutes for the meetings.

FY2024 Highlights & Accomplishments

1. Increased training/certifications of team members to stay updated with federal and state laws
2. Utilized 1 on 1 meetings to accurately evaluate team members and processes within the office
3. Focused on teamwork, comradery and correct utilization of technology to create transparency
4. Adaptation of team processes/technologies to ensure team resiliency within new area on 1st floor

FY2025 Objectives

1. Continue to provide training/certification opportunities for team members
2. Revamp process for requesting/scheduling a meeting room utilizing different technologies
3. Review/Evaluate/Update SOPs as changes happen within the City
4. Continued implementation of the new City Retention Schedule Policy
5. Continue to provide support to all city staff with agenda and non-agenda approvals

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Meetings Attended	408	393	426	409
2. Agendas & Minutes Prepared	67/27	65/35	84/42	72/36
3. Ordinances & Resolutions Passed	83/229	125/317	98/330	102/292
4. Committee Vacancies & Applicants	78/184	75/171	77/178	77/178
5. Meeting Rooms Scheduled	1,228	1,470	1,344	1,348
6. Elections Coordinated	2	3	2	1
7. Permanent Record Retention	493,292	400,000	454,788	474,040
8. Policy and Procedure Changes	0	5	5	3
9. Code of Ordinances Updates	53	72	63	58

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Chief Financial Officer

Division Overview

This division's primary purpose is to provide leadership and overall direction to the various divisions within the Finance & Internal Services Department. The Chief Financial Officer (CFO) establishes and directs budget parameters to accomplish the Mayor's overall goals and objectives for the fiscal year, advises the Mayor and/or City Council of citywide financial issues, and provides alternative solutions to financial problems or issues. The CFO is also responsible for the monitoring and management of the current year budget on a day-to-day basis and provides advice and support to the Mayor and Chief of Staff on an as-needed basis.

Human Resources

Division Overview

This division is committed to attracting and retaining a diverse, highly qualified and high performing, multi-generational workforce. A diverse and highly talented workforce will support the delivery of excellent services to the citizens of Fayetteville. Staff will administer a competitive total rewards package and support a work environment that is safe, healthy and enriching. Policies and practices will be administered and effectively communicated to support the City in meeting its goals through our most valuable resource - City employees.

FY2024 Highlights & Accomplishments

1. Started Leadership Lab Training
2. NeoGov Performance Review Standardization planning started
3. Expanded recruitment opportunities

FY2025 Objectives

1. 2 classes of Leadership Lab Training
2. NeoGov Performance Review Standardization finalized
3. Continued Recruitment Initiatives

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. New Hires	234	300	300	315
2. Employees Newly Eligible for Retirement Plans	85	130	122	150
3. Job Applications Processed	4,714	6,000	5,550	5,700
4. Workers' Comp Injuries with Medical Treatment	99	90	90	100

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Accounting & Audit

Division Overview

The Accounting and Audit Division is responsible for maintaining accurate and timely financial information and reporting this information to the City Administration and to the public. The division oversees the external audit and prepares the Annual Comprehensive Financial Report.

FY2024 Highlights & Accomplishments

1. Successful external 2023 audit
2. Successful implementation of GASB 96 - Subscription-Based Information Technology Arrangement
3. Transitioned Accounts Payable vendors to ACH payments
4. Implemented online reporting for businesses for local tax collection

FY2025 Objectives

1. Successful external 2024 audit
2. Analyze and prepare 2024 Annual Comprehensive Financial Report utilizing new software
3. Update Accounting internal policies

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. External Audit	1	1	1	1
2. Funds Maintained	61	63	64	64
3. Financial Statements Prepared	26	26	26	26
4. Outstanding Bond Issues	6	6	8	9
5. Payrolls prepared	35	26	28	26
6. Pensions Distributed	12	12	12	12

Budget & Information Management

Division Overview

This division is responsible for preparing and monitoring the City's Annual Budget and Work Program, preparing the bi-annual update to the City's Capital Improvements Program and ensuring those funds are expended/expensed as appropriated by City Council. Additionally, the division performs special duties and conducts special studies as requested by the Chief Financial Officer, the Mayor, and the City Council. Finally, the division compiles and reviews performance measures and quarterly reports submitted by other City divisions to ensure the accuracy of the listed statistics relating to the budgeted performance measures.

FY2024 Highlights & Accomplishments

1. Assisted various divisions with special projects and reorganizations
2. Compiled quarterly Executive Management Reports
3. Received GFOA Distinguished Budget Presentation Award

FY2025 Objectives

1. Implement new Cost Allocation software
2. Provide accurate and timely customer service to City staff and citizens

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Budget Submissions Reviewed	142	145	142	142
2. CIP Submissions Reviewed	139	20	0	150
3. Programs Reviewed	285	290	292	295
4. Budget Adjustments Processed	630	650	600	600
5. Funds Reviewed	43	43	43	45

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Facilities Management

Division Overview

Facilities Management maintains City-owned buildings to provide a safe and sound working environment for employees and customers. This division also provides repair and replacement services on mechanical, electrical, and plumbing systems and performs custodial and other services on City-owned facilities to keep them in clean working order. Other duties of the division include safe entry and egress to buildings, securing facilities, and providing support for City programs and functions. Project Management services are also provided to ensure construction projects are delivered on time and within budget, adhere to industry quality standards, and meet the facility needs of our customers.

FY2024 Highlights & Accomplishments

1. Cultural Arts Corridor Plaza construction
2. Accessibility audit of five buildings within the downtown campus
3. YRCC Expansion
4. Fire Station 2 relocation construction
5. City Administration building office improvements
6. Porter Apple Warehouse stabilization
7. Woolsey Homestead Restoration: Sweet Potato Smokehouse Design/Bid
8. Roofing improvements to Recycling and Trash transfer station & Water and Sewer building
9. Energy Efficiency projects for City facilities
10. Re-roofing of Town Center, Rock Street Annex and City Administration buildings
11. Rock Street Annex renovation
12. City Hall HVAC replacement
13. Fire Training Expansion
14. Police Department West Avenue Sub-Station

FY2025 Objectives

1. Continuing City Hall building office & meeting room improvements
2. Accessibility audit of buildings including the Airport, Air & Military Museum, Town Center
3. Porter Apple Warehouse interior finish / improvements
4. Woolsey Homestead Restoration: Sweet Potato Smokehouse reconstruction
5. Recycling and Trash Collection transfer station expansion / firing range remediation
6. City Hall HVAC replacement - construction phase
7. Parks Maintenance equipment shed
8. YRCC Expansion
9. Fire Marshal office improvements
10. Development Services building renovation

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. City Owned Buildings	82	85	89	89
2. City Buildings Maintained	76	80	86	86
3. City Buildings Janitorial Services	22	27	28	28
4. Work Order Requests	750	800	723	800
5. Managed Projects <\$20,000	15	20	17	20
6. Managed Projects >\$20,000	10	15	15	15
7. Preventative Maintenance Inspections	430	450	300	450

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Purchasing

Division Overview

This division is responsible for providing oversight of the procurement of commodities, construction, and professional services for all City departments. The Purchasing division also ensures compliance with state/federal procurement law, and city ordinances and policies, manages the City's Surplus disposal program, manages City-wide corporate accounts, as well as track and serve as administrators for City contracts. This division also manages the City's insured and self-insured property and liability programs. Management of the insured programs include the evaluation of insurance needs, risk management and assessment, purchase and renewal of insurance policies, and coordination of all losses and claims. Management of the self-insured program includes the judgement and damages from which all third-party liability and City property damages under deductibles or uninsured are paid.

FY2024 Highlights & Accomplishments

1. Efficiently managed contracts through Ionwave: Audit, renew, amend, solicit, and create new
2. Increased revenue generated from surplus sales through strategy, competition, and speed
3. Mitigated insurance premium increases and improved claim closeout

FY2025 Objectives

1. Reduce the number of auto accidents through training programs
2. Reduce p-card reconciliation and batch times through training and process improvements
3. Increase vendor participation of bids through outreach and information programs

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Purchase Orders Issued	984	1,000	1,000	1,000
2. Purchasing Card Transactions	18,903	17,000	18,000	18,000
3. Purchasing Card Volume	\$16,839,512	\$14,000,000	\$17,000,000	\$17,000,000
4. Surplus Auctions Conducted	162	100	100	100
5. Surplus Auction Volume	\$998,183	\$1,000,000	\$1,000,000	\$1,000,000
6. Formal Bids/RFPs/RFQs Requested	67	80	75	75
7. Bid/RFP/RFQ Volume	\$103,229,562	\$50,000,000	\$50,000,000	\$50,000,000
8. Insurance Claims Processed	120	100	100	100
9. Number of Vehicles and Equipment Insured	950	950	950	950
10. Total Insured Value for Real Property, Equipment, and Vehicles	\$535,000,000	\$550,000,000	\$550,000,000	\$550,000,000
11. Active Renewable Contracts Managed	326	325	330	350

City of Fayetteville, Arkansas
Finance & Internal Services Activity
Division Overviews and Performance Measures

Information Technology

Division Overview

This division provides Information Technology (IT) and Geographic Information Systems (GIS) support for City divisions across 53 locations and approximately 900 user accounts. IT strives to ensure technology requests and projects are implemented in accordance with citywide goals and initiatives. IT focuses on implementing processes and procedures to ensure the effective and economical use of IT resources, while improving staff efficiency and improving services to the citizens of Fayetteville. Staff makes every effort to operate equipment to its maximum useful life, but also budgets enough funds to replace equipment when needed to ensure optimal efficiency. To manage the replacement of technology items, IT maintains an accurate inventory and standardized replacement schedule for technology-based products. GIS provides geographic information and geographic data management services to all City departments.

FY2024 Highlights & Accomplishments

1. Continued to automate processes and improve customer service through technology projects
2. Implemented online payments and improved reporting for HMR and SB payments
3. Provided technology support for bond projects (Ramble, Kessler, Parking, Fire Station, Trails)
4. Upgraded the City's utility billing online payment system
5. Provided mapping and analytical support of citywide strategic plans (Climate, Stormwater, etc.)
6. Improved access to technology for Police and Fire through new mobile applications

FY2025 Objectives

1. Continue to install fiber conduit as part of the City's overall digital strategy
2. Support major initiatives such as Climate Action plan and Stormwater Utility via GIS dashboards
3. Provide quarterly cybersecurity user training and host 3 CISA regional cybersecurity events
4. Complete migration of video security cameras to a single vendor to improve quality and management
5. Replace all Public Safety mobile computers as part of annual replacement schedule
6. Facilitate digitalization of services to improve efficiency, accessibility, and citizen satisfaction

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Service Requests - Desktop	1,125	2,500	2,500	2,500
2. Service Requests - Network/Systems	1,751	1,400	1,800	1,800
3. Service Requests - Application Systems	768	800	800	800
4. Service Requests - Fire	230	350	350	350
5. Service Requests - Telecommunications	264	350	350	350
6. Service Requests - Police	1,834	2,000	2,200	2,200
7. Projects	92	100	100	100

City of Fayetteville, Arkansas
Police Activity
Division Overviews and Performance Measures

Central Dispatch

Division Overview

This division is a 24-hour operation, which provides emergency and non-emergency call taking and dispatching for police, fire, and city services, as needed. The center is also the primary answering point for the City of Fayetteville's 911 calls, which includes transferring emergency calls to the appropriate agencies.

FY2024 Highlights & Accomplishments

1. Met National Emergency Number Association (NENA) call-answering standard by answering ninety percent (90%) of all 911 calls within fifteen (15) seconds and ninety-five percent (95%) within twenty (20)
2. Met National Fire Protection Association (NFPA) standard of processing ninety percent (90%) of fire calls within sixty-four (64) seconds and ninety-five percent (95%) within one hundred six (106) seconds.
3. Completed Quality Assurance each month to ensure proper call coding and handling.
4. Implemented Live 911 software which allows responders real time access to 911 calls.

FY2025 Objectives

1. Continue to meet the call-answering standards and fire standards for processing calls.
2. Ensure all trainees meet the state training standard to qualify for certification.
3. Complete Quality Assurance to meet National Center for Missing and Exploited Children (NCMEC) standards.
4. Begin the Police and Fire Radio Replacement project.

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Total Calls for Service	61,314	62,495	58,936	60,115
a. Police	46,265	47,454	43,610	44,482
b. Fire	13,134	13,160	13,246	13,511
c. Citywide	1,915	1,881	2,080	2,122
2. Police Self-Initiated Calls	41,186	39,170	47,116	48,058
3. Telephone (Minus 911)	104,874	111,570	93,374	95,241
4. 911 Calls	45,659	48,334	40,186	40,990
5. Average 911 Calls Per Day	125	132	110	112

City of Fayetteville, Arkansas
Police Activity
Division Overviews and Performance Measures

Police Department

Division Overview

The Fayetteville Police Department has 211 officers and staff, and provides a wide range of protection and enforcement services (patrol, investigative, community outreach, Central Dispatch, etc.) for our residents, visitors, and businesses. The department provides administrative control, logistical support, policy setting, and decision-making relative to all aspects of police operations. Crime reduction and service to our community remains the highest priority of the department, and community outreach and engagement are the foundation for maintaining positive relationships with those we serve. The CALEA and ALEAP accreditation processes ensure the department follows best police practices, and maintains the highest standards of excellence.

FY2024 Highlights & Accomplishments

1. Expanded and enhanced recruitment efforts to attract the most qualified applicants.
2. Achieved 4th accreditation from the Commission on Accreditation for Law Enforcement Agencies.
3. Completed and moved into new Cultural Arts Corridor police substation.
4. Utilized new training facilities to host specialized training for law enforcement for cost savings.
5. Expanded Crisis Intervention Response Team to assist individuals in crisis.

FY2025 Objectives

1. Enhance crime prevention strategies with the launch of the Community Response Unit.
2. Expand the CIRT program to address gaps in mental health crisis response coverage.
3. Invest in employee health and wellness, and recruitment and retention initiatives.
4. Increase supervisory personnel to strengthen accountability and oversight.
5. Support community policing initiatives through partnerships and engagement efforts.

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. Calls for Service	46,265	47,454	43,610	44,482
2. Emergency Response Time	5:43	6:04	5:25	5:40
3. Traffic Accidents	3,044	2,861	3,022	3,150
4. Tickets Issued	5,554	5,084	5,984	6,283
5. Warnings Issued	8,426	8,062	9,662	10,145
6. Custodial Arrests Made	3,046	3,089	3,360	3,528
7. DUI/DWI Arrests Made	377	380	346	363
8. Investigative Cases Assigned	1,099	1,243	1,144	1,201
9. Drug Task Force Cases	341	349	294	333
10. Community Outreach Events	124	158	226	237

City of Fayetteville, Arkansas
Fire Activity
Division Overviews and Performance Measures

Fire Department

Division Overview

This department responds to all types of hazards encountered by citizens including fires, situations of entrapment, emergency medical calls, and hazardous materials incidents. The department's goal is to arrive on scene of every fire response in 6 minutes and 20 seconds or less, 90% of the time. This department is responsible for public education, code enforcement/building inspections and fire origin/cause investigations with the goal to investigate 100% of all fires, inspect commercial occupancies in addition to the state mandated inspections, and reach children and adults annually with seasonal safety messages and training. All personnel are provided with effective and realistic training based on fire and medical service standards, information analysis, and emergency response demands. The hazardous materials response program was established through an inter-local co-operation agreement between the City of Fayetteville and all cities, towns and rural areas within Washington County.

FY2024 Highlights & Accomplishments

1. Completion of Station #2 relocation
2. Full implementation of an alerting system for all fire stations
3. Formal accreditation by the Commission on Fire Accreditation International

FY2025 Objectives

1. Remodel of former Station 2 into equipment maintenance station
2. Implementation of the new heavy-duty rescue company in the new Station 2
3. Installation of fencing and gates at existing stations for enhanced security

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. Fire Responses	615	680	672	692
2. EMS Responses	9,799	10,333	9,548	9,834
3. Rescue Responses	589	656	520	536
4. Other Responses	2,153	2,437	2,536	2,612

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Development Services

Division Overview

The Development Services Department facilitates changes necessary to accommodate the community's anticipated rapid growth and expansion by continually assisting the community in adjusting its vision for the future, regulatory framework, and capital improvement projects. The Department ensures that developers, builders, and business entrepreneurs investing and building in the community are treated fairly and with consistency and predictability by coordinating the development review process. The Department works across divisional and departmental lines of authority to create a seamless, efficient, and lean regulatory framework and procedures.

FY2024 Highlights & Accomplishments

1. Completed user fee study to recognize levels of public subsidy for applications with the potential for increasing resources for permitting, review, code enforcement, and general responsiveness.
2. Maintained cross-divisional and cross-departmental support and collaboration through current and future planning efforts with Airport, Sustainability, Parks, and others within the City, as well as fostering relationships with public and private regional partners.
3. Developed and executed work plan items reflecting departmental and plan goals, including but not limited to, a 71B rezoning, housing data reporting, and downtown plan initialization.
4. Retained capacity for special projects, including local and regional grant applications, opportunities for collaboration, targeted studies, and ordinance changes.

FY2025 Objectives

1. Reinforce partnerships, including with regional planning, philanthropic groups, and other non-governmental or quasi-governmental groups, to focus on intermunicipal issues like housing.
2. Evaluate late-2024 process changes and positions created with the 2023 budget for improved review times and approvals.
3. Increase integration and collaboration of development reviewers, including with non-municipal entities like franchise utilities.
4. Identify and pursue funding for strategic goals, including comprehensive plan update/revision and development code re-write.

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<i>Performance Measures</i>				
1. Business Licenses - New	716	600	640	625
2. Business Licenses - Renewals	3,678	4,100	3,700	3,700

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Development Review

Division Overview

This division manages the administration and enforcement of zoning and development regulations for the City and its planning area; provides professional services and advice to the Mayor, the City Council, the Planning Commission, committees, and other City divisions involved in growth management; processes all land use activity and reviews building permits to ensure compliance; performs field analysis and inspection; formulates recommendations; responds to public inquiries and complaints; and issues violation notices when necessary. As growth continues at high rates, funds are organized to support the essential functions necessary to comply with notification requirements, public hearings, research, and reporting activities. Increased efficiency, productivity, and consistency are priorities for this program.

FY2024 Highlights & Accomplishments

1. Continued to work with Long-Range Planning on appropriate changes to the Unified Development Code to improve process
2. Maintained staff to improve institutional knowledge in the division

FY2025 Objectives

1. Continue to improve process through ordinance changes, staffing, and improved institutional knowledge.
2. Engage more proactively with development community and stakeholders on process improvements.

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Public Meetings & Agenda Sessions	106	110	110	110
2. Development Consultant Meetings/Hours	405/386	300/300	350/350	350/350
3. Planning Reports	652	800	700	700
4. Violations Reported	809	900	990	900
5. Building Permits Reviewed/Staff Hrs	669/334.5	600/300	800/400	700/350

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Long Range Planning

Division Overview

Long Range Planning staff is responsible for changes to the City's zoning code, drafting new ordinances that work toward achieving the goals of City Plan 2040, and coordinating with the citizens and stakeholders of Fayetteville.

FY2024 Highlights & Accomplishments

1. Historic Context Statement for University Heights/Haskell Heights neighborhoods
2. New historical marker recognizing Nelson Orr
3. \$40,000 in CLG grant funding for two new historic preservation projects
4. Permit-Ready Building Design Program included in the national Housing Accelerator Playbook
5. Brought forward rezoning of nearly 600 acres along the 71B corridor to allow housing

FY2025 Objectives

1. Launch Downtown Master Plan re-write
2. Successful application for CLG grant funding, completion of HCS, MPDF, and NR nomination
3. Update to the Fayetteville Housing Assessment
4. Regional Greenway planning and sub-area planning project participation and coordination
5. Define purpose and need for comprehensive plan and Unified Development Code updates

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Public Meetings / Agenda Sessions	14/8	40/40	50/24	60/40
2. Planning Project Meetings/Staff Hours	53/500	200/300	30/850	60/1200
3. Planning Reports / LRP Work Group	26/12	40/13	35/12	36/12
4. HDC Meetings / BHPC Meetings	12/11	12/12	12/11	12/12

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Engineering

Division Overview

This division is responsible for all in-house professional engineering design services and contract management of outside engineering and construction services; design review and oversight of waterline, sanitary sewer, storm sewer, drainage, sidewalk, trail, and street projects; engineering design criteria and specifications for all infrastructure work within the City; and technical review of all subdivisions, lot splits, and small and large scale developments for compliance with the City's design criteria. As a participant in the National Flood Insurance Program, this division provides flood hazard program administration and plan review, as well as EPA Phase II NPDES stormwater and erosion control program development and permit compliance. The Active Transportation Manager is responsible for planning design, permitting, and other tasks related to the Trail Construction Program. Other services include acquiring property, easements, and rights-of-way and maintaining those records; providing services for the sale or purchase of property; providing inspection and construction management services for projects designed and/or constructed by City staff; and reviewing compliance on sidewalks and driveways.

FY2024 Highlights & Accomplishments

1. Completion of Phase 1 of Mission Trail from Old Wire to North Street
2. Began construction on Midtown Corridor (Phase 2)
3. Complete cost share with developer for sections of Sang Street Trail & Hamestring Creek Trail
4. Complete Razorback Greenway reroute trail around the Park Hotel in the Upper Ramble
5. Began construction on Prairie and West project

FY2025 Objectives

1. College Avenue (North to Sycamore) Construction
2. Millsap/College Int and Hemlock Construction
3. Completion of Midtown Corridor (Phase 2) Construction
4. Complete Phase 1 & II of Mission Trail from Viewpoint Dr. to North Street
5. Complete the Drake Street Trail Connection
6. Design of Persimmon Trail from Betty Joe to Ruppel Road
7. Construction of the Maple Street Improvements and Trail - Garland to Razorback Greenway

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. Plan Reviews	611	750	530	700
2. Permit Reviews	6,138	7,000	7,000	7,000
4. Grading Permits Applied for	125	200	110	150
5. ROW Excavation Permits Applied for	168	300	130	250
6. Temp Closure Permits Applied for	110	150	100	150
7. Engineering Inspections	7,635	7,000	7,000	7,500
8. City Projects Completed (Design)	11	6	4	5
9. Easement/ROW Acquisitions	104	135	80	100
10. Trails-Number of Trail Projects	2	2	2	3
11. Trails-Number of Miles Designed	2	2	2	2
12. Bicycle & Pedestrian Projects/Programs/Initiatives	10	10	10	10

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Sustainability & Resilience

Division Overview

This department is focused on guiding the City of Fayetteville towards becoming a resource efficient community of livable neighborhoods that meets present needs while providing opportunities to support the long term health, well-being and prosperity of future generations. The department develops and implements policies and projects that can be quantified through a triple bottom line accounting framework focused on social, environmental and financial performance metrics. The department also provides support and research services to other City departments and divisions and the City Council.

FY2024 Highlights & Accomplishments

1. Constructed additional solar arrays on City property/buildings
2. Began City of Fayetteville fleet electrification
3. Completed construction of The Ramble Civic Plaza (Phase 2)
4. Completed Energy Performance Services Contract construction work on City buildings
5. Adopted and began implementation of Fayetteville Climate Action Plan

FY2025 Objectives

1. Complete construction of additional large ground mount solar
2. Continue implementation of Fayetteville Climate Action Plan
3. Begin implementation of Climate Pollution Reduction Grant with regional partners
4. Assist with waste reduction initiative implementation
5. Continue to pursue federal grant opportunities

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Policy Analysis/Ordinance Adoption	6	6	3	6
2. Intra-Division Projects/Collaborations	17	19	24	19
3. Energy Efficiency & Renewable Energy Projects	14	13	11	7
4. Grants and Award Applications	7	8	6	6

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Building Safety

Division Overview

The Building Safety Division promotes and protects the health, safety, and welfare of the citizens of Fayetteville by assuring that buildings are designed and constructed in accordance with current local, state, and national building codes. The division serves the community by performing inspections and consultations on-site and investigating complaints from the public. The division is also responsible for maintaining a building code reference library, archiving construction documents, and posting construction related information and statistics to the City website.

FY2024 Highlights & Accomplishments

1. Maintained continuous improvement efforts
2. Analyzed all building permit fees and associated fees
3. Revised and updated SOPs and other policies & procedures
4. Created a City Code schedule and program for public information/notification

FY2025 Objectives

1. Maintain continuous improvement efforts
2. Continue to revise and update SOPs and other policies & procedures
3. In-House training program
4. Public outreach program for city and building codes

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Building Permit Applications	1,790	2,000	2,050	1,900
2. Building Permits Issued	1,482	1,800	1,875	1,750
3. Single-Family Permits	730	850	900	800
4. Commercial Permits	110	75	85	65
5. Addition & Alteration Permits	320	560	420	500
6. Inspections Performed	24,566	27,000	28,500	29,000
7. Total Issued Permits - All Types	6,760	7,450	8,800	8,000

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Community Resources

Division Overview

This division is responsible for planning and implementation of projects/programs funded in whole or in part by the HUD Community Development Block Grant (CDBG) and the HUD Special Needs Assistance Programs (SNAPS). The division provides assistance for low and moderate income residents and case management/housing for the homeless. The Equity Program is responsible for researching, planning, and training to ensure that everyone in Fayetteville is treated in fair, equal, and inclusive manner.

FY2024 Highlights & Accomplishments

1. Improved 10 housing units and maintained affordable housing stock
2. Provided taxi coupons to 17 elderly and disabled residents
3. Kept Hearth Program at full capacity
4. Developed Welcome Week Event - Welcome Fayetteville

FY2025 Objectives

1. Improve 15 housing units - maintain affordable housing stock
2. Assist 15 elderly and disabled residents with taxi coupons
3. Keep Hearth Program at full capacity

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. Public Hearings	2	2	2	3
2. CDBG & SNAPs Applications	2	2	2	2
3. Sub-Recipient Monitoring	4	6	3	3
4. Housing Projects	19	15	10	15
5. Taxi Coupons Issued	1,940	3,600	1,800	1,800
6. DEI Sr. Management Training Sessions	4	0	0	0
7. DEI Staff Consultation Sessions	1	1	1	1

City of Fayetteville, Arkansas
Community Planning & Engineering Activity
Division Overviews and Performance Measures

Animal Services

Division Overview

This division handles the processing of animal redemptions and adoptions, and educates the public regarding responsible animal ownership. The program provides 24-hour emergency services and enforces the Arkansas Rabies Control Act and City Ordinances. The program provides a clinic staffed with a veterinarian that allows for the animals adopted from the shelter to be spayed/neutered and the operation of an income based low cost spay/neuter clinic for City residents.

FY2024 Highlights & Accomplishments

1. Increased efforts for outreach to low income citizens to provide additional services
2. Continued to maintain a euthanasia rate of less than 10%

FY2025 Objectives

1. Continued to maintain a euthanasia rate of less than 10%
2. Increased effort to reunite pets in the field, rehome pets outside of shelter and increase fosters

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. Fayetteville Strays Intake	961	1,100	1,100	1,100
2. Fayetteville Owner Surrenders Intake	356	400	360	360
3. Citizen Service Requests	7,187	7,200	7,200	7,200
4. After Hours Emergency Responses	651	100	329	700
5. Animal Bite Investigations	64	150	140	140
6. Citations Issued	94	150	140	140
7. Animals Sterilized at Shelter Clinic	1,289	1,700	1,300	1,300

City of Fayetteville, Arkansas
Transportation Services Activity
Division Overviews and Performance Measures

Transportation Services

Division Overview

This division manages and coordinates construction and maintenance of rights-of-way, streets, sidewalks, trails, drainage, and traffic control within the City. Also managed by this division are In-House Pavement Improvements, Sidewalk Improvements, and Trail Development projects which are funded in the City's Sales Tax Capital Fund.

FY2024 Highlights & Accomplishments

1. Replaced 4,000 feet of sidewalks
2. Maintained existing street network through the overlay program
3. Expanded maintenance and repair of drainage infrastructure

FY2025 Objectives

1. Improved walkability and safety by replacing deteriorated sidewalks and installing access ramps
2. Resurface 13 miles of city streets
3. Continue to expand the trail network throughout the city

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. ROW Brush/Tree Trimming Hours	1,569	3,000	1,000	2,000
2. ROW Mowing Hours	6,119	7,000	7,000	7,000
3. Tons of ROW Litter Removed	19.78	30	16	25
4. Street Sweeper Debris (Tons)	579.56	1,000	1,000	1,000
5. Asphalt Overlay (Miles)	10.01	13.00	8	10.00
6. Drain Pipe Installation (Feet)	1619	1,000	3,090	1,500
7. Traffic Signals Maintained	160	155	163	170
8. Trail Construction (Miles)	0.36	3.00	0.8	3.00
9. Sidewalk Construction (Feet)	6,287	4,000	2,901	4,000
10. Curb Construction (Feet)	4,606	3,500	2,200	3,500

City of Fayetteville, Arkansas
Transportation Services Activity
Division Overviews and Performance Measures

Parking Management

Division Overview

The division implements parking rules and enforces parking regulations for the Downtown, Entertainment, and Residential Districts. The division is responsible for increasing public awareness of ordinances which regulate parking and responding to the needs of citizens regarding inquiries and complaints concerning parking matters. The division also manages prepaid event parking for the Walton Arts Center and TheatreSquared and oversees the City's special event permitting process.

FY2024 Highlights & Accomplishments

1. Increased mobile app adoption rate to account for 47% of all parking transactions
2. Advised Downtown Fayetteville Coalition as City representative on Board
3. Opened new West Ave. Deck and updated event parking process

FY2025 Objectives

1. Explore feasibility of additional parking districts near UA campus and existing downtown border
2. Update lighting in surface lots
3. Pursue shared parking agreements with private parking facility owners

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. Estimate of Tickets to be Issued	15,226	23,000	24,600	24,000
2. Number of Spaces managed	2,822	2,822	2,850	2,850
3. Number of Special Event Permits	76	75	85	85
4. Event Parking events staffed	0	0	0	0
5. PrePaid Parking Events Staffed	133	0	100	100

City of Fayetteville, Arkansas
Transportation Services Activity
Division Overviews and Performance Measures

Fleet Operations

Division Overview

This division is responsible for the maintenance and replacement of vehicles and equipment to ensure safety and proper performance during operation. The total fleet size of 905 vehicles consists of 330 automotive assets which include sedans, SUVs, Emergency Response vehicles and motorcycles, and work trucks; 119 Over the Road Class 7-8 trucks (including all fire apparatus and recycling and trash trucks); and 456 off-road, specialized equipment, trailers and construction equipment. In-house maintenance is supported by sublet operations such as major accidents, engine rebuilds, automatic transmission repairs or larger operator responsible repairs.

FY2024 Highlights & Accomplishments

1. Shop expansion completed with additional personnel for increased bays
2. Increased on-time preventative maintenance services and repairs surpassing historical highs
3. Decreased vehicle down-time for all departments surpassing historical highs

FY2025 Objectives

1. Install generator tracking telematics and vehicle AVL/telematics on all rolling stock assets to increase preventative and predictive maintenance compliance
2. Continue planning for possible Electric Vehicle infrastructure and replacements where utilization and application allow
3. Continue achieving record uptime/availability and preventative maintenance compliance Fleet wide

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. Repair Requests	3,795	7,500	4,600	5,000
2. Vehicle/Equipment Repair Hours	17,406	22,000	23,100	23,500
3. Preventive Maint. Service & Inspections	2,199	2,500	2,800	3,000
4. Preventive Maint. Generated Repairs	1,308	2,500	3,300	3,500
5. Road Failures	126	100	150	150

City of Fayetteville, Arkansas
Parks, Natural Resources and Cultural Affairs Activity
Division Overviews and Performance Measures

Parks, Natural Resources and Cultural Affairs

Division Overview

Parks, Natural Resources and Cultural Affairs (PNRCA) plans for and provides facilities and programs centered around recreation, green spaces, art and culture. These spaces provide a “third space” for Fayetteville residents and visitors to enjoy a wide range of experiences that support individuals’ mental and physical health and provide opportunities for socialization through events such as the Dickson Street Mile, YRCC and other summer camps, Square to Square bike ride, and interaction at hundreds of team sporting events, as well as opportunities to improve the environment through tree plantings and tree giveaways such as Celebration of the Trees. PNRCA helps build Fayetteville's social capital.

FY2024 Highlights & Accomplishments

1. Began construction on the YRCC expansion project and completed Wilson Pickleball Courts
2. Completed construction on Gulley Park playground area and Lake Fayetteville ballfields
3. Began aquatics study
4. Bid construction on Bryce Davis, Underwood, and Walker community parks
5. Began design of Combs White River Park and Lake Fayetteville Nature Trail
6. Completed the Urban Forestry Master Plan
7. Completed the Arts and Culture Master Plan

FY2025 Objectives

1. Construct phase one of Walker, Bryce Davis and Underwood Community Parks
2. Complete design of Combs River Park
3. Begin Phase 3 bond projects at Gulley and Combs River Park
4. Plant 463 trees in parks and other public spaces
5. Purchase high priority land for parks
6. Complete aquatic study
7. Create new activations for the entirety of the Ramble and install the first major public art commissions

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Park Properties / Acreage Maintained	74 / 4,204	74 / 4,202	74 / 4,214	74 / 4,214
2. Trail Miles Maint: Hard / Natural Surface	58 / 57.5	58 / 57.6	58 / 58.6	62 / 58.6
3. Park & Trail Volunteer Hours	12,152	12,000	12,500	12,750
4. Recreation Program Participants	7,735	7,700	7,490	7,700
5. Race Series Events / Participants	4,235	5 / 5,500	6 / 5,350	5 / 5,200
6. Gulley Park Concerts / Attendance	6 / 12,500	6 / 13,500	6 / 13,500	6 / 13,500
7. YRCC Programs & Events / Participants	20 / 19,658	20 / 22,000	15 / 18,825	20 / 22,000
8. Swimming Pool Attendance	21,000	22,000	23,000	23,000
9. Fishing/Boating Permits Lake Fayetteville	2,960	2,700	2,500	2,700
10. Trees Planted	802	464	464	400
11. Artists Served	150	125	150	170
12. Art Infused Community Events	80	75	75	85

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Utilities Director

Division Overview

This division is responsible for the management of two divisions - Water, Sewer & Meter Maintenance and Wastewater Treatment Plants (WWTPs) - and coordinates various capital improvement projects. Program outcomes relate to drinking water quality, environmental protection, customer services, and adequate infrastructure. Departmental performance includes tangible and intangible measures with key indicators coming from trackable accomplishments, project advances, issue resolutions and reduction in non-revenue water. The project management team is also included in this division.

FY2024 Highlights & Accomplishments

1. Received results of Noland WWTP Facility Master Plan
2. 24-inch waterline slipline repair on Futrall Dr
3. Advanced West Water Transmission Line project from Elm Springs to Fayetteville

FY2025 Objectives

1. Work toward completion of the west transmission main
2. Work toward completion of ARDOT water & sewer relocation projects

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Water Purchased	\$11,948,648	\$13,000,000	\$14,160,330	\$15,331,900
2. Capital Expenditures	\$10,566,300	\$27,172,806	\$27,257,422	\$34,005,821
3. Ending Total Net Assets	\$398,825,000	\$380,000,000	\$403,350,900	\$405,500,000

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Utilities Financial Services

Division Overview

Utilities Financial Services provides monthly billing services to utility customers and collects various revenues for the City. Utility billings include charges for water, sewer, fire protection, recycling and trash, and other charges related to these services. Over 51,000 utility accounts are maintained through monthly billing and the collection of payments across multiple payment channels. City revenues collected include impact fees, court fines, building permits, HMR taxes, and parking tickets. These revenues are reconciled daily by Utilities Financial Services. This division is also responsible for all accounting and financial work/review for operations and capital for the Water and Sewer Fund.

FY2024 Highlights & Accomplishments

1. Updated utility bill online payment modules, giving customers the ability to create accounts, see more billing detail, schedule payment day, or make a one time payment

FY2025 Objectives

1. Updated over the counter payment gateway to help City employees to have more tools to enter, review and reconcile revenues receipted into Tyler Cashiering.
2. Streamline the Leak Adjustment review process to allow customers to submit leak adjustment review requests online.

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Utility Bills Processed	579,208	560,000	580,000	585,000
2. On/Off and Internal Orders Processed	30,084	33,750	30,000	32,000
3. New Accounts Added	1,254	1,000	1,100	1,160
4. Utility Payments Processed	524,267	515,000	525,000	530,000
5. Utility Deposits Processed	7,949	8,000	8,200	8,200
6. Other Cash Receipts Processed	130,697	125,000	125,500	126,000
7. Total Utility Customers Billed	50,091	50,000	51,225	52,000

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Water & Sewer Maintenance

Division Overview

This division manages the operations, maintenance, and safety of the water distribution system, water storage tanks and pump stations, sewer mains and manholes, meter reading and maintenance, backflow prevention, both wastewater treatment plants, and new service connections.

FY2024 Highlights & Accomplishments

1. Abandon 14" water line near Curtis Ave and the 36" water line near N. Makeig Ct. to avoid leaks
2. Replaced 1,100' of 6" water line on Green Acres Rd. from N. College to E. Poplar St.
3. Applied root kill treatment to 11,512' of sewer line
4. Installed approximately 4,000 cellular water meters

FY2025 Objectives

1. Address water loss utilizing a newly formed construction crew to replace failing water service lines
2. Replace 900' feet of 2" water line on Woodlawn Dr
3. Apply root kill treatment to a minimum of 10,000' of sewer line reducing the risk of sewer overflows
4. Continued the cellular water meter changeout program with the goal of installing over 4,500 meters

	Actual	Budgeted	Estimated	Budgeted
<i>Performance Measures</i>	2023	2024	2024	2025
1. Water Leaks Repaired	1,210	1,250	1,400	1,650
2. Water Line Constructed (Feet)	0	3,000	3,460	1,000
3. Fire Hydrants Repaired/Installed	35	75	50	60
4. Sewer Lines Cleaned (Feet)	650,169	900,000	1,000,000	1,100,000
5. Sewer Line Replaced/Sliplined (Feet)	10,000	9,500	500	1,000
6. New Water/Sewer Connections	242	350	250	300
7. Meters Read	566,267	564,295	596,794	613,590
8. Meters Installed	3,288	5,400	4,000	4,500
9. Meter Accounts	47,188	49,795	49,732	51,132
10. Meters Tested	4,237	5,400	5,300	5,500
11. Backflow Devices Tested	154	180	134	24

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Wastewater Treatment

Division Overview

This division manages the operations, maintenance, safety, and compliance of the wastewater treatment facilities, lift stations, SCADA operations, water tanks, pump stations, and the Biosolids Management Site. Additionally, this division monitors and maintains the Woolsey Wet Prairie Wetlands Site.

FY2024 Highlights & Accomplishments

1. Completed integration and automation of the BMS belt dryer
2. Implemented and tracked dryer maintenance tasks
3. Reviewed and developed capital plan for Noland plant based on final master plan
4. Implemented West Side and Noland WRRF's new NPDES Permits
5. Storm Water and No Discharge Permit Renewal application

FY2025 Objectives

1. Develop a capital plan for the Noland Plant based on results of the Facility Master Plan
2. Transition to a new contract operator for the treatment facilities
3. Continue to tune in the belt dryer for optimum performance

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Contract Demand/Workload	\$8,012,792	\$8,476,468	\$8,476,468	\$8,898,968
2. Average MGD Treated	15.1	14.6	14.6	14.3
3. Average BOD Loading (lbs/day)	24,439	25,500	23,601	22,660
4. Average TSS Loading(lbs/day)	20,224	22,000	21,608	21,967

Aviation

Division Overview

This division manages the Fayetteville Municipal Airport (Drake Field) to FAR Part 139 Standards, administers Federal and State Aviation Grant funding, and oversees capital development projects, the self-serve fuel facility, tenant leases, and the FBO.

FY2024 Highlights & Accomplishments

1. Fuel Rehab
2. Master Plan Update
3. Taxiway E Extension-Design Phase
4. T-hangar Infrastructure Improvement

FY2025 Objectives

1. ARFF Truck Replacement
2. Street Side Improvements
3. Terminal Building Improvements
4. Equipment Expansion

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Fuel Dispensed (Gallons)	692,402	1,017,100	1,017,100	1,017,100
2. Number of Operations (Landings/Take Offs/Taxi)	25,507	32,000	32,000	32,000

City of Fayetteville, Arkansas
Business-Type Activity
Division Overviews and Performance Measures

Recycling Trash Collection

Division Overview

This division provides for the collection, transportation, disposal, processing and marketing of trash and recyclables generated within the City. In addition to the commercial and residential collections of trash, recyclables and yard waste, the division also administers other services including bulky waste curbside collection, ward bulky waste clean ups, an Adopt-a Street litter program, apartment recycling, and special event trash and recycling services. Educational programs are provided and include the Recycle Something and Waste Not Use Less campaigns designed to create behavior change toward more sustainable behaviors.

FY2024 Highlights & Accomplishments

1. Increased landfill diversion with recycling and composting program growth
2. Increased large and small apartment recycling program
3. Continued improvements to Transfer Station operations and recycling processing facility
4. Worked with NWA Council and Regional SW Districts for improving landfill diversion programs
5. Working with Auditing firm to audit Franchise Waste Haulers
6. Hired Consulting firm to begin RTC Rate Study

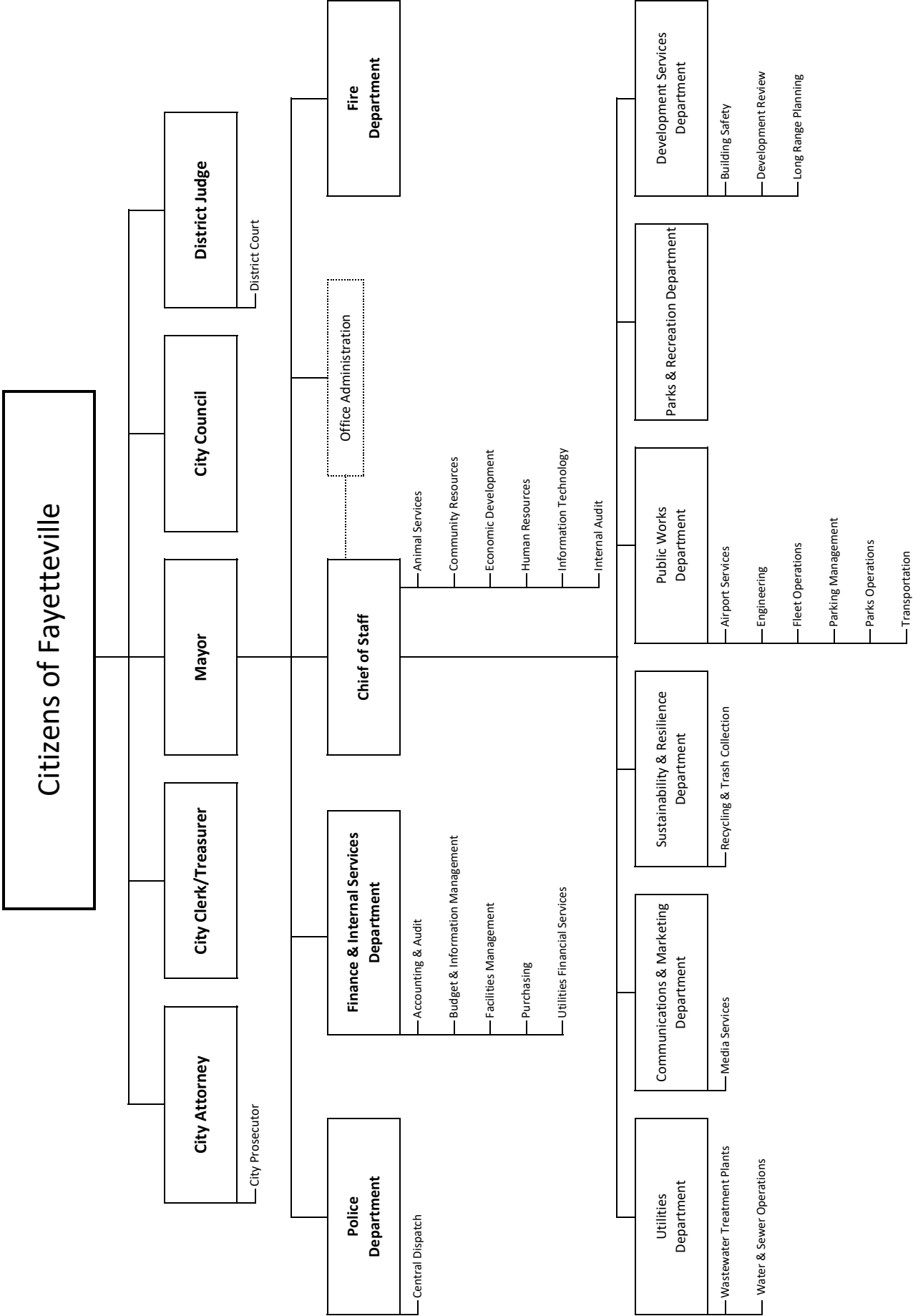
FY2025 Objectives

1. Continued efforts to remediate the old Police Shooting range to be used for RTC operations
2. Continued good inspect behaviors to decrease operator charges
3. Complete RTC Rate Study
4. Continue to increase recycling participation
5. Continue to increase composting programs
6. Explore construction and demolition waste recycling opportunities

<i>Performance Measures</i>	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
1. Commercial Accts - Dumpster	1,433	1,430	1,437	1,440
2. Commercial Accts - Carts	615	700	605	650
3. Commercial Accts - Cardboard	310	305	316	320
4. Commercial Accts - Recycling Bins	270	275	273	275
5. Commercial Accts - Dumpster Recycling	45	46	42	46
6. Apartment Recycling - Units	3,086	4,000	4,000	4,000
7. Residential Carts Collected	26,519	27,000	26,884	28,000
8. Total Drop Box Loads Pulled	4,040	4,000	4,200	4,200
9. Landfilled Waste	77,438	89,000	80,000	82,000
10. Recycling/Compost Tonnage Diverted	11,904	12,000	9,735	11,000
11. Compost/Mulch Sold - Cubic Yards	10,489	11,000	10,981	12,000

City of Fayetteville, Arkansas

Organizational Chart



Officials of the City of Fayetteville, Arkansas

ELECTED OFFICIALS

Mayor	Lioneld Jordan	479.575.8330	mayor@fayetteville-ar.gov
Ward 1, Position 1	Bob Stafford	415.816.9971	ward1_pos1@fayetteville-ar.gov
Ward 1, Position 2	D'Andre Jones	479.283.1358	ward1_pos2@fayetteville-ar.gov
Ward 2, Position 1	Sarah Moore	479.263.6629	ward2_pos1@fayetteville-ar.gov
Ward 2, Position 2	Mike Wiederkehr	805.625.2410	ward2_pos2@fayetteville-ar.gov
Ward 3, Position 1	Scott Berna	479.841.5331	ward3_pos1@fayetteville-ar.gov
Ward 3, Position 2	Sarah Bunch	479.601.1396	ward3_pos2@fayetteville-ar.gov
Ward 4, Position 1	Teresa Turk	206.713.2265	ward4_pos1@fayetteville-ar.gov
Ward 4, Position 2	Holly Hertzberg	479.274.8881	ward4_pos2@fayetteville-ar.gov
City Attorney	Kit Williams	479.575.8313	kwilliams@fayetteville-ar.gov
City Clerk/Treasurer	Kara Paxton	479.575.8323	cityclerk@fayetteville-ar.gov
District Judge	Clinton "Casey" Jones	479.587.3591	district_court@fayetteville-ar.gov

MANAGEMENT STAFF

Executive Staff

Chief of Staff	Susan Norton	479.575.8330	snorton@fayetteville-ar.gov
Chief Financial Officer	Paul A. Becker	479.575.8330	pbecker@fayetteville-ar.gov
Police Chief	Michael Reynolds	479.587.3500	police@fayetteville-ar.gov
Fire Chief	Brad Hardin	479.575.8365	fire@fayetteville-ar.gov

Senior Department Directors

Communications & Marketing Director	Lisa Thurber	479.575.8330	lthurber@fayetteville-ar.gov
Development Services Director	Jonathan Curth	479.575.8308	jcurth@fayetteville-ar.gov
Director of Parks, Nat. Res. & Cultural Affairs	Alison Jumper	479.444.3471	parks_and_recreation@fayetteville-ar.gov
Public Works Director	Chris Brown	479.575.8206	cbrown@fayetteville-ar.gov
Utilities Director	Tim Nyander	479.575.8390	tnyander@fayetteville-ar.gov

Division Heads

Accounting Director	Kristin Cavette	479.575.8281	accounting@fayetteville-ar.gov
Airport Director	Jared Rabren	479.718.7653	jrabren@fayetteville-ar.gov
Assistant Public Works Director - Operations	Terry Gulley	479.575.8228	tgulley@fayetteville-ar.gov
Bond Projects & Construction Manager	Wade Abernathy	479.575.8361	wabernathy@fayetteville-ar.gov
Budget Director	Kevin Springer	479.575.8347	budget_research@fayetteville-ar.gov
Building Safety Director	Dennis Sanders	479.575.8229	dsanders@fayetteville-ar.gov
City Prosecutor	Brian Thomas	479.575.8377	bthomas@fayetteville-ar.gov
Community Resources Director / Equity Officer	Yolanda Fields	479.575.8260	yfields@fayetteville-ar.gov
Deputy Chief Financial Officer	Steve Dotson	479.575.8261	sdotson@fayetteville-ar.gov
Director of Economic Vitality	Devin Howland	479.575.8221	dhowland@fayetteville-ar.gov
Director of Media Services	Doug Bankston	479.444.3434	dbankston@fayetteville-ar.gov
Dispatch Manager	Kathy Stocker	479.587.3555	police@fayetteville-ar.gov
District Court Administrator	Dena Stockalper	479.587.3591	district_court@fayetteville-ar.gov
Facilities & Building Maintenance Mgr	Quin Thompson	479.575.8346	qthompson@fayetteville-ar.gov
Fleet Operations Superintendent	Ross Jackson Jr.	479.444.3495	fleet@fayetteville-ar.gov
Human Resources Director	Missy Hutcheson	479.575.8278	mhutcheson@fayetteville-ar.gov
Information Technology Director	Keith Macedo	479.575.8367	kmacedo@fayetteville-ar.gov
Internal Auditor	Aaron Colley	479.575.8261	acolley@fayetteville-ar.gov
Long Range Planning / Special Projects Mgr	Britin Bostick	479.575.8262	bbostick@fayetteville-ar.gov
Parking Manager	Justin Clay	479.575.8280	parking@fayetteville-ar.gov
Parks Operations Director	Byron Humphry	479.575.8368	bhumphry@fayetteville-ar.gov
Purchasing Director	Les McGaugh	479.575.8256	purchasing@fayetteville-ar.gov
Environmental Director	Peter Nierengarten	479.575.8268	pnierengarten@fayetteville-ar.gov
Utilities Financial Services Manager	Cheryl Partain	479.521.1258	cpartain@fayetteville-ar.gov
Water & Sewer Operations Manager	Aaron Watkins	479.575.8203	jwatkins@fayetteville-ar.gov

City of Fayetteville, Arkansas
2025 Operating Budget
Outside Agency Funding

	Actual 2023	Budgeted 2024	Estimated 2024	Budgeted 2025
<u>General Fund (1010):</u>				
Fayetteville Boys & Girls Club	\$ 225,000	\$ 225,000	\$ 225,000	\$ 225,000
Community Access Television (Your Media)	207,307	211,216	211,216	220,725
AAANWA (Senior Center)	145,804	153,104	153,104	160,759
Arkansas Air & Military Museum	36,797	41,000	41,000	43,000
7Hills Homeless Center	113,400	119,400	119,400	125,370
*NWA Regional Planning	65,764	79,857	79,857	79,857
*Central Emergency Medical Service	969,974	988,555	988,555	1,007,492
<u>Total General Fund</u>	<u>1,764,046</u>	<u>1,818,132</u>	<u>1,818,132</u>	<u>1,862,203</u>
<u>Street Fund (2100):</u>				
Ozark Regional Transit	\$ 698,830	\$ 806,457	\$ 806,457	\$ 846,457
Razorback Transit	345,000	398,136	398,136	420,000
<u>Total Street Fund</u>	<u>1,043,830</u>	<u>1,204,593</u>	<u>1,204,593</u>	<u>1,266,457</u>
 Total Outside Agency Funding	 \$ <u>2,807,876</u>	 \$ <u>3,022,725</u>	 \$ <u>3,022,725</u>	 \$ <u>3,128,660</u>

* These Outside Agencies Have Interlocal Governmental Agreements.

LISTING OF ACRONYMS

AAANWA.....	Area Agency on Aging of Northwest Arkansas
A&P.....	Advertising & Promotion
ADA.....	Americans with Disabilities Act
ADEQ.....	Arkansas Department of Environmental Quality
ADH.....	Arkansas Department of Health
AED.....	Automated External Deliberator
AEP.....	Arkansas Electric Power
AHTD.....	Arkansas Highway Transportation Department
AMRR.....	Arkansas and Missouri Railroad
APS.....	Advanced Public Safety
ARFF.....	Aircraft Rescue Fire Fighting
ARPA.....	American Rescue Plan Act
A/V.....	Audio/Visual
AVL.....	Automatic Vehicle Location
BMS.....	Bio-Solids Management Site
BWD.....	Beaver Water District
CAD.....	Computer Aided Design
CALEA.....	Commission on Accreditation for Law Enforcement Agencies
CAT.....	Community Access Television
CCTV.....	Closed Circuit Television
CDBG.....	Community Development Block Grant
CFO.....	Chief Financial Officer
CIP.....	Capital Improvements Program
CMS.....	Content Management System
CPI.....	Consumer Price Index
CPR.....	Cardiovascular Pulmonary Resuscitation
CPU.....	Central Processing Unit
DDS.....	Data Security Standards
DOT.....	Department of Transportation
DTF.....	Drug Task Force
DVD.....	Digital Versatile Disc
DWI.....	Driving While Intoxicated
ECM.....	Enterprise Content Management
EDMS.....	Electronic Document Management System
EMS.....	Emergency Medical Services
EMT.....	Emergency Medical Technician
EPA.....	Environmental Protection Agency
ERP.....	Enterprise Resource Planning
ERS.....	Emergency Response Station
ERT.....	Emergency Response Team
FAA.....	Federal Aviation Administration
FAR.....	Federal Aviation Regulation
FASB.....	Financial Accounting Standards Board
FBO.....	Fixed Based Operator
FCC.....	Federal Communication Commission
FEDC.....	Fayetteville Economic Development Council
FEEDC.....	Fayetteville Expressway Economic Development Corridor
FEMA.....	Federal Emergency Management Agency

LISTING OF ACRONYMS, (cont.)

FGC	Fayetteville Government Channel
FHWA.....	Federal Highway Administration
FOIA	Freedom of Information Act
FPL	Fayetteville Public Library
FPTV.....	Fayetteville Public Access Channel
FTE	Full-Time Equivalent
GA	General Aviation
GAAP	Generally Accepted Accounting Principles
GASB	Governmental Accounting Standards Board
GFOA.....	Government Finance Officers Association
GHG	Greenhouse Gas
GIS.....	Geographic Information System
GPS.....	Global Positioning System
HEARTH.....	Homeless Emergency Assistance and Rapid Transition to Housing Act
HMI	Human Machine Integration
HMR	Hotel/Motel Restaurant Tax
HOME	HOME Grant Program
HR	Human Resources
HUD	Housing & Urban Development
HVAC.....	Heating, Ventilation, and Air Conditioning
IFS	Influent Pump Station
ILS	Integrated Library System
IP	Internet Protocol
IPP	Industrial Pretreatment Program
ISO	International Standards Organization
IT	Information Technology
LAN	Local Area Network
LED	Light Emitting Diode
LEED	Low Energy Electron Diffraction
LOPFI.....	Local Police and Fire Retirement
LPR	License Plate Recognition
MCT	Mobile Computer Terminal
MDT	Mobile Data Terminal
MGD.....	Million Gallons per Day
MLK.....	Martin Luther King
MMBTU... ..	One Million British Thermal Units
MRF.....	Materials Recovery Facility
MSA	Metropolitan Statistical Area
MUTCD... ..	Manual on Uniform Traffic Control Devices
MVR	Mobile Video Recorder
NEA	National Endowment for the Arts
NPDES	National Pollutant Discharge Elimination System
NWA.....	Northwest Arkansas
NWACC	Northwest Arkansas Community College
NWAEDD.....	Northwest Arkansas Economic Development District
NWARPC	Northwest Arkansas Regional Planning Commission
O&M	Operation & Maintenance
OCLC	Online Computer Library Center
ORT	Ozark Regional Transit

LISTING OF ACRONYMS, (cont.)

PA.....	Public Address
PACE.....	Property Assessed Clean Energy
PAPI.....	Precision Approach Path Indicator
PC.....	Personal Computer
PCI.....	Payment Card Industry
PCIDSS.....	Payment Card Industry Data Security Standard
PEG	Public/Education/Government
PO	Purchase Order
PRAB.	Parks & Recreation Advisory Board
RFID.	Radio-Frequency Identification
RFP	Request for Proposals
RFQ	Request for Qualifications
ROW.....	Right-of-Way
RTC.....	Recycling & Trash Collection
RTU	Remote Terminal Units
SAN	Storage Area Network
SCADA.....	Supervisory Control & Data Acquisition
SCBA.....	Self-Contained Breathing Apparatus
SSMA.....	SQL Server Migration Assistant
SNAPS	Special Needs Assistance Programs
SQL.....	Structured Query Language
SSO.....	Sanitary Sewer Overflow
SSRS	SQL Server Reporting Services
STAR.....	Sustainability Tools for Assessing & Rating
STP	Surface Transportation Program
SUV	Sport Utility Vehicle
SWEPCO.....	Southwestern Electric Power Company
TIF	Tax Increment Financing
TOD	Transit Oriented Development
TSS	Total Suspended Solids
TV.....	Television
UDC.....	Unified Development Code
UPS.....	Uninterruptable Power Supply
USACE	United States Army Corps of Engineers
USDA.....	United States Department of Agriculture
UTV	Utility Task Vehicle
UV	Ultra Violet
VoIP.....	Voice over Internet Protocol
VR.....	Video Recorder
W&S, W/S	Water & Sewer
WAC	Walton Arts Center
WAN.....	Wide Area Network
WORK.....	Watershed Conservation Resource Center
WWT	Wastewater Treatment
WWTP	Wastewater Treatment Plant
YRCC.....	Yvonne Richardson Community Center

GLOSSARY

ACCOUNTING SYSTEM. Records and procedures that discover, record, classify, and report information on the financial position and operations of a governmental unit or any of its funds.

ACCRUAL. Revenue and expenses are recorded when they are incurred.

AD VALOREM. A basis for levy of taxes upon property based on value.

AGENCY FUND. A fund consisting of resources received and held by the governmental unit as an agent for others.

APPROPRIATION. An authorization granted by the board to incur liabilities for specific purposes.

ASSETS. Probable future economic benefits obtained or controlled by a particular entity as a result of past transactions or events.

BALANCED BUDGET. A budget balanced by fund, means the total anticipated revenues are equal to or exceed the budgeted expenditures for that fund.

BOND. A written promise to pay a specified sum of money, called the face value or principal amount, at a specified date or dates in the future, called the maturity date(s), together with periodic interest at a specified rate.

BOND DISCOUNT. The excess of the face value of a bond over the price for which it is acquired or sold.

BOND PREMIUM. The excess of the price at which a bond is acquired or sold over its face value.

BONDED DEBT. The portion of indebtedness represented by outstanding bonds.

BUDGET. A financial operating plan consisting of estimates of proposed expenditures for a given period and the proposed means of financing them.

BUDGET CONTROL. The control or management of the approved Budget for the purpose of keeping expenditures within the limitations of available appropriations and available revenues.

BUDGET DOCUMENT. The instrument used by the budget-making authority to present a comprehensive financial program to the appropriating body.

BUDGET MESSAGE. A general discussion of the budget as presented in writing by the Mayor to the City Council. The message contains an explanation of the principal budget items and recommendations regarding the financial policy for the coming year.

CAPITAL BUDGET. This budget deals with large expenditures for capital items normally financed by borrowing. Usually capital items have long-range returns, useful life spans, are relatively expensive, and have physical presence such as buildings, roads, sewage systems, etc.

CAPITAL IMPROVEMENT. Any property, asset, or improvement with an estimated value greater than five thousand dollars, and estimated life or usefulness of one or more years, including land, interest therein and including constructions, enlargements, and renovations.

CAPITAL IMPROVEMENT PROGRAM. An approach or technique for identifying and forecasting capital outlay decisions that a government expects to make over a five-year period.

CAPITAL OUTLAY. Expenditures that result in the acquisition of or addition to fixed assets.

CAPITAL PROJECTS FUND. A fund created to account for all resources to be used for the acquisition or construction of designated fixed assets.

GLOSSARY (cont.)

CASH. Legal tender or coins that can be used in exchange for goods, debt, or services. This includes the value of assets that can be converted into cash immediately

CONSTRUCTION WORK IN PROGRESS. The cost of construction work that has been started but not yet completed and placed in service.

CONTINGENCY FUND. Funds set aside for unforeseen expenses of uncertain amounts or funds set aside for identified expenses, such as salary increases, but for which amounts are uncertain.

CONTRACTUAL SERVICE. An agreement to perform a service or task by external organizational units. A group of accounts which cover the above as well as travel and training and other miscellaneous services.

DEBT SERVICE. The amount of money necessary to pay interest on an outstanding debt, the principal of maturing bonds, and required contributions to a sinking fund for term bonds.

DEBT SERVICE FUND. A governmental type fund used to account for accumulations of resources that are restricted, committed, or assigned to expenditures for principal and interest.

DEMAND. Demand is the external factor that demonstrates the "need" for a program. Demand data enables decision-makers to adjust services and costs to respond to changes in direction for the service.

DEPARTMENT. Departments are the major organizational subdivisions. They have a broad overall purpose. In the City of Fayetteville organization structure, each department is comprised of one or more divisions.

DEPRECIATION. Expiration in the service life of fixed assets, attributable to wear and tear, deterioration, action of the physical elements, inadequacy, and obsolescence.

DESIGNATED FUND. Funds created to account for assets set aside for a specific purpose.

DIVISION. Divisions are the major functional sub-divisions and correspond roughly to the departmental hierarchy used by the City. Each Division reports to one or more departments.

EFFECTIVENESS. Effectiveness data enables decision-makers to see that quality does not suffer as productivity increases, and that constituents are satisfied with services.

ENCUMBRANCE. An account used to record the estimated amount of contracts, salary commitments and purchase orders that are chargeable to an appropriation.

ENTERPRISE FUND. A fund established to finance and account for the acquisition, operation, and maintenance of governmental facilities and services which are entirely or predominantly self-supporting by user charges.

EXPENDITURE. Under the current financial resources measurement focus (modified accrual basis), decreases in net financial resources not classified as other uses.

EXPENSE. An outflow of resources that results in the consumption of net assets by the entity during the reporting period.

FIDUCIARY FUND. Any fund held by a governmental unit as an agent or trustee.

FISCAL YEAR. A 12-month period of time to which the annual budget applies and at the end of which a governmental unit determines its financial position and the results of its operations.

GLOSSARY (cont.)

FIXED ASSET. Long-term assets that are intended to be held or used, such as land, buildings, machinery, furniture, and other equipment. Fixed assets depreciate.

FRANCHISE TAX. Fees levied on a corporation in return for granting a privilege sanctioning a monopoly or permitting the use of public property, usually subject to regulation set by the governing body.

FULL-TIME EQUIVALENT POSITION (FTE). A part-time position converted to the decimal equivalent of a full-time position based on 2,080 hours per year. For example, a summer lifeguard working for four months, or 690 hours, would be equivalent to .33 of a full-time position.

FUND. A fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities, or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

FUND BALANCE. Fund equity of a fund or in Governmental Funds, the amount assets exceed liabilities. Unrestricted Fund Balances are available for appropriation.

FUND EQUITY. The excess of assets over liabilities. A portion of the equity may be reserved, restricted or designated; the remainder is undesignated Fund Balance.

GENERAL FUND. A fund used to account for all transactions of a governmental unit that are not accounted for in another fund.

GOAL. A goal is a statement of desired conditions to be maintained or achieved through the efforts of an organization. Actual total achievement may be impossible, but the goal is a standard against which to measure progress toward ideal conditions. A goal is a definition of results toward which the work of the organization is directed.

GOVERNMENTAL FUND. A generic classification of funds used to account for activities primarily supported by taxes, grants, and similar revenue sources.

GRANT. A contribution by one governmental unit to another unit. The contribution is usually made to aid in the support of a specified function or for the acquisition or construction of fixed assets.

INCOME. A term used to represent the excess of revenues earned over the expenses incurred in carrying on an enterprise operation.

INTERGOVERNMENTAL REVENUE. Revenue from other governments. Grants, entitlements, and shared revenues are types of intergovernmental revenue.

INTERNAL SERVICE FUND. A fund established to finance and account for services and commodities furnished by a designated department to other departments. Amounts expended by the fund are reestablished from either operating earnings or by transfers from other funds.

INVESTMENT. Securities held for the production of income in the form of interest and dividends.

LIABILITY. Probable future sacrifices of economic benefits arising from present obligations of a particular entity to transfer assets or provide services to other entities in the future as a result of past transactions or events.

LINE-ITEM. A detailed classification of an expense or expenditure classified by object within each Division.

LONG-TERM DEBT. Debt with a maturity of more than one year after the date of issuance.

GLOSSARY (cont.)

MODIFIED ACCRUAL BASIS. Governmental funds use the modified accrual basis of accounting. Revenues are recognized in the period in which they become both available and measurable. Expenditures are recognized at the time a liability is incurred.

NET INCOME. A term used in governmental enterprise to designate the excess of total revenues over total expenses.

NONOPERATING EXPENSE. Proprietary fund expenses incurred in performance of activities not directly related to supplying the basic service by a governmental enterprise.

NONOPERATING INCOME. Proprietary fund income that is not derived from the basic operations of such enterprises.

OBJECT CODE. Expenditure classification according to the types of items purchased or services obtained; for example, personnel services, materials and supplies, contractual service, and capital.

OBJECTIVE. An objective is a decision about the amount of progress to be made within a specified period of time. It states in measurable and quantitative terms the results to be achieved within a specified time and plans the incremental steps to achieve the goal.

OPERATING TRANSFER. Legally authorized interfund transfers from a fund receiving revenue to the fund that makes expenditures.

ORDINANCE. A formal legislative enactment by the governing board of a municipality. If it is not in conflict with any higher form of law, such as a state statute or constitutional provision, it has the full force and effect of law within the boundaries of the municipality to which it applies.

PERFORMANCE BUDGET. A budget which relates appropriations to work loads. By featuring unit measures, performance budgets are believed to express official and citizen interest in the managerial value of efficiency.

PERFORMANCE MEASURES. Performance measures provide a means of identifying the level of service provided. Performance measures include a measurement of Demand, Workload, Productivity, and Effectiveness.

PROGRAM. Operating units within a Division. Each program represents a specific type of activity within its Division aimed at providing a service for which the City is responsible.

PROGRAM BUDGET. A budget which relates appropriations to goals. Budget makers practicing this approach strive to appropriate sums to non-organization, goal-oriented cost centers. Program budgeting is believed to express official and citizen interest in planning and in the effective use of resources.

PROGRAM OBJECTIVES. A program objective is a decision about the amount of progress to be made within a specified period of time in reducing the gap between real conditions and the ideal conditions described in the Program Description. It states in measurable quantitative terms the results to be achieved within a specified time and plans the incremental steps to achieve them.

PRODUCTIVITY. Unit cost (productivity data) enables decision-makers to measure efficiency, as opposed to total expenditures. Productivity unit costs can also be used to quickly estimate the cost of adding more service or savings realized from reductions in service.

PROPRIETARY FUND. Sometimes referred to as "income-determination" or "commercial-type" funds. Examples are enterprise and internal service funds.

RESERVE. An account that records a portion of the fund equity that must be segregated for some future use and which is not available for further appropriation or expenditure.

GLOSSARY (cont.)

RETAINED EARNINGS. The accumulated earnings of an enterprise or internal service fund that have been retained in the fund and that are not reserved for any specific purpose.

REVENUE. Additions to fund financial resources other than from interfund transfers and debt issue proceeds.

SPECIAL REVENUE FUND. A fund established to account for revenues from specific taxes or other earmarked revenue sources that by law are designated to finance particular functions or activities of government.

TAX. A compulsory charge levied by a governmental unit for the purpose of raising revenue. These revenues are used to pay for services or improvements provided for the general public benefit.

UNRESERVED FUND BALANCE. The amount remaining in a fund that is not reserved for some future use and which is available for further appropriation or expenditure.

USER CHARGE. A charge levied against users of a service or purchasers of a product of an enterprise or internal service funds.

WORKLOAD. Workload data answers the question about how much service is being provided, as well as how output is meeting service demand. Workload data is also the basis, along with total expenditures, for unit cost or productivity indicators.

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MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council
THRU: Paul Becker, Chief Financial Officer
FROM: Steven Dotson, Internal Auditor
SUBJECT: **ARPA budget reallocation to 7hills**

RECOMMENDATION:

Recommend Council approve a commitment of \$71,411.00 in ARPA funds to the Seven Hills Homeless Center and approval of a budget adjustment.

BACKGROUND:

In 2023, Council requested that the City prepare an RFP to solicit proposals to address housing instability within the City of Fayetteville. On October 17, 2023 the City Council selected a proposal by the Seven Hills Homeless Center for a comprehensive solution from concept to execution to address housing instability using the remaining \$1.63 million of the City's American Rescue Plan Act funds. This is a collaborative effort, which includes ARPA funding to these local nonprofit organizations: Seven Hills Homeless Center, Divaology Inc. / Diva and Dude Community Outreach, NWA Continuum of Care, The Salvation Army, and Serve Northwest Arkansas, Inc. / New Beginnings NWA.

DISCUSSION:

The City was notified that the following nonprofit organizations are returning a portion of the funding allocated to their projects, and the funding now needs to be reallocated:

NWA Continuum of Care – has returned \$10,000.00 to the City
Divaology, Inc. – has returned \$61,411.00 to the City
Total returned to the City: \$71,411.00

Per the US Department of Treasury Coronavirus State and Local Fiscal Recovery Fund (SLFRF) regulations, the City must obligate all ARPA funds by December 31, 2024.

All of the nonprofits participating in the comprehensive housing solution project are requesting that the funding be reallocated to Seven Hills Homeless Center. This would keep the full amount of the original \$1.63 million allocated to the overall project.

With approval of this resolution and budget adjustment, the new total ARPA award to be allocated to Seven Hills Homeless Center would be as follows:
current allocation \$480,232.00 + new allocation \$71,411.00 = total ARPA allocation of \$551,643.00

Per the attached budget narrative from the Seven Hills Homeless Center, funding would be used to provide (1) Bus Tickets in the amount of \$10,000.00, and (2) additional funding for overnight shelter staffing and security in

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

the amount of \$61,411.00.

BUDGET/STAFF IMPACT:

Funding would be allocated from NWA Continuum of Care and Divaology, Inc. to Seven Hills Homeless Center through the attached budget adjustment.

ATTACHMENTS: SRF (#3), BA (#4), Seven Hills Revised ARPA Request (#5), 7Hills Subrecipient Agreement (#6), Council Member Moore Amendment (#7)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-722

ARPA budget reallocation to 7hills

A RESOLUTION TO COMMIT ARPA FUNDS IN THE AMOUNT OF \$71,411.00 TO THE SEVEN HILLS HOMELESS CENTER, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, the City of Fayetteville was awarded \$17.9 million in American Rescue Plan Act funding to assist in responding to the negative effects of the COVID-19 pandemic; and

WHEREAS, beginning in 2021, the City established a number of projects to address the effects of the COVID-19 pandemic throughout the City including assistance to nonprofit organizations, vaccine incentives, workforce training, development programs, floodplain conservation, a childcare assistance program, funding to provide new ambulances to the regional ambulance authority, and programs to address housing instability in Fayetteville; and

WHEREAS, the City was notified that NWA Continuum of Care and Divaology, Inc. are returning a portion of the funding allocated to their projects that needs to be reallocated; and

WHEREAS, staff recommends that the funds be reallocated to Seven Hills Homeless Center to provide bus tickets in the amount of \$10,000.00, as well as additional funding for overnight shelter staffing and security in the amount of \$61,411.00.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby commits ARPA funds in the amount of \$71,411.00 to the Seven Hills Homeless Center to provide bus tickets and additional funding for overnight shelter staffing and security.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2024-722

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Steven Dotson

11/1/2024

CHIEF FINANCIAL OFFICER (110)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Recommend Council approve a commitment of \$71,411.00 in ARPA funds to the Seven Hills Homeless Center and approval of a budget adjustment.

Budget Impact:

2246.800.9730-5315.00

ARPA

Account Number

Fund

20023.2021

Seven Hills

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 480,232.00

Expenses (Actual+Encum)

\$ 173,061.80

Available Budget

\$ 307,170.20

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 71,411.00

Remaining Budget

\$ 378,581.20

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2024	CHIEF FINANCIAL OFFICER (110)	
	Requestor: Steven Dotson	

Recommend Council approve a commitment of \$71,411 in ARPA funds to the Seven Hills Homeless Center and approval of a budget adjustment.

	COUNCIL DATE:	11/19/2024
	ITEM ID#:	2024-722
	Kevin Springer	
	11/1/2024 12:22 PM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

v.20241029

Budget and Narrative for ARPA Funding Reallocation (7hills Homeless Center)

- (1) Bus Tickets - \$10,000
- (2) Overnight Shelter Staffing/Security - \$61,411.05

TOTAL REQUEST: \$71,411.05

(1) 7hills agrees to facilitate the bus ticket component for the Homeward Bound Program originally submitted under the Innovative Proposal (Diva&Dudes). This portion of funding will be used to provide bus tickets and coordination for the unsheltered/homeless population that has family/support in other areas. Case Management will insure that participants are allowed to travel out of state and are headed to a safe environment. Our organization has a proven record of accomplishment of facilitating bus transportation for over 10 years.

(2) 7hills is requesting additional funding, available through reallocation, for staffing and security at our Overnight Shelter that was established through the Innovative Proposal Partnership. This additional funding will relieve financial burdens in a few ways; our organization is currently paying the salaries for two Case Manager's that are assisting shelter guests as they navigate through barriers to employment and housing. In addition, as we look towards the winter months we know that the need for our shelter services will increase as people navigate the extreme weather resulting in additional expenses.

Since opening the overnight shelter in March we have sheltered 71 (unique) individuals; 34 of those individuals have obtained employment and **23 have found homes and are receiving ongoing case management.** We believe it is possible! Moving from homelessness to self-sufficiency is possible with the program model that has been established and tested over the past several months.

Staff Leadership and Board members are working diligently to bring positive prospective partners and funders together for sustainability purposes, as promised through the submitted proposal. Additional funding received merely forges our capacities as we continue to expand this support.



K. Rebecca Sisson
7hills Homeless Center
CEO



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SUBRECIPIENT AGREEMENT for AMERICAN RESCUE PLAN
City of Fayetteville, AR
and
SEVEN HILLS HOMELESS CENTER
City of Fayetteville Subrecipient# ARPA-2023-012

This Subrecipient Agreement (Agreement) is entered into and effective on this 25th day of January, 2024 between the **City of Fayetteville**, hereafter referred to as ("the City") and Seven Hills Homeless Center (hereinafter referred to as "Seven Hills" or the "subrecipient").

WHEREAS, Seven Hills Homeless Center requested funding for a project to address housing instability in Fayetteville, including a renovation and expansion of its shelter facility and an increase in staffing and security; and

WHEREAS, The City of Fayetteville has received funding through the American Rescue Plan Act ("ARPA" or the "Act"), from the United States Department of the Treasury; and

WHEREAS, it shall be hereby disclosed this Agreement shall make Seven Hills a subrecipient / pass-through entity under 2 CFR 200.1 receiving a subaward under sections 602(c)(3) and 603(c)(3) of the Act and be considered for this subaward to carry out a program or project on behalf of the City with the City's Federal award funding; and

WHEREAS, the City notifies the subrecipient: (1) that this funding shall be considered a subaward of ARPA funds; (2) subrecipient shall adhere to any and all compliance requirements for use of ARPA funds; and (3) any and all reporting requirements for expenditures of ARPA funds; and

WHEREAS, this Agreement is reflective of requirements issued and identified with the **Final Rule** of the Department of the Treasury;

WHEREAS, this project qualifies under the final rule as a response to the negative economic impacts of the pandemic. The pandemic caused disproportionate impacts, or more severe impacts, in certain communities. Low income and underserved communities have faced more severe health and economic outcomes like higher rates of COVID 19 mortality and unemployment, often because preexisting disparities exacerbated the impact of the pandemic. The final rule describes these as "disproportionately impacted" populations, and ARPA expenses under this category are presumed to be eligible. Emergency programs or services for homeless individuals, including temporary residences for people experiencing homelessness, are considered an enumerated eligible use under the American Rescue Plan Act

NOW, THEREFORE, in consideration of the covenants and conditions hereinafter set forth, the City and subrecipient agree as follows:



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1. INFORMATION REQUIRED BY THE UNIFORM GRANT GUIDANCE (UGG) §200.332:

a) **Subrecipient Name** (must match the name associated with its Unique Entity Identifier):

Seven Hills Homeless Center
1832 S. School Avenue
Fayetteville, AR 72701
EIN: 73-1603960

b) **Subrecipient's Unique Entity Identifier (formerly known as DUNS number):** EF6JF1UYAUL3

c) **Subaward Budget Period:** Subaward budget period shall be set forth in Section 4 below.

d) **Total Amount of Federal Funds obligated to the subrecipient by the City:** \$480,232.00

e) **Name of Federal Awarding Agency and Contact Information:**

United States Department of Treasury (US Treasury)
Attn: State and Local Fiscal Recovery Funds
1500 Pennsylvania Avenue NW,
Washington, DC 20220
SLFRP@treasury.gov
Telephone: 202-622-6415
Website: <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-fund>

Contact Information for the City:

Paul A. Becker
Chief Financial Officer
113 W. Mountain
Fayetteville, AR 72701
pbecker@fayetteville-ar.gov
Telephone: 479-575-8330

Contact Information for the Subrecipient:

Seven Hills Homeless Center
ATTN: Becci Sisson, CEO
1832 S. School Avenue
Fayetteville, AR 72701



f) **Assistance Listings Number and Title:** 21.027 Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) (AKA the American Rescue Plan Local Recovery Funds, hereinafter ARPA) See <https://sam.gov/fal/7cecfdef62dc42729a3fdcd449bd62b8/view>

This subaward is a program grant and not for Research and Development.

g) **Indirect Cost Rate:** (de minimis cost rate) maximum of 10% of direct costs if indicated in the budget.

1. **AGREEMENT:** This Agreement, contains the entire agreement and understanding between the parties hereto and supersedes any prior or contemporaneous written or oral agreements, representations and warranties between them respecting the subject matter hereof. This Agreement is also composed of the following appendices:

a. **Appendix A – Scope of Work & Project Allocation**

b. **Appendix B – Department of the Treasury, 31 CFR Part 35, RIN 1505-AC77, Coronavirus State and Local Fiscal Recovery Funds, Action: Final Rule**

c. **Appendix C – Compliance and Reporting Guidance, State and Local Fiscal Recovery Funds**

2. **SUBCONTRACTING:** Subrecipient is permitted to sub-contract with third parties to complete the scope of work identified in this contract. Any sub-contract or sub-sub recipient shall follow all federal, local and state regulations. Subrecipient shall not be allowed to disperse funds in a subrecipient manner to another third party without prior written City approval.

3. **PERIOD OF PERFORMANCE:** This Agreement shall commence on the effective date stated above and, with the exception of those terms specifically identified to survive the expiration of this Agreement, shall expire one year from commencement. The Agreement may be extended or shortened upon mutual written agreement of the parties.

4. **STANDARDS OF WORK:** Subrecipient agrees that the performance of the work and services of this Agreement shall conform to the highest professional standards.

5. **TAXES:** Subrecipient shall pay all current and applicable local, city, county, state and federal taxes, licenses and assessments related to the Scope of Work to be performed by Subrecipient including but not limited to those payments required by all federal, state and local laws, and any other laws and Acts under which Subrecipient may be liable.

6. **COMPLIANCE WITH APPLICABLE LAWS:** Subrecipient shall perform all activities funded by this Agreement in accordance with all applicable federal, state and local laws, including without limitation laws which regulate the use of funds allocated under ARPA. The term “federal, state and local laws” as used in this Agreement shall mean all applicable statutes, rules, regulations, executive orders, directives or other laws, including all laws as presently in effect and as may be amended or otherwise altered during the Agreement Term, as well



as all such laws which may be enacted or otherwise become effective during the Agreement Term. The term “federal, state and local laws” shall include, without limitation:

a. Federal Requirements:

i. Subrecipient agrees to comply with the requirements of section 603 of the **ARPA**, regulations adopted by Treasury pursuant to section 603(f) of the Act, and guidance issued by Treasury regarding the foregoing. The Subrecipient also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and the Subrecipient shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.

ii. Federal regulations applicable to this award include, without limitation, the following:

a. **Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards**, 2 C.F.R. Part 200, other than such provisions as Treasury may determine are inapplicable to this Award and subject to such exceptions as may be otherwise provided by Treasury. Subpart F – Audit Requirements of the Uniform Guidance, implementing the Single Audit Act, shall apply to this award. The following 2 CFR Part 200 Policy requirements are excluded from coverage under this assistance listing: For 2 CFR Part 200, Subpart C, the following provisions do not apply to the CSLFRF program: 2 C.F.R. § 200.204 (Notices of Funding Opportunities); 2 C.F.R. § 200.205 (Federal awarding agency review of merit of proposal); 2 C.F.R. § 200.210 (Pre-award costs); and 2 C.F.R. § 200.213 (Reporting a determination that a non-Federal entity is not qualified for a Federal award). For 2 CFR Part 200, Subpart D, the following provisions do not apply to the SLFRF program: 2 C.F.R. § 200.308 (revision of budget or program plan); 2 C.F.R. § 200.309 (modifications to period of performance); C.F.R. § 200.305 (b)(8) and (9) (Federal Payment).

b. **Universal Identifier and System for Award Management (SAM)**, 2 C.F.R. Part 25, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 25 is hereby incorporated by reference. As SAM is scheduled to be phased out, compliance with a successor government-wide system officially designated by the Office of Management and Budget (OMB).

c. **Reporting Subaward and Executive Compensation Information**, 2 C.F.R. Part 170, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 170 is hereby incorporated by reference.

d. OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement), 2 C.F.R. Part 180, including the requirement to include a term or condition in all lower tier covered transactions (contracts and subcontracts described in 2 C.F.R. Part 180, subpart B) that the award is



subject to 2 C.F.R. Part 180 and Treasury's implementing regulation at 31 C.F.R. Part 19.

- e. **Subrecipient Integrity and Performance Matters**, pursuant to which the award term set forth in 2 C.F.R. Part 200, Appendix XII to Part 200 is hereby incorporated by reference.
 - f. **Governmentwide Requirements for Drug-Free Workplace**, 31 C.F.R. Part 20.
 - g. **New Restrictions on Lobbying**, 31 C.F.R. Part 21.
 - h. **Uniform Relocation Assistance and Real Property Acquisitions Act of 1970** (42 U.S.C. §§ 4601-4655) and implementing regulations.
 - i. Generally applicable federal environmental laws and regulations.
- iii. Statutes and regulations prohibiting discrimination applicable to this award include without limitation, the following:
- a. **Title VI of the Civil Rights Act of 1964** (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance; Subrecipient and its sub-contractors, sub-recipients, sub-grantees, successors, transferees, or assignees, shall comply with: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252) and its applicable federal statutory, regulatory authorities, other pertinent directives, circulars, policy, memoranda, and guidance prohibiting discrimination on the basis of race, color, national origin, age, sex, and disability and give assurance that it will promptly take any measures necessary to ensure such compliance.
 - b. **The Fair Housing Act, Title VIII of the Civil Rights Act of 1968** (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;
 - c. **Section 504 of the Rehabilitation Act of 1973**, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
 - d. **The Age Discrimination Act of 1975**, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and



- e. **Title II of the Americans with Disabilities Act of 1990**, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.
- iv. **Remedial Actions.** In the event of the Subrecipient's noncompliance with section 603 of the Act, other applicable laws, Treasury's implementing regulations, guidance, or any reporting or other program requirements, the City may impose additional conditions on the receipt of a subsequent payments, if any, or take other available remedies as set forth in 2 C.F.R. § 200.339. In the case of a violation of section 603(c) of the Act regarding the use of funds, previous payments shall be subject to recoupment as provided in section 603(e) of the Act.
- v. **Hatch Act.** The Subrecipient agrees to comply, as applicable, with requirements of the Hatch Act (5 U.S.C. §§ 1501-1508 and 7324-7328), which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by this federal assistance.
- vi. **False Statements.** The Subrecipient understands that making false statements or claims in connection with this award is a violation of federal law and may result in criminal, civil, or administrative sanctions, including fines, imprisonment, civil damages and penalties, debarment from participating in federal awards or contracts, and/or any other remedy available by law.
- vii. **Monitoring:** The Subrecipient agrees to allow the City and the US Treasury to monitor the subaward in accordance with all applicable statutes, regulations, OMB circulars, and guidelines. The Subrecipient shall allow the City to have oversight of any Subrecipient's spending and monitoring of specific outcomes and benefits attributable to use of subaward funds by Subrecipient.
- viii. **Audits** In accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements, nonfederal entities that expend financial assistance of \$750,000 or more in Federal awards will have a single audit conducted for that year. Non-federal entities that expend less than \$750,000 a year in Federal awards are exempt from Federal audit requirements for that year, except as noted in 2 CFR 200.503. The City is responsible for resolving audit findings specifically related to the subaward and not responsible for resolving cross-cutting findings (§200.332(d)(4)).
- ix. **Disclosure of Information.** Any confidential or personally identifiable information (PII) acquired during the course of the subaward shall not be disclosed by the Subrecipient to any person, firm, corporation, association, or other entity for any reason or purpose whatsoever without the prior written consent of the City, either during the term of the Agreement or after termination of the Agreement for any reasons whatsoever. The Subrecipient agrees to abide by applicable federal regulations regarding confidential information and research standards, as appropriate, for federally supported projects.



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- x. **Conflicts of Interest.** The Subrecipient understands and agrees it must maintain a conflict of interest policy consistent with 2 C.F.R. § 200.318(c) and that such conflict of interest policy is applicable to each activity funded under this award. Subrecipients must disclose in writing to the City, as appropriate, any potential conflict of interest affecting the awarded funds in accordance with 2 C.F.R. § 200.112.
- b. City and Other City Requirements (see §200.332(a)(3)):
 - i. **Reporting:** Subrecipient agrees to comply with any reporting obligations established by the City as it relates to this award. Subrecipient shall submit a Quarterly Grant Report by the last day of each quarter to the Contact for the City.
 - ii. **Maintenance of and Access to Records:**
 - a. The Subrecipient shall maintain records and financial documents sufficient to evidence compliance with section 603(c) of the Act, Treasury's regulations implementing that section, and guidance issued by Treasury regarding the foregoing.
 - b. The US Treasury Office of Inspector General and the Government Accountability Office, the City, or their authorized representatives, shall have the right of access to records (electronic and otherwise) of the Subrecipient in order to conduct audits or other investigations.
 - c. Records shall be maintained by Subrecipient for a period of five (5) years after all funds have been audited, the audit resolved, and all funds expended or returned to Treasury, whichever is later.
 - iii. **Administrative Considerations.** Where policies of the Subrecipient differ from those of, such as travel reimbursement, fringe benefits, indirect costs, etc., the policies of the subrecipient shall be applicable to cost incurrences under the Agreement provided such policies comply with awarding agency regulations.
 - iv. **Responsibilities.** The Subrecipient agrees to furnish the necessary resources, materials, services, and otherwise to do all things necessary for the performance of the work described in Scope of Work, which is incorporated into the Agreement as Attachment , along with the Budget required for that performance, which is incorporated into the Agreement as Attachment B and C respectively. (see Attachment B: Scope of Work and Attachment C Budget). Subrecipient shall provide Quarterly Reports as provided above.
 - v. **Relationship of Parties.** The parties are independent, and neither party is the agent, joint venturer, partner, or employer of the other.
 - vi. **Rebudgeting and Prior Approvals.** Subrecipient is permitted to rebudget direct costs, if necessary, as described in the uniform guidance (§200.308) to better reflect spending



requirements, subject to the City's written approval, and subject to the federal awarding agency's policy and UGG's that would define requirements for prior written approval (§200.407) before implementation.

- vii. **Monitoring Plan and Reporting.** The City will monitor the Subrecipient to ensure that the subaward is used for authorized purposes, in compliance with federal statutes, regulations, and the terms and conditions of the subaward; and that subaward performance goals are achieved, as required by §200.332(d). The City will monitor the Subrecipient and identify any failures in the administration and performance of the award. The monitoring plan will also serve to identify whether the Subrecipient needs technical assistance.

In addition to program performance, The City will monitor financial performance as required by §200.332(d)(1)). Monitoring will be used to document allowable and unallowable costs, time and effort reporting and travel. Monitoring also will be used to follow up on findings identified in an earlier monitoring visit, from document reviews or after an audit to ensure the Subrecipient took corrective action (§200.332(d)(2)).

As appropriate, the cooperative audit resolution process may be applied. The monitoring plan may include on-site visits, follow-up, document and/or desk reviews, third-party evaluations, virtual monitoring, technical assistance and informal monitoring such as email and telephone interviews.

The City will also issue management decisions for applicable audit findings as required by §200.521 (§200.332(d)(3)). For reporting, UGG requires that the City and the Subrecipient use OMB approved government-wide standard information collections when providing performance information and data in reports.

The books and records of the Subrecipient shall be made available, if needed and upon request, at subrecipient's regular place of business, for audit by personnel authorized by the City or federal government. The Subrecipient books and records must be retained for a period of five (5) years following receipt of final report, understanding no other actions require an extension of the record retention period, such as open audit findings, committed program income, or other reasons, as applicable.

- viii. **Risk Assessments, Specific Conditions and Remedies.** The City has conducted a risk assessment as required by §200.332(b) and determined the subrecipient's level of risk as low. Risk assessments may be repeated throughout the project period after scheduled reports, audits, unanticipated issues or other adverse circumstances that may arise. In the event of noncompliance or failure to perform, the City has the authority to apply remedies, as defined in the uniform guidance (§200.339), including but not limited to: temporarily withholding payments, disallowances, suspension or termination of the federal award, suspension of other federal awards received by the subrecipient, debarment or other remedies including civil and/or criminal penalties, as appropriate (§200.332(h)). The City will also consider whether the monitoring results of the Subrecipient necessitate adjustments to the its own record (see §200.332(9)).



- ix. **Copyright/Intellectual Property.** The federal government will possess the entire copyright, title, and interest in all materials, inventions or deliverables produced as a result of this subaward, including use of logos, as appropriate. As a general principle, subject to the rights of the federal government and with respect to any subject, invention, material, or deliverable in which the City [and subrecipient] retain title resulting from this subaward, the federal government shall have a nonexclusive, nontransferable, irrevocable paid-up license to practice or have practiced for or on behalf of the United States the subject invention, material or deliverable throughout the world. The City and Subrecipient will credit the federal award agency on any materials, inventions or deliverables produced under the federal award and subaward.
 - c. **Suspension and Debarment.** Subrecipient represents that neither it nor any of its principals has been debarred, suspended or determined ineligible to participate in federal assistance awards or contracts as defined in regulations implementing Office of Management and Budget Guidelines on Governmentwide Debarment and Suspension (Non-procurement) in Executive Order 12549. Subrecipient further agrees that it will notify the City immediately if it or any of its principals is placed on the list of parties excluded from federal procurement or non-procurement programs available at www.sam.gov;
 - d. **DUNS Number.** Subrecipient agrees and acknowledges the City may not grant the Subaward and Subrecipient may not receive the Subaward unless Subrecipient has provided its Data Universal Numbering System ("DUNS") number to the City. The DUNS number is the nine-digit number established and assigned by Dun and Bradstreet, Inc. to uniquely identify business entities;
 - e. **Federal Funding Accountability and Transparency Act of 2006.** Subrecipient agrees to provide the City with all information requested by the City to enable the City to comply with the reporting requirements of the Federal Funding Accountability and Transparency Act of 2006;
 - f. **Licenses, Certifications, Permits, Accreditation.** Subrecipient shall procure and keep current any license, certification, permit or accreditation required by federal, state or local law and shall submit to the City proof of any licensure, certification, permit or accreditation upon request; and
 - g. **Other City Agreements.** Subrecipient shall fulfill all other agreements with the City and shall comply with all federal, state and local laws applicable to programs funded by such agreements.
7. **LIMITATION OF FUNDING AND COMPENSATION:** It is expressly agreed and understood that upon execution of the Agreement, the City agrees to allocate no more than the amount of **\$480,232.00 DOLLARS** for full and complete satisfactory performance of this Agreement. The Subrecipient may request reimbursement for expenses by submitting monthly invoices, itemized by budget category, along with copies of invoices, receipts, and other documentation acceptable to the City. The City will then remit reimbursement payments to Subrecipient within thirty (30) days of acceptance of the invoice. Subrecipient shall not be entitled to receive any additional or separate compensation from the City in connection with the project without prior written approval of the City.
8. **SCOPE OF WORK:** The Subrecipient shall perform all services according to the Scope of Work as indicated in **Appendix A**. Any deviation from the provisions detailed in the Scope of Work shall be prohibited unless prior approval is granted by formal change order to this Agreement.



9. PUBLICITY AND USE OF NAME:

- a. Any and all news releases, advertising, promotion, sales literature containing the City of Fayetteville logo or name shall be subject to prior written approval of the other party, and subject to the prior written approval of the City, as appropriate. Any such publicity shall credit the contributions of each party.
- b. Neither party shall use the name, insignia, or trademark of the other party, nor any adaptation thereof, nor the names of any of its employees in any advertising, promotion or sales literature without the written consent of the other party.

10. FISCAL AND ADMINISTRATIVE RESPONSIBILITIES: The Subrecipient agrees to comply with the provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200) (the Uniform Guidance), including the cost principles and restrictions on general provisions for selected items of cost. as applicable, and all requirements and standards which shall include but are not limited to the following:

- a. Compliance with Federal Procurement Laws: The City hereby designates and the Subrecipient hereby agrees to receive funding through the City's ARPA funding and to administer such funding in accordance the United States Treasury **Final Rule**, 31 CFR Part 35, 87 FR 4446, Coronavirus State and Local Fiscal Recovery Funds with this agreement. Compliance with procurement laws shall be inclusive of all appendices within this Agreement.

All contracts for services and procurement for materials shall be carried out in compliance with **2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.**

- b. Compliance with Other Federal, State and Local Procurement: All contracts for services and procurement for materials shall be carried out in compliance with and all other applicable federal, state, and local rules and regulations, including regulations and policies from the City's Purchasing Division.

City of Fayetteville Procurement Thresholds:

- a. \$0 - \$999: No quotes required
- b. \$1,000 - \$2,499: minimum of 3 verbal quotes required
- c. \$2,500 - \$34,999: minimum of 3 written quotes required
- d. \$35,000 and up: Formal sealed bid / solicitation process

Refer to State of Arkansas Procurement laws, City of Fayetteville Purchasing Policies and Ordinances for requirements for formal solicitation processes.



- c. Records and Reports: The Subrecipient shall, at a minimum, submit the following reports to the City and report as required in **Appendix C**:
- i. **Quarterly reports** shall be submitted to the City by the last day of each quarter. Quarterly reports shall be submitted on the City provided form and will provide and outline funded activities undertaken during each month for the duration of the project as it relates to **Appendix A – Scope of Work & Project Allocation**. Failure to provide the required documentation and information will affect the funding in this agreement and future requests for funding.
 - ii. **A Final Summary Report** due no later than thirty (30) calendar days after the end of the Agreement period shall include a summary of all compiled information and activities related to this Agreement.
 - iii. The Subrecipient agrees to maintain records and reports related to the project for a period of no less than **five years** following the term of this Agreement.
 - iv. Access to Records (See §200.332(a)(5))
 - a. The City, its auditors, and if necessary, the federal agency, will be provided access to the subrecipient's programmatic and financial records (§200.337(a)).
 - b. The Subrecipient will maintain all programmatic and financial records, including but not limited to:
 - i. records providing a full description of each activity undertaken;
 - ii. records demonstrating that each activity undertaken meets the national objectives of the federally- connected program;
 - iii. records required to determine the eligibility of activities;
 - iv. records required to document the acquisition, improvement, use or disposition of real property acquired or improved with the subaward assistance;
 - v. records documenting compliance with federal and local laws; and
 - vi. financial records required by program regulations and the Office of Management and Budget.
 - c. The Subrecipient shall retain all records pertinent to program activities and financial expenditures incurred under this Agreement for a period of three years after the date of submission of the final expenditure report under this



award (§200.334). Notwithstanding the above, if there are litigation, claims, audits, negotiations, written notification from the federal program or cognizant agencies or the City, or other actions that involve any of the records cited and that have started before the expiration of the three year period, then such records must be retained until completion of the actions and resolutions of all issues (§200.334(a)), or the expiration of the three-year period, whichever occurs later.

- d. Documentation of Costs: The Subrecipient shall maintain records on materials purchased, services performed, individuals and families served. All costs shall be supported by evidencing in proper detail the nature and propriety of charges. All checks, payrolls, invoices, contracts, vouchers, orders or other accounting documents pertaining in whole or in part to this Agreement shall be clearly identified and readily accessible.
- e. Limitations on Expenditures. Subrecipient shall not be reimbursed or otherwise compensated for any expenditures incurred or services provided prior to the Effective Date or following the earlier of the expiration or termination of this Agreement. The City shall only reimburse Subrecipient for documented expenditures incurred during the Agreement Term that are: (i) reasonable and necessary to carry out the Scope of Work; (ii) documented by contracts or other evidence of liability consistent with established federal, state and local procurement guidelines; and (iii) incurred in accordance with all applicable requirements for the expenditure of funds payable under this Agreement.
- f. Improper Payments. Any item of expenditure by Subrecipient under the terms of this Agreement which is found by auditors, investigators, and other authorized representatives of the City, the U.S. Government Accountability Office or the Comptroller General of the United States to be improper, unallowable, in violation of federal or state law or the terms of the Notice of Prime Award or this Agreement, or involving any fraudulent, deceptive, or misleading representations or activities of Subrecipient, shall become Subrecipient's liability, to be paid by Subrecipient from funds other than those provided by City under this Agreement or any other agreements between City and Subrecipient. This provision shall survive the expiration or termination of this Agreement.
- g. Audited Financial Statements. In any fiscal year in which Subrecipient expends \$750,000 or more in federal awards during such fiscal year, including awards received as a subrecipient, Subrecipient must comply with the federal audit requirements contained in 2 CFR § 200, including the preparation of an audit by an independent Certified Public Accountant in accordance with the Single Audit Act Amendments of 1996, 31 U.S.C. 7501-7507, and with Generally Accepted Accounting Principles.¹ If Subrecipient expends less than \$750,000 in federal awards in any fiscal year, it is exempt from federal audit requirements, but its records must be available for review by the City and appropriate officials of the U.S. Government Accountability Office and the Comptroller General of the United States, and it must still have a financial audit performed for that year by an independent Certified Public Accountant. Subrecipient shall provide the City with a copy of Subrecipient's most recent audited



financial statements, federal Single Audit report, if applicable (including financial statements, schedule of expenditures of federal awards, schedule of findings and questioned costs, summary of prior audit findings, and corrective action plan, if applicable), and management letter within thirty (30) days after execution of this Agreement and thereafter within nine (9) months following the end of Subrecipient's most recently ended fiscal year.

- h. Closeout (see 200.332(a)(6)): The City will determine whether all applicable administrative actions and all required work have been completed by the Subrecipient at the end of the period of performance. If the Subrecipient fails to complete the requirements, the federal awarding agency or pass-through will proceed to closeout the award with the information available (§200.344). The pass-through will note if closeout relates to the end of a 12-month period and termination of subaward, or if the closeout relates to the end of a 12-month period and preparation for an upcoming continuation period.
 - i. The City must provide timelines for completion of tasks (see §200.344).
 - ii. The City must identify submission dates of all performance and financial reports (no later than 90 calendar days after the period of performance) (§200.344(a)).
 - iii. The City must describe requirements for liquidation of financial obligations if the award is ending, or identification of carry-over of funds, if needed, to the next award period (§200.344(b)).
 - iv. The City must include completion of any other required closeout activities, such as submission of deliverables, payments, if any, due to the Subrecipient from the City, attribution to the federal agency and/or copyright or patent rights, and any accounting of real or personal property (§200.344(c) and (f)).
 - v. The Subrecipient must permit the City and auditors to have access to the subrecipient's records and financial statements as necessary for audits and monitoring during the record retention period of three years, or more as appropriate (§200.337(a)).
 - vi. The federal agency and/or City has the right to return to audit the program after close-out at any time during the record retention period and as long as the records are retained, to conduct recovery audits including the recovery of funds, as appropriate (§200.337(c)).

11. COOPERATION IN MONITORING AND EVALUATION:

- a. City Responsibilities. The City shall monitor, evaluate and provide guidance and direction to Subrecipient in the conduct of Approved Services performed under this Agreement. The City has the responsibility to determine whether Subrecipient has spent funds in accordance with applicable laws, regulations, including the federal audit requirements and agreements and shall monitor the activities of Subrecipient to ensure that Subrecipient has met such requirements. The City may require Subrecipient to take corrective action if deficiencies are found.
- b. Subrecipient Responsibilities:
 - i. Subrecipient shall permit the City to carry out monitoring and evaluation activities, including any performance measurement system required by applicable law, regulation, funding sources guidelines or by the terms and conditions of the applicable Notice of Prime Award, and Subrecipient agrees to ensure, to the greatest extent possible, the cooperation of its



agents, employees and board members in such monitoring and evaluation efforts. This provision shall survive the expiration or termination of this Agreement.

- ii. Subrecipient shall cooperate fully with any reviews or audits of the activities under this Agreement by authorized representatives of the City, the U.S. Government Accountability Office or the Comptroller General of the United States and Subrecipient agrees to ensure to the extent possible the cooperation of its agents, employees and board members in any such reviews and audits. This provision shall survive the expiration or termination of this Agreement.

12. PROGRAM INCOME: It is not the intent of this Agreement to produce income relating from the Scope of Work; however, income directly generated from the use funds associated with this Agreement by the Subrecipient shall be returned to the City of Fayetteville.
13. MONITORING AND AUDITS: The City is required to ensure that federal funding requirements are met, that the funds are used for the purpose of the program, and the Subrecipient complies with reporting and auditing requirements. The City will monitor and audit the Subrecipient to assure the compliance of project.
14. REMEDIES FOR NONCOMPLIANCE OR DEFAULT: If the Subrecipient fails to comply with any term in this Agreement, the City may take one or more of the actions indicated in **2 CFR Part 200.339 Remedies for noncompliance**. In addition to the remedies for noncompliance available to the City pursuant to the Code of Federal Regulations, the City may
15. PERFORMANCE TERM EXTENSION: The City may consider an extension of the term of performance based on justifiable circumstances beyond the control of the Subrecipient. The Subrecipient shall make application and submit documentation to the City regarding such circumstances, and acceptance of a proposal for the new time frame constitutes an amendment to this Agreement. Any such request for extensions shall be subject to the written approval of the City. The decision of the City shall be final and conclusive.
16. TERMINATION OF AGREEMENT: This Agreement may be terminated at any time by either party, upon giving 30 calendar days written notice to the non-terminating party. This Agreement shall be automatically terminated in the event that funds under federal award are discontinued by the awarding agency for any reason. Such termination shall take effect upon receipt of written notice to Subrecipient from the City. If there is a need to settle on an early termination, partial payment up to the termination date would be determined by incurrence of allowable cost, by completion of task, by percent of time completed up to the settlement, or some other method as defined by the City upon review of the subrecipient's records.
17. CLAIMS AGAINST THE CITY: The Subrecipient agrees to defend, indemnify and save harmless the City from any and all claims of any nature whatsoever which may arise from the Subrecipient's performance of this Agreement; provided, however, that nothing contained in this Agreement shall be construed as rendering the Subrecipient liable for acts of the City, its officers, agents or employees.
18. CONFLICTS OF INTEREST: The Subrecipient represents that none of its employees, officers, or directors presently have any interest, either directly or indirectly, which would conflict in any manner with the Subrecipient's performance or procurement under this Agreement, and that no person having such interest



will be appointed or employed by the Subrecipient.

19. **BINDING EFFECT:** This Agreement shall be binding upon and shall ensure to the benefit of the parties hereto and their respective heirs and assigns; provided, however, that no assignment shall be effective to relieve a party of any liability under this Agreement unless the other party has consented in writing to the assignment and agreed to the release of such liability. The City and the Subrecipient hereby acknowledge receipt of a duly executed copy of this Agreement complete with all Appendices attached hereto.
20. **PAYMENTS:** Specific project completion dates may be negotiated during the contract term. Payment may be reduced, delayed, or denied until acceptable work products are produced.
- a. Costs shall be necessary, reasonable and directly related to the scope of the project in this agreement. All costs shall be legal and proper. The budget included in **Appendix A** shall control amounts of allowable expenditures within budget categories.
 - b. The total amount invoiced to the City over the course of the contract period shall not exceed \$480,232.00 Dollars, the agreed upon contribution of the City pursuant to **Appendix A**.
 - c. On or before the fifteenth (15th) day of each month and in any event no later than thirty (30) calendar days after the earlier of the expiration or termination of this Agreement, Subrecipient shall submit invoices for the most recent month ended, to the City, setting forth actual expenditures of Subrecipient in accordance with this Agreement. The Subrecipient shall provide backup documentation with all invoices to show compliance with all federal, state and local laws.
 - d. The City may disapprove the requested compensation. If the compensation is so disapproved, the City shall notify Subrecipient as to the disapproval. If payment is approved, no notice will be given.
21. **INSURANCE:** Subrecipient shall, at all times throughout the Agreement Term, carry insurance in such form and in such amounts as City may from time to time reasonably require against other insurable hazards and casualties that are commonly insured against in the performance of similar services as are to be provided under this Agreement. At a minimum, Subrecipient shall maintain during the Agreement Term at least the following types and limits of insurance coverage:
- a. Workers' compensation in amounts no less than required by law and statutory amount;
 - b. Employer's Liability Insurance with a limit of no less than \$1,000,000;
 - c. Commercial general liability insurance, including personal injury, contractual liability and property damage, with limits of \$1,000,000 per occurrence and \$2,000,000 aggregate;
 - d. Umbrella liability insurance with a limit of \$1,000,000 per occurrence and in the aggregate.
 - e. Insurance coverage for real property and equipment acquired or improved with ARPA funds in an amount equivalent to other property owned by Seven Hills pursuant to 2 C.F.R. § 200.310; however, in no case shall this coverage be less than the full replacement value.

All policies (other than workers' compensation and employer's liability insurance) providing such coverage shall name the City as an additional insured with respect to Subrecipient's performance of services under



CITY OF
FAYETTEVILLE
ARKANSAS

this Agreement. Subrecipient shall provide the City with certificates of insurance evidencing such coverage within thirty (30) calendar days after execution of this Agreement, which certificates shall provide that the City shall receive thirty (30) days' advance written notice of any pending cancellation or non-renewal of any of the coverages required by the City pursuant to this Agreement. Insurance coverages that expire before the expiration of the Agreement Term shall be promptly renewed by Subrecipient so that there is no gap in coverage and certificates of insurance evidencing such renewal coverage shall be provided to the City, by a copy provided to the City immediately upon renewal. Subrecipient's failure to maintain insurance in the form and/or amounts required by the City pursuant to this Agreement shall be deemed a material breach of this Agreement and the City shall have the right thereupon to terminate this Agreement immediately in addition to any other remedy provided herein.

22. Changes in Scope or Price: Changes, modifications or amendments in scope, price or fees to this agreement shall not be allowed without a prior formal contract amendment approved by the City **in advance** of the change in scope, price or fees.
23. Freedom of Information Act: This Agreement is subject to the Arkansas Freedom of Information Act. If a Freedom of Information Act request is presented to the City of Fayetteville, the subrecipient shall do everything possible to provide the documents in a prompt and timely manner as prescribed in the Arkansas Freedom of Information Act (A.C.A. §25-19-101 et. seq.). Only legally authorized photocopying costs pursuant to the FOIA may be assessed for this compliance.
24. Jurisdiction: Venue to resolve any disputes shall be **Washington County, Arkansas** with **Arkansas law** applying to the case. This Agreement shall be governed by and construed in accordance with the laws of the State of Arkansas without regard to conflict of law principles.
25. Miscellaneous
- a. Notices: Any notice, request, consent or approval required or permitted to be given under this Agreement or pursuant to law shall be sufficient if in writing, and if and when sent by certified or registered mail, with postage prepaid, to City's address or to the Subrecipient's address as listed below.

CITY OF FAYETTEVILLE, AR

ATTN: Mayor Lioneld Jordan
113 W. Mountain
Fayetteville, AR 72701

SUBRECIPIENT

ATTN: Becci Sisson
1832 S. School Ave.
Fayetteville, AR 72701

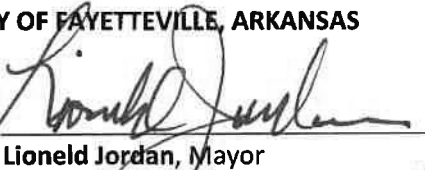
- b. Severability. If any term, provision, covenant or condition of this Agreement, or the application thereof to any person, place or circumstance, shall be held to be invalid, unenforceable or void, the remainder of this Agreement and such term, provision, covenant or condition as applied to other persons, places and circumstances shall remain in full force and effect.



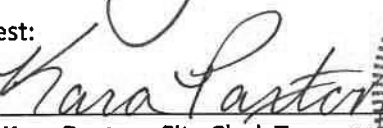
CITY OF
FAYETTEVILLE
ARKANSAS

- c. Survivability. The provisions of this Agreement which by their terms call for performance subsequent to the termination of this Agreement, shall so survive such termination, whether or not such provisions expressly state that they shall so survive.
- d. Construction. The headings and captions of this Agreement are provided for convenience only and are intended to have no effect in construing or interpreting this Agreement. The language in all parts of this Agreement shall be in all cases construed according to its fair meaning and not strictly for or against either party.
- e. Rights Cumulative. The rights and remedies provided by this Agreement are cumulative, and the exercise of any right or remedy by either party hereto (or by its successor), whether pursuant to this Agreement, to any other agreement, or to law, shall not preclude or waive its right to exercise any or all other rights and remedies.
- f. Assistance. The Subrecipient shall, during and after termination of services rendered, upon reasonable notice, furnish such information and proper assistance to the City as may reasonably be required by the City in connection with work performed by Subrecipient.
- g. Compliance with Law. The Parties mutually represent that throughout the term of this Agreement their respective performance under this Agreement shall be, and shall remain, in compliance with all applicable federal, state and local laws and regulations.

CITY OF FAYETTEVILLE, ARKANSAS

By: 
Lioneld Jordan, Mayor

Attest:

By: 
Kara Paxton, City Clerk Treasurer



SEVEN HILLS HOMELESS CENTER

By: 
Becci Sisson, CEO

Date Signed: 1/18/2024

Date Signed: 1/25/2024

Diversion services are available on call from partners in the homeless response system and work closely with other frontline service providers to intervene and follow up with appropriate candidates for diversion services. Street outreach with diversion services is delivered by people with lived experience whenever possible, as part of a trauma informed practice.

Outreach/Diversion Services Budget	Year 1	Year 2
staffing	\$25,000.00	\$25,000.00
hotels stays	\$4,800.00	\$4,800.00
transportation	\$4,800.00	\$4,800.00
supplies	\$4,200.00	\$4,200.00
flexible assistance fund	\$6,000.00	\$6,000.00
Subtotal		\$89,600.00

Expand Immediate Shelter (7hills Homeless Center)

2 years Outcomes: 300 people in 64 shelter beds

Expanding immediate shelter will be provided by 7hills Homeless Center. We are at a pivotal point in our community and the need to increase low-barrier, immediate shelter for people experiencing homelessness is NOW. 7hills Homeless Center is requesting funding for the following:

- Renovation of the dorms at our Walker location. Convert the space from 16 individual transitional units into 16 rooms that will accommodate 2 bunk beds per room; allowing us to have 64 beds nightly for individual shelter.
- Overnight shelter staff and security

Immediate shelter, often referred to as emergency shelter, has a vital role to play in Housing First approaches to ending homelessness. We know that shelters must be low-barrier, have a focus on assessment and triage, and intentionally link to permanent housing resources so that people move through to housing quickly. Working with urgency to end homelessness for each person, each family, must be our goal

Our current service model provides immediate needs at our DayCenter location and three types of housing options at the Walker location; rapid rehousing, transitional, and permanent supportive housing. Though we have seen success with this model we know there is a better way. Imagine the shift in this scenario for our neighbors that are

experiencing homelessness. SAFE overnight shelter, a shower, breakfast and a conversation with a case manager to set goals for the remainder of their day **versus** coming to our DayCenter location hoping to find a moment of recovery after a night of survival.

This model provides a SAFE place for someone to be 24/7, allowing us to get to better outcomes. We will provide a place for people to store belongings, access employment services and healthcare, and quickly move on to permanent housing through our Housing Navigator and intensive case management support.

What works for one person or family will not necessarily work for the next. There will be those who are not interested in moving inside to shelter, even after consistent outreach. Therefore, shelter should not be the only access point for permanent housing. *Someone can be diverted away from entering the shelter system all together.* Coordinated outreach teams, like Divas and Dudes, with “diversion” funds or flexible dollars to quickly move a person to stability, efficient coordinated entry processes that match them to the right housing intervention, and access to permanent housing resources can also be the answer.

Immediate Individual Shelter Budget	Year1	Year2
remodel units	\$75,000.00	0.00
staffing + security	\$250,000.00	\$155,232.00
Subtotal		\$480,232.00

Expand family focused shelter (Salvation Army & Family Promise)

Outcomes: 100 people sheltered and 60 people in permanent housing

Expanding family-focused shelter will be provided by the Salvation Army's Pathway of Hope program, potentially in conjunction with the Family Promise initiative. Pathway of Hope is an approach for providing targeted case management and housing focused financial assistance to families facing homelessness. This program will accelerate the rate at which families can move on from shelter to permanent housing. It is rooted in a case management approach that focuses on client needs through a strength-based lens and utilizes short term financial assistance to help a family get its feet back under them. Family Promise is an initiative under exploration by Fayetteville congregations to offer their space for families in need of shelter, using partner congregations' facilities and volunteers on a rotating basis. If Family Promise becomes ready to launch funds will be spent on facility modifications and/or needed supplies. Pathways of Hope will partner to provide family focused case management for families in Family Promise. If



OFFICE OF THE
CITY ATTORNEY

Received From Blake Pennington 11/15/2024 4:05PM

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: **Mayor**
City Council

CC: **Steve Dotson**, Deputy Chief Financial Officer
Yolanda Fields, Community Resources Director

FROM: **Blake Pennington**, Senior Assistant City Attorney

DATE: **November 15, 2024**

RE: **Council Member Moore Proposed Amendment to Item C.5 –
Reallocation of \$71,411.00 of ARPA Funds**

Council Member Moore will be proposing the attached amendment to Item C.5 on the City Council's agenda. The City was notified that NWA Continuum of Care and Divaology Inc. would be de-obligating and releasing a total of \$71,411.00 of ARPA funds back to the City. Those funds must be obligated by the end of the year or they will have to be returned to the federal government.

The current resolution would reallocate those funds to Seven Hills Homeless Center to provide bus tickets and additional funding for overnight shelter staffing and security.

Council Member Moore's amendment would reallocate the funds to a rental assistance program that would be administered by the Community Resources Department. Deputy CFO Steven Dotson and Community Resources Director Yolanda Fields will be able to provide more information about that program if you have questions.

PROPOSED AMENDMENT TO ITEM C.5

RESOLUTION NO. _____

A RESOLUTION TO COMMIT ARPA FUNDS IN THE AMOUNT OF \$71,411.00 TO A RENTAL ASSISTANCE PROGRAM, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, pursuant to Resolutions 233-23 and 288-23, the City entered into subrecipient agreements with Seven Hills Homeless Center and several partner agencies for a project to address housing instability in Fayetteville; and

WHEREAS, the City was notified that NWA Continuum of Care and Divaology, Inc. are returning a portion of the funding allocated to their projects that needs to be reallocated; and

WHEREAS, the availability of rental assistance within the city is currently extremely limited, creating significant challenges for households in maintaining secure and stable housing; and

WHEREAS, housing stability is essential for the well-being, safety, and economic sustainability of all community members; and

WHEREAS, it is more cost-effective to provide rental assistance and keep households stably housed than to bear the higher expenses associated with rehousing individuals and families who have lost their homes; and

WHEREAS, one of the four primary eligible use categories is to support the COVID-19 public health and economic response by addressing COVID-19 and its impact on public health as well as addressing economic harms to households, which includes providing rent assistance to low to moderate income applicants; and

WHEREAS, the City Council has determined that the funds should be reallocated to a rental assistance program to be administered by the Community Resources Department.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby commits ARPA funds in the amount of \$71,411.00 to a rental assistance program to be administered by the City's Community Resources Department.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

PASSED and APPROVED this 19th day of November, 2024.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
KARA PAXTON, City Clerk/Treasurer

Budget Year	Division	Adjustment Number
2024	CHIEF FINANCIAL OFFICER (110)	
	Requestor: Steven Dotson	

Recommend Council approve a commitment of \$71,411 in ARPA funds to the Housing Assistance program and approval of a budget adjustment.

	COUNCIL DATE:	11/19/2024
	ITEM ID#:	2024-722
	Holly Black	
	11/14/2024 10:59 AM	
	Budget Division	Date
	TYPE:	D - (City Council)
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/
RESOLUTION/ORDINANCE		

[illegible]



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Donna Wonsower, Planner

SUBJECT: **VAC-2024-0021: Vacation (2975 W OLD FARMINGTON RD/CORTER, 558): Submitted by SATTERFIELD LAND SURVEYORS for property located at 2975 W. OLD FARMINGTON RD. in WARD 1. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains one parcel with approximately 0.98 acres. The request is to vacate 0.10 acres of a general utility easement.**

RECOMMENDATION:

Staff recommends approval of **VAC-2024-0021** as shown in the attached Exhibits 'A' and 'B', and with the following conditions of approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense;

BACKGROUND:

The subject property is in southwest Fayetteville, approximately ¼ mile south of Centennial Park, and just east of Old Farmington Road's intersection with One Mile Road. The property is zoned RSF-8, Residential Single-Family, Eight Units per Acre, and is not part of any overlay district. A property line adjustment was completed for the subject parcel and adjacent property in 2013, on which the subject easement was inaccurately represented as abandoned.

Request: The applicant proposes to vacate 0.10 acres of a general utility easement which roughly bisects the subject property.

DISCUSSION:

The applicant submitted the required approvals with no objections, though with added conditions from franchise utility providers as listed above. With submittal of the required vacation forms and utility consent, staff recommends approval.

BUDGET/STAFF IMPACT:

NA

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Request Letter (#6), Petition to Vacate (#7), Survey (#8)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-707

VAC-2024-0021: Vacation (2975 W OLD FARMINGTON RD/CORTER, 558): Submitted by SATTERFIELD LAND SURVEYORS for property located at 2975 W. OLD FARMINGTON RD. in WARD 1. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains one parcel with approximately 0.98 acres. The request is to vacate 0.10 acres of a general utility easement.

AN ORDINANCE TO APPROVE VAC-24-21 FOR PROPERTY LOCATED AT 2975 WEST OLD FARMINGTON ROAD IN WARD 1 TO VACATE 0.10 ACRES OF GENERAL UTILITY EASEMENT

WHEREAS, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of general utility easement is not required for corporate purposes.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates the portion of general utility easement as described in Exhibit B attached to the Planning Department's memo.

Section 2: A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3: This vacation approval is subject to the condition that any damage to or relocation of existing facilities will be at the property owner/developer's expense.

City of Fayetteville Staff Review Form

2024-707

Legistar File ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

11/1/2024

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC-2024-0021: Vacation (2975 W OLD FARMINGTON RD/CORTER, 558): Submitted by SATTERFIELD LAND SURVEYORS for property located at 2975 W. OLD FARMINGTON RD. in WARD 1. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains one parcel with approximately 0.98 acres. The request is to vacate 0.10 acres of a general utility easement.

Budget Impact:

Account Number		Fund	
Project Number		Project Title	
Budgeted Item?	No	Current Budget	\$ -
		Funds Obligated	\$ -
		Current Balance	\$ -
Does item have a cost?	No	Item Cost	\$ -
Budget Adjustment Attached?	No	Budget Adjustment	\$ -
		Remaining Budget	\$ -

V20210527

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

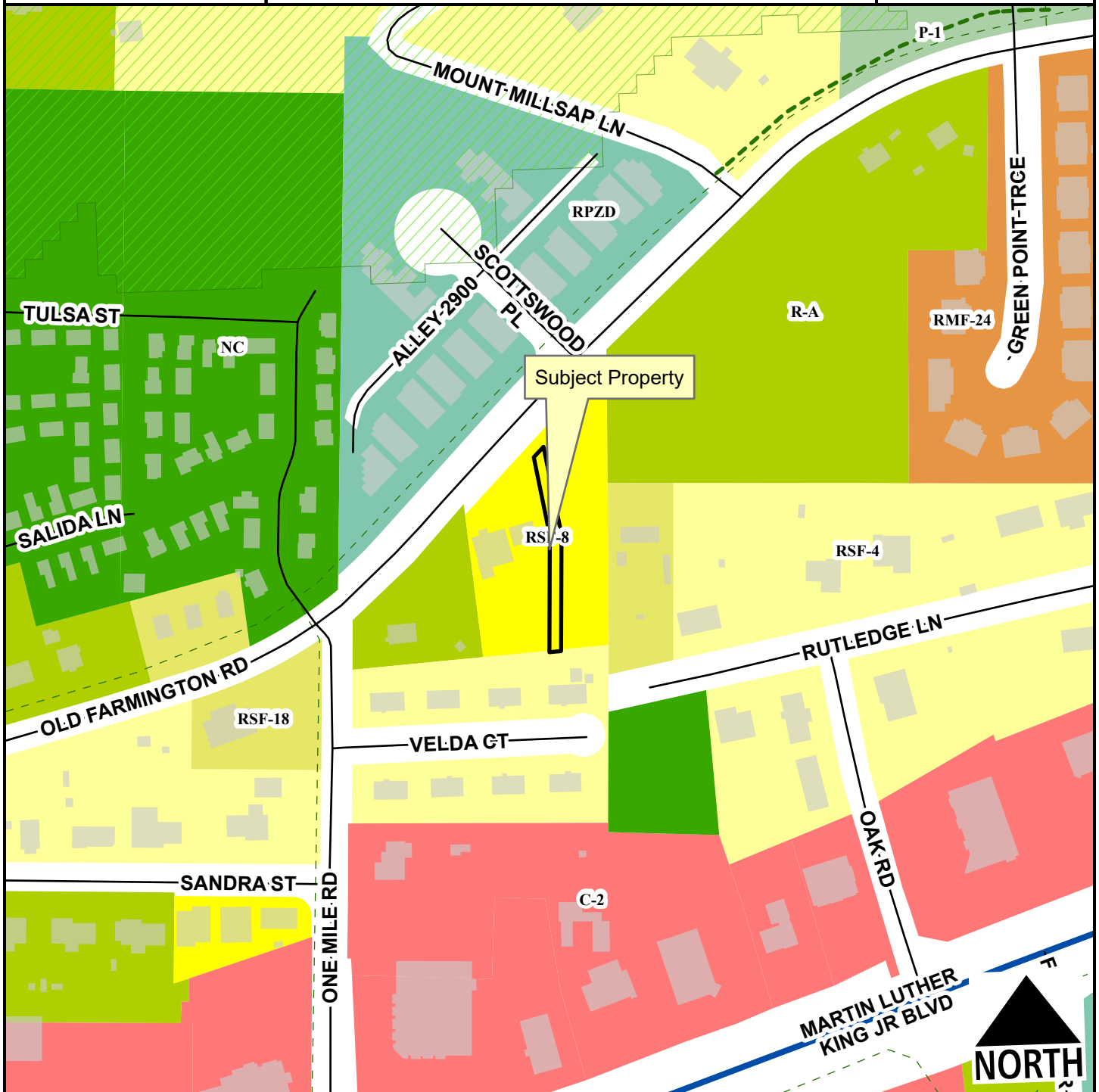
Comments:

VAC-2024-0021

Close Up View

2975 W OLD FARMINGTON RD

VAC-2024-0021
EXHIBIT 'A'



- Regional Link - High Activity
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)

Feet
0 75 150 300 450 600
1:2,400

- Residential-Agricultural
- RSF-4
- RSF-8
- RSF-18
- RMF-24
- C-2
- Neighborhood Conservation
- Commercial, Industrial, Residential
- P-1

VAC-2024-0021 EXHIBIT 'B'

16.00 FOOT UTILITY EASEMENT VACATION DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter, Section 19,
Township 16 North, Range 30 West, Washington County, Arkansas being
more particularly described as follows:

Commencing at a point marking the Northwest Corner of the Northwest
Quarter of the Northeast Quarter. Thence along the West line of
said Forty, South 02 degrees 20 minutes 57 seconds West, 984.67 feet.
Thence leaving said West line, South 87 degrees 39 minutes 03 seconds
East, 191.06 feet. Thence North 87 degrees 12 minutes 15 seconds East,
95.55 feet to the Point of Beginning. Thence North 02 degrees 16
minutes 27 seconds East, 160.32 feet. Thence North 09 degrees 39 minutes
52 seconds West, 110.32 feet to a point on the South line of an existing
15.00 foot Utility Easement. Thence along said South line, North 45
degrees 14 minutes 22 seconds East, 19.56 feet. Thence leaving said
South line, South 09 degrees 39 minutes 52 seconds East, 123.24 feet.
Thence South 02 degrees 16 minutes 27 seconds West, 160.58 feet.
Thence South 87 degrees 12 minutes 15 seconds West, 16.06 feet to the
Point of Beginning, containing 0.10 acres, same being 4,435.63 square feet.



Satterfield Land Surveyors, P. A.



P.O. Box 640 • Alma, Arkansas 72921

Office located at 1928 Highway 71 North

Member: ASPS—OSLS

Alma 479-632-3565 • Fax 479-632-5002 • Fort Smith 479-648-3850

Springdale 479-751-7909 • Web Site: www.slsurveying.com

Cover Letter

To the Honorable members of the Fayetteville City Council:

Re; 2975 W. Old Farmington Road, Parcel Number 765-14655-001

Owners of property: Nicholas and Christy Corter

We would like to ask the Council to consider this application to vacate a 16.00 foot Utility Easement for the purpose of building. The Utility Easement has never actually had utilities located where the easement is dedicated, so no hardship would be created by the vacation of this easement.

This parcel of land with the Utility Easement is 0.98 acres, and the area of the subject Utility Easement requested to be vacated is 0.10 acres, (4,435.63 square feet).

There is a property line adjustment survey by Jenkins surveying, dated August 15, 2013 Job Number 13-056, and an Exhibit by Satterfield Land Surveyors, dated September 6, 2024, Job Number 49,185, showing the property and the location of the Utility Easement.

We would like to thank you for reviewing and considering our request for vacating the subject utility easement.

Thank You,
Nicholas & Christy Corner, owner
Ricky Hill, PLS

PETITION TO VACATE A general utility/water & sewer EASEMENT located at 2975 W. Old Farmington Road, being in part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 16 North, Range 30 West, City of Fayetteville, Washington County, Arkansas.

TO: The Fayetteville City Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the easement hereinafter sought to be abandoned and vacated, lying in part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 16 North, Range 30 West, City of Fayetteville, a municipal corporation, petition to vacate an easement which has Never had any utilities located in the Utility Easement, is described as follows:

16.00 FOOT UTILITY EASEMENT VACATION DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter, Section 19, Township 16 North, Range 30 West, Washington County, Arkansas being more particularly described as follows:

Commencing at a point marking the Northwest Corner of the Northwest Quarter of the Northeast Quarter. Thence along the West line of said Forty, South 02 degrees 20 minutes 57 seconds West, 984.67 feet. Thence leaving said West line, South 87 degrees 39 minutes 03 seconds East, 191.06 feet. Thence North 87 degrees 12 minutes 15 seconds East, 95.55 feet to the Point of Beginning. Thence North 02 degrees 16 minutes 27 seconds East, 160.32 feet. Thence North 09 degrees 39 minutes 52 seconds West, 110.32 feet to a point on the South line of an existing 15.00 foot Utility Easement. Thence along said South line, North 45 degrees 14 minutes 22 seconds East, 19.56 feet. Thence leaving said South line, South 09 degrees 39 minutes 52 seconds East, 123.24 feet. Thence South 02 degrees 16 minutes 27 seconds West, 160.58 feet. Thence South 87 degrees 12 minutes 15 seconds West, 16.06 feet to the Point of Beginning, containing 0.10 acres, same being 4,435.63 square feet.

That the abutting real estate affected by vacating the said utility easement is part of the NW/4 NE/4 of S-19, T-16-N, R-30-W, City of Fayetteville, Arkansas, the property on both sides of the utility easement to be vacated is owned by the Owner/Petitioner requesting the vacation. There would be no adverse affect caused by abandonment of utility easement.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described utility easement, where no utilities have ever been located within the described and referenced casement.

The petitioners further pray that the above described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body to the City of Fayetteville, Arkansas, abandon and vacate the above described real estate and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners to be free from the easement.

Dated this 21 day of October, 2024

Nicholas Cortez
Printed Name


Signature



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Gretchen Harrison, Senior Planner

SUBJECT: **VAC-2024-0024: Vacation (2716 N. FLORAL CT./CARTER, 286): Submitted by WILLIAM CARTER for property located at 2716 N. FLORAL CT. in WARD 2. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.51 acres. The request is to vacate 0.01 acres of a utility easement.**

RECOMMENDATION:

Staff recommends approval of this item as shown in the attached Exhibits 'A' and 'B', and with the following condition of approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense.

BACKGROUND:

The subject property is located at the end of Floral Court in northwest Fayetteville just south of the Wilson Springs Preserve. The property includes one parcel totaling 0.51 which is developed with a single-family house located in the Springwoods Planned Zoning District.

Request: The applicant proposes to vacate a portion of a utility easement (0.01 acres) along the east side of the property. The vacation of this easement is being requested to allow for the installation of a swimming pool.

DISCUSSION:

City staff recommend in favor of the requested easement vacation. The applicant has submitted all necessary approvals with no objections, but with one condition as noted above.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Request Letter (#6), Petition to Vacate (#7), Survey (#8)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-721

VAC-2024-0024: Vacation (2716 N. FLORAL CT./CARTER, 286): Submitted by WILLIAM CARTER for property located at 2716 N. FLORAL CT. in WARD 2. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.51 acres. The request is to vacate 0.01 acres of a utility easement.

AN ORDINANCE TO APPROVE VAC-24-24 FOR PROPERTY LOCATED AT 2716 NORTH FLORAL COURT IN WARD 2 TO VACATE 0.01 ACRES OF UTILITY EASEMENT

WHEREAS, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of utility easement is not required for corporate purposes.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates the portion of utility easement as described in Exhibit B attached to the Planning Department's memo.

Section 2: A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3: This vacation approval is subject to the condition that ny damage to or relocation of existing facilities will be at the property owner/developer's expense.

City of Fayetteville Staff Review Form

2024-721

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

11/1/2024

DEVELOPMENT SERVICES (620)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC-2024-0024: Vacation (2716 N. FLORAL CT./CARTER, 286): Submitted by WILLIAM CARTER for property located at 2716 N. FLORAL CT. in WARD 2. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.51 acres. The request is to vacate 0.01 acres of a utility easement.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



- Residential Link - Planning Area - Fayetteville City Limits - Design Overlay District	Feet 0 75 150 300 450 600 1:2,400	- RI-U - Urban Thoroughfare - Commercial, Industrial, Residential
---	--	---

Easement Vacate Legal Description:

A part of Lot 12, Final Plat of Prairie View Acres, (being a replat of Lot 3, Springwoods), as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows: Commencing at the northeast (NE) corner of said Lot 12; thence south 54°27'49" west a distance of 31.64 feet; thence south 02°15'57" west a distance of 73.42 feet to the point of beginning; thence south 87°42'59" east a distance of 5.00 feet; thence south 02°15'57" west a distance of 89.74 feet; thence north 87°32'02" west a distance of 5.00 feet; thence north 02°15'57" east a distance of 89.73 feet to the point of beginning containing 0.01 acres or 449 square feet more or less.

Fayetteville City Council
113 West Mountain Street
Fayetteville, AR 72701

Seth Carter
2716 North Floral Ct.
Fayetteville, AR 72704
ws.carter@live.com
(479) 502-1472
10/11/2024

Dear Members of the Fayetteville City Council,

Subject: Request for Utility Easement Variance

I hope this letter finds you well. I am writing to formally request a variance for a utility easement located on my property at 2716 N Floral Ct, Fayetteville, AR 72704. The purpose of this request is to outline the scope, nature, and intent of the proposed variance and to seek your approval and support.

Scope of the Variance Request

The utility easement in question is currently as described in the attached legal description and survey. The requested variance seeks to modify the boundaries of this easement to better accommodate our plans. Specifically, I am asking the city to vacate a 5' X 89.74' section running along the western boundary of the easement. The attached documents provide detailed measurements and the exact location of the existing easement, as well as the portion requested for vacation.

Nature of the Variance Request

The nature of this variance request is driven by our family's desire to install a swimming pool in our backyard. The current configuration of the easement poses significant limitations to the planned construction and installation of the pool. As it stands, we would be unable to install a pool large enough to justify the investment. Furthermore, the pool would be too close to our house, compromising safety, especially for our young children. We would like the pool to be situated farther away from our home to ensure a safer and more enjoyable environment for our family.

Intent of the Variance Request

The intent behind this variance request is to enhance our property's usability and recreational value by installing a swimming pool. This modification will provide our family with a much-needed recreational space and improve our quality of life while ensuring the safety and well-being of our young children. Additionally, the proposed changes have been reviewed with each of the utility companies in our area and no objections were raised.

I have attached the necessary signed utility approval forms, legal descriptions and an authorized survey for your review. These documents provide further details and visual representation of the proposed variance.

I kindly request the City Council's consideration and approval of this utility easement variance. I am available to attend any meetings or provide further information as needed to facilitate the review process.

Thank you for your time and attention to this matter. I look forward to your favorable response.

Sincerely,

Seth Carter

A handwritten signature in dark ink, appearing to read 'Seth Carter', with a stylized flourish extending from the end.

PETITION TO VACATE A general utility/water & sewer EASEMENT LOCATED IN lot 12 of Prairie View Acres, CITY OF FAYETTEVILLE, ARKANSAS

TO: The Fayetteville City Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate of or adjacent to the utility easement to be abandoned and vacated, lying in lot 12 of Prairie View Acres, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate an easement which is described as follows:

A part of Lot 12, Final Plat of Prairie View Acres, (being a replat of Lot 3, Springwoods), as per plat on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows: Commencing at the northeast (NE) corner of said Lot 12; thence south 54°27'49" west a distance of 31.64 feet; thence south 02°15'57" west a distance of 73.42 feet to the point of beginning; thence south 87°42'59" east a distance of 5.00 feet; thence south 02°15'57" west a distance of 89.74 feet; thence north 87°32'02" west a distance of 5.00 feet; thence north 02°15'57" east a distance of 89.73 feet to the point of beginning containing 0.01 acres or 449 square feet more or less.

Petitioners state that the above-described real estate will not adversely affect the public interest and welfare and would also not be adversely affected by the abandonment of the above-described utility easement.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above-described real estate, subject, however, to the existing utility easements as required, and that the above-described real estate be used for their respective benefit and purpose as now approved by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above-described real estate, subject to said utility easements, and as to that particular land the owners be free from the easements of the public for the use of said real property.

Dated this 10th day of October, 2024.

Seth Carter

Printed Name

[Signature]

Signature

Heather Carter

Printed Name

Heather Carter

Signature

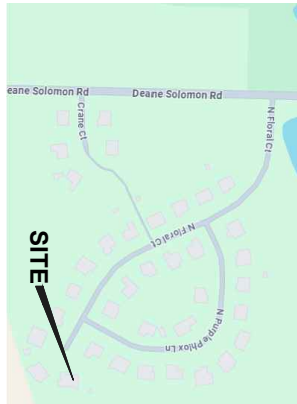
Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than possible easements which were visible at the time of making of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2015, Page 18339 at the Office of the Circuit Clerk, Washington County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. The survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
8. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. This property is currently zoned CP2D (Commercial Planned Zoning District).
11. Building setbacks for zone CP2D are as follows:
Front 30 Feet
Side (Interior) 15 Feet
Rear 30 Feet
12. Subsurface and environmental conditions were not examined nor considered a part of this survey.
13. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
14. Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by James Layout Services survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.

EASEMENT VACATE DESCRIPTION:

A PART OF LOT 12, FINAL PLAT OF PRAIRIE VIEW ACRES, (BEING A REPLAT OF LOT 3, SPRINGWOODS), AS PER PLAT FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

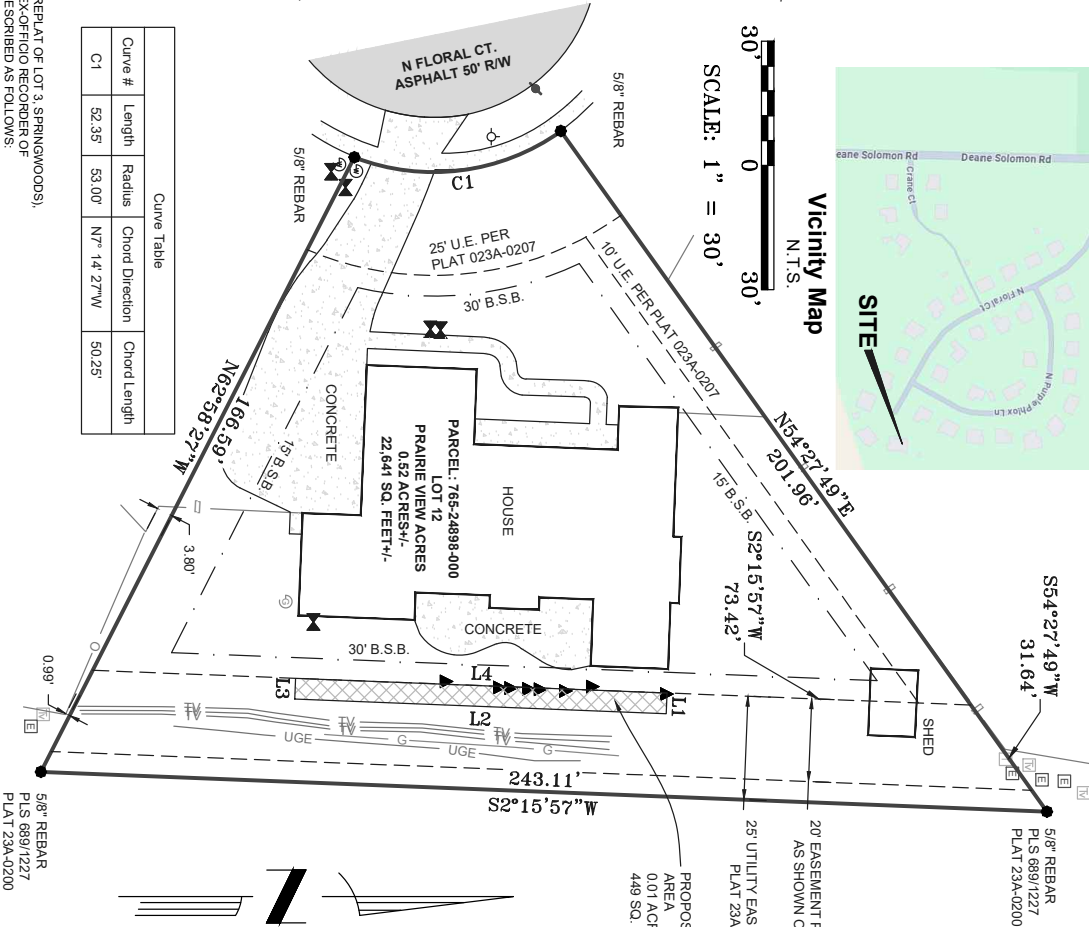
COMMENCING AT THE NORTHEAST (NE) CORNER OF SAID LOT 12; THENCE SOUTH $54^{\circ}27'49''$ WEST A DISTANCE OF 31.64 FEET; THENCE SOUTH $02^{\circ}15'57''$ WEST A DISTANCE OF 73.42 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $87^{\circ}42'59''$ EAST A DISTANCE OF 5.00 FEET; THENCE SOUTH $02^{\circ}15'57''$ WEST A DISTANCE OF 89.74 FEET; THENCE NORTH $87^{\circ}32'02''$ WEST A DISTANCE OF 5.00 FEET; THENCE NORTH $87^{\circ}32'02''$ WEST A DISTANCE OF 89.73 FEET TO THE POINT OF BEGINNING CONTAINING 0.01 ACRES OR 449 SQUARE FEET MORE OR LESS.



Vicinity Map

N.T.S.

SCALE: 1" = 30'

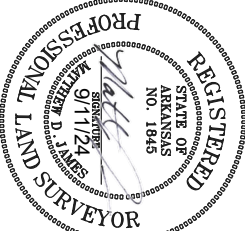


Parcel Line Table		
Line #	Length	Direction
L1	5.00'	S87°42'59"E
L2	89.74'	S2°15'57"W
L3	5.00'	N87°32'02"W
L4	89.73'	N2°15'57"E

LEGEND

Recording Information

- MONUMENT FOUND (AS NOTED)
- PINK DOT ON GROUND
- LIGHT POLE
- TELEPHONE RISER
- ELECTRICAL RISER
- CABLE RISER
- WATER RISER
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- WOOD FENCE
- CHAIN LINK FENCE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- TELEVISION CABLE
- PROPERTY LINES
- EXISTING UTILITY EASEMENT
- BUILDING SETBACKS



Boundary/Easement Reduction Survey for: Seth Carter

State Filing Code:
500-17N-30W-0-33-310-72-1845

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
Survey@jlsrwa.com

Proposed Data	
Job Number:	24-196
Date:	9/10/2024
System:	AR SPC North Zone
Field Op.:	AS
Drawn By:	N.R.
Checked By:	M.J.
Scale:	1"=30'
Sheet	1 of 1
Revision	0



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Donna Wonsower, Planner

SUBJECT: **RZN-2024-0047: Rezoning (653 N. GENEVIEVE AVE/FINELINE DEVELOPMENT LLC, 436): Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 653 N. GENEVIEVE AVE in WARD 4. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.60 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE, subject to a bill of assurance.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is in west Fayetteville, approximately 1/3-mile southwest of the intersection of W. Wedington Dr. and N. 54th Ave. The property is zoned R-A, Residential-Agricultural, and contains approximately 1.6 acres. It is currently developed with a two-family dwelling located on the northern portion of the site, which was constructed in 1976, and an outbuilding located in the southwest corner of the site.

Request: The request is to rezone the subject property from R-A, Residential-Agricultural to RMF-6, Residential Multi-Family, Six Units Per Acre.

Public Comment: To date, staff has received one public comment opposed to the request, citing increased traffic on narrow, unimproved roads and inadequate existing infrastructure.

Land Use Compatibility: On the balance of considerations, staff finds the proposed rezoning from R-A to RMF-6 to be compatible with the surrounding area. The subject property is adjacent to single-family properties of various land area to the north, east, west, and south. A rezoning to RMF-6 would allow for a wider variety of residential uses than those permitted under the property's current zoning designation. Specifically, a rezoning to RMF-6 would permit the development of a greater variety of dwellings, including the by-right development of single- to multi-family dwellings with a density of up to six units per acre (a maximum of 9 units for this site). Two-family dwellings are permitted within both the existing and proposed zoning districts.

The minimum lot size would decrease from two acres with a required lot width of 200 feet to variable bulk and area regulations. For two-family dwellings, RMF-6 requires a minimum lot size of 7,000 square feet with a required lot width of 50 feet. Front setbacks will decrease from 35 feet to a build-to zone between the property line and 25 feet. Side setbacks will decrease from 20 feet to 5 feet. Rear setbacks will decrease from 35 feet to

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

25 feet. The requested rezoning would bring the existing two-family dwelling into conformance with density and bulk and area requirements. The proposed zoning district also has reduced setbacks, which would mean the existing two-family dwelling is no longer encroaching in to the side setback. That being said, the existing structures would then be noncompliant with build-to-zone requirements.

An identical request to rezone the parcel approximately 250 feet to the north from R-A to RMF-6 was denied by the Planning Commission in September 2023. However, the subject property is adjacent to an area that is zoned RSF-8, a higher density than what is being requested on this site. There is also an area of RMF-6 with two-family dwellings approximately ¼ mile to the west and another to the northeast. Therefore, staff finds this request to be compatible with surrounding uses and development patterns.

Land Use Plan Analysis: On the balance, staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as Residential Neighborhood area. Staff finds that a rezoning to RMF-6 would support this designation as Residential Neighborhood Areas to provide a mix of residential uses of varying scale. The property has a relatively low infill score and is not located within a tier center, although there is a tier 3 center located 0.58 miles northwest of the property at the intersection of W. Wedington Dr. and N. Double Springs Rd. Staff finds that the requested rezoning could allow for the creation of missing middle housing and compliment City Goals 2 (discourage urban sprawl), 3 (compact, complete, and connected development), and 6 (opportunities for attainable housing).

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 5 for this site. The following elements of the matrix contribute to the score:

1. Adequate Fire Response (Station 7, 835 N. Ruppel Rd.)
2. Near Sewer Main (2-inch main, N. Genevieve Ave.)
3. Near Water Main (6-inch main, N. Genevieve Ave.)
4. Near City Park (Harmony Pointe Park)
5. Near Paved Trail (Owl Creek Trail)

DISCUSSION:

At the October 28, 2024, Planning Commission meeting, a vote of 7-1-0 forwarded the request to City Council with a recommendation of approval. Commissioner McGetrick made the motion and Commissioner Payne seconded. After being tabled at the previous Planning Commission meeting on October 14th, a bill of assurance was provided for the October 28 meeting which would require N. Genevieve to be brought up to minimum compliance with fire code. There was extensive discussion pertaining to fire code requirements and what city staff could require with various types of permits. City Engineering confirmed that, because N. Genevieve Ave. is public right-of-way, any work within that right-of-way would be required to meet minimum street standards. The commissioners in favor of the request cited the proposed street improvements and proximity to the higher density neighborhood to the south. Commissioner Garlock voted against the rezoning, citing the property's location on the far west side of town, distance to the nearest tier center, lack of potential connectivity options to the north given the protected stream, and potential for sprawl. No members of the public spoke during the meeting.

BUDGET/STAFF IMPACT:

NA

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Exhibit C (#6), Staff Report (#7)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-706

RZN-2024-0047: Rezoning (653 N. GENEVIEVE AVE/FINELINE DEVELOPMENT LLC, 436): Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 653 N. GENEVIEVE AVE in WARD 4. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.60 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE, subject to a bill of assurance.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-47 FOR APPROXIMATELY 1.60 ACRES LOCATED AT 653 NORTH GENEVIEVE AVENUE IN WARD 4 FROM R-A, RESIDENTIAL AGRICULTURAL TO RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE, SUBJECT TO A BILL OF ASSURANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from R-A, Residential Agricultural to RMF-6, Residential Multi-Family, Six Units Per Acre, subject to the attached bill of assurance (Exhibit C).

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2024-706

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

11/1/2024

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2024-0047: Rezoning (653 N. GENEVIEVE AVE/FINELINE DEVELOPMENT LLC, 436): Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 653 N. GENEVIEVE AVE in WARD 4. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.60 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE.☐

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number: _____

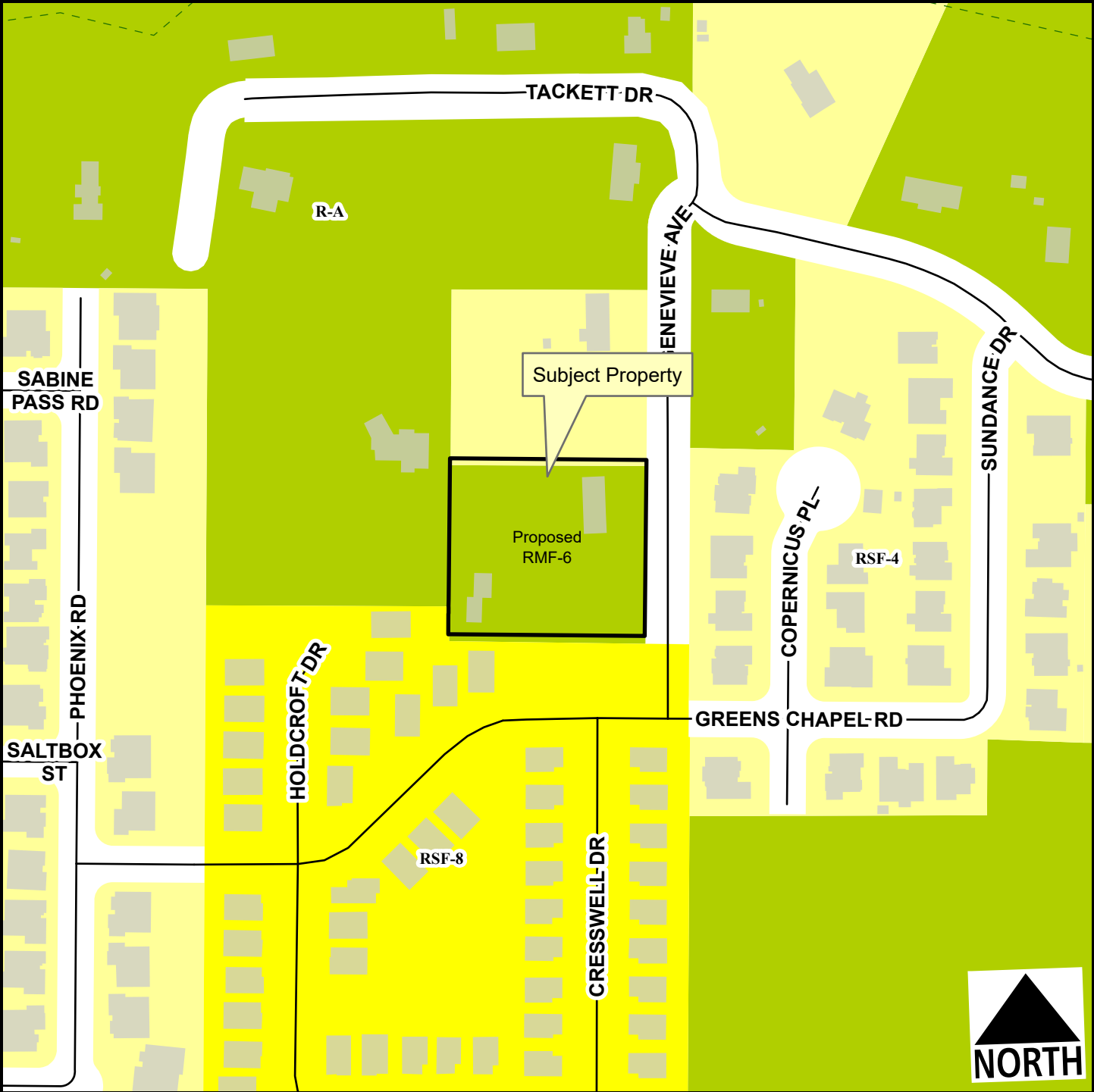
Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



Residential Link Trail (Proposed) Planning Area Fayetteville City Limits	Feet 075150300450600 1:2,400	Zone Current Proposed
		R-A 1.4 0.0
		RMF-6 0.0 1.5
		RSF-4 0.1 0.0
		RSF-8 0.0 0.0
		Total 1.5 ac

RZN-2024-0047
EXHIBIT 'B'

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN WASHINGTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS, TO WIT: PART OF THE SE/4 OF THE SW/4 OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 31 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 0 DEG. 04'20" WEST 298.46 FEET OF THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE EAST 270.0 FEET TO THE WEST RIGHT OF WAY OF A PROPOSED 60 FOOT ROAD, THENCE SOUTH 0 DEG. 04'20"11 WEST ALONG SAID ROAD RIGHT OF WAY 242.0 FEET, THENCE WEST 270.0 FEET, THENCE NORTH 0 DEG. 04'20" EAST 242.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH INGRESS AND EGRESS RIGHTS TO A 60 FOOT ROAD ALONG THE EAST SIDE OF ABOVE DESCRIBED TRACT.

Commonly known as: 651 & 653 N Genevie, Fayetteville, AR 72704

BILL OF ASSURANCE FOR THE CITY OF FAYETTEVILLE, ARKANSAS

In order to attempt to obtain approval of the request for a zoning reclassification submitted by **Fineline Development, LLC** ("Petitioner") of **RMF-6, Residential Multifamily, Six (6) Units Per Acre** for the following property: **Washington County Parcel No. 765-16226-000**, I, as the authorized agent for the owner or buyer of this property, **Will A. Kellstrom**, (hereinafter called "Petitioner") hereby voluntarily offers this Bill of Assurance and enters into this binding agreement and contract with the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce any and all of the terms of this Bill of Assurance in the Circuit Court of Washington County and agrees that if Petitioner or Petitioner's heirs, assigns, or successors violate any term of this Bill of Assurance, substantial irreparable damage justifying injunctive relief has been done to the citizens and City of Fayetteville, Arkansas. The Petitioner acknowledges that the Fayetteville Planning Commission and the Fayetteville City Council will reasonably rely upon all of the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's rezoning request.

Petitioner hereby voluntarily offers assurances that Petitioner and Petitioner's property shall be restricted as follows **IF** Petitioner's requested rezoning is approved by the Fayetteville City Council:

1. The Petitioner agrees that it shall upgrade N. Genevieve Ave. so as to meet minimum Fire Apparatus Access standards, as provided in Chapter 5 of the 2021 Arkansas Fire Prevention Code, prior to a certificate of occupancy being issued on any new development on the subject property.

Petitioner specifically agrees that all such restrictions and terms shall run with the land and bind all future owners unless and until specifically released by Resolution of the Fayetteville City Council. This Bill of Assurance shall be filed for record in the Washington County Circuit Clerk's Office as part of the rezoning ordinance. After Petitioner's rezoning is effective, the Bill of Assurance shall be noted on any Final Plat, Large Scale Development, or other development approval which includes some or all of Petitioner's property affected by the rezoning.

IN WITNESS WHEREOF and in agreement with all the terms and conditions

stated above, I, Will A. Kellstrom, as the authorized agent of Petitioner voluntarily offer all such assurances and sign my name below.

Will Kellstrom
Printed Name of Authorized Agent

W. Kellstrom
Signature

Attorney for FENELINE DEVELOPMENT, LLC
Position or Title of Authorized Agent

10-23-24
Date

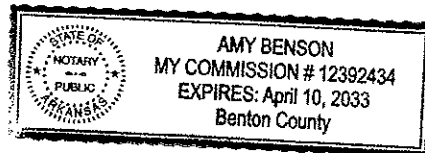
NOTARY OATH

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

On this, the 23th day of October, 2024, before me, the undersigned notary, personally appeared Will A. Kellstrom, known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the above and, after being placed upon their oath, swore or affirmed that they were authorized to sign the above Bill of Assurance, agreed with the terms of the Bill of Assurance, and executed the Bill of Assurance in an attempt to have their property rezoned as requested.

Amy Benson
NOTARY PUBLIC

My Commission Expires:





TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner

MEETING DATE: October 28, 2024 (UPDATED WITH MEETING RESULTS)

SUBJECT: **RZN-2024-0047: Rezoning (653 N. GENEVIEVE AVE/FINELINE DEVELOPMENT LLC, 436):** Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 653 N. GENEVIEVE AVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.60 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE.

RECOMMENDATION:

Staff recommends **RZN 2024-0047** be forwarded to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2024-0047** to City Council with a recommendation of approval."*

OCTOBER 14, 2024, PLANNING COMMISSION MEETING:

At the October 14, 2024, Planning Commission meeting, the item was tabled to provide additional time for staff to review a proposed Bill of Assurance.

BACKGROUND:

The subject property is in west Fayetteville, approximately 1/3-mile southwest of the intersection of W. Wedington Dr. and N. 54th Ave. The property is zoned R-A, Residential-Agricultural, and contains approximately 1.6 acres. It is currently developed on the northern portion of the site with a two-family dwelling constructed in 1976 and an outbuilding located in the southwest corner of the site. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
South	Single-Family Residential	RSF-8, Residential Single-Family, Eight Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Single-Family Residential	R-A, Residential-Agricultural

Request: The request is to rezone the subject property from R-A, Residential-Agricultural to RMF-6, Residential Multi-Family, Six Units Per Acre.

Public Comment: To date, staff has received one public comment opposed to the request, citing increased traffic on narrow, unimproved roads and inadequate existing infrastructure.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

- Streets:** The subject area has frontage along N. Genevieve Ave., a partially improved residential link street with asphalt / gravel paving and open ditches. Any street improvements required in these areas would be determined at the time of development proposal.
- Water:** Public water is available to the subject area. Existing 2- inch water main is present on the west side of N. Genevieve Ave.
- Sewer:** Sanitary sewer is available to the subject area. Existing 6-inch sewer main is present on the east side of N. Genevieve Ave.
- Drainage:** No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no protected streams are present. There are hydric soils present, located approximately on the southeast quarter of the property. Any improvements or requirements for drainage would be determined at the time of development submittal.
- Fire:** Station 7, located at 835 N. Ruppel Rd., protects this site. The property is located approximately 2 miles from the fire station with an anticipated drive time of approximately 4 minutes using existing streets. The anticipated response time would be approximately 6.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.
- Police:** The Police Department did not comment on this request.

Tree Preservation:

The current zoning district of R-A, Residential Agricultural, requires **25% minimum canopy preservation**. The proposed zoning district of RMF-6, Residential Multi-Family, Six Units per Acre, requires **20% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **5** for this site with a weighted score of **4.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 7, 835 N. Ruppel Rd.)
- Near Sewer Main (2-inch main, N. Genevieve Ave.)

- Near Water Main (6-inch main, N. Genevieve Ave.)
- Near City Park (Harmony Pointe Park)
- Near Paved Trail (Owl Creek Trail)

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** On the balance of considerations, staff finds the proposed rezoning from R-A to RMF-6 to be compatible with the surrounding area. The subject property is adjacent to single-family properties to the north, east, west, and south. A rezoning to RMF-6 would allow for a wider variety of residential uses than those permitted under the property's current zoning designation. Specifically, a rezoning to RMF-6 would permit the development of a greater variety of dwellings, including the by-right development of single- to multi-family dwellings with a density of up to six units per acre (a maximum of 9 units for this site). Two-family dwellings are permitted within both the existing and proposed zoning districts.

Minimum lot size would decrease from two acres with a required lot width of 200 feet to variable bulk and area regulations. For two-family dwellings, RMF-6 requires a minimum lot size of 7,000 square feet with a required lot width of 50 feet. Front setbacks will decrease from 35 feet to a built to zone between the property line and 25 feet. Side setbacks will decrease from 20 feet to 5 feet. Rear setbacks will decrease from 35 feet to 25 feet. The requested rezoning would bring the existing two-family dwelling into conformance with density and bulk and area requirements. The proposed zoning district also has lesser setbacks, which would mean the existing two-family dwelling is no longer encroaching into the side setback. That being said, the existing structures would then be noncompliant with build-to-zone requirements.

An identical request to rezone the parcel approximately 250 feet to the north from R-A to RMF-6 was denied by the Planning Commission in September 2023. However, the subject property is adjacent to an area that is zoned RSF-8, a higher density than what is being requested on this site. There is also an area of RMF-6 zoned two-family dwellings approximately ¼ mile to the west. Therefore, staff finds this request to be compatible with surrounding uses and development patterns.

Land Use Plan Analysis: On the balance, staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as Residential Neighborhood area. Staff finds that a rezoning to RMF-6 would support this designation as Residential Neighborhood Areas to provide a mix of residential uses of varying scale. The property has a relatively low infill score and is not located within a tier center, although there is a tier 3 center located 0.58 miles northwest of the property at the intersection of W. Wedington Dr. and N. Double Springs Rd. Staff finds that the requested rezoning could allow for the creation of missing middle housing and meets City Goals 2 (discourage urban sprawl),

3 (compact, complete, and connected development), and 6 (opportunities for attainable housing).

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: On the balance of considerations, staff finds that a rezoning to RMF-6 is justified. Staff finds that the proposed rezoning is compatible with surrounding properties and consistent with the City's future land use plans.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: A rezoning from R-A to RMF-6 does have the potential to increase traffic danger and congestion due to an increase in density and the unimproved street. The size of the parcel at 1.6 acres will limit the density on the site, however the existing street is an unimproved gravel lane that is extremely narrow. As shown on the attached staff exhibit, access from the south is very limited and the gravel road is partially overgrown. That being said, the fire marshal's office has confirmed that if the property is developed with additional two- or three-family dwellings, the applicant would be required to ensure fire access requirements are met. This typically requires a minimum 20-foot access which is able to support 75,000 pounds. The applicant has also included a Bill of Assurance stating that the petitioner agrees to upgrade N. Genevieve Ave. to meet fire code requirements prior to the issuance of any certificate of occupancy for new development. As such, staff finds that (re)development of the parcel could potentially improve access to both the parcel and its immediate surroundings.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: The proposed rezoning has the potential to slightly alter the population density since it would allow for more intense residential development. The property has access to public streets, water, and sewers. Any necessary improvements would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
- b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommends **RZN-2024-0047** is forwarded to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>October 28, 2024</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: MCGETRICK	MOTION TO FORWARD TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL		
Second: PAYNE			
Vote: 7-1-0 (GARLOCK OPPOSED)			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.03 Residential-Agricultural
 - §161.13 Residential Multi-Family, Six Units Per Acre
- Staff Exhibit: Access from North and South
- Request Letter
- Proposed Bill of Assurance
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
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(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

161.13 District RMF-6, Residential Multi-Family—Six (6) Units Per Acre

(A) *Purpose.* The RMF-6 Multi-family Residential District is designed to permit and encourage the development of multi-family residences at a low density that is appropriate to the area and can serve as a transition between higher densities and single-family residential areas.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupations
Unit 25	Professional offices
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	6 or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a manufactured home park	50 feet
Single-family	50 feet
Two (2) family	50 feet
Three (3) family or more	90 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a Manufactured home park	4,200 square feet
Townhouse: Individual lot	2,500 square feet
Single-family	6,000 square feet
Two (2) family	7,000 square feet
Three (3) family or more	9,000 square feet
Fraternity or Sorority	2 acres
Professional offices	1 acre

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	25 feet	5 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any side boundary line of an adjacent single-family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

**STAFF EXHIBIT
ACCESS TO PROPERTY**



ACCESS FROM THE SOUTH



ACCESS FROM THE NORTH

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

September 4, 2024

City of Fayetteville
Planning Department
125 W. Mountain Street
Fayetteville, AR 72701

RE: Rezoning Parcel No. 765-16226-000 from R-A to RMF-6

Dear Planning Staff:

This letter is intended to accompany a rezone request for Parcel No. 765-16226-000, located at 651 N. Genevieve Ave., from RA-Residential Agricultural, to RMF-6-Residential Multi-Family, Six (6) Units Per Acre.

This property is adjacent to RSF-4 to the North and East, R-A to the West, and RSF-8 to the South. Accordingly, RMF-6, from a density standpoint, lies directly in the middle of the density of the developed properties to the East and South. The subject property, as well as the two properties to the North, are currently developed with one duplex each. In that sense, rezoning to a district that allows duplexes and multi-plexes would not change the character of this street, as low density multi-family is already present.

Additionally, this rezoning would encourage infill, development of missing middle housing, and would provide the opportunity to add more diversity in housing options to an area in which much of the development has been single family. Lastly, sewer and water are both available on N. Genevieve Ave.

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:

BILL OF ASSURANCE FOR THE CITY OF FAYETTEVILLE, ARKANSAS

In order to attempt to obtain approval of the request for a zoning reclassification submitted by **Fineline Development, LLC** ("Petitioner") of **RMF-6, Residential Multifamily, Six (6) Units Per Acre** for the following property: **Washington County Parcel No. 765-16226-000**, I, as the authorized agent for the owner or buyer of this property, **Will A. Kellstrom**, (hereinafter called "Petitioner") hereby voluntarily offers this Bill of Assurance and enters into this binding agreement and contract with the City of Fayetteville, Arkansas.

The Petitioner expressly grants to the City of Fayetteville the right to enforce any and all of the terms of this Bill of Assurance in the Circuit Court of Washington County and agrees that if Petitioner or Petitioner's heirs, assigns, or successors violate any term of this Bill of Assurance, substantial irreparable damage justifying injunctive relief has been done to the citizens and City of Fayetteville, Arkansas. The Petitioner acknowledges that the Fayetteville Planning Commission and the Fayetteville City Council will reasonably rely upon all of the terms and conditions within this Bill of Assurance in considering whether to approve Petitioner's rezoning request.

Petitioner hereby voluntarily offers assurances that Petitioner and Petitioner's property shall be restricted as follows **IF** Petitioner's requested rezoning is approved by the Fayetteville City Council:

1. The Petitioner agrees that it shall upgrade N. Genevieve Ave. so as to meet minimum Fire Apparatus Access standards, as provided in Chapter 5 of the 2021 Arkansas Fire Prevention Code, prior to a certificate of occupancy being issued on any new development on the subject property.

Petitioner specifically agrees that all such restrictions and terms shall run with the land and bind all future owners unless and until specifically released by Resolution of the Fayetteville City Council. This Bill of Assurance shall be filed for record in the Washington County Circuit Clerk's Office as part of the rezoning ordinance. After Petitioner's rezoning is effective, the Bill of Assurance shall be noted on any Final Plat, Large Scale Development, or other development approval which includes some or all of Petitioner's property affected by the rezoning.

IN WITNESS WHEREOF and in agreement with all the terms and conditions

stated above, I, Will A. Kellstrom, as the authorized agent of Petitioner voluntarily offer all such assurances and sign my name below.

Will Kellstrom
Printed Name of Authorized Agent

W. Kellstrom
Signature

Attorney for FINELINE DEVELOPMENT, LLC
Position or Title of Authorized Agent

10-23-24
Date

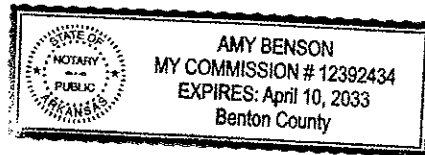
NOTARY OATH

STATE OF ARKANSAS)
COUNTY OF WASHINGTON)

On this, the 23th day of October, 2024, before me, the undersigned notary, personally appeared Will A. Kellstrom, known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the above and, after being placed upon their oath, swore or affirmed that they were authorized to sign the above Bill of Assurance, agreed with the terms of the Bill of Assurance, and executed the Bill of Assurance in an attempt to have their property rezoned as requested.

Amy Benson
NOTARY PUBLIC

My Commission Expires:



Wonsower, Donna

From: Cole, Kylee
Sent: Monday, October 14, 2024 10:20 AM
To: Wonsower, Donna
Subject: FW: Petition for rezoning Parcel #765-16226-000

Follow Up Flag: Follow up
Flag Status: Flagged

For you!

Kylee Cole
Long Range & Historic Preservation Planner City of Fayetteville, Arkansas
479-575-8327
kcole@fayetteville-ar.gov
Website | Facebook | Twitter | Instagram | YouTube

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

From: Planning Shared <planning@fayetteville-ar.gov>
Sent: Monday, October 14, 2024 8:55 AM
To: Cole, Kylee <kcole@fayetteville-ar.gov>
Subject: FW: Petition for rezoning Parcel #765-16226-000

Concerning RZN-2024-0047

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

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

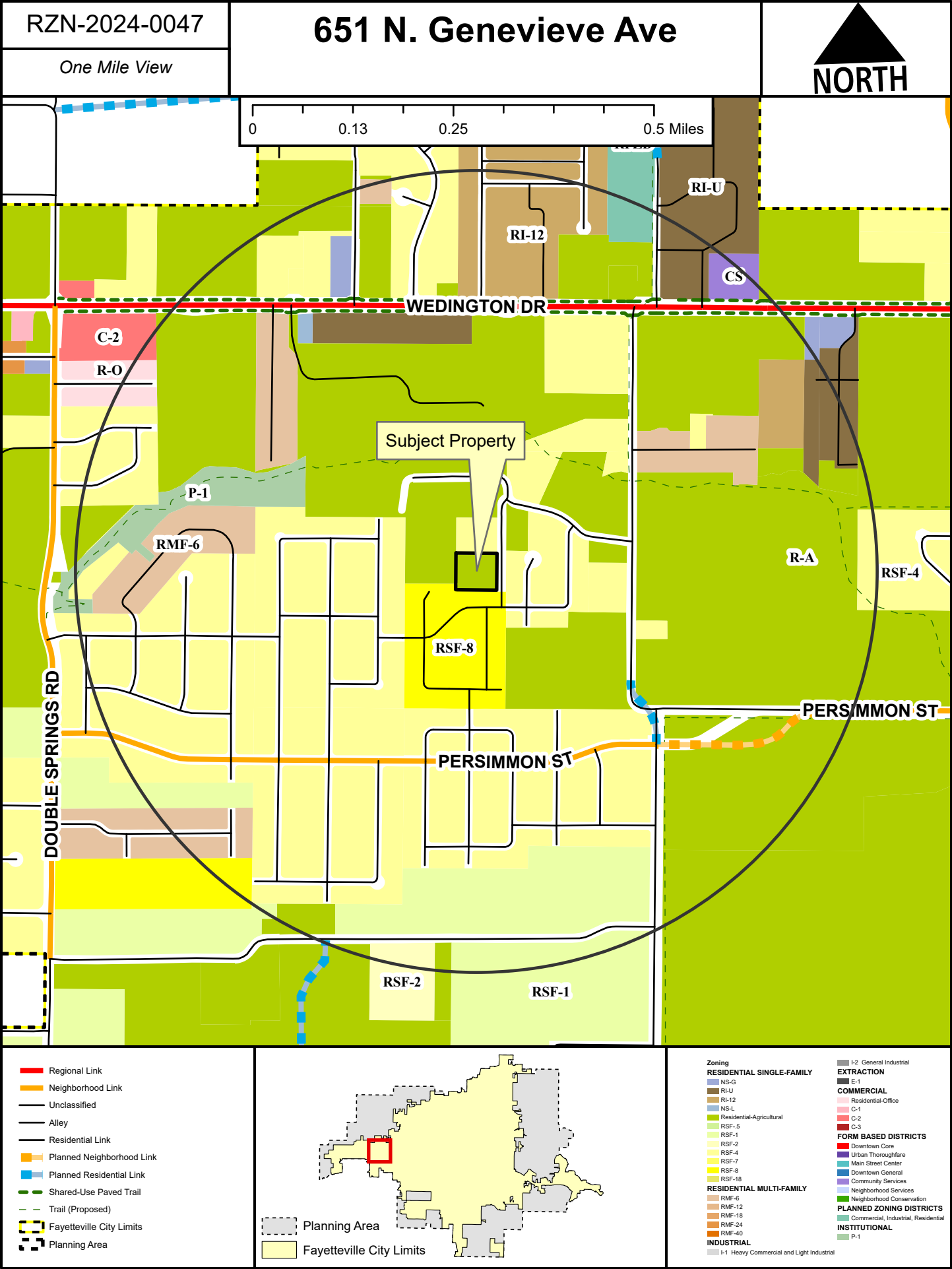
From: charity653@hotmail.com <charity653@hotmail.com>
Sent: Sunday, October 13, 2024 10:50 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Petition for rezoning Parcel #765-16226-000

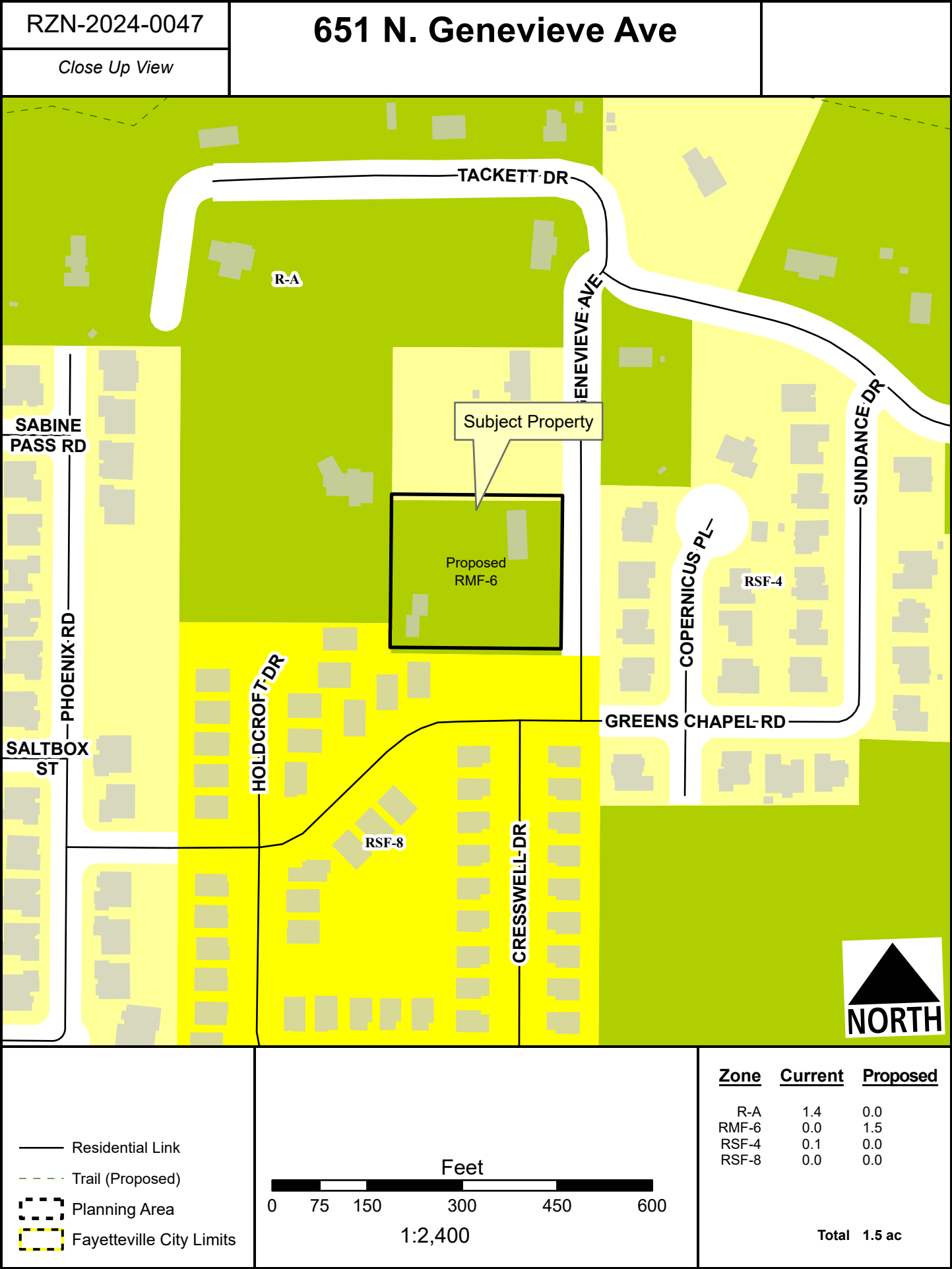
CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are petitioning against the rezoning of property at 653 N Genevieve Ave. The roads are very narrow and we barely have water pressure as it is. I can't imagine the water pressure will get better with more buildings/ people in this tiny area. We are already dealing with leaks and roads having to be torn up to make repairs to our water lines.

This would also increase the amount of cars/ traffic on our tiny roads. There are no sidewalks for the children to walk on, therefore putting them in harms way with increased traffic. We beg you to please not let this pass. I do invite you to come to our little side of town to truly see why this is not a good idea. I understand the land owner wants to make more profit but not in this area please. Thank you for your time.

Sent from myMail for iOS





RZN-2024-0047

651 N. Genevieve Ave

Current Land Use

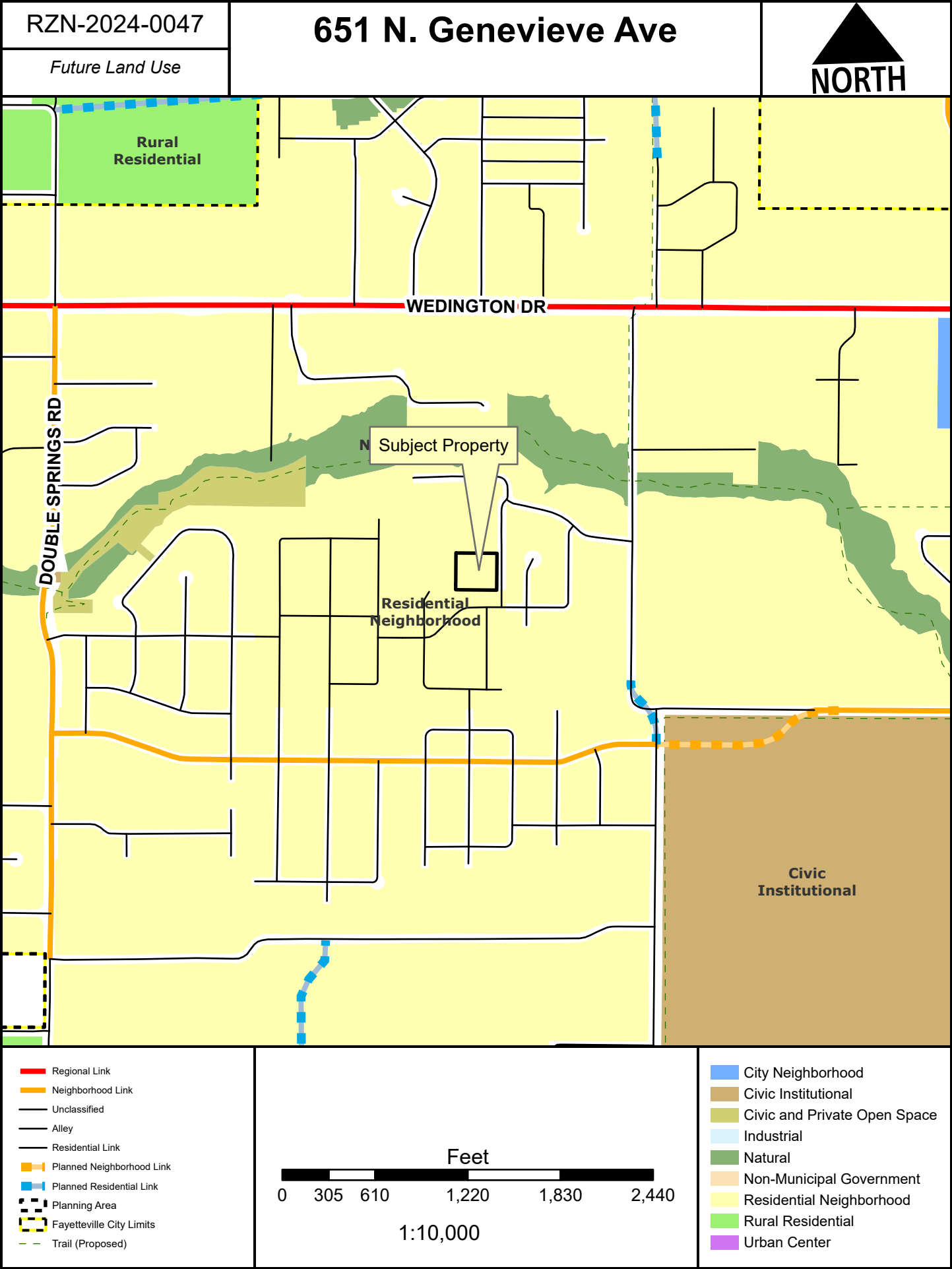


- Unclassified
- Residential Link
- Planned Residential Link
- - - Trail (Proposed)
- - - Planning Area
- - - Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway





MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Britin Bostick, Long Range Planning/Special Projects Manager

SUBJECT: **RZN-2024-0050: Rezoning (610 S. HAPPY HOLLOW RD./HONEYCUTT, 526): Submitted by DEVELOPMENT CONSULTANTS INCORPORATED for property located at 610 S. HAPPY HOLLOW RD. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.41 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is located in southeast Fayetteville, just north of the intersection of S. Happy Hollow Road and E. Huntsville Road on the east side of S. Happy Hollow Road. The property contains one parcel totaling 1.41 acres which is developed with a single-family dwelling and zoned RSF-4, Residential Single-Family, Four (4) Units Per Acre. Hydric soils and FEMA-designated floodplain are present, but no protected stream.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four (4) Units Per Acre to RSF-18, Residential Single-Family, Eighteen (18) Units Per Acre.

Public Comment: Staff has not received public comment on this request.

Land Use Compatibility: Staff finds that the requested rezoning is compatible with surrounding land uses. The subject property is located on the east side of Fayetteville, on S. Happy Hollow Rd just north of E. Huntsville Rd. While a rezoning to RSF-18, Residential Single-Family, Eighteen (18) Units Per Acre, is more intense than the zoning and development patterns of the majority of the surrounding neighborhood, there are nearby properties with similar higher density allowances on which single-family housing and duplexes have been built. The property's current zoning, RSF-4, allows for development that staff finds to be consistent with current development and zoning patterns in that area, which tends to be at an overall density lower than even that zoning allows. The subject property is near commercial and institutionally zoned properties, and properties with higher intensity multi-family zoning districts. The subject property has narrow frontage along S. Happy Hollow Rd. and is situated within and behind low-density single-family residential, and it is also a larger parcel size compared to many surrounding properties. A moderate increase of housing development with a rezoning to

RSF-18 would need to comply with multiple zoning and development standards, and the lot width requirement of the RSF-18 zoning district could support at a minimum the redevelopment of the property with a single-family home and accessory dwelling unit(s), or potentially a cluster housing development following Planning Commission consideration under a conditional use permit.

Land Use Plan Analysis: Staff finds that a rezoning to RSF-18 for the subject property would be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood. These areas are intended to support a wide variety of housing types in walkable urban neighborhoods. The property also has a moderate infill score of 6-7 which indicates that it is a suitable location for smaller scale infill development.

Additionally, City Plan 2040 lays out six goals, four of which can be applicable to staff's recommendation in favor of the proposed rezoning:

1. We will make appropriate infill and revitalization our highest priority
2. We will discourage suburban sprawl
3. We will make compact, complete, and connected development the standard
6. We will create opportunities for attainable housing

The proposed rezoning would permit the existing use to continue or be redeveloped with the same use, and it would also allow an increase in density with a similar housing type, single-family, but at an increased density depending on how a proposed development would meet applicable zoning and development standards. By increasing development densities within an existing neighborhood, sprawl into greenfield or undeveloped areas is not being proposed. The proposed rezoning would allow for more compact development, which can support connectivity improvements in the future, and with the construction of smaller-scale housing on smaller lots, attainable housing opportunities could be possible.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **6-7** for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, located at 303 W. Center St.)
- Near Sewer Main (6-inch main, S. Happy Hollow Road)
- Near Water Main (8-inch main, S. Happy Hollow Road)
- Near Public School (Happy Hollow Elementary)
- Near City Park (Doc Mashburn Park)
- Near Paved Trail (Bike Lanes and trail segments on E. Huntsville Road)
- Near ORT Bus Stop (Huntsville at CEO Stop ID 19699, Happy Hollow & 4th Stop ID 19698)

DISCUSSION:

At the October 28, 2024 Planning Commission meeting, a vote of 8-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Garlock made the motion and Commissioner McGetrick provided the second. The commissioners cited future land use compatibility and staff recommendations as noted in the report as reasons for approval.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Staff Report (#6)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-704

RZN-2024-0050: Rezoning (610 S. HAPPY HOLLOW RD./HONEYCUTT, 526): Submitted by DEVELOPMENT CONSULTANTS INCORPORATED for property located at 610 S. HAPPY HOLLOW RD. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.41 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-50 FOR APPROXIMATELY 1.41 ACRES LOCATED AT 610 SOUTH HAPPY HOLLOW ROAD IN WARD 1 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-4, Residential Single-Family, Four Units Per Acre to RSF-18, Residential Single-Family, Eighteen Units Per Acre.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2024-704

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

11/1/2024

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2024-0050: Rezoning (610 S. HAPPY HOLLOW RD./HONEYCUTT, 526): Submitted by DEVELOPMENT CONSULTANTS INCORPORATED for property located at 610 S. HAPPY HOLLOW RD. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.41 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

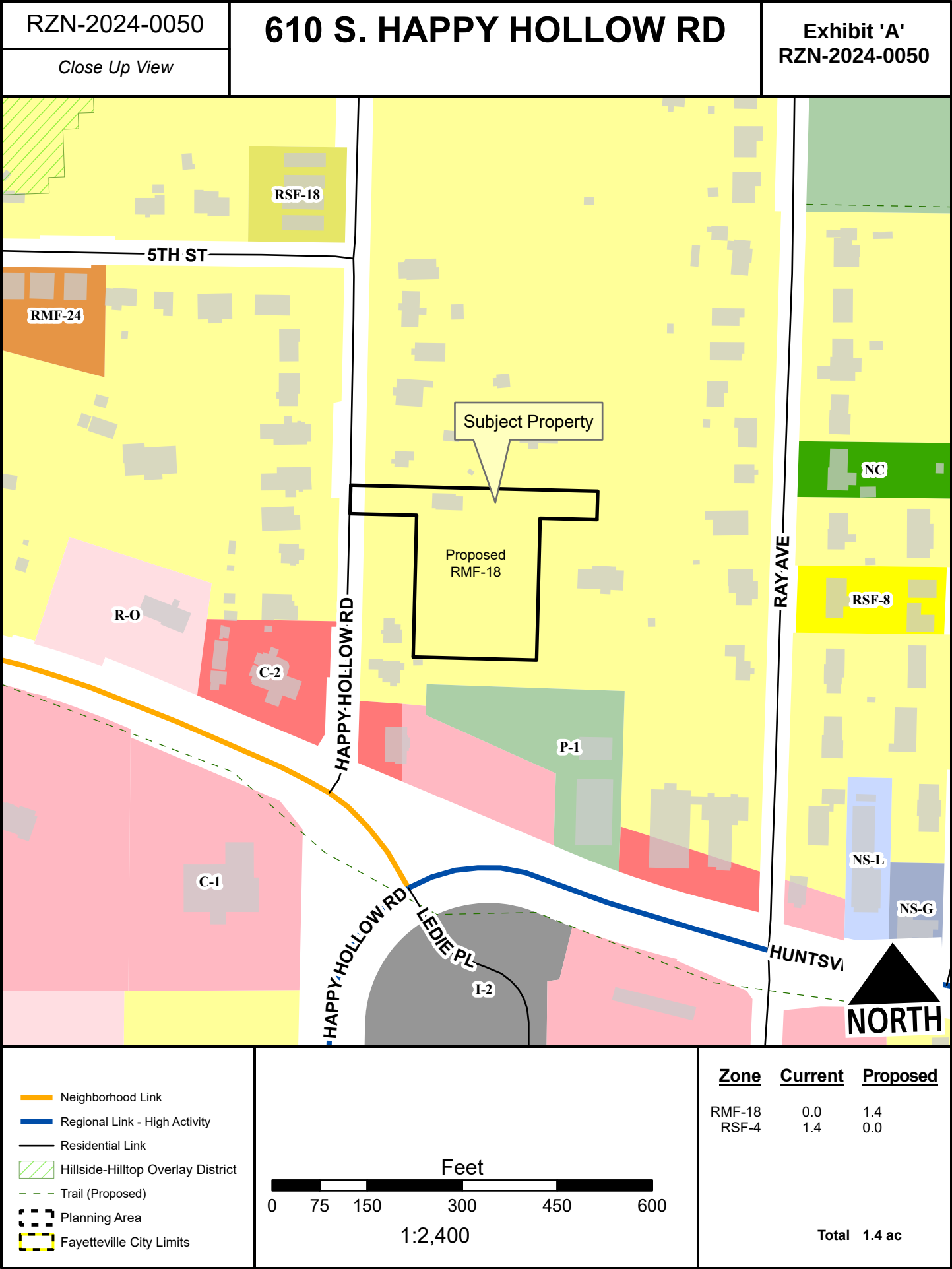
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



Zone	Current	Proposed
RMF-18	0.0	1.4
RSF-4	1.4	0.0
Total 1.4 ac		

QUITCLAIM DEED

with relinquishment of dower

KNOW ALL MEN BY THESE PRESENTS:

THAT WE Hogan Coolidge Salsbury
and Lorene M. Salsbury, husband and wife

for and in the consideration of the sum of One dollar and other
valuable consideration

to us in hand paid by JohnCHoneycutt
and MaryMHoneycutt, husband and wife

do hereby grant, sell and quitclaim unto the said JohnCHoneycutt

and MaryMHoneycutt, husband and wife

and unto their heirs and assigns forever, the following described land, situate in

Washington

County, State of Arkansas, to-wit:

Part of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section fourteen (14) and part of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section twenty-three (23), in Township Sixteen (16) North, of Range Thirty (30) West, all being bounded and more particularly described as follows, to-wit: Beginning at a point which is one hundred five (105) feet East of the South West corner of said first mentioned ten acre tract, and running, thence North one hundred sixty-nine and eight tenths (169.8) feet; thence West one hundred five (105) feet; thence North forty-five (45) feet; thence East three hundred ninety (390) feet; thence South forty-five (45) feet; thence West ninety (90) feet; thence South two hundred twenty-three and eight tenths (223.8) feet; thence West one hundred ninety-five (195) feet; thence North fifty-four (54) feet to the place of beginning, containing one and forty-one hundredths (1.41) acres, more or less.

To have and to hold the same unto the said JohnCHoneycutt and MaryMHoneycutt, husband and wife and unto their heirs and assigns, forever,
with all appurtenances thereunto belonging.
And I, Lorene M. Salsbury

do hereby release and relinquish unto the said JohnCHoneycutt and MaryMHoneycutt, husband and wife all my right of dower and homestead in and to said lands.

WITNESS our hands and seals on this 17th. day of August 1977.

Hogan Salsbury (Seal)
Lorene M. Salsbury (Seal)

INDIANA
STATE OF ~~INDIANA~~

ACKNOWLEDGMENT

County of HOWARD

SS.

950 122

SS.

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the county aforesaid, duly commissioned and acting, Hogan Coolidge Salsbury and Lorene M. Salsbury, husband and wife to me well known as the Grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public

August 1977.

My Commission expires

10-10-76

Notary Public



TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Britin Bostick, Long Range Planning/Special Projects Manager

MEETING DATE: October 28, 2024 **updated w/ meeting results**

SUBJECT: **RZN-2024-0050: Rezoning (610 S. HAPPY HOLLOW RD./HONEYCUTT, 526):** Submitted by DEVELOPMENT CONSULTANTS INCORPORATED for property located at 610 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.41 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN-2024-0050** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2024-0050** to the City Council with a recommendation of approval."*

BACKGROUND:

The subject property is located in southeast Fayetteville, just north of the intersection of S. Happy Hollow Road and E. Huntsville Road on the east side of S. Happy Hollow Road. The property contains one parcel totaling 1.41 acres which is developed with a single-family dwelling and zoned RSF-4, Residential Single-Family, Four (4) Units Per Acre. Hydric soils are present, but no protected streams or FEMA-designated floodplain are present on site. Surrounding land uses and zoning are depicted below in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four (4) Units Per Acre
South	Single-Family Residential/Church	RSF-4, Residential Single-Family, Four (4) Units Per Acre; P-1, Institutional; C-1, Neighborhood Commercial; C-2, Thoroughfare Commercial
East	Single-Family Residential	RSF-4, Residential Single-Family, Four (4) Units Per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, Four (4) Units Per Acre

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four (4) Units Per Acre to RSF-18, Residential Single-Family, Eighteen (18) Units Per Acre.

Public Comment: Staff has not received public comment on this request.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

- Streets:** The subject property's frontage along S Happy Hollow Road is partially improved with asphalt paving and open ditches. Any street improvements required in these areas would be determined at the time of development proposal.
- Water:** Public water is available to the subject property. There is a 6-inch water line that is present on the east side of S Happy Hollow Road.
- Sewer:** Sanitary Sewer is available to the subject property. There is an 8-inch sanitary sewer main present on the west side of S Happy Hollow Road. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 1,000 linear feet downstream of this property.
- Drainage:** The subject property lies within a FEMA-designated floodplain. No protected streams are identified on the subject property or in the area. Hydric soils are present on site. No portion of the subject property lies within the Hillside/Hilltop Overlay District.

The subject property lies almost entirely within a FEMA Zone A floodplain with no established Base Flood Elevation. A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA.

Hydric soils appear present across the entire subject property. Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required. Any additional improvements or requirements for drainage will be determined at time of development.

- Fire:** Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 3, located at 1050 S. Happy Hollow Rd., protects this site. The property is located approximately 0.3 miles from the fire station with an anticipated drive time of approximately 1.0 minute using existing streets. The anticipated response time would be approximately 3.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out

time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

Police: The Police Department did not comment on this request.

Tree Preservation:

The proposed zoning district, RSF-18, Residential Single-Family, Eighteen (18) Units Per Acre, requires **20% minimum canopy preservation**. The current zoning district, RSF-4, Residential Single-Family, Four (4) Units Per Acre, requires **25% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of 6-7 for this site with a weighted score of 8 at the highest level. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, located at 303 W. Center St.)
- Near Sewer Main (6-inch main, S. Happy Hollow Road)
- Near Water Main (8-inch main, S. Happy Hollow Road)
- Near Public School (Happy Hollow Elementary)
- Near City Park (Doc Mashburn Park)
- Near Paved Trail (Bike Lanes on E. Huntsville Road)
- Near ORT Bus Stop (Huntsville at CEO Stop ID 19699, Happy Hollow & 4th Stop ID 19698)

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** Staff finds that the requested rezoning is compatible with surrounding land uses. The subject property is located on the east side of Fayetteville, on S. Happy Hollow Rd just north of E. Huntsville Rd. A rezoning to RSF-18, Residential Single-Family, Eighteen (18) Units Per Acre, is more intense than the zoning and development patterns of the majority of the surrounding neighborhood. There are, however, nearby properties with similar higher density allowances in which single-family housing and duplexes have been built. The property's current zoning, RSF-4, allows for development that staff finds to be consistent with current development and zoning patterns in that area, which tends to be at an overall density lower than even that zoning allows. The subject property is near commercial and institutionally zoned properties, and properties with higher intensity multi-

family zoning districts. The subject property has narrow frontage along S. Happy Hollow Rd. and is situated within and behind low-density single-family residential, and it is also a larger parcel size compared to many surrounding properties. A moderate increase of housing development with a rezoning to RSF-18 would need to comply with multiple zoning and development standards, and the lot width requirement of the RSF-18 zoning district could support at a minimum the redevelopment of the property with a single-family home and accessory dwelling unit(s).

Land Use Plan Analysis: Staff finds that a rezoning to RSF-18 for the subject property would be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood. These areas are intended to support a wide variety of housing types in walkable urban neighborhoods. The property also has a moderate infill score of 6-7 which indicates that it is a suitable location for smaller scale infill development.

Additionally, City Plan 2040 lays out six goals, four of which can be applicable to staff's recommendation in favor of the proposed rezoning:

1. We will make appropriate infill and revitalization our highest priority
2. We will discourage suburban sprawl
3. We will make compact, complete, and connected development the standard
6. We will create opportunities for attainable housing

The proposed rezoning would permit the existing use to continue or be redeveloped with the same use, and it would also allow an increase in density with a similar housing type, single-family, but at an increased density depending on how a proposed development would meet applicable zoning and development standards. By increasing development densities within an existing neighborhood, sprawl into greenfield or undeveloped areas is not being proposed. The proposed rezoning would allow for more compact development, which can support connectivity improvements in the future, and with the construction of smaller-scale housing on smaller lots, attainable housing opportunities could be possible.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that there is justification for rezoning the property from RSF-4 to RSF-18, which includes the property frontage along S. Happy Hollow Road being narrower than that allowed by the current RSF-4 zoning district. Staff finds that the proposed rezoning is compatible with surrounding properties and located in proximity to similar development patterns in a way that would be consistent with the City's future land use plans.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: A rezoning from RSF-4 to RSF-18 has the potential to moderately increase vehicular traffic in the area when considering that the property is 1.4 acres in size and many surrounding properties are primarily zoned RSF-4. Between 2019 and 2023, no traffic crashes were reported adjacent to the property and fourteen crashes, twelve with no apparent injury, one with possible injury and one with suspected minor injury, were reported on S. Happy Hollow Rd. or at the intersection of S. Happy Hollow Rd. and E. Huntsville Rd., south of the subject property.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: Rezoning the property from RSF-4 to RSF-18 has moderate potential to alter the population density given the size of the property and surrounding zoning and uses, although the current lot frontage and lot size does constrain the housing types that are able to be developed to smaller scale, lower-intensity housing types that retain single-family character of the surrounding area. Given the property's proximity to public streets, water, and sewer, staff finds that the proposed rezoning is likely to moderately increase the load on public services. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommend forwarding RZN-2024-0050 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:		Required	<u>YES</u>
Date: <u>October 28, 2024</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: Garlock		w/ recommendation of approval	
Second: McGetrick			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.07 District RSF-4, Residential Single-Family, Four (4) Units Per Acre
 - §161.10 District RSF-18, Residential Single-Family, Eighteen (18) Units Per Acre
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
-------	------	------

15 feet	5 feet	15 feet
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(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

161.10 District RSF-18, Residential Single-Family - Eighteen (18) Units Per Acre

(A) *Purpose.* The RSF-18 Single-family Residential District is designed to promote and encourage the efficient development of single-family detached residences in a variety of densities.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

Units per acre	Eighteen (18) or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	30 feet
Two (2) family	30 feet

(2) *Lot Area Minimum.*

Townhouses: individual lot	1,250 square feet
Single-family	2,500 square feet
Two-family	2,000 square feet

(E) *Setback Requirements.*

Front	Side	Side-Zero Lot Line*	Rear
A build-to zone that is located between the front property line and a line 25 ft. from the front property line.	5 feet on both sides	A setback of less than five feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	5 feet

* A zero lot line is an alternative to the 5 foot building setback. Applicants should consult the International Building Code when locating a structure in close proximity to property lines and/or adjacent structures.

** At least 5 feet of maintenance area shall be provided along a structure that is within 5 feet of a property line. This may be provided through a perpetual maintenance easement on the adjacent property, or through a combination of a maintenance easement and private property. Walls, fences and customary yard accessories are permitted in the maintenance area.

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
-------------------------	-----------

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width for two-family dwellings.

October 9, 2024

**Written request and narrative to accompany submittal packet for the Rezone of
610 S. Happy Hollow Road, City of Fayetteville, Arkansas.**

To: The Fayetteville City Planning Staff

On behalf of the landowner, I am requesting that the City accept the Rezone Application for the property located at 610 S. Happy Hollow Road, Parcel Number 765-14331-000.

The landowner wishes to rezone the ±1.40 acre tract of land located at the above mentioned address from RSF-4 to RSF-18.

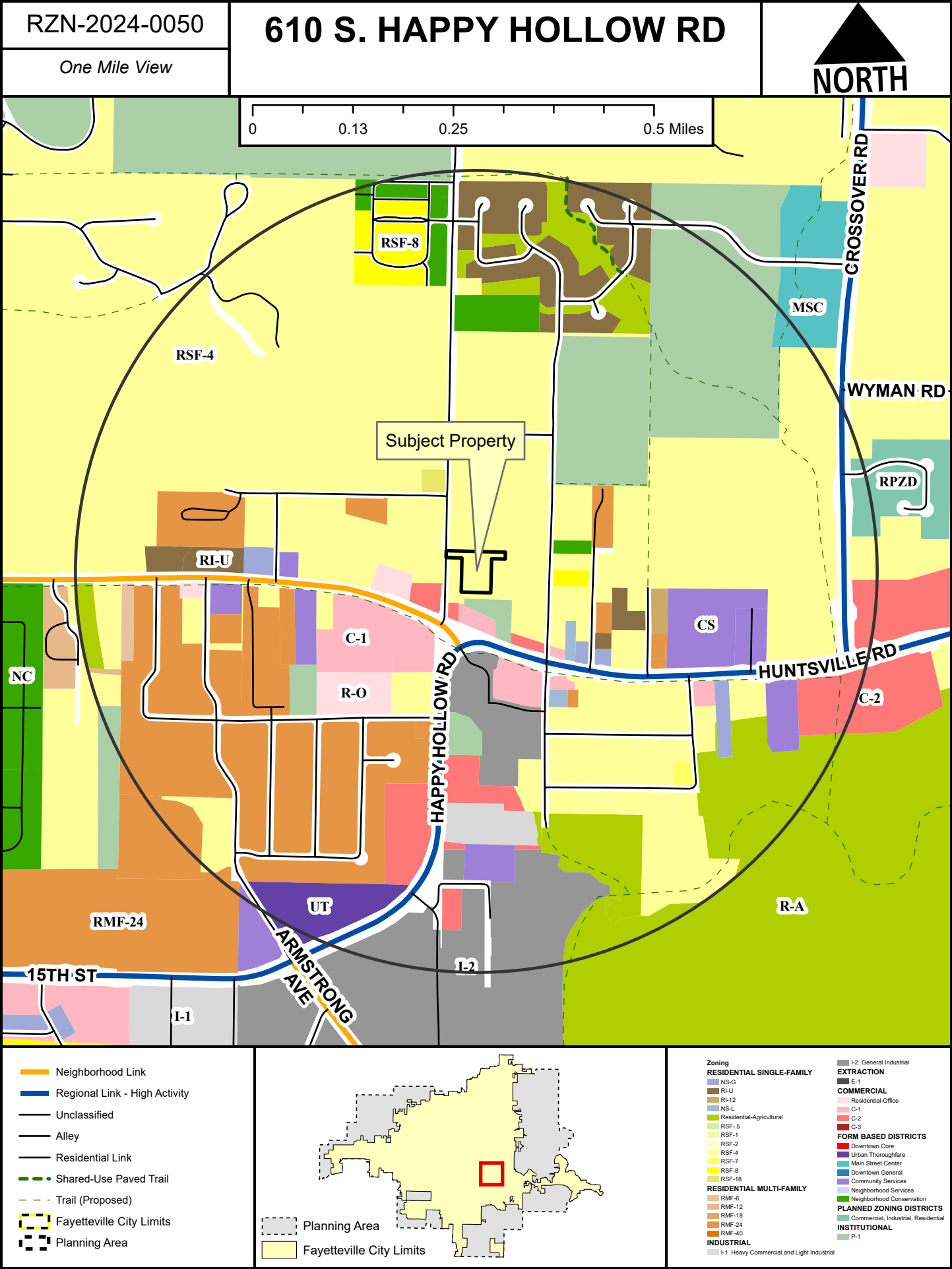
The unique shape of the property creates a “T” that is primarily located behind properties fronting S. Happy Hollow Road. With this condition, the subject property is suitable for more dense development without adversely affecting neighboring properties as any future development would be located to the rear of surrounding lots. The surrounding lots are currently zoned RSF-4 with more intensive zoning designations nearby (RSF-18, RMF-24, and RI-U).

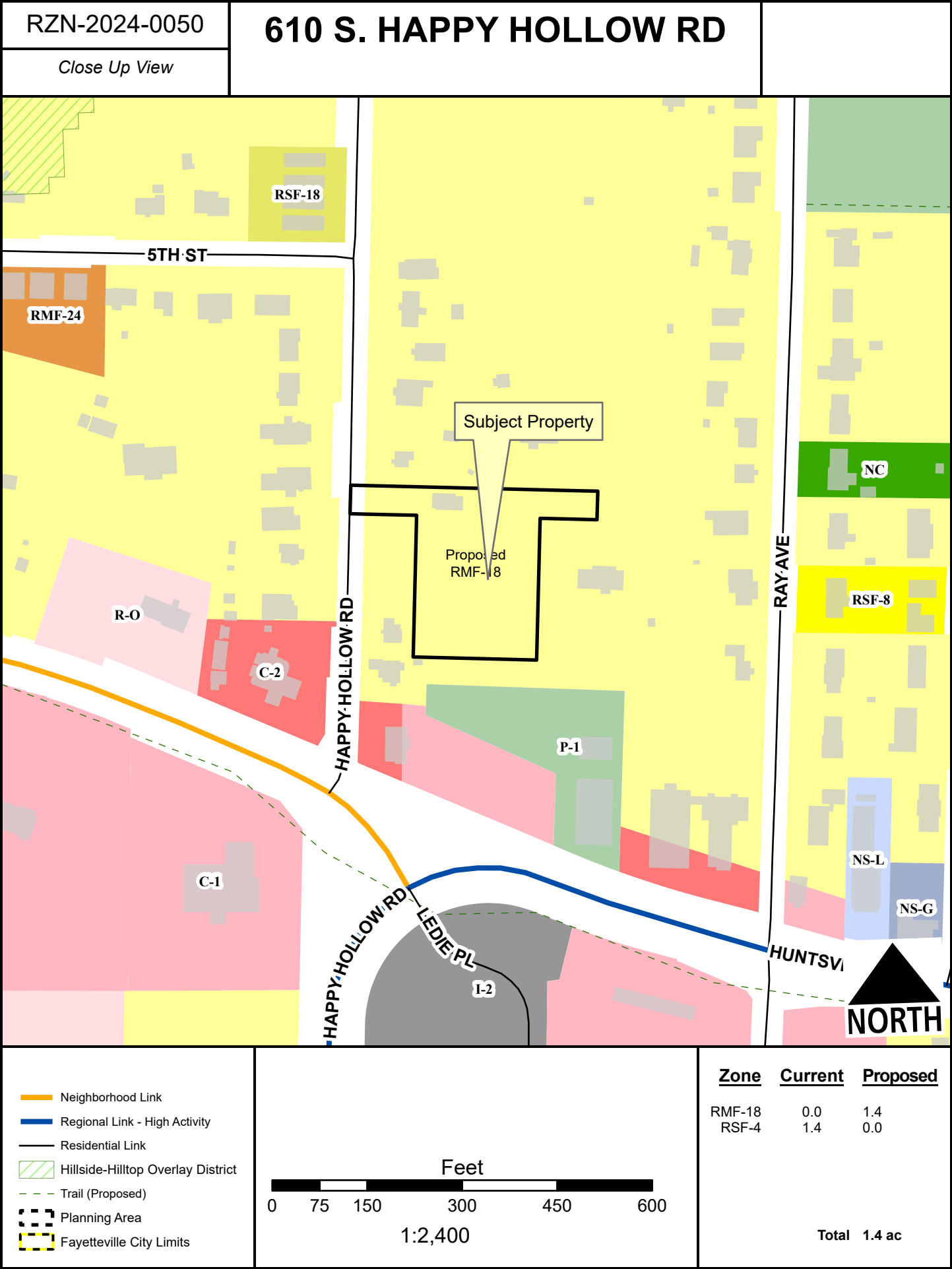
Thank you for your consideration of this request. Please do not hesitate to contact me with any questions.

Sincerely,

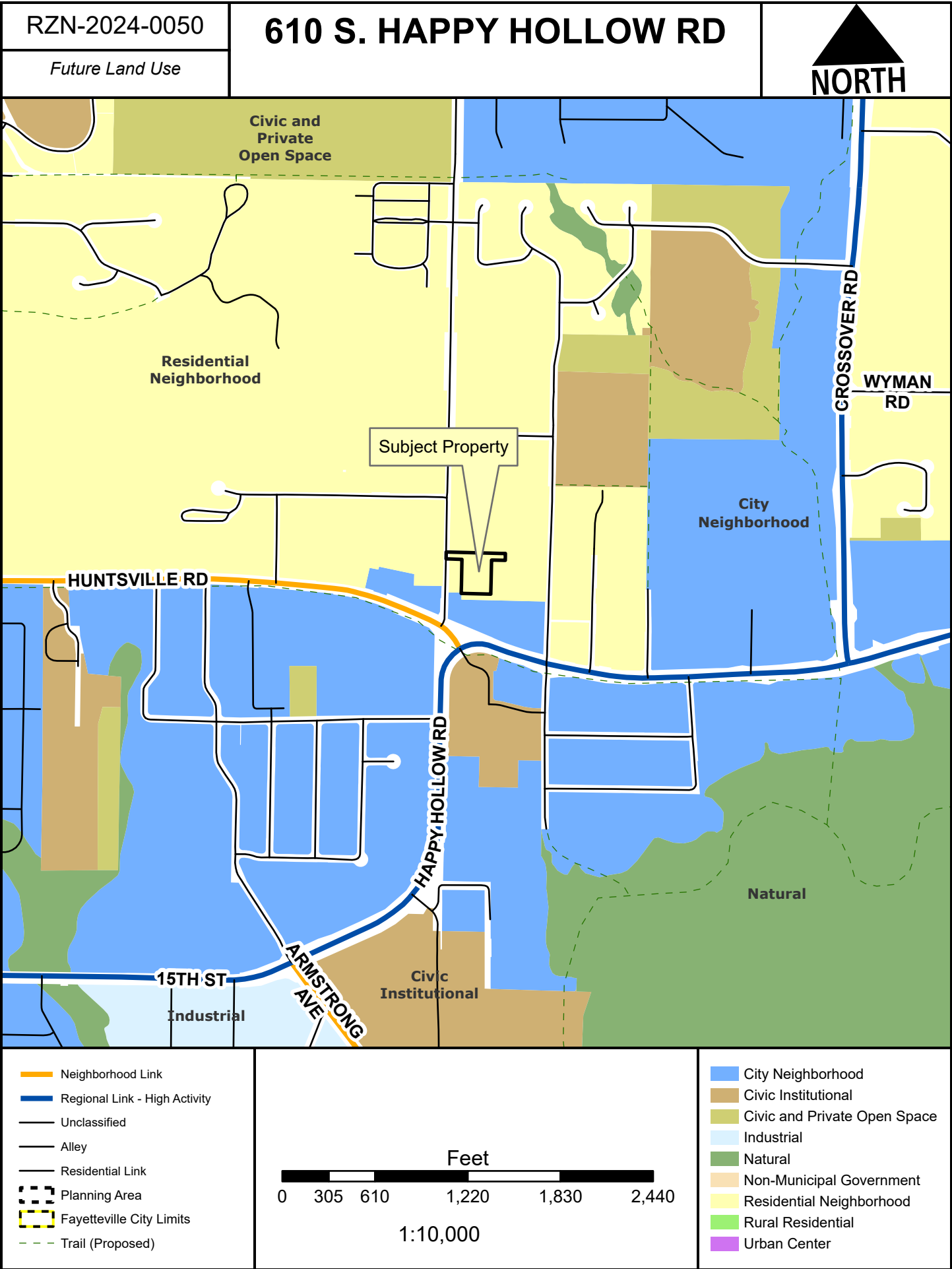


Caroline Fox, PE
Development Consultants, Inc.











MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Britin Bostick, Long Range Planning/Special Projects Manager

SUBJECT: **RZN-2024-0051: Rezoning (W. MARTIN LUTHER KING JR. BLVD AND S. SMOKEHOUSE TRL/D&B OF NORTHWEST ARKANSAS LLC, 595): Submitted by GAVIN SMITH CIVIL ENGINEERING for property located southeast of the intersection of W. MARTIN LUTHER KING JR. BOULEVARD AND S. SMOKEHOUSE TRAIL in WARD 1. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 4.49 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is located in southwest Fayetteville, just southeast of the intersection of W. Martin Luther King Jr. Boulevard and S. Smokehouse Trail on the south side of W. Martin Luther King Jr. Boulevard. The property contains one parcel totaling 5.59 acres which is undeveloped and zoned UT, Urban Thoroughfare and RPZD, Residential Planned Zoning District. Hydric soils are not present, and no protected streams or FEMA-designated floodplain and no Hillside/Hilltop Overlay District are present on site. Prior to June 2023, the property was zoned CS, Community Services. At that time, the current RPZD designation was sought to develop the site for hospitality purposes.

Request: The request is to rezone 4.49 acres of the total 5.59 acres of the subject property from RPZD, Residential Planned Zoning District to CS, Community Services.

Public Comment: Staff has not received public comment on this request.

Land Use Compatibility: Staff finds that the requested rezoning is compatible with surrounding land uses. The subject property is located in west Fayetteville near the southeast corner of the intersection of W. Martin Luther King Jr. Boulevard, S. Ruppel Road, and S. Smokehouse Trail. A rezoning to CS, Commercial Services, would allow similar residential development and commercial uses in an area that currently allows a mix of residential and commercial uses. The property's current zoning, RPZD, allows for development that staff finds to be also consistent with current development and zoning patterns in that area given the large lots with low intensity residential development and protected recreation areas to the south. Prior to the rezoning to RPZD in 2023, the subject property had both CS and R-A zoning, and the proposed rezoning would be similar to prior zoning, with additional land area to the south of the prior CS zoning district incorporated.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

Land Use Plan Analysis: Staff finds that a rezoning to CS would be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as City Neighborhood. These areas are intended to support a wide variety of housing and commercial types in walkable urban neighborhoods. Despite the higher zoning entitlements of many nearby properties, the subject property does have an infill score of 4-5 due to the necessary infrastructure for higher intensity development not yet being installed.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **4-5** for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, located at 900 S. Hollywood Ave.)
- Near Water Main (18-inch main, W. Martin Luther King Jr. Boulevard)
- Near City Park (Holland Park, Kessler Mountain Regional Park)
- Near Paved Trail (Side Path Trail)
- Appropriate Future Land Use (City Neighborhood)

DISCUSSION:

At the October 28, 2024 Planning Commission meeting, a vote of 8-0-0 forwarded the request to City Council with a recommendation of approval. Commissioners Payne and McGetrick provided the motion and second respectively. The commissioners cited future land use compatibility and staff recommendations as noted in the report as reasons for approval.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), Staff Report (#6)



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-705

RZN-2024-0051: Rezoning (W. MARTIN LUTHER KING JR. BLVD AND S. SMOKEHOUSE TRL/D&B OF NORTHWEST ARKANSAS LLC, 595): Submitted by GAVIN SMITH CIVIL ENGINEERING for property located southeast of the intersection of W. MARTIN LUTHER KING JR. BOULEVARD AND S. SMOKEHOUSE TRAIL in WARD 1. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 4.49 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-51 FOR APPROXIMATELY 4.49 ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF WEST MARTIN LUTHER KING JR. BOULEVARD AND SOUTH SMOKEHOUSE TRAIL IN WARD 1 FROM RPZD, RESIDENTIAL PLANNED ZONING DISTRICT TO CS, COMMUNITY SERVICES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RPZD, Residential Planned Zoning District to CS, Community Services.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2024-705

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

11/1/2024

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2024-0051: Rezoning (W. MARTIN LUTHER KING JR. BLVD AND S. SMOKEHOUSE TRL/D&B OF NORTHWEST ARKANSAS LLC, 595): Submitted by GAVIN SMITH CIVIL ENGINEERING for property located southeast of the intersection of W. MARTIN LUTHER KING JR. BOULEVARD AND S. SMOKEHOUSE TRAIL in WARD 1. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 4.49 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number: _____

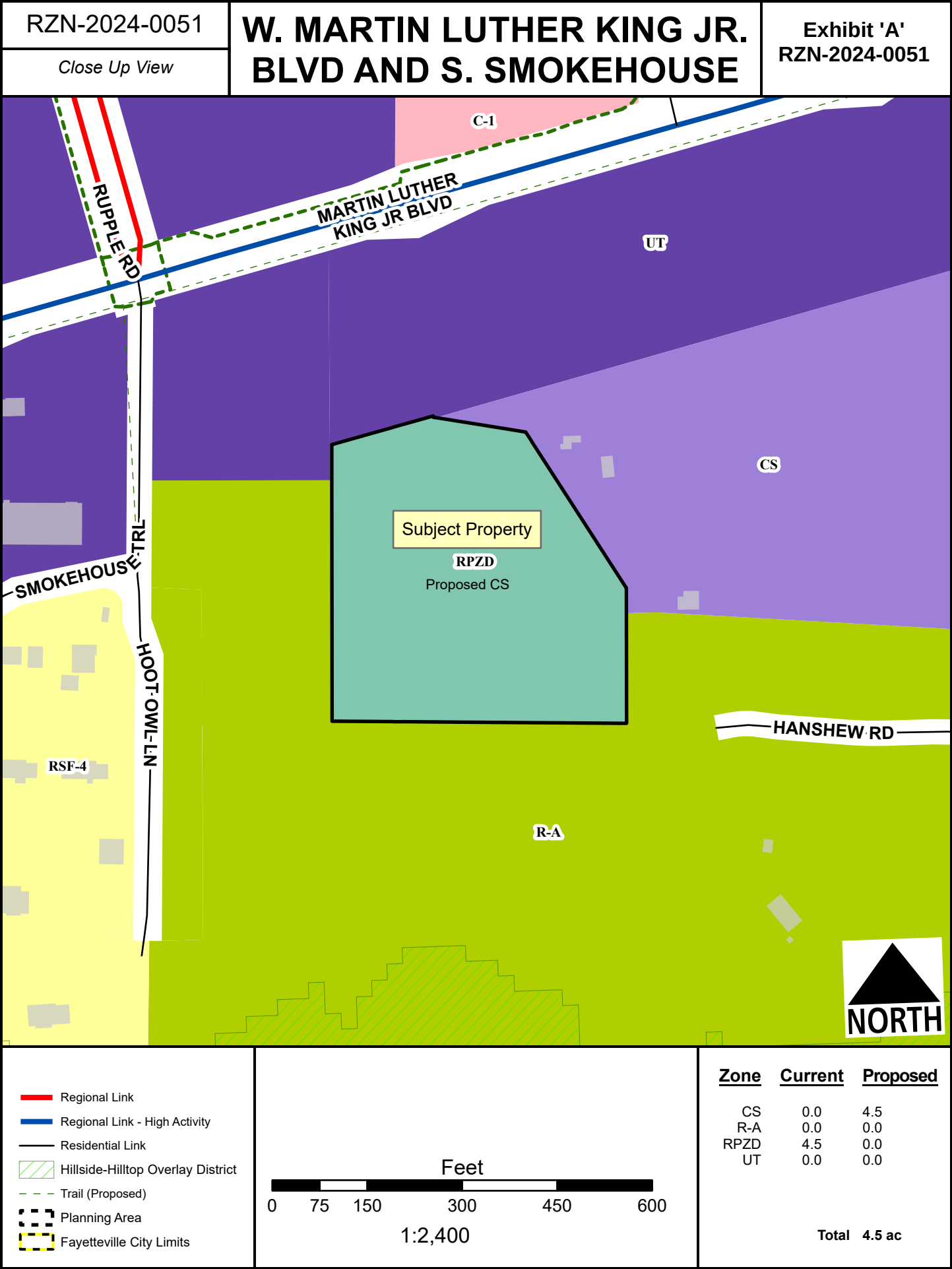
Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:

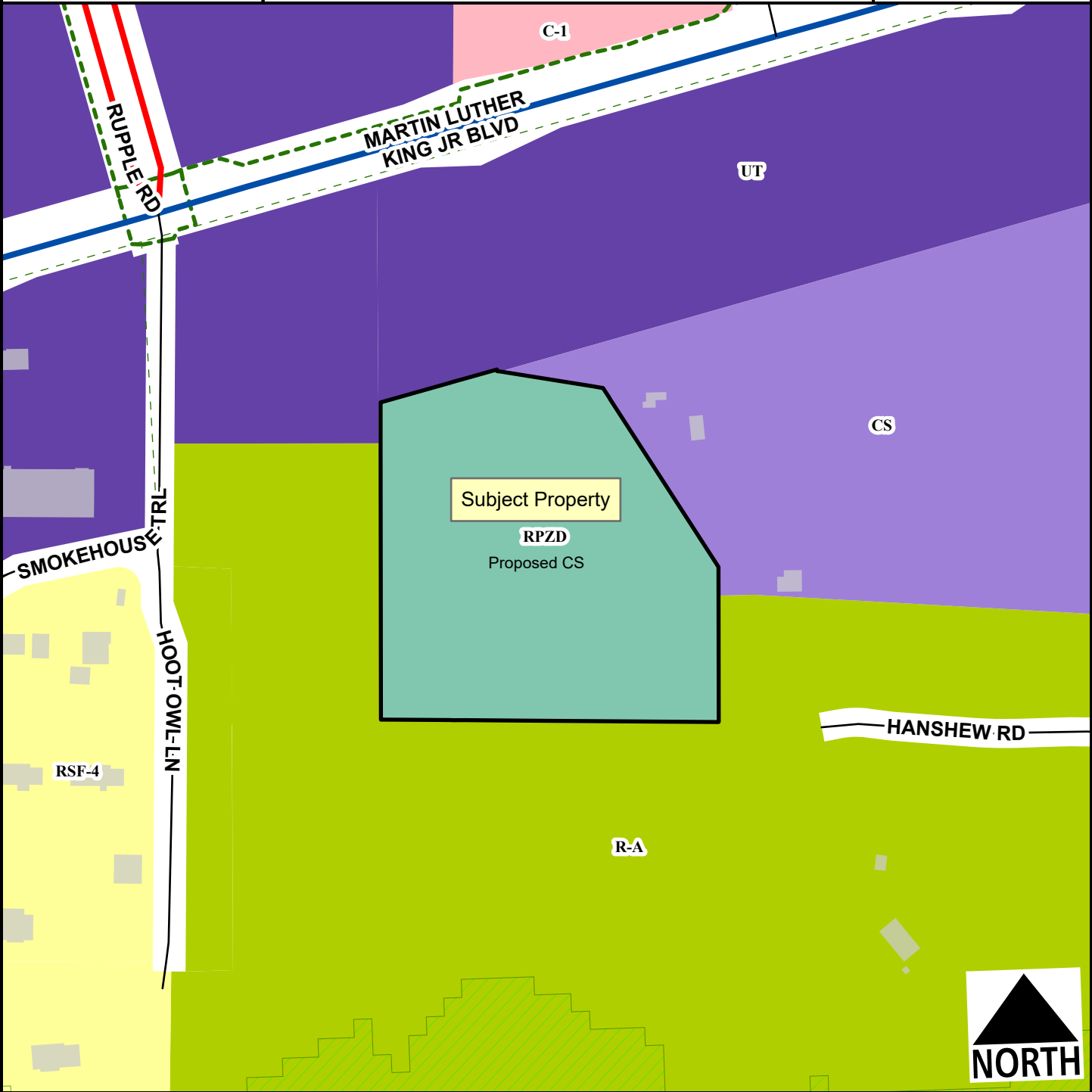


RZN-2024-0051

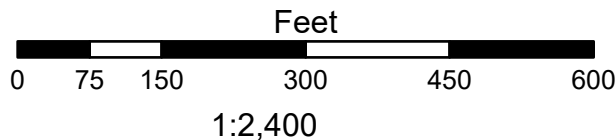
Close Up View

W. MARTIN LUTHER KING JR. BLVD AND S. SMOKEHOUSE

Exhibit 'A'
RZN-2024-0051



- Regional Link
- Regional Link - High Activity
- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



Zone	Current	Proposed
CS	0.0	4.5
R-A	0.0	0.0
RPZD	4.5	0.0
UT	0.0	0.0

Total 4.5 ac

GAVIN SMITH
CIVIL ENGINEERING



September 17, 2024

From: Gavin Smith, PE CFM
Gavin Smith Civil Engineering, LLC
393 N Allen Street
Fayetteville, AR 72701

To: Fayetteville Development Services
125 West Mountain Street
Fayetteville, AR 72701

RE: Rezone of Part of Parcel #762-16280-000 – LEGAL DESCRIPTION

LEGAL DESCRIPTION OF PARCEL #762-16280-000:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING STONE MARKING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING THENCE N87°36'10"W 96.00' TO AN EXISTING REBAR, THENCE N01°55'39"E 742.00' TO AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (MARTIN LUTHER KING JR. BOULEVARD), THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N75°58'23"E 57.56' TO AN EXISTING REBAR, S89°47'42"E 82.40' TO AN EXISTING REBAR, N59°44'38"E 26.76' TO AN EXISTING REBAR, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S01°54'39"W 294.94', THENCE S78°55'38"E 147.57', THENCE S30°52'00"E 293.27', THENCE S01°55'11"W 213.44' TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG SAID SOUTH LINE N87°36'10"W 369.02' TO THE POINT OF BEGINNING, CONTAINING 5.59 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN MARTIN LUTHER KING JR. BOULEVARD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LEGAL DESCRIPTION OF AREA TO BE REZONED:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING STONE MARKING THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING THENCE N87°36'10"W 96.00' TO AN EXISTING REBAR, THENCE LEAVING SAID SOUTH LINE N01°55'39"E 436.64', THENCE N76°15'06"E 166.64', THENCE S01°54'39"W 2.06', THENCE S78°55'38"E 147.57', THENCE S30°52'00"E 293.27', THENCE S01°55'11"W 213.44' TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST, THENCE ALONG SAID SOUTH LINE N87°36'10"W 369.02' TO THE POINT OF BEGINNING, CONTAINING 4.49 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Britin Bostick, Long Range Planning/Special Projects Manager

MEETING DATE: October 28, 2024 **updated w/ meeting results**

SUBJECT: **RZN-2024-0051: Rezoning (W. MARTIN LUTHER KING JR. BLVD AND S. SMOKEHOUSE TRL/D&B OF NORTHWEST ARKANSAS LLC, 595):**
Submitted by GAVIN SMITH CIVIL ENGINEERING for property located southeast of the intersection of W. MARTIN LUTHER KING JR. BOULEVARD AND S. SMOKEHOUSE TRAIL. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 4.49 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

RECOMMENDATION:

Staff recommends forwarding **RZN-2024-0051** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2024-0051** to the City Council with a recommendation of approval."*

BACKGROUND:

The subject property is located in southwest Fayetteville, just southeast of the intersection of W. Martin Luther King Jr. Boulevard and S. Smokehouse Trail on the south side of W. Martin Luther King Jr. Boulevard. The property contains one parcel totaling 5.59 acres which is undeveloped and zoned UT, Urban Thoroughfare and RPZD, Residential Planned Zoning District. Hydric soils are not present, and no protected streams or FEMA-designated floodplain and no Hillside/Hilltop Overlay District are present on site. Surrounding land uses and zoning are depicted below in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Undeveloped	UT, Urban Thoroughfare
South	City Park/Single-Family Residential	R-A, Residential Agricultural
East	Undeveloped	R-A, Residential Agricultural/UT, Urban Thoroughfare/CS Community Services
West	Undeveloped/City Park	R-A, Residential Agricultural/UT, Urban Thoroughfare

Request: The request is to rezone 4.49 acres of the total 5.59 acres of the subject property from RPZD, Residential Planned Zoning District to CS, Community Services.

Public Comment: Staff has not received public comment on this request.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

- Streets:** The subject area does not have public street frontage. The overall property has frontage to W Martin Luther King Jr Boulevard, a partially improved regional link high activity street, with asphalt paving and curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal.
- Water:** Public water is not available to the subject area. The overall property has access to an 18" water line that is present along the south side of W Martin Luther King Jr Boulevard.
- Sewer:** Sanitary Sewer is not available to the subject area or the overall property.
- Drainage:** The subject property does not lie within a FEMA-designated floodplain and no protected streams are identified on the subject property or surrounding properties. Hydric soils are not present on site. The subject property is not located within the Hillside/Hilltop Overlay District. Any additional improvements or requirements for drainage will be determined at time of development.
- Fire:** Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 6, located at 900 S. Hollywood Ave., protects this site. The property is located approximately 1.8 miles from the fire station with an anticipated drive time of approximately 5 minutes using existing streets. The anticipated response time would be approximately 7.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.
- Police:** The Police Department did not comment on this request.
- Tree Preservation:**
The proposed zoning district, CS, Community Services, requires **20% minimum canopy preservation**. The current zoning district, RPZD, Residential Planned Zoning District, requires **25% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **City Neighborhood**.

City Neighborhoods are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of 4-5 for this site with a weighted score of 5 at the highest level. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, located at 900 S. Hollywood Ave.)
- Near Water Main (18-inch main, W. Martin Luther King Jr. Boulevard)
- Near City Park (Holland Park, Kessler Mountain Regional Park)
- Near Paved Trail (Side Path Trail)
- Appropriate Future Land Use (City Neighborhood)

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** Staff finds that the requested rezoning is compatible with surrounding land uses. The subject property is located in west Fayetteville near the southeast corner of the intersection of W. Martin Luther King Jr. Boulevard, S. Ruppel Road, and S. Smokehouse Trail. A rezoning to CS, Commercial Services, would allow similar residential development and commercial uses in an area that currently allows a mix of residential and commercial uses. The property's current zoning, RPZD, allows for development that staff finds to be also consistent with current development and zoning patterns in that area given the large lots with low intensity residential development and protected recreation areas to the south. Prior to the rezoning to RPZD in 2023, the subject property had both CS and R-A zoning, and the proposed rezoning would be similar to prior zoning, with additional land area to the south of the prior CS zoning district incorporated.

Land Use Plan Analysis: Staff finds that a rezoning to CS would be consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as City Neighborhood. These areas are intended to support a wide variety of housing and commercial types in walkable urban neighborhoods. The property does have a low infill score of 4-5 as this area has higher-intensity zoning entitlements but has not yet seen a lot of the necessary infrastructure for higher intensity development.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that there is sufficient justification for rezoning the property from RPZD to CS. Staff finds that the proposed rezoning is compatible with surrounding properties and consistent with the City's future land use plans. It is also consistent with the zoning of the property prior to the rezoning to RPZD in 2023.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: A rezoning from RPZD to CS has the potential to minimally increase vehicular traffic in the area when considering that the property is currently entitled for similar residential development, and the area proposed to be

rezoned has several constraints. Between 2019 and 2023, one traffic crash was reported adjacent to the property and forty-seven crashes, four with suspected minor injury, eight with possible injury, and forty-four with no apparent injury, were reported on W, Martin Luther King Jr. Boulevard between with intersections with S. Camelia Lane and S. Ruppel Road.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: Rezoning the property from RPZD to CS has minimal potential to alter the population density given the size of the property and surrounding zoning and uses, although CS in combination with other similarly zoned parcels could allow for increased residential or commercial development. Given the property’s proximity to public streets, and water, staff finds that the proposed rezoning is not likely to undesirably increase the load on public services. Sewer improvements would be needed for future development, however. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommend forwarding RZN-2024-0051 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:		Required	<u>YES</u>
Date: <u>October 28, 2024</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: Payne		w/ recommendation of approval	
Second: McGetrick			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.22 Community Services
 - Ord. 6669 for PZD-2023-0002
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories
-------------------------	-----------

(G) *Minimum Buildable Street Frontage.* 50% of the lot width.



Doc ID: 021161930029 Type: REL
Kind: ORDINANCE
Recorded: 07/06/2023 at 03:46:17 PM
Fee Amt: \$155.00 Page 1 of 29
Washington County, AR
Kyle Sylvester Circuit Clerk
File **2023-00017259**



113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

ARCHIVED

Ordinance: 6669

File Number: 2023-776

PLANNED ZONING DISTRICT-2023-0002: (SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRAIL/SWEET BAY AT KESSLER, 596):

AN ORDINANCE TO APPROVE A RESIDENTIAL PLANNED ZONING DISTRICT ENTITLED PZD-2023-002 FOR APPROXIMATELY 4.49 ACRES LOCATED SOUTHEAST OF WEST MARTIN LUTHER KING, JR. BOULEVARD AND SOUTH SMOKEHOUSE TRAIL IN WARD 1

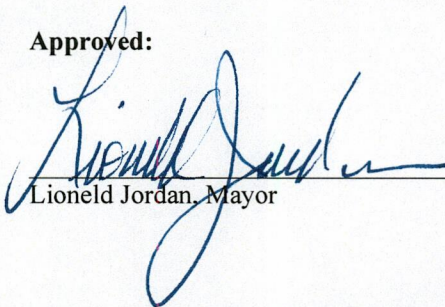
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves PZD-2023-02 as described in Exhibits "A", "B" and "C" attached to the Planning Division's Agenda Memo which allows the development of 2.93 acres for residential units, 0.49 acres for parkland dedication, and 1.07 acres for primarily natural preservation.

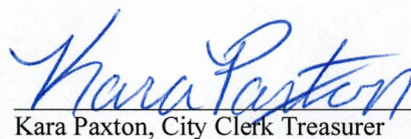
Section 2: That the official zoning map of the City of Fayetteville, Arkansas is hereby amended to reflect the zoning criteria change provided in Section 1 above.

PASSED and APPROVED on June 6, 2023

Approved:


Lioneld Jordan, Mayor

Attest:


Kara Paxton, City Clerk Treasurer





MEETING OF JUNE 6, 2023

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessica Masters, Development Review Manager

DATE:

SUBJECT: **PZD-2023-0002: Planned Zoning District (SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRAIL/SWEET BAY AT KESSLER, 596): Submitted by GAVIN SMITH for property located SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL. In WARD 1. The property is split zoned R-A, RESIDENTIAL AGRICULTURAL, CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE and contains approx. 5.59 acres. The request is to rezone 4.49 acres of the property to a PLANNED ZONING DISTRICT.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is located in west Fayetteville, southeast of the intersection of W. Martin Luther King Jr. Blvd and S. Ruppel Road. While a leg of the overall property has frontage along W. Martin Luther King Jr. Blvd, the area in question is about 300 feet south without access to a public street. Undeveloped and mostly covered in tree canopy, there is an approximately 7% slope upward as the portion of the property in question moves south. The entire property is outside of the Hillside Hilltop Overlay District.

Proposal: The applicant requests to rezone the property to a Residential Planned Zoning District with three Planning Areas, as described below:

- **Planning Area #1 – 2.93 acres:** The intention of this planning area is to provide cabin-style single-family homes at a maximum density of 10 units per acre that are clustered and concentrated to leave additional room in the planning area for parking, detention, and utilities. The allowable uses are similar to but more limited than those allowed in other single-family zoning districts such as RSF-4 or NC, Neighborhood Conservation.
- **Planning Area #2 – 0.49 acres:** This planning area is intended for parkland dedication. The area in question currently includes a portion of a downhill mountain biking trail. Parkland dedication would be required to be evaluated by the Parks and Recreation Advisory Board, and a full evaluation of its suitability for City acquisition would take place during the large-scale development process. The permitted uses are similar to those in the P-1, Institutional zoning district.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

- **Planning Area #3 – 1.07 acres:** This planning area is intended for natural preservation. There are limited uses permitted, but it does allow for cultural and recreational facilities and other city-wide uses by right.

Public Comment: Staff received minimal public comment on the request, limited primarily to inquiries, and no comments of outright support or opposition. No public comment was offered at the Planning Commission meeting.

Land Use Compatibility: Staff finds the applicant's request to be compatible with existing surrounding land uses. While zoned for higher entitlements generally, the area in question is minimally developed and well-forested. The applicant's request reflects an incremental increase in density and intensity that both respects the natural features of the site (the slope into Kessler Mountain), while also leaving room at the northern portion of the site for higher intensity uses allowable by-right in its current zoning district. The separation of the PZD into three planning areas indicates a specific intention to work within the confines of existing amenities on the site, including a mountain bike trail that runs into the adjacent property to the west. That same property is also pending transfer to the City of Fayetteville Parks and Recreation Department. The proposed use of single-family cabins is architecturally compatible with the surrounding environment as well. The applicant's request would also allow for short-term rentals. However, since the overall planned zoning district is strictly residential and does not include any commercial or mix of uses, staff finds that any cabins that would like to pursue a short-term rental would require a conditional use permit.

Land Use Plan Analysis: Staff finds that the request is consistent with the City's land use and zoning plans. Recently, the City Council adopted a new street section for Smokehouse Trail to incorporate on-street parking to the adjacent mountain biking trails, including the Fayetteville Traverse. Further, the proposal respects the Future Land Use map distinction by leaving the existing UT zoning as is, to allow for higher intensity uses in the future. Staff finds that the proposal meets City Plan 2040 goals by making appropriate infill a high priority; the infill score for the site is currently quite low, so inserting single-family cabins in the area acts as a good transitional development to future high-density development. The proposal also capitalizes on proximity to the trail network.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a low infill score for the subject property of 4. The elements vary by the area of the property being considered, and include the following:

- Adequate Fire Response (Station #6, 990 S. Hollywood Avenue)
- Near City Park (Centennial Park)
- Near Paved Trail (S. Ruppel Road)
- Appropriate Future Land Use (City Neighborhood Area)

DISCUSSION:

At the May 8, 2023 Planning Commission meeting, a vote of 8-0-0 forwarded the request to City Council with a recommendation of approval, with conditions as recommended by staff. Commissioner Garlock made the motion and Commissioner Brink seconded. Conversation on the item centered mostly around whether short-term rentals would need a conditional use permit in the PZD, and staff explained that short-term rentals are typically permitted by-right in every zoning district since Type 1s (owner-occupied) are always allowed where there are residential uses, and that Type 2s (permanent short-term rentals) would need to acquire a conditional use permit. Commissioner Brink felt that the smaller house type may lend itself to a short-term rental use, though was compatible with the surroundings, and Commissioner Garlock commented that the smaller

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

housing type met a specific housing need. In the intervening time between the Planning Commission meeting and the City Council meeting, the applicant made minor changes to the PZD booklet as recommended by staff, and also moved all short-term rentals, or STRs, to a conditional use in Planning Area 1. Commissioners in favor found that the level of development was incremental in nature, and there were no votes in opposition. No members of the public spoke during the meeting.

BUDGET/STAFF IMPACT:

ATTACHMENTS: SRF, Exhibit A, Exhibit B, PZD Booklet, Planning Commission Staff Report



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2023-776

PZD-2023-0002: Planned Zoning District (SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRAIL/SWEET BAY AT KESSLER, 596): Submitted by GAVIN SMITH for property located SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL. In WARD 1. The property is split zoned R-A, RESIDENTIAL AGRICULTURAL, CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE and contains approx. 5.59 acres. The request is to rezone 4.49 acres of the property to a PLANNED ZONING DISTRICT.

AN ORDINANCE TO APPROVE A RESIDENTIAL PLANNED ZONING DISTRICT ENTITLED PZD-2023-002 FOR APPROXIMATELY 4.49 ACRES LOCATED SOUTHEAST OF WEST MARTIN LUTHER KING, JR. BOULEVARD AND SOUTH SMOKEHOUSE TRAIL IN WARD 1

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves PZD-2023-02 as described in Exhibits "A", "B" and "C" attached to the Planning Division's Agenda Memo which allows the development of 2.93 acres for residential units, 0.49 acres for parkland dedication, and 1.07 acres for primarily natural preservation.

Section 2: That the official zoning map of the City of Fayetteville, Arkansas is hereby amended to reflect the zoning criteria change provided in Section 1 above.

City of Fayetteville Staff Review Form

2023-776

Item ID

6/6/2023

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

5/19/2023

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

PZD-2023-0002: Planned Zoning District (SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRAIL/SWEET BAY AT KESSLER, 596): Submitted by GAVIN SMITH for property located SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL. In WARD 1. The property is split zoned R-A, RESIDENTIAL AGRICULTURAL, CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE and contains approx. 5.59 acres. The request is to rezone 4.49 acres of the property to a PLANNED ZONING DISTRICT.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

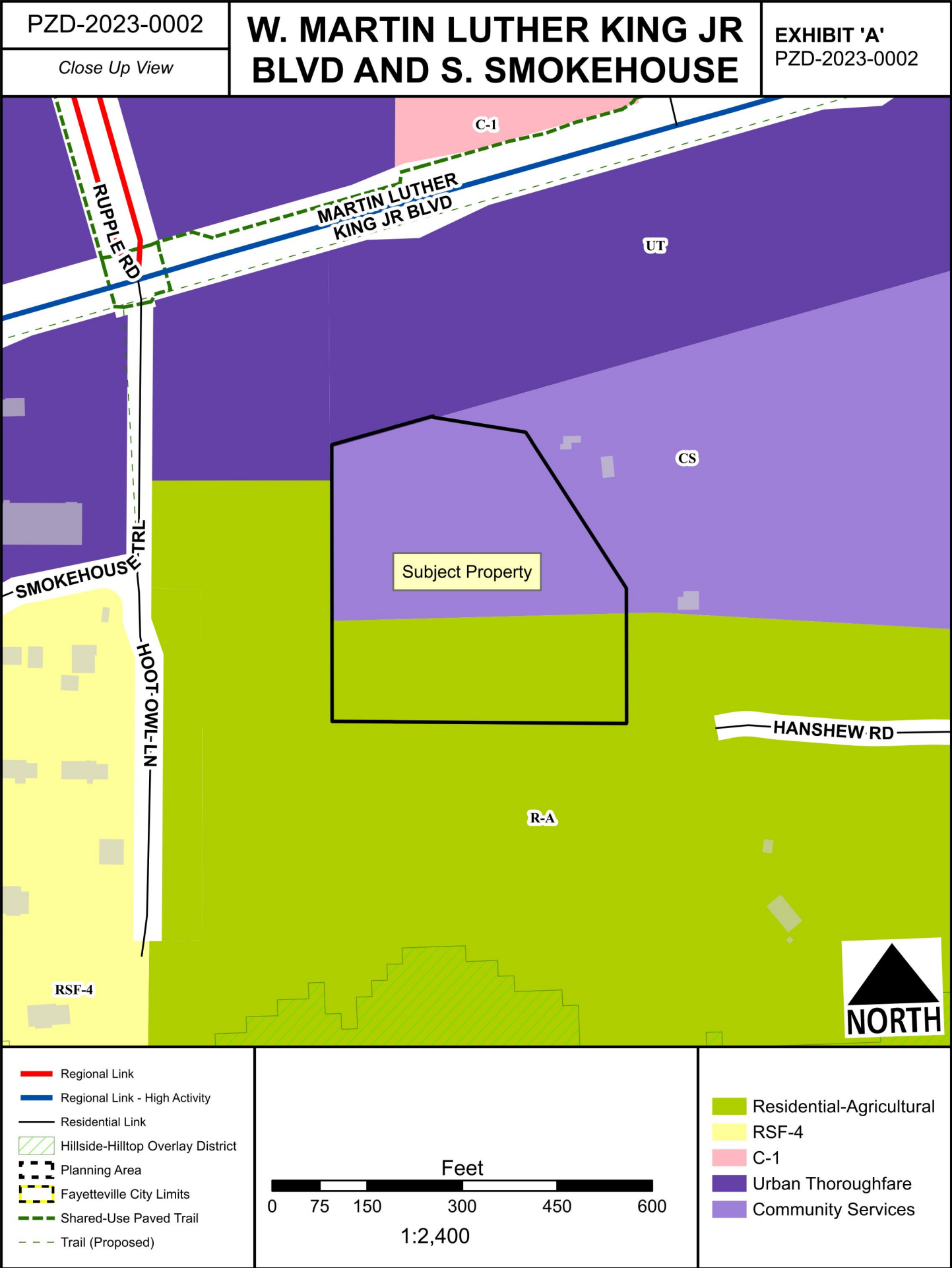


EXHIBIT 'B'
PZD-2023-0002



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 / www.batesnwa.com

March 8, 2023

RE: Legal description of an area of land for a PZD on a portion of "Adjusted Tract 2" from
Property Line Adjustment survey 2021-33895

LEGAL DESCRIPTION FOR PZD:

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT
AN EXISTING STONE MARKING THE SOUTHEAST CORNER OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND RUNNING
THENCE ALONG THE SOUTH LINE THEREOF N87°36'10"W 96.00' TO AN EXISTING
REBAR, THENCE LEAVING SAID SOUTH LINE N01°55'39"E 436.64', THENCE
N76°15'06"E 166.64', THENCE S01°54'39"W 2.06', THENCE S78°55'38"E 147.57', THENCE
S30°52'00"E 293.27', THENCE S01°55'11"W 213.44' TO THE SOUTH LINE OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24,
THENCE ALONG SAID SOUTH LINE N87°36'10"W 369.02' TO THE POINT OF
BEGINNING, CONTAINING 4.49 ACRES, MORE OR LESS. SUBJECT TO ALL
EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Sweet Bay @ Kessler



Revised 5/8/2023

A: Ownership:

D&B of Northwest Arkansas, LLC

PO Box 1146

Farmington, AR 72730

B. Scope & Project

Project Description:

The total property is 5.59 acres. The Planned Zoning District is for the rear 4.49 acre portion of the property. Currently the property, roughly a boot shape, includes 3 different zonings. The front of the project lot borders MLK and is zoned as UT: Urban Thoroughfare; 1.10 acres (19.7%). The middle portion is zoned CS: Community Services; 2.69 acres (48.1%). The rear of the Project is zoned R-A: Residential-Agricultural; 1.80 acres (32.2%).

This proposal only unifies and rezones the back 2 sections, from CS and R-A to RPZD. The front portion will remain UT and be developed for a commercial use appropriate to the frontage. The purpose of this Rezone is to uniformly develop the back portion of the site. Currently the small portion of land at the rear has less than the minimum 2 acres for even a single home. Every effort has been made to tone down the development style of the proposal towards a balanced use of the forested toe of Kessler Mountain.

Scope:

(25) cabin like single family residences and associated roads, parking, natural spaces, and public utilities.

C. General Project Concept

1. Site Major Elements Considerations:
 - i. Flexibility – This proposal offers an alternative not available directly through other zoning. By squeezing the parking areas together and distributing the houses on only those portions of land suitable for construction without regard to street frontage, this plan utilizes the site for a residential use, while maximizing and preserving the maximum amount of natural space.
 - ii. Compatibility – The surrounding properties are undeveloped, with a high development possibility to the north and a low possibility to the south. This project incorporating a medium density with an emphasis on tree preservation and natural space serves as a gradual transitional area between the undeveloped forest of Mount Kessler and the intense corridor of MLK.
 - iii. Harmony – Several design considerations for this project were tree preservation and maintaining the character of the land including the medium mature woodlands and transitional ecological succession character of the former farmland.
 - iv. Variety – This PZD offers variety because it includes a preservation approach for the onsite wooded drainage channels, includes a preservation area around the existing bike trail, and includes several small pods of houses that each have a group orientation to create 4 to 5 separate micro communities.
 - v. No negative impacts – This project does not create negative impacts for future developments on adjacent properties. The natural drainage pattern changes and other changes are mitigated within the boundary of the site.
 - vi. Coordination – The neighboring property owners were all introduced to the project and given an opportunity to discuss the project. Several meetings were held with the owner of the corner property to discuss access. Both the trailblazer group (current owner) and the Fayetteville parks department were approached and invited to give input on the design and location of the PZD proposal. A loose association of the residential neighbors in the nearest neighborhood were

contacted. A presentation was given to them about the proposed development and a subsequent input session to hear their opinions.

- vii. Open space – This proposal includes several natural areas adjacent to streams and focuses small clusters of residential units around shared open space and tight porch paths and orients the rears toward natural areas creating a front porch community feel. Neighbors must pass their neighbors' front doors on the way to their cars but can also find privacy.
- viii. Natural features – Several natural intermittent channels and trees occupy the site. These areas are left as they are. Tree Preservation is discussed below.
- ix. Future Land Use – Please see item J discussed below.
- x. Special Features – This land is currently undeveloped. The site is now wooded but was previously farmland. The land is currently not utilized.
- xi. Recognized Zoning Considerations – There are no recognized zoning considerations for this site.

2. Streets

Streets are 26' wide asphalt.

3. Trail and Pedestrian Connectivity

A proposed section of the trail would come to the site where it borders MLK giving residents direct access to the greenway system. The immediate trail connectivity would make car-less bicycle living feasible for the adventurous.

4. Lot Layout

This project is conceived as a single owner rental project without any proposed subdivision of lots.

5. Undisturbed Natural Buffer areas

The existing intermittent runoff channels on the site were carefully avoided and buffered against development. Trees adjacent to and in the channels have been left in place. Stream crossings are minimal and situated perpendicular for minimum disturbance.

6. Tree Preservation Areas

A giant and ancient oak tree was immediately identified as a critical tree for preservation. Many aspects of the unconventional layout of the site can be traced directly back to this tree and centering the development around it. Tree preservation areas are also intermittent channel buffering areas. The site layout was predicted to avoid work in and near the channels and preserving tree cover in a strip around the channels. PZDs require 25% of the canopy to be preserved. This proposal preserves slightly more than 30% as presented.

7. Stormwater Detention Areas and Drainage

Stormwater detention is achieved using porous gravel reservoirs situated beneath permeable paver parking areas. For greater rainstorm events like to the 50 and 100 year storms the parking lot is also designed to hold up to 6" of water, which is a great enough quantity to attenuate storm flows, but not enough to flood cars or damage property. Preliminary stormwater models show that the site as designed provides the required stormwater detention and water quality treatment required by the Drainage

Criteria Manual. Stormwater calculations and design will be verified and reviewed as part of a subsequent large-scale development, so while the presented design accounts for stormwater, the city will have additional opportunities for comment, review, and approval.

8. Fire Access and Fire Code

The cabins and roads as shown in the proposed exhibit meet all applicable requirements for fire apparatus access. The roads are 26' wide. Turn radii are 28' or greater. Road length from Appendix D compliant turn-arounds are 150' or less. Two separate fire access roads connect the site to the street system, one at the front of the site to MLK and a second proposed drive connecting to Smokehouse Trail to the west.

9. Site Grading

The parking lots are situated parallel to the natural contours so that slight cut grading up hill and fill grading downhill allows the parking to be flat and double as detention areas. Each cabin is conceived as an elevated slab that preserves the adjacent native grade. Connection paths would be at grade. Necessarily flat areas to connect ADA parking to ADA units are situated on the lower parking area where the native grade is natural much flatter. This technique of following the contours for the graded elements reduces the amount of site grading and soil disturbance usually associated with a development of this size and density.

D. Site Areas

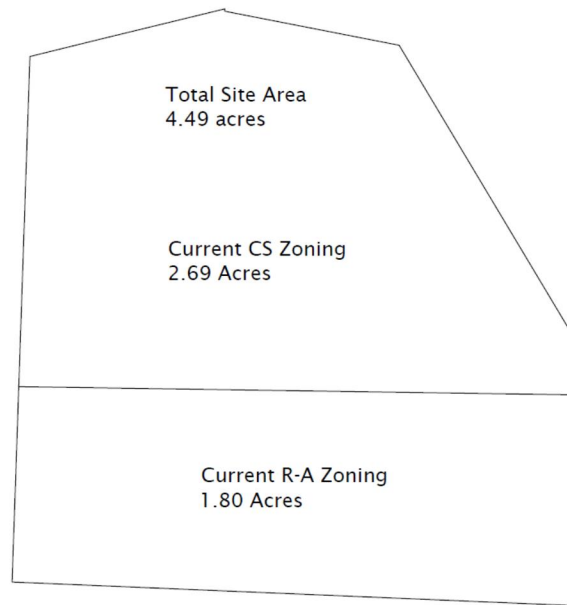


Figure 1 - Site Area of Current Zoning

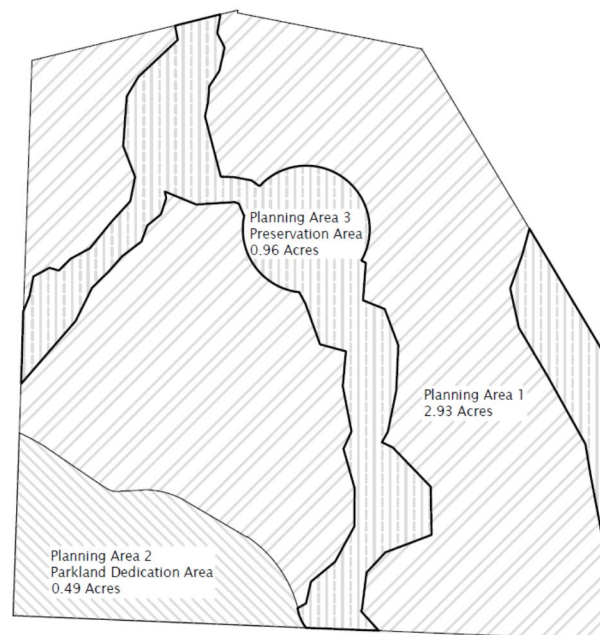


Figure 2 - Site Area of Proposed PZD

E. Existing & Proposed Zoning Standards

Existing RA

Existing CS

Proposed Planning area 1 – Single Family Residential

Proposed Planning Area 2 – Parkland Dedication

Proposed Planning Area 3 – Preservation Area

161.03 - District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities

Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
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(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	2 acres
Residential:	
Nonresidential:	
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945, §3, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note— Ord. No. 6625, §1 adopted December 6, 2022, "determines that Section 2 of Ordinance 6427 (Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section."

161.22 - Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings

Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

- (C) *Density.* None.
- (D) *Bulk and Area Regulations.*
- (1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

- (2) *Lot Area Minimum.* None.
- (E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

- (F) *Building Height Regulations.*

Building Height Maximum	5 stories
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- (G) *Minimum Buildable Street Frontage.*50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6497, §1, 10-19-21)

Editor's note— Ord. No. 6625, §1 adopted December 6, 2022, "determines that Section 2 of Ordinance 6427 (Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section."

RPZD Sweet Bay @ Kessler

Proposed Zoning

Planning Area 1 Single Family Residential Area.

(A) **Purposes.** *The purpose of this planning area is to provide single family living in a manner that increases community interaction by clustering houses and minimizing ecological disturbance by concentrating parking, detention, and utilities. This PZD creates a buffer between the low density and mostly undeveloped slope of Kessler Mountain and the high intensity of the rapidly growing MLK corridor connecting Fayetteville and Farmington.*

(B) **Uses**

(1) **Permitted Uses.**

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings

(2) **Conditional Uses.**

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 24	Home occupations
Unit 46	Short-term rentals

(C) **Density**

Units Per Acre	10
----------------	----

(D) **Bulk and Area Regulations**

Lot Width Minimum	None	
Lot Area Minimum	Residential	None
	Nonresidential	None
Lot Area per dwelling unit	None	

(E) **Setback Regulations**

Front	Side	Rear
15 feet	15 feet	15 feet

(F) **Height Requirments.**

3 stories

(G) **Building Area.**

None

RPZD Sweet Bay @ Kessler

Proposed Zoning

Planning Area 2	Park Land Dedication Area
------------------------	----------------------------------

(A) **Purposes.** *The purpose of this planning area is to create an area of park land. This area includes a part of a trailblazers downhill mountain biking trail. Trailblazers is currently in the process of donating the adjacent property to the city for the use of a downhill mountainbiking park. This area is proposed to be dedicated to the City during the large scale development of the subject property for this PZD.*

(B) **Uses**

(1) **Permitted Uses.**

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities

(2) **Conditional Uses.**

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 36	Wireless communication facilities
Unit 42	Clean technologies

(C) **Density**

Units Per Acre	N/A
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(D) **Bulk and Area Regulations**

Lot Width Minimum	None	
Lot Area Minmum	Residential	None
	Nonresidential	None
Lot Area per dwelling unit	None	

(E) **Setback Regulations**

Front	Side	Rear
30 feet	20 feet	25 feet

(F) **Height Requirments.**

There shall be no maximum height limit, provided, however, if a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) **Building Area.**

On any lot the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

RPZD Sweet Bay @ Kessler

Proposed Zoning

Planning Area 3

Natural Preservation Area

(A) **Purposes.** *The purpose of this planning area is to create a buffer around the existing onsite drainage channels. This area is inclusive of the high priority preservation Post oak tree.*

(B) **Uses**

(1) **Permitted Uses.**

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities

(2) **Conditional Uses.**

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 42	Clean technologies

(C) **Density**

Units Per Acre	N/A
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(D) **Bulk and Area Regulations**

Lot Width Minimum	None	
Lot Area Minimum	Residential	None
	Nonresidential	None
Lot Area per dwelling unit	None	

(E) **Setback Regulations**

Front	Side	Rear
30 feet	20 feet	25 feet

(F) **Height Requirements.**

There shall be no maximum height limit, provided, however, if a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) **Building Area.**

On any lot the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

F. Site Analysis

The site is covered evenly by a mixture of scrub to medium mature stands of oak/hickory forest on the lower toe of the Mount Kessler hill.

G. Recreational Facilities

The site is near both hiking trails in the hills above the old smokehouse and bike trails on the neighboring property owned and operated by trail blazers. The regional greenway system comes to the site.

H. Reason for Rezoning

The purpose of this Rezone is to uniformly develop the back portion of the site. This proposal only unifies and rezones the back to 2 sections, from CS and R-A to this PZD. The front portion will remain UT and be developed for mixed commercial use appropriate to the frontage.

I. Relationship to Adjacent Properties

To the North is ultimately MLK Boulevard, but the Large-Scale Development after this rezoning would include a proposed development of small size cluster of commercial spaces.

To the West are two properties, the northern is currently under review for a proposed gas station/convenience store, and the southern is owned by trailblazers and contains bike trails. This project would build an access between these two properties and a trail head for the trailblazer property.

To the East is a currently vacant property that was previously approved for an expansive RV park.

To the South is a lot owned by trailblazers that they are currently offering for sale.

J. Comprehensive Land Use Plan

The entirety of this site is designated as “City Neighborhood” in the 2040 Master Plan and is shown as such on the City’s “future Land Use Plan. The City Plan lays out guiding policies for City Neighborhood. This project complies with the lands use plan by providing:

1. Adequate infrastructure
2. Trail connectivity for walking and biking
3. ADA compliant mixed use
4. Appropriate density for the site
5. Streets and walking paths that suit the land
6. Encourage neighborliness
7. Vernacular materiality of built structures

K. Impact on City Services

This project would add to the water and sewer infrastructure of the city. This project would require trash services.

L. Conceptual Description

1. Screening and Landscape

The proposed landscape material for Sweet Bay @ Kessler shall share the Ozark – Woodland character of the surrounding areas by using plant species native to this region. The landscape palette will range from large shade trees, ornamental trees, to low, space-defining plantings that respond and reflect its context to Mt. Kessler Park. Provided buffers shall meet the required widths and materials as listed in the City of Fayetteville Code of Ordinances. The property is surrounded by commercial or residential-agricultural zones and will not negatively impact the adjacent properties.

2. Traffic Circulation

Traffic will enter the site via an existing curb cut along MLK.

3. Parking Standards

Parking shall be per the minimum requirements for the residential uses in the Unified Development Code in regard to standard spaces and ADA spaces, 2 spots per unit, with 2 ADA spaces.

4. Perimeter treatment

Where possible vegetation shall be left around the perimeter of the site.

5. Sidewalks

Concrete sidewalks shall connect the residential units to the public right of way with a continuous path.

6. Streetlights

Streetlights shall be added as required along streets for minimum lighting requirements. Parking lots shall include lighting. All outdoor lighting shall meet the requirements as set forth in UDC section 176, Outdoor Lighting, and shall be down cast and shielded.

7. Water

Water shall connect to the site via the mains along MLK. All water improvements shall be per the standard details and specifications of the city, reviewed by the city, and contingent upon approval of the Arkansas Department of Health.

8. Sewer

Sewer shall connect to the site via the manhole located at the intersection of MLK and Smoke House trail via a new main built in the existing easement along MLK. The existing easement contains an easement that has sufficient width to include a sewer main with appropriate offset. All water improvements shall be per the standard details and specifications of the city, reviewed by the city, and contingent upon approval of the Arkansas Department of Health.

9. Streets and Drainage

Streets shall be asphalt, 26' in width and capable of support heavy vehicles including fire trucks and trash trucks. Parking areas shall be permeable paver basin structures with void space gravel detention. Roofs shall be hard piped to parking basins. To the greatest extent possible natural surface drainage patterns shall be preserved. Drainage improvements shall meet the requirements of the Drainage criteria manual.

10. Construction of Non-residential Facilities

This PZD is primarily residential in nature. While some non-residential uses are listed in the permitted and conditional uses, no non-residential use is being considered.

11. Proposed Signage

No signage is proposed. Any and all signage shall meet the requirements as set forth in Unified Development Code section 174.

12. View Protection

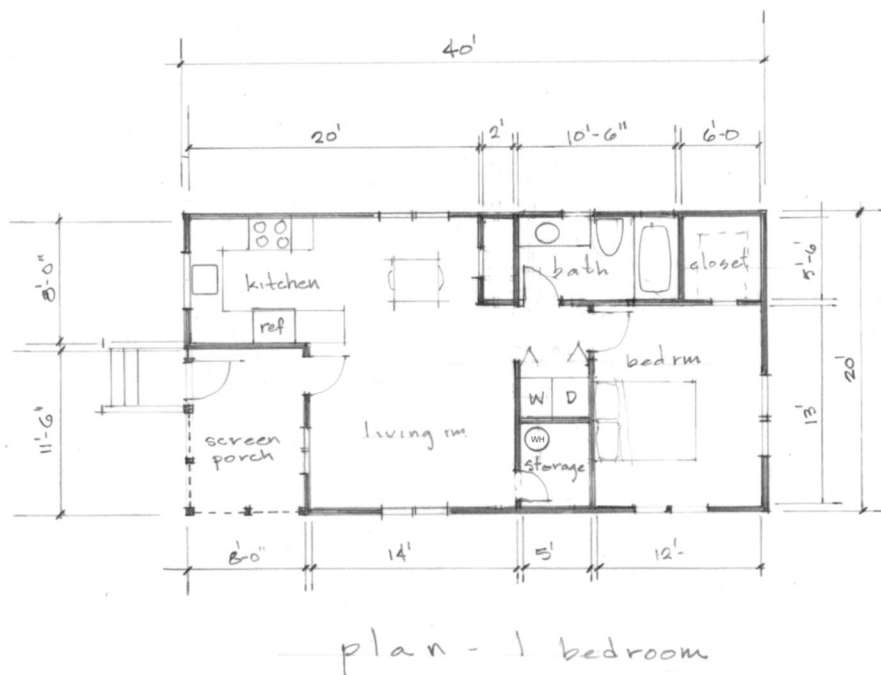
The site is isolated from direct public view by the neighboring properties.

13. Covenants, Trusts, and Homeowner Association

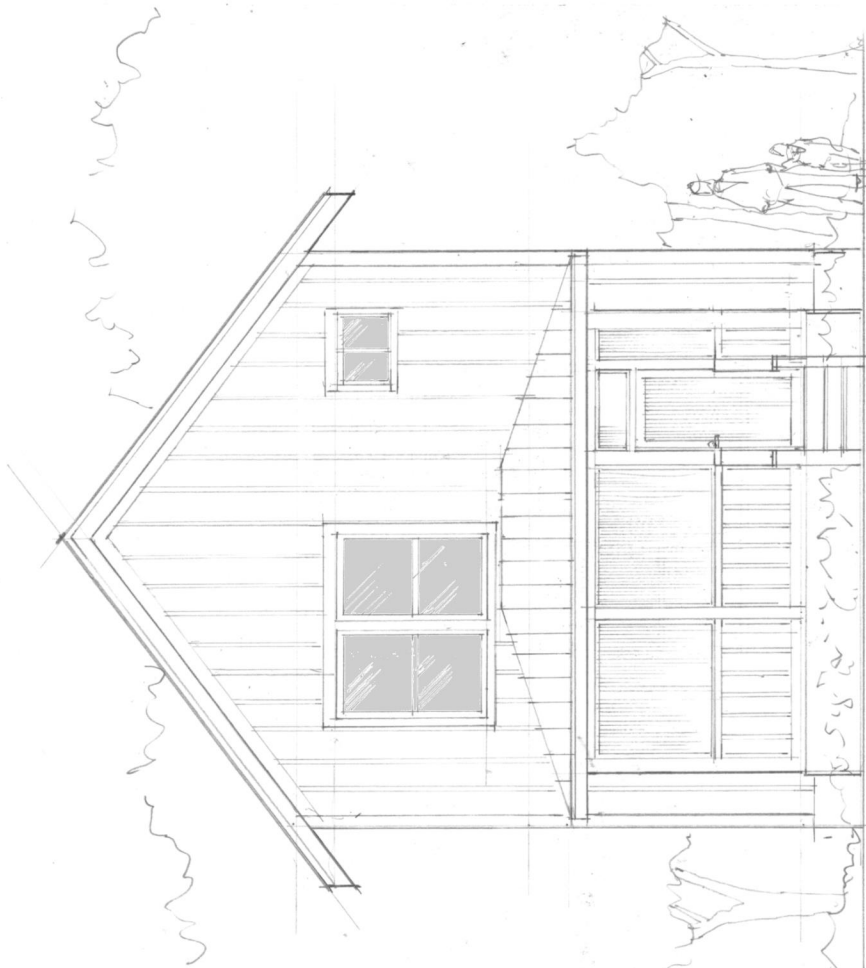
No covenants and no homeowner association are proposed. All common areas and maintenance shall be performed by the owner.

M. Architectural Standards

-Architectural standards shall generally reflect elevations as submitted.

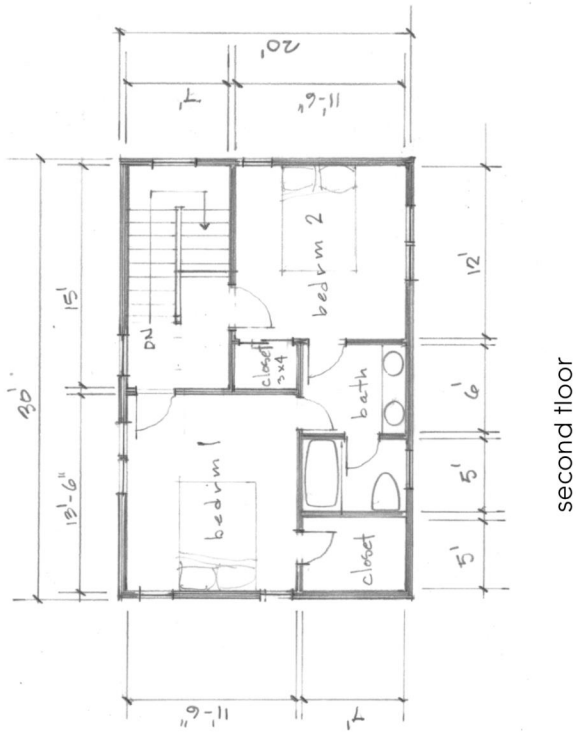
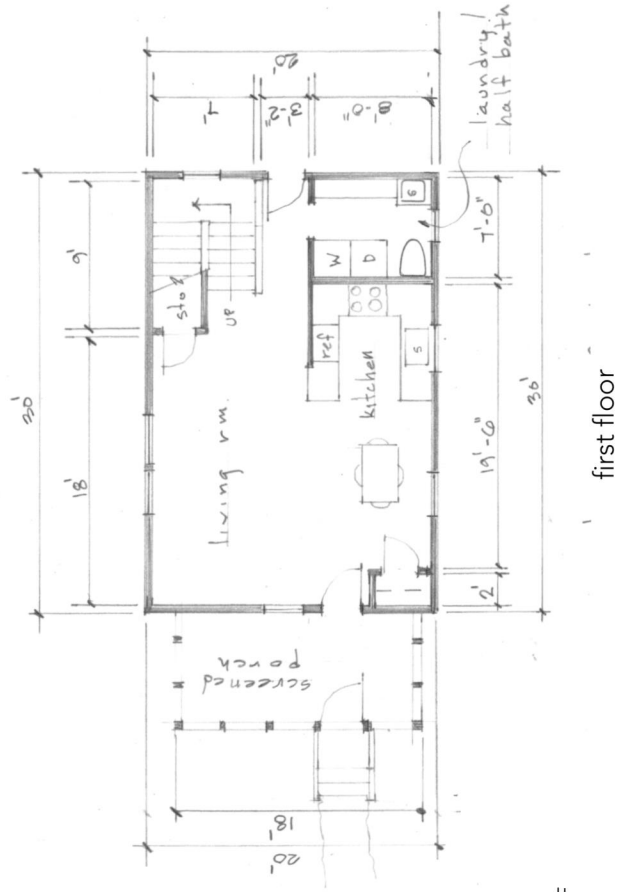


HEATED SPACE: 700 SF



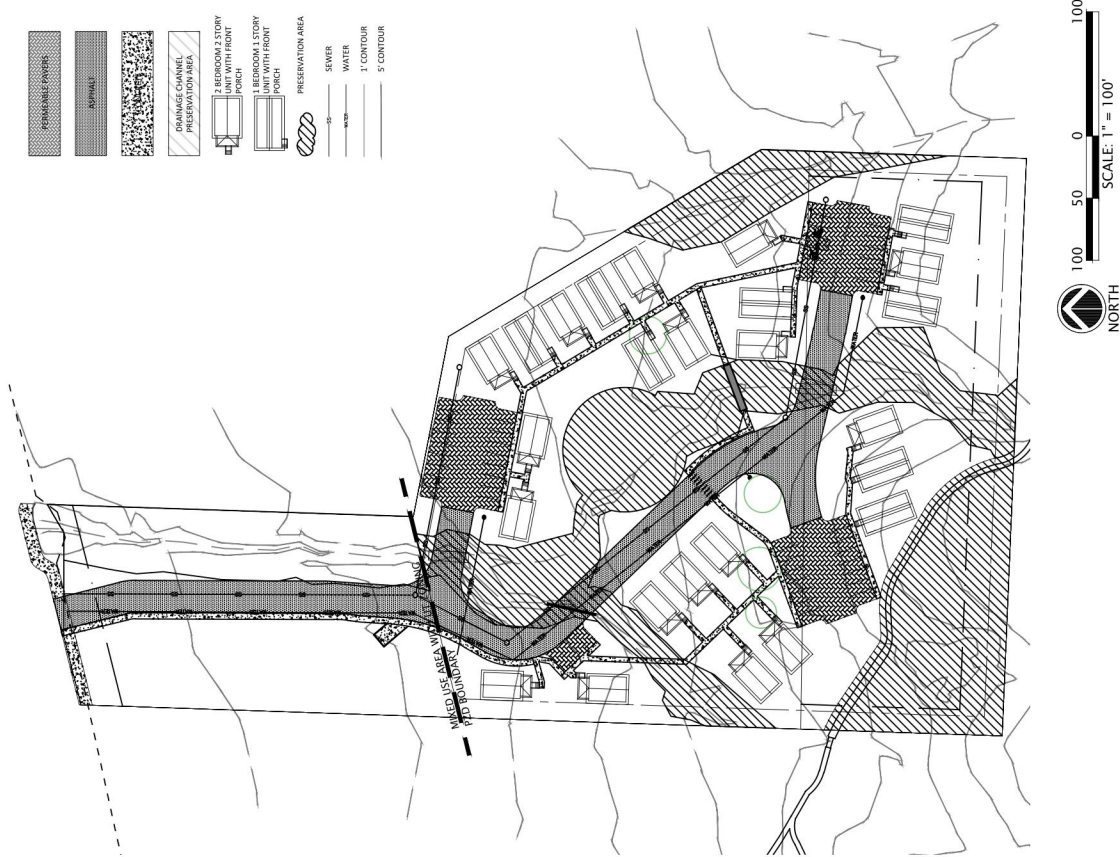
front elevation

HEATED SPACE: 1200 SF



N. PZD Exhibits

SWEET BAY @ KESSLER PLANNED ZONING DISTRICT APPLICATION

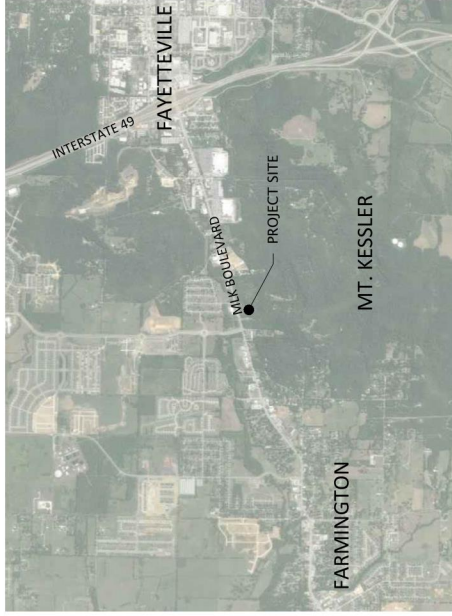


GAVIN R SMITH
CIVIL ENGINEERING
DATE: 5/8/2023

Planning Commission
October 28, 2024

RZN-2024-0051 (D&B OF NORTHWEST ARKANSAS)

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VICINITY MAP

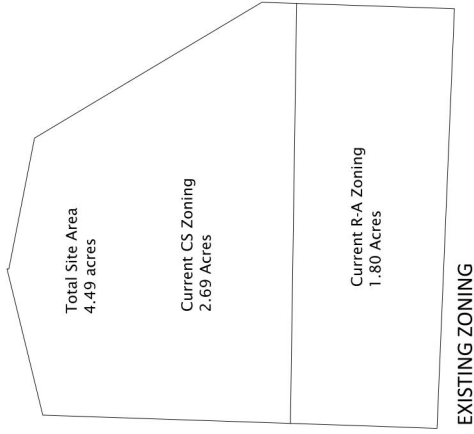
LEGAL DESCRIPTION FOR PZD:
A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING STONE MARKING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°36'10"W 96.00' TO AN EXISTING REBAR, THENCE LEAVING SAID SOUTH LINE N01°55'39"E 436.64', THENCE N76°15'06"E 166.64', THENCE S01°54'39"W 2.06', THENCE S78°55'38"E 147.57', THENCE S30°52'00"E 293.27', THENCE S01°55'11"W 213.44' TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, THENCE ALONG SAID SOUTH LINE N87°36'10"W 369.02' TO THE POINT OF BEGINNING, CONTAINING 4.49 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARKING TABLE	
NUMBER OF SPACES BY USE:	
RESIDENTIAL - 2 PER UNIT	
REQUIRED	50 STANDARD SPACES TOTAL 1 ADA SPACE/ 25 REQUIRED STANDARD SPACES
PROVIDED	49 SPACES STANDARD 2 ADA SPACE 51 SPACES TOTAL

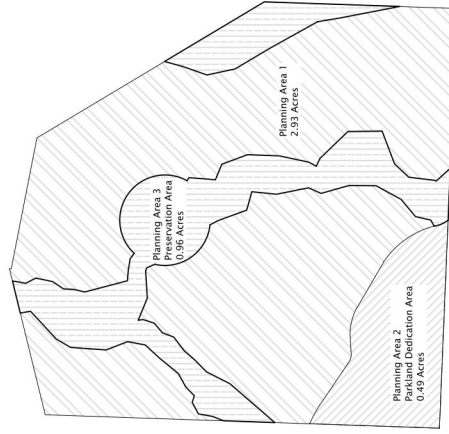
SWEET BAY @ KESSLER PLANNED ZONING DISTRICT APPLICATION



GAVIN R SMITH
CIVIL ENGINEERING
DATE: 5/8/2023

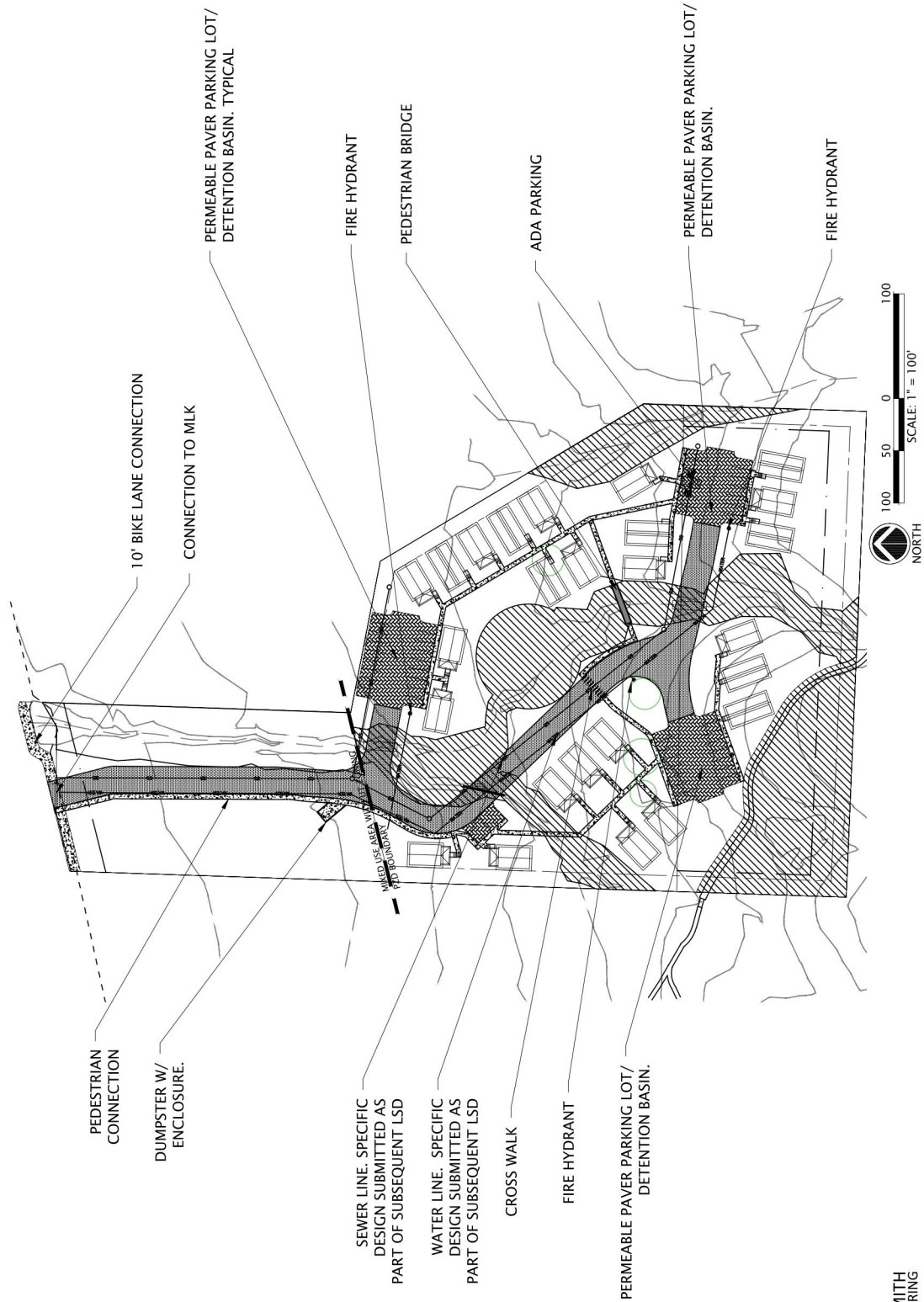


EXISTING ZONING



PROPOSED ZONING PLANNING AREAS

SWEET BAY @ KESSLER PLANNED ZONING DISTRICT APPLICATION



PZD SHEET 3

MASTERPLAN

SWEET BAY @ KESSLER

GAVIN R SMITH
CIVIL ENGINEERING
DATE: 5/8/2023

Planning Commission

October 28, 2024

RZN-2024-0051 (D&B OF NORTHWEST ARKANSAS)

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**GAVIN SMITH
CIVIL ENGINEERING**



September 17, 2024

From: Jason Young
Gavin Smith Civil Engineering, LLC
393 N Allen Street
Fayetteville, AR 72701

To: Fayetteville Development Services
125 West Mountain Street
Fayetteville, AR 72701

RE: Rezone of Part of Parcel #762-16280-000 – Rezoning Request Letter

Dear Planning Staff,

Gavin Smith Civil Engineering (Applicant), of D&B of Northwest Arkansas (Owner), are requesting a Rezoning on part of a parcel within the City Limits of Fayetteville Arkansas.

The property subject to the requested rezoning is 5.59 acres on West Martin Luther King Boulevard, approximately 300 feet East of the intersection of South Ruppel Road and South Smokehouse Trail, on the south side of West MLK Blvd. The subject property is assigned Washington County Parcel #765-16280-000, and is currently vacant/undeveloped.

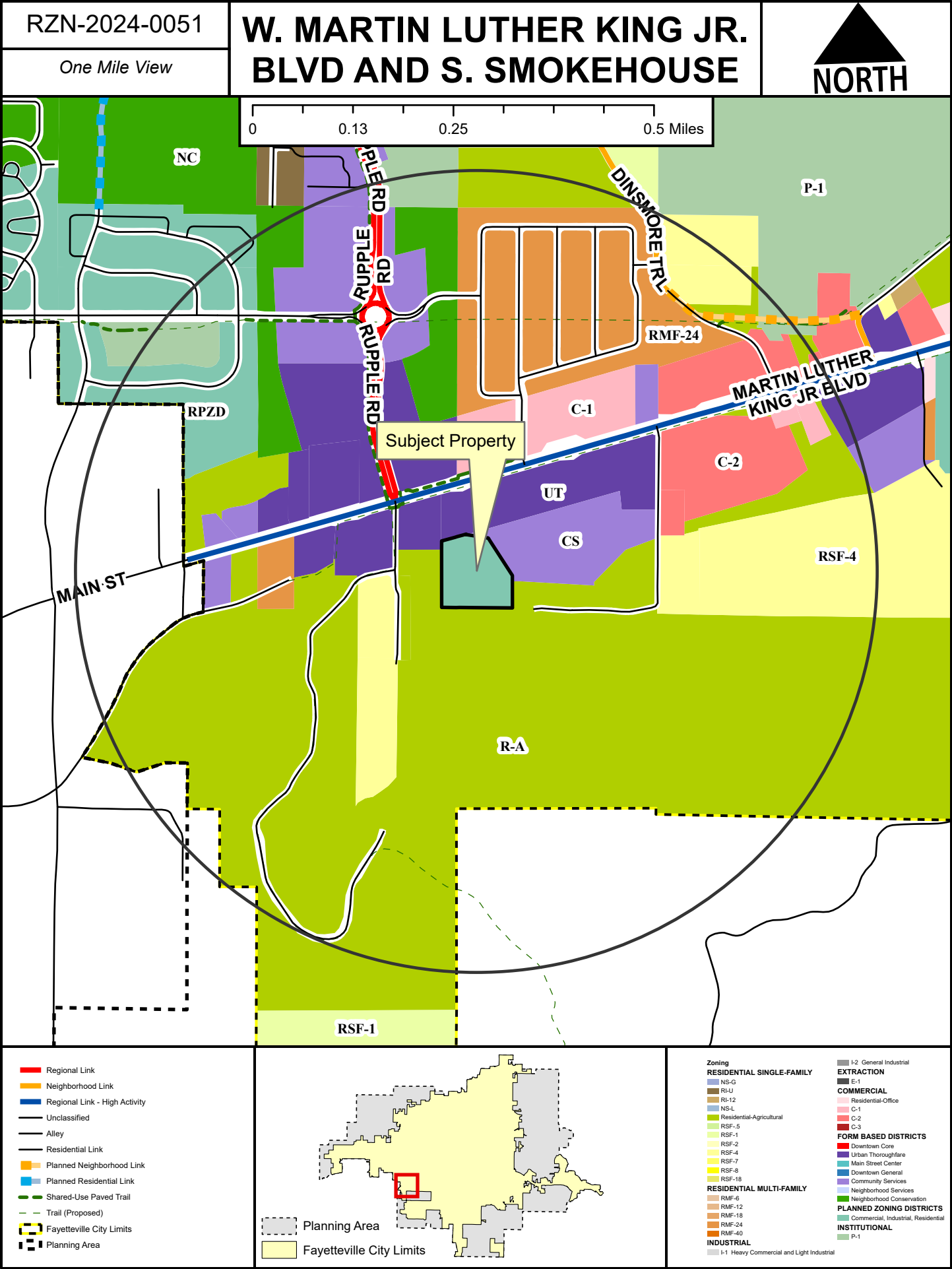
The southern 4.49 acres of Parcel #765-16280-000, which is the area subject to this Rezoning request, is currently zoned as a Residential Planned Zoning District. The zoning designation was approved as PZD-2023-0002 at the June 6, 2023 City Council meeting. The remaining 1.10 in the northern portion of property has a zoning designation of Urban Thoroughfare.

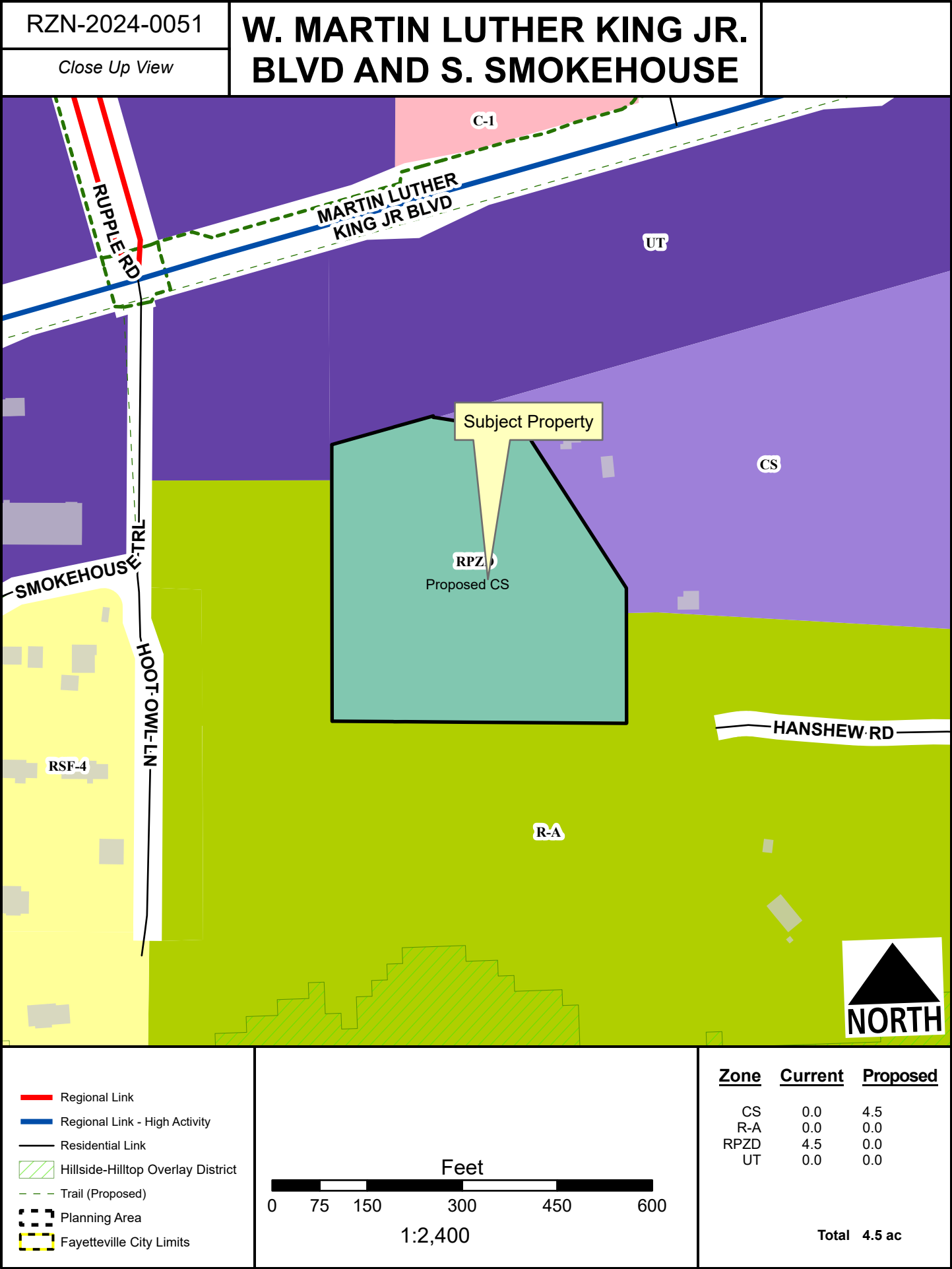
The Applicant and Owner are requesting a rezoning of the 4.49 acres currently under the RPZD to be rezoned to CS, Community Services. The RPZD allows for permitted Use Units 1, 3, 8, and 41, and conditional use Units 2, 4, 24, & 46. A rezoning to Community Services also aligns with the Future Land Use designation of City Neighborhood Area, which encourages greater density as well as Non-Residential and Commercial uses. The rezoning of this area will allow for a significant increase in Permitted and Conditional uses, providing greater flexibility in the future development of this property.

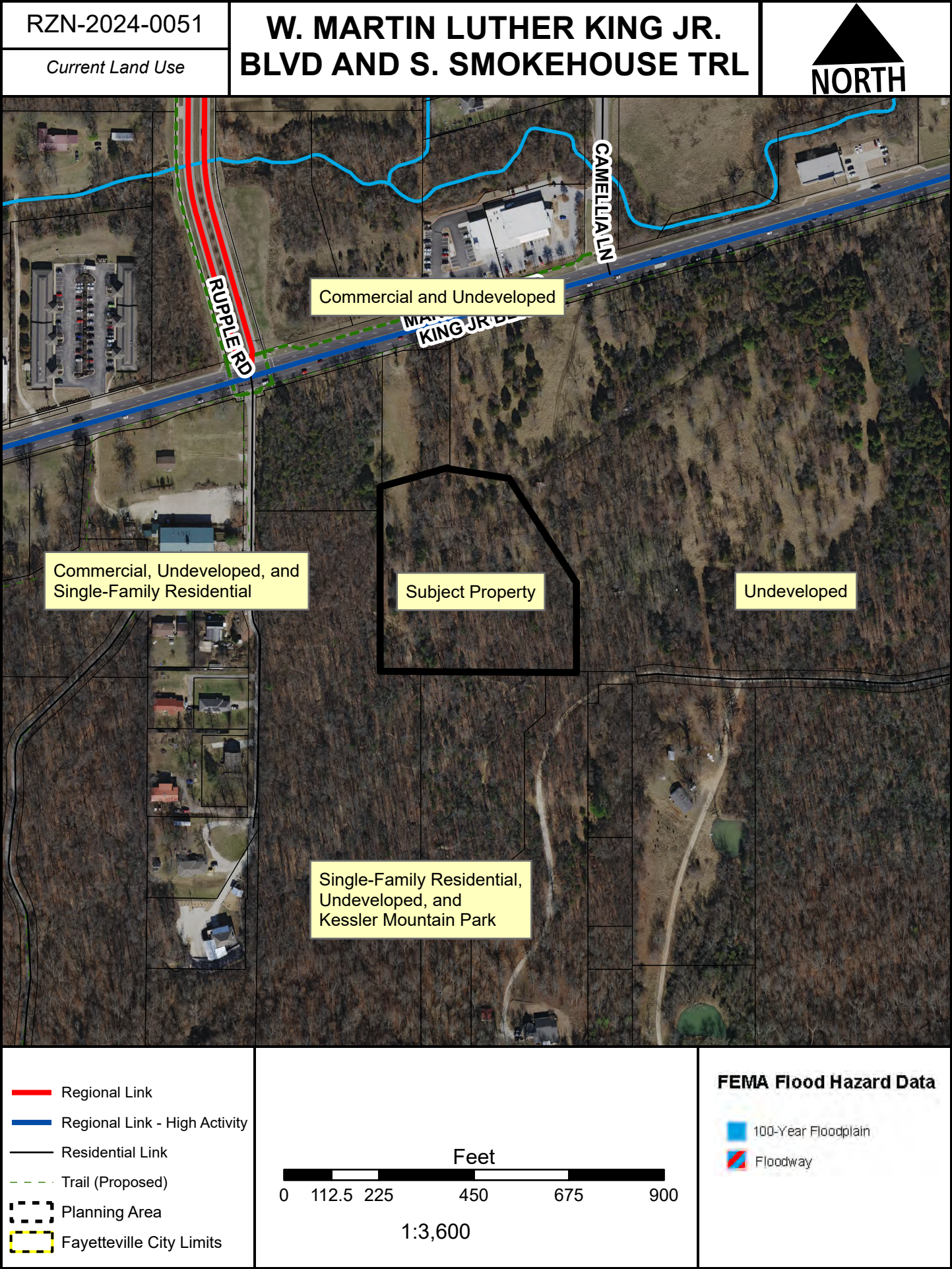
The surrounding zoning designations of the proposed rezoning are a mixture of Urban Thoroughfare along Martin Luther King Boulevard, Community Services directly to the east, Residential-Agricultural to southeast, south, and west. A rezoning to Community Services is compatible with the surrounding area's zoning designations, and therefore will not adversely affect or conflict with the surrounding land uses.

The Applicant and Owner/Developer look forward to discussing this rezoning with Staff throughout the review process. Please contact the Applicant if there are any immediate questions or concerns regarding this application.

Thank You,
Jason Young



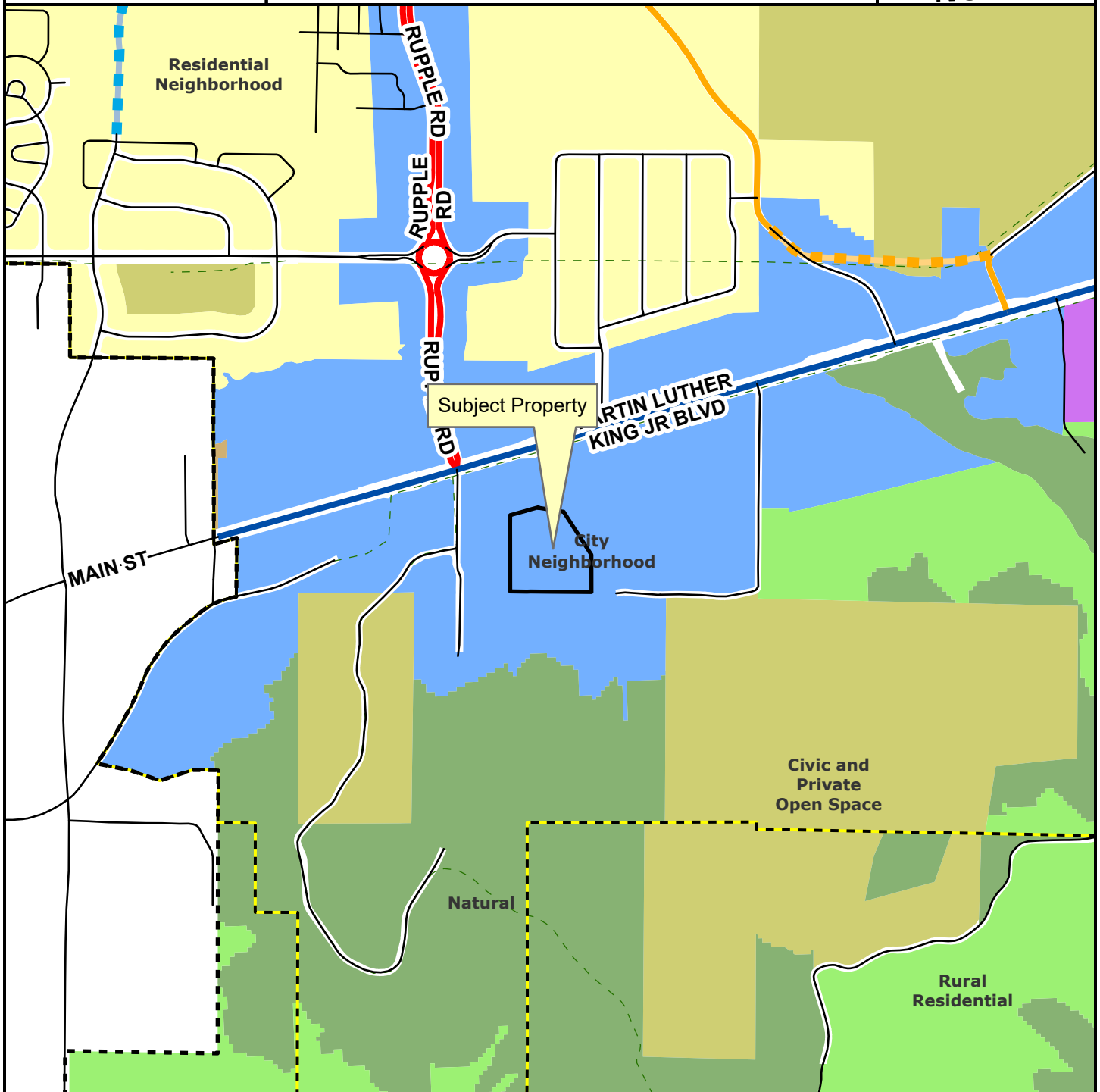




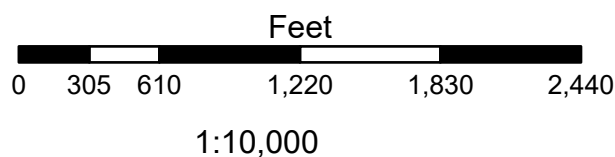
RZN-2024-0051

Future Land Use

W. MARTIN LUTHER KING JR. BLVD AND S. SMOKEHOUSE



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)



- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Kylee Cole, Long Range & Preservation Planner

SUBJECT: **RZN-2024-0052: Rezoning (2406 N. OLD WIRE RD./GULLEY PARK PETS CLINIC, 292): Submitted by CHRIS STRETZ for property located at 2406 N. OLD WIRE RD. in WARD 3. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.50 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is in east Fayetteville, on the northeast corner of the intersection of E. Township St. and N. Old Wire Rd. The property is zoned CPZD, Commercial Planned Zoning District (Ord. 5200), and contains approximately 0.50 acres. It is currently the site of the Gulley Park Pets Clinic.

Request: The request is to rezone the subject property from CPZD, Commercial Planned Zoning District to NS-G, Neighborhood Services – General.

Public Comment: To date, staff has received no public comment on this item.

Land Use Compatibility: Staff finds the proposed rezoning from CPZD to NS-G to be compatible with the surrounding area. The subject property is adjacent to RSF-4-zoned single-family property to the east and south, and RSF-4-zoned office to the west. To the north is the P-1-zoned Parkside Playschool and Nature School. A rezoning to NS-G would allow for a wider variety of medium intensity commercial and residential uses than those permitted under the property's current zoning designation. Specifically, a rezoning to NS-G would permit the development of a greater variety of dwellings, including the by-right development of two-, three-, and four-family dwellings. NS-G would also provide opportunities for small-scale commercial use, which is appropriate on a corner site and in alignment with how the property has been used since approximately 2016 without identifiable complaint or discernible issue. Staff finds the requested rezoning to be compatible with surrounding land uses.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as Residential Neighborhood area and is within a Tier Three Center (intersection of N. Old Missouri Rd. and N. Old Wire Rd.). Staff finds that a rezoning

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

to NS-G would support those designations as both Residential Neighborhood Areas and Tier Three Centers exist to provide a mix of commercial and residential uses of varying scale. Staff finds that the requested rezoning could allow for the creation of missing middle housing and meets City Goals 1 (appropriate infill), 2 (discourage urban sprawl), 3 (compact, complete, and connected development), and 6 (opportunities for attainable housing).

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 5. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2979 N. Crossover Rd.)
- Near Sewer Main (6-inch main, E. Township St.)
- Near Water Main (36-inch main; 6-inch main, E. Township St.)
- Near City Park (Gulley Park)
- Near Paved Trail (N. Old Wire Rd. Side-Path Trail; E. Township St. Bike Lane)

DISCUSSION:

At the October 28, 2024 Planning Commission meeting, a vote of 8-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Garlock made the motion and Commissioner Castin provided the second. The commissioners cited future land use compatibility and staff recommendations as noted in the report as reasons for approval.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Exhibit A (#4), Exhibit B (#5), PC Staff Report (#6)

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-703

RZN-2024-0052: Rezoning (2406 N. OLD WIRE RD./GULLEY PARK PETS CLINIC, 292): Submitted by CHRIS STRETZ for property located at 2406 N. OLD WIRE RD. in WARD 3. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.50 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2024-52 FOR APPROXIMATELY 0.50 ACRES LOCATED AT 2406 NORTH OLD WIRE ROAD IN WARD 3 FROM CPZD, COMMERCIAL PLANNED ZONING DISTRICT TO NS-G, NEIGHBORHOOD SERVICES-GENERAL

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from CPZD, Commercial Planned Zoning District to NS-G, Neighborhood Service-General.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2024-703

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

11/1/2024

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2024-0052: Rezoning (2406 N. OLD WIRE RD./GULLEY PARK PETS CLINIC, 292): Submitted by CHRIS STRETZ for property located at 2406 N. OLD WIRE RD. in WARD 3. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.50 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

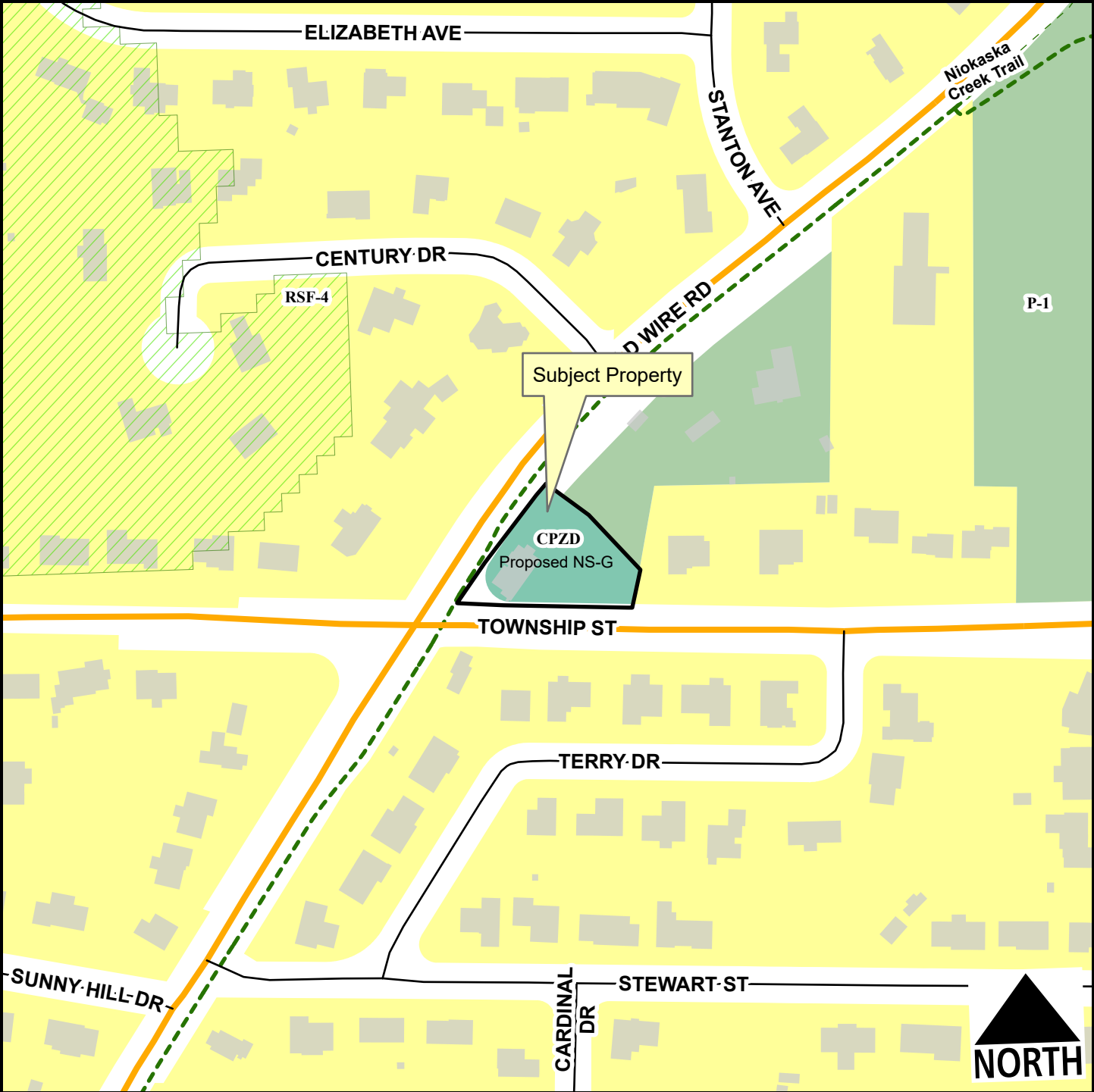
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



Neighborhood Link

Residential Link

Hillside-Hilltop Overlay District

Trail (Proposed)

Planning Area

Fayetteville City Limits

0

75

150

300

450

600

Feet

1:2,400

Zone	Current	Proposed
CPZD	0.5	0.0
NS-G	0.0	0.5

Total 0.5 ac

Legal Description of 2406 N. Old Wire Rd. Fayetteville, AR 72703

Legal Description: 765-16105-000, 765-16105-002

A part of the southwest quarter of the southwest quarter of section 36, Township 17 North, range 30 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the southwest corner of said southwest quarter, southwest quarter, and running thence N 89°05'09"W 275.73 feet, thence N12°08'51"E 30.58 feet to the point of beginning, thence N89°01'28"W 176.81 feet, thence N87°28'10"W 63.90 feet, thence N34°24'36"E 67.88 feet, thence N37°09'53"E 116.22 feet, thence N40°22'21"E 20.75 feet, thence S53°46'55"E 72.79 feet, thence S43°28'24"E 103.38 feet, thence S12°08'51"W 53.42 feet to the point of beginning containing 0.58 acres more or less.



TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: October 28, 2024 **updated w/ meeting results**

SUBJECT: **RZN-2024-0052: Rezoning (2406 N. OLD WIRE RD./GULLEY PARK PETS CLINIC, 292):** Submitted by CHRIS STRETZ for property located at 2406 N. OLD WIRE RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.50 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

RECOMMENDATION:

Staff recommend forwarding **RZN-2024-0052** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2024-0052** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in east Fayetteville, on the northeast corner of the intersection of E. Township St. and N. Old Wire Rd. The property is zoned CPZD, Commercial Planned Zoning District (Ord. 5200), and contains approximately 0.50 acres. It is currently the site of the Gulley Park Pets Clinic. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	P-1, Institutional	Parkside Playschool and Nature School
South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Law Office; Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

Request: The request is to rezone the subject property from CPZD, Commercial Planned Zoning District to NS-G, Neighborhood Services – General.

Public Comment: To date, staff has received no public comment on this item.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The property has frontage along E. Township St., a fully-improved Neighborhood Link Street with asphalt paving, curb and gutter, and sidewalk along the north side. The property also has frontage of N. Old Wire Rd., a fully-improved Neighborhood Link Street, with asphalt paving, curb and gutter, and trail. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. There is a 2-inch water line that runs north-south through the middle of the subject area, then east on E. Township St. There is a 6-inch water line present on the west side of N. Old Wire Rd. There is also a 36-inch water transmission main present along the east side of N. Old Wire Rd.

Sewer: Sanitary sewer is available to the subject area. An existing 6-inch sewer main is present along the south side of E. Township St. Based on the City's 2021 Sewer Master Plan, there are known wet weather capacity issues immediately downstream of the subject property. Any capacity issues will have to be addressed prior to occupancy or final plat of a development.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no protected streams or hydric soils are present. Any improvements or requirements for drainage would be determined at the time of development submittal.

Fire: Station 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 1.7 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the city limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The current zoning district of CPZD requires **25% minimum canopy preservation**. The proposed zoning district of NS-G, Neighborhood Services - General, requires **20% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **5** for this site with a weighted score of **4.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2979 N. Crossover Rd.)
- Near Sewer Main (6-inch main, E. Township St.)
- Near Water Main (36-inch main; 6-inch main, E. Township St.)

- Near City Park (Gulley Park)
- Near Paved Trail (N. Old Wire Rd. Side-Path Trail; E. Township St. Bike Lane)

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** Staff finds the proposed rezoning from CPZD to NS-G to be compatible with the surrounding area. The subject property is adjacent to RSF-4-zoned single-family property to the east and south, and RSF-4-zoned office to the west. To the north is the P-1-zoned Parkside Playschool and Nature School. A rezoning to NS-G would allow for a wider variety of medium intensity commercial and residential uses than those permitted under the property's current zoning designation. Specifically, a rezoning to NS-G would permit the development of a greater variety of dwellings, including the by-right development of two-, three-, and four-family dwellings. NS-G would also provide opportunities for small-scale commercial use, which is appropriate on a corner site and in alignment with how the property has been used since approximately 2016. Staff finds the requested rezoning to be compatible with surrounding land uses.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as Residential Neighborhood area and is within a Tier Three Center (intersection of N. Old Missouri Rd. and N. Old Wire Rd.). Staff finds that a rezoning to NS-G would support those designations as both Residential Neighborhood Areas and Tier Three Centers exist to provide a mix of commercial and residential uses of varying scale. Staff finds that the requested rezoning could allow for the creation of missing middle housing and meets City Goals 1 (appropriate infill), 2 (discourage urban sprawl), 3 (compact, complete, and connected development), and 6 (opportunities for attainable housing).

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that there is sufficient justification to rezone the property from CPZD to NS-G since the rezoning would be consistent with the property's future land use designation and supports several goals of City Plan 2040.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: A rezoning from CPZD to NS-G does have the potential to slightly increase traffic danger and congestion due to a minor increase in density and/or intensity of use, however the size of the parcel will limit the density on the site. Access management will be reviewed at the time of development.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and

sewer facilities.

Finding: The proposed rezoning has the potential to slightly alter the population density since it would allow for more intense residential development. However, the property currently has access to public streets, water, and sewers, and any necessary improvements would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommend forwarding RZN-2024-0052 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>October 28, 2024</u>	☐ Tabled	☒ Forwarded	☐ Denied		
Motion: Garlock	w/ recommendation of approval				
Second: Castin					
Vote: 8-0-0					

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Ord. 5200 – Core Pet Wellness C-PZD
- Unified Development Code
 - §161.19 Neighborhood Services - General
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

ORDINANCE NO. 5200

AN ORDINANCE ESTABLISHING A COMMERCIAL PLANNED ZONING DISTRICT TITLED C-PZD 08-3121 (CORE PET WELLNESS) LOCATED AT 2406 NORTH OLD WIRE ROAD, CONTAINING APPROXIMATELY 0.58 ACRES; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FAYETTEVILLE; AND ADOPTING THE ASSOCIATED MASTER DEVELOPMENT PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the zone classification of the following described property is hereby changed as follows:

From RSF-4, Residential Single Family, 4 units per acre to C-PZD 08-3121, Core Pet Wellness, as shown in Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part hereof.

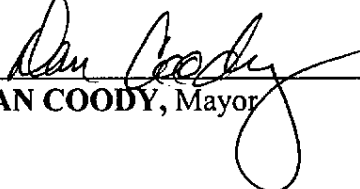
Section 2: That the change in zoning classification is based upon the approved master development plan, development standards, statement of commitments and the conditions of approval as submitted, determined appropriate and approved by the City Council; further, that the conditions of approval shall be filed and available for viewing in the office of the City Clerk/Treasurer of the City of Fayetteville.

Section 3: That this ordinance shall take effect and be in full force at such time as all of the requirements of the master development plan have been met.

Section 4: That the official zoning map of the City of Fayetteville, Arkansas, is hereby amended to reflect the zoning change provided in Section 1 above.

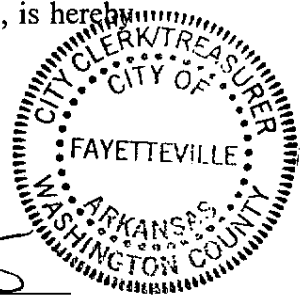
PASSED and APPROVED this 2nd day of December, 2008.

APPROVED:

By: 
DAN COODY, Mayor

ATTEST:

By: 
SONDRA E. SMITH, City Clerk/Treasurer



CONDITIONS OF APPROVAL:

C-PZD 08-3121

Page 1 of 2

Conditions of approval for C-PZD 08-3121 (Core Pet Wellness)

1. Street improvements. Township Street has been improved and Old Wire Road has been widened through the intersection, but does not have a sidewalk. *Prior to issuance of a building or construction permit the applicant shall pay an assessment for a 5-foot sidewalk along the project's Old Wire Road frontage. Based on UDC requirements of \$3/square foot of sidewalk and a total of 205 feet of frontage staff recommends an assessment amount of \$3,075.00.*
(205 ft. x 5-ft. sidewalk x \$3/sq.ft.= \$3,075.00)
2. Determination of access.
 - a. Phase I. During Phase I the applicant proposes to utilize the existing access points off of Old Wire Road and Township Street. Due to the minimal amount of vehicle trips that would access the property during this phase, staff does not feel that it is warranted to require the access on Township to be removed. However, due to the driveway's close proximity to the Old Wire/Township intersection and hilly terrain and sight issues, *staff does recommend that the driveway on Township be permitted for an exit only. Prior to opening for business the applicant shall install a sign for the driveway on Township indicating Do Not Enter or Exit Only.*
 - b. Phase II. During Phase II the applicant proposes to move the driveway on Township to the east 250 feet away from the intersection. *Staff recommends in favor of the access as proposed in Phase II, finding that the distance of the driveway from the intersection allows for adequate sight and turning movements.*
3. Determination of compatibility with City Plan 2025 and existing surrounding land uses. Staff finds that the proposed use of the site for a small animal veterinary clinic in the existing single family residential house is compatible with the surrounding residential neighborhood and two adjacent small-scale non-residential uses. This proposed project encourages infill and redevelopment of an existing corner lot at a busy intersection, consistent with the City Plan 2025, while maintaining the integrity of the surrounding residential neighborhood. *Staff finds that the proposed C-PZD would be compatible with surrounding land uses and zoning and the City Plan 2025 with the following conditions:*
 - a. *To improve the appearance of this property from the surrounding streets and to provide additional buffer between the proposed use and surrounding residences, the fenced in area for dogs to be walked shall be located away from the street and more interior to the property. The fence materials shall be a 6-foot wrought iron/decorative metal material.*
THE PLANNING COMMISSION RECOMMENDED IN FAVOR OF THE FENCE LOCATION PROPOSED BY THE APPLICANT, ADJACENT TO TOWNSHIP (11/10/08).
 - b. *To prevent views of deceased animals from adjacent properties, any deceased animals leaving the vet clinic shall be carried out to owners' vehicles in a crate, box, or other container.*
4. The zoning criteria for "Landscaping" on the plat should be revised to be consistent with the language in the booklet.
5. The maximum number of employees at any given time during Phase I shall be four (4) and during Phase II shall be five (5). One veterinarian shall be permitted during Phase I and two (2) veterinarians (one full-time and one part-time) shall be permitted during Phase II as described in the PZD booklet.
6. Prior to development of Phase I and Phase II this project will be required to go through the Site Improvement Plan (SIP) review, including an abbreviated tree preservation plan, landscape plan, parking lot permit, grading/drainage permit, as determined by staff and in accordance with the Fayetteville Unified Development Code.

CONDITIONS OF APPROVAL:

C-PZD 08-3121

Page 2 of 2

7. As part of the parking lot permit review, the existing driveways (in Phase 1) may require improvements to be brought up to code with standard driveway requirements for a single family residence including a concrete apron within the right-of-way and a greater curb return radius. This may result in slight relocation and reconstruction of the driveway, based on City ordinance.
8. Prior to issuance of a certificate of zoning compliance or Certificate of Occupancy, verification shall be provided from the applicant to the Planning Division that the structure has met City of Fayetteville Fire Department requirements and any requirements under the review of the Fayetteville Animal Services Division.
9. Expansions on the property shall be limited to providing a veterinary clinic as indicated on the PZD site plan and booklet with a maximum of 10 parking spaces and 2,200 square feet of non-residential space.
10. Any expansion of the residential structure on the property shall be reviewed by Planning staff to ensure that the architectural style is consistent and compatible with the existing house.
11. All trash receptacle(s) utilized by this structure shall be stored within the structures on-site, or, if located outside, it shall be screened on all sides with access not visible from the street or adjacent properties. If a dumpster is required or proposed, screening shall be provided that is constructed of materials that are compatible with and complimentary to the building. If applicable, staff shall review any dumpster screen or materials prior to building permit.
12. A Certificate of Zoning Compliance shall be required prior to the start of operations of the veterinary clinic.
13. As indicated in the proposed zoning criteria, signage shall be limited to one wall sign on the house (maximum of 16 square feet) and one freestanding sign (monument sign only, maximum of 4 square feet, set back 15 from the right-of-way), in accordance with Chapter 174 of the Unified Development Code for Residential Office (R-O) Districts.
14. The Master Development Plan, Statement of Commitments and Architectural Standards submitted by the applicant shall be considered binding and tied to the zoning of the property. Conditions of approval as noted herein and other requirements placed upon the project with review of the Master Development Plan – Planned Zoning District by the City Council shall also be binding.
15. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives - AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications).
16. Impact fees for police, fire, water, and sewer shall be paid in accordance with City Ordinance.

Washington County, AR

I certify this instrument was filed on
12/23/2008 02:30:24 PM

and recorded in Real Estate

File Number 2008-00039830

Bette Stamps - Circuit Clerk

by



CITY COUNCIL AGENDA MEMO

To: Mayor and City Council

Thru: Gary Dumas, Director of Operations

From: Jeremy C. Pate, Director of Current Planning *JP*

Date: November 13, 2008

Subject: Commercial Planned Zoning District for Core Pet Wellness (C-PZD 08-3121)

RECOMMENDATION

Staff and Planning Commission recommend approval of an ordinance creating a Commercial Planned Zoning District (C-PZD) for Core Pet Wellness, based on the development standards, plans and statement of commitments submitted. This action will establish a unique zoning district for a veterinarian's office on approximately 0.58 acres.

BACKGROUND

The 0.58-acre property is located at the northeast corner of Old Wire Road/Township Street. The intersection of Old Wire Road and Township Street is a very busy signalized intersection at the crossroad of two collector streets providing major north-south and east-west connectivity through north-central Fayetteville. The property is zoned RSF-4, and is developed for one single family residence that is very close to the street, addressed at 2406 Old Wire Road. The large yard on the site has a large number of mature trees and underbrush on the perimeter property lines. The property is in the immediate vicinity of Gulley Park, a 27-acre community park.

The applicant requests rezoning and land use approval of a Commercial Planned Zoning District (C-PZD) to allow for a veterinary clinic on the property. The clinic would utilize the existing house on the property. The hours of operation would be between 7:30 AM and 5:30 PM. The maximum number of employees would be five over two phases of development. Animals seen in the clinic would be small animals only, not livestock such as horses or cattle. The services would involve animal surgeries and health care, and will not permit kenneling/boarding of animals. All animals would be kept indoors.

DISCUSSION

The Planning Commission voted 7-0-0 in favor of this request on November 10, 2008. Recommended conditions were approved by the Planning Commission and are reflected in the attached staff report.

BUDGET IMPACT

None.

C-PZD BOOKLET

CORE PET WELLNESS A VETERINARY CLINIC

NOVEMBER 12, 2008

PREPARED BY:



Blew & Associates, Inc.

Civil Engineers

Professional Land Surveyors

524 W. SYCAMORE, SUITE #4 - FAYETTEVILLE, AR 72703 - 479-443-4506

A. Current Owner:

Ronald Wilkins
1227 N. Crestwood Dr.
Fayetteville, AR 72701

Applicant, Contingent Buyer:

Romy Core
1380 E. Ash
Fayetteville, AR 72703

B. The intent of this C-PZD is for the applicant, Romy Core, to be able to provide veterinary services to her clients from the existing house on this property. This PZD contains two phases. During the first phase of this PZD, the house will remain as-is, and four parking spaces will be added as shown on the PZD drawing sheet 1. In order to make the restrooms in the existing house comply with ADA requirements, a portion of the existing deck/porch will be enclosed as shown on the PZD plan. We will allow an additional 300 square for this purpose. The existing board fence will be removed. At the southeast corner of the house, a small area will be enclosed with a more aesthetically pleasing fence such as wrought iron. This will allow the space to be more open with improved visibility creating a more pedestrian friendly walkway along the street. The fence will be attached to the building as shown on the plats in order to maintain animal safety as well as escape prevention. Because this will be a low volume clinic, only one client can be seen at a time with a possible overlap in appointments creating at the most two customers entering or existing at one time. Therefore, the traffic generated by this veterinary practice will be similar to its current use as a residential home. Phase two of this project will take place in the future, however provisions will be made for this phase in this PZD zoning ordinance.

Phase 2 consists of moving the existing house to a more central location. Because of the restriction in space, a basement will be constructed and the home will be set on this basement. Additional space would be required in order to provide interior access to the basement, therefore some additional square footage will be allowed in this zoning for this task. Also included in phase 2 is connecting the drive on Old Wire Road to a new drive on Township. The existing drive on Township would be removed and the new drive would be relocated towards the far east line of the property in order to provide better traffic movements at the intersection. This proposed future phase is illustrated in sheet 2 of our PZD drawings. The primary goal is that both phases would keep the home and lot looking like a residential area, and not a commercial building. We feel that this proposed use will relate to the surrounding properties in appearance as well as use, and maintain the same amount of traffic generated by this site. The property to the west was converted from a home to a law office, and the property to the northeast was converted from a home to a daycare center. Both buildings, including the building on this site will retain the residential style character of the surrounding properties.

This clinic would maintain normal hours of operation between 7:30 a.m. and 5:30 p.m. The maximum number of employees present at a given time for Phase 1 will be 4, and in Phase 2 there will be 5 with the possibility of a part time assisting veterinarian. Parking for phase 1 would require only 4 spaces, however when the second phase is developed, the lot will be reconfigured and an estimated 6-8 spaces would be constructed. Animals seen at this clinic would not involve any large farm animals such as horses or cattle. The types of services that will occur here would involve animal surgeries and health care. Deceased animals will be hidden from the public view at all times. All animals will be housed indoors; only short-term stays will be allowed in Phase I. These stays would be the result of surgeries or illness. There will be no long term boarding. Because some pets will be here over extended amounts of time throughout the day, the dogs will go outside twice daily for bathroom breaks. This would involve

someone taking one animal at a time out on a leash for only a few minutes inside of a fenced-in area. No animals will be left alone outside for any extended period.

C. 1) Street and Lot Layout:

The home will remain as-is, with the exception of the restroom expansion which will allow for the use of an ADA compliant restroom, and parking will be added as shown on the site plan. Parking will be accessed from the existing driveway. For phase 2, the driveway on township will be relocated farther East of the intersection of Old Wire Road and Township. This new drive will connect to the drive on Old Wire Road as shown on sheet 2 of the PZD drawings.

2.) Site Plan showing Proposed Improvements:

The site plan submitted shows the only proposed improvements of parking spaces. The existing driveways will be improved to comply with the current UDC requirements.

3.) Buffer Areas:

The lot provides its own natural buffer areas with the existing tree canopy surrounding the property on the north and east sides.

4.) Tree Preservation Areas:

An abbreviated tree preservation plan will be submitted at the time of development.

5.) Storm Water Detention Areas and Drainage.

Storm water detention areas and drainage will comply with Fayetteville Unified Development Code and will be reviewed at the time of development.

6.) Undisturbed Natural Areas:

The existing tree canopy along the north and east property lines will remain undisturbed to provide a vegetative buffer.

7.) Existing and Proposed Utility Connections and Extensions:

The existing building will remain unchanged in Phase I and it currently has water and sewer service; therefore, there are no proposed utility connections or extensions with Phase I. Changes made in Phase II will require some re-plumbing of services and will comply with current building code.

8.) Development and Architectural Design Standards:

We are not proposing any new architectural design standards at this time. The house will remain as-is. Any future development on this site will be required to keep with the residential character of the neighborhood. See pictures in the appendix of this booklet.

9.) Building Elevations

The existing house will remain as-is, and for phase 2, the house will be moved. A small storage shed will be purchased and placed on site, but shall be required to have a residential character containing wood, brick, or stone. No sheet metal buildings will be allowed. Pictures of the house and proposed storage shed are included in the appendix to serve as building elevations.

D. This project shall consist of two phases. The first phase will involve leaving the house as-is, and providing four parking spaces with landscaping. A portion of the deck/porch will be enclosed to allow for the use of a required ADA restroom. This phase will be completed within one year of the approval date.

The second phase involves moving the existing home to a more centralized location on the lot. This phase to be completed within ten years of the approval date. Because of the restriction in space, a basement will be constructed and the home will be set on this basement. Additional space would be required in order to provide interior access to the basement, therefore we request some additional square footage be allowed in this zoning for this task. When this phase takes place, the new basement will allow for a soundproof space for animals to be kept, which will prevent any noise to the neighbors. The existing drive on Township would be moved to the East and a circular drive would be constructed which would connect this relocated drive to the existing drive on Old Wire Road. New parking spaces would also be constructed for the new layout.

E. There shall only be one planning area on this site.

F. Proposed Zoning and Development Standards

Land Use Designation:

A.) Permitted Uses By Use Unit:

Unit 1 City-Wide Uses By Right

Unit 8 Single-Family Dwelling

Unit 17 Animal Hospital (small animals only)

B.) Conditional Uses By Use Unit:

Unit 2 City - Wide Uses By Conditional Use Permit

Unit 3 Public Protection And Utility Facilities

Unit 24 Home Occupations

C.) Non Residential Intensity:

Acreage= 0.58 Acres

Number Of Dwelling Units= 1.0

Non Residential Square Feet= 2,200 S.F.

Density/ Intensity= 1.72 du/ Acre, 3,793 Sf/ Acre

Bulk & Area Regulations:

D.) Lot Width Minimum= 70'

E.) Lot Area Minimum= 8,000 S.F.

F.) Land Area Per Dwelling= 8,000 S.F.

G.) Setback Requirements:

Front (Old Wire): 15'
Front (Township): None
Side/ Rear: 20'

H.) *Height Regulations*: The maximum height of a structure is 45'. The height of a proposed structure may only be increased above 45 feet by obtaining a variance after hearing by the planning commission.

I.) *Building Area*: The total building area should not exceed 25% of the total site area.

Site Planning:

J.) *Landscaping*: The parking area shall be landscaped with screening shrubs in the greenspace area between the right-of-way and the parking area. One tree shall be planted every 30 feet along the property frontage where existing trees do not exist and where it does not interfere with the sight distance of the intersection. Landscape lighting will be added to accentuate the building and landscaping.

K.) *Parking*: Parking shall be provided in accordance with Fayetteville Unified Development code.

L.) *Architectural Design Standards*: Because this PZD is located in a residential district, all construction shall reflect the residential character of the neighborhood. See appendix for pictures.

M.) *Signage*: Two signs will be present to assist clients in locating the business, while not distracting from the residential character. One sign displayed on the building will be limited to a maximum of 16 square feet. The second smaller sign will be limited to a maximum of 4 square feet and will be placed near the entrance of the building.

G. SEE TABLE BELOW

ZONING COMPARISON CHART - CORE PET WELLNESS

Existing Zoning		Proposed Zoning	
RSF-4		CORE PET WELLNESS	
Uses			
Permitted Uses			
Unit 1	City-wide uses by right	Unit 1	City-wide uses by right
Unit 8	Single-family dwelling	Unit 8	Single-family dwelling
		Unit 4	Cultural and Recreational Facilities
		Unit 17	Animal Hospital (small animals only)
Conditional Uses			
Unit 2	City-wide uses by conditional use permit	Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities	Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities	Unit 24	Home occupations
Unit 24	Home occupations		
Unit 36	Wireless communications facilities		
Density			
Units per acre			

G.2. *Analysis of Site Characteristics:*

Environmental hazards- none

Sensitive or natural resource areas- none

Natural or manmade hazards- none

H. This project is located within walking distance of Gully Park.

I. The reason for this zoning change is in order to buy an existing home and land for the operation of a veterinary practice. We must request rezoning because the current zoning RSF-4 does not allow for this use. Zoning the property to C-1 or C-2 would allow this use, however

we do not wish to use this zoning because it would not be appropriate given the allowed uses and considering the surrounding residential area. A C-PZD would be the best fit for this area in order to restrict certain uses that would not be desirable for this area. Because of the location of the existing house, and in order to use the home as-is, a C-PZD will also allow us to create our own unique setback requirements to fit this site. This will allow for immediate use of the structure as-is.

J. This development will relate to the surrounding properties in appearance as well as use. For example, the property to the west was converted from a home to a law office, and the property to the northeast was converted from a home to a daycare center. These surrounding buildings, including the building on this site will retain the residential style character of the surrounding properties. The traffic generated by this veterinary practice will be similar to its current use as a residential home. Because this will be a low volume clinic, only one client can be seen at a time with a possible overlap in appointments creating at the most two customers entering or existing at one time. Two signs will be allowed in order to assist clients in locating the business, while not distracting from the residential character of the neighborhood.

K. A veterinary practice is consistent with the City Plan 2025 Guiding Policies for Residential Neighborhood Areas by:

- 1) Protecting the current residential architecture
- 2) Encouraging a development scale to maintain compatibility and proportionality between nonresidential and residential land uses.
- 3) Site new residential areas accessible to community amenities and schools
- 4) Provide non-residential uses that are accessible for the convenience of individuals living in residential districts and where compatibility with existing desirable development patterns occurs.
- 5) Encourage mixed-use development that is sensitive to surrounding residential uses and allows for day and night utilization of available parking.

L. A traffic study has not been requested by City staff.

M. Water and sewer for this project are located along Township and are currently serving the existing house.

N. *"STATEMENT OF COMMITMENTS"*

The statement of commitments shall, in all cases, describe the development commitments including a method for assigning responsibility to heirs, successors, or assigns, and timing of the fulfillment of these commitments for the following:

- (1) *Dedication:* Adequate right-of-way, 35' from centerline, along Township and Old Wire Road currently exists through previous dedication in property deed.
- (2) *On or off site improvements:* Construction of, or payment of fees or guarantees for any required public improvements shall take place at the time of development in accordance with UDC requirements.
- (3) *Natural Resources and Environmental Sensitive Areas:* None Exist on this Site.

(4) *Project phasing restrictions:* All permits for construction of phase 1 shall be obtained within one year of City Council approval of the PZD. Phase 2 shall be completed within 10 years of approval.

(5) *Fire protection* – This home shall be brought up to the current fire code based on inspection by the City Fire Marshall. Fire protection to this site is readily available.

(6) There are currently no other commitments imposed by the City.

(7) This project commits to preserving open space and greenspace as indicated on the PZD site plan and zoning criteria.

(8) The home will remain as-is, and any future development shall be in keeping with the residential character of the neighborhood. Photos are included in the appendix to indicate building materials and style.

O. Conceptual Description of Development Standards, Conditions and Review Guidelines

(1) *Screening and Landscaping:* The parking area shall be landscaped with screening shrubs in the greenspace area between the right-of-way and the parking area. One tree shall be planted every 30 feet along the property frontage where existing trees do not exist and where it does not interfere with the sight distance of the intersection.

(2) *Traffic and Circulation:* There are two access points to this property which will be utilized. For phase 1 of the project, It would be ideal for clients to enter the site from the North access point on Old Wire Road, then exit the site on Township to keep a continuous flow. For phase 2 of the project, the drive on Township will be relocated to the farthest East point on the property, allowing some separation between the neighbors.

(3) *Parking Standards:* Parking shall be provided on the basis of one space required per every 250 square feet of building space which complies with the current UDC requirement. A 30% increase or decrease is allowed as described in the current UDC.

(4) *Perimeter Treatment:* Perimeter landscaping shall be provided as indicated under the screening and landscaping description. The existing tree canopy and open space in the eastern portion of the site will be retained to provide a buffer between this site and the adjacent single family residence.

(5) *Sidewalks:* There is currently an existing sidewalk along Township. No other sidewalks are proposed at this time.

(6) *Streetlights:* There is adequate lighting in the area, therefore no lights are proposed. However, some residential type landscape lighting will be added to accentuate the building and landscaping areas.

(7) *Water:* Water is serviced to this lot from an existing 2" water service line tapped off of the main line on Old Wire Road.

(8) *Sewer:* Sewer services this lot via an existing 6" sewer line along Township.

(9) *Streets and Drainage:* Drainage will comply with Fayetteville Unified Development Code requirements.

(10) *Construction of Nonresidential Facilities:* No building construction shall take place, however one small storage shed shall be purchased and placed on site. See attached photos.

(11) *Tree Preservation:* Tree canopy on the north and east portion of the site will be preserved. At the time of construction a tree waiver form or tree preservation plan will be submitted in accordance with the Fayetteville Unified Development Code.

(12) *Architectural Design Standards:* The home shall remain as-is. See photos of the existing home and proposed storage shed in the appendix of this PZD booklet.

(13) *Proposed Signage:* Two signs will be present to assist clients in locating the business, while not distracting from the residential character of the neighborhood. One sign displayed on the building will be limited to a maximum of 16 square feet. A second smaller sign will be limited to a maximum of 4 square feet and will be placed near the entrance of the building.

(14) *View Protection:* Not impacted.

(15) *Revocations:* We understand causes for revocation and will take all necessary measures to avoid revocation.

(16) *Covenants, Trusts, and Homeowner Associations:* Not Applicable

P. This development fulfills the intent and purpose of the Planned Zoning District Ordinance by permitting a development with a unique use that is not allowed in any other zoning district. The PZD would allow for the preservation of the existing single family home while permitting a low intensity commercial use at a busy intersection compatible with the surrounding residential character of the neighborhood.

161.19 NS-G, Neighborhood Services - General

(A) *Purpose.* The Neighborhood Services, General district is designed to serve as a mixed use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Neighborhood Services district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12b	General business
Unit 24	Home occupations
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 45	Small scale production

(C) *Density.* Eighteen (18) or less per acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

Single-family	4,000 square feet
Two (2) family or more	3,000 square feet per dwelling unit
All other uses	None

(E) *Setback regulations.*

Front	Side	Side-Zero Lot Line*	Rear	Rear when contiguous to a single-family residential district
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5 feet	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	None	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width

Chris Stretz
Project Manager
Gulley Park Pets Clinic
2406 N. Old Wire Rd.
Fayetteville, AR 72703

September 17, 2024
Fayetteville Planning Department
City of Fayetteville
113 W. Mountain St.
Fayetteville, AR 72701

Re: Request letter to rezone property at 2400 N. Crossover Rd. Fayetteville, AR

We are writing to formally submit a rezoning request for the property located at 2406 N. Old Wire Rd.

Current Zoning: CPZD

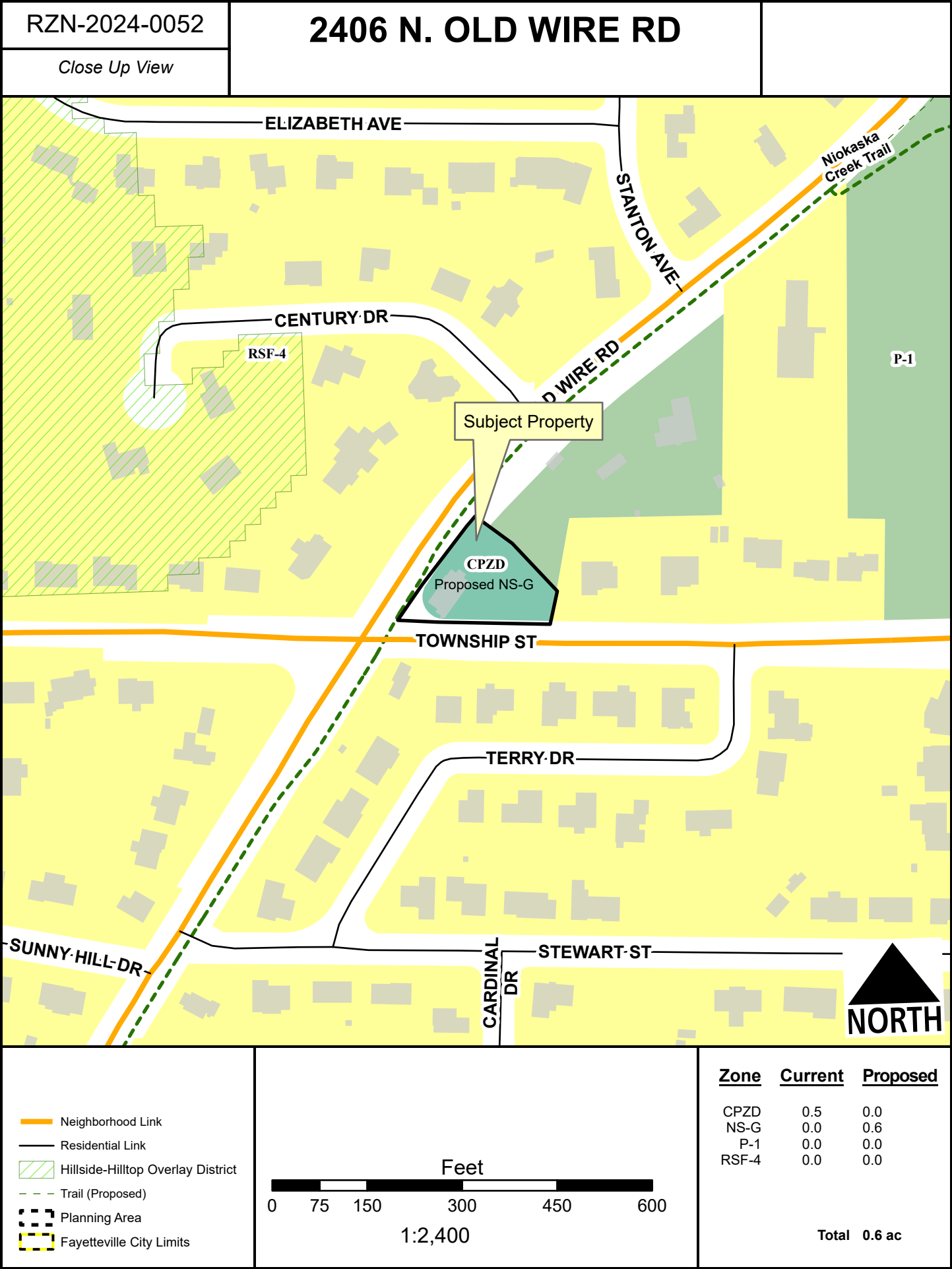
Proposed Zoning: NS-G, Neighborhood Services

General Statement of Compatibility:

This property received its current zoning designation of CPZD in 2016. Since that time, the clinic has continued to grow and expand hence this zoning is no longer appropriate.

Rezoning this property to NS-G is appropriate given the property's location on the southwest corner of the intersection of N. Old Wire Rd. Township. This is an ideal location for medium intensity uses permitted in NS-G and provides a logical transition from the CPZD zoned property to the north.

There are no anticipated adverse affects associated with this request. All traffic has direct access to the property from the adjacent streets and avoids routing through adjacent neighborhoods.



RZN-2024-0052

2406 N. OLD WIRE RD

Current Land Use

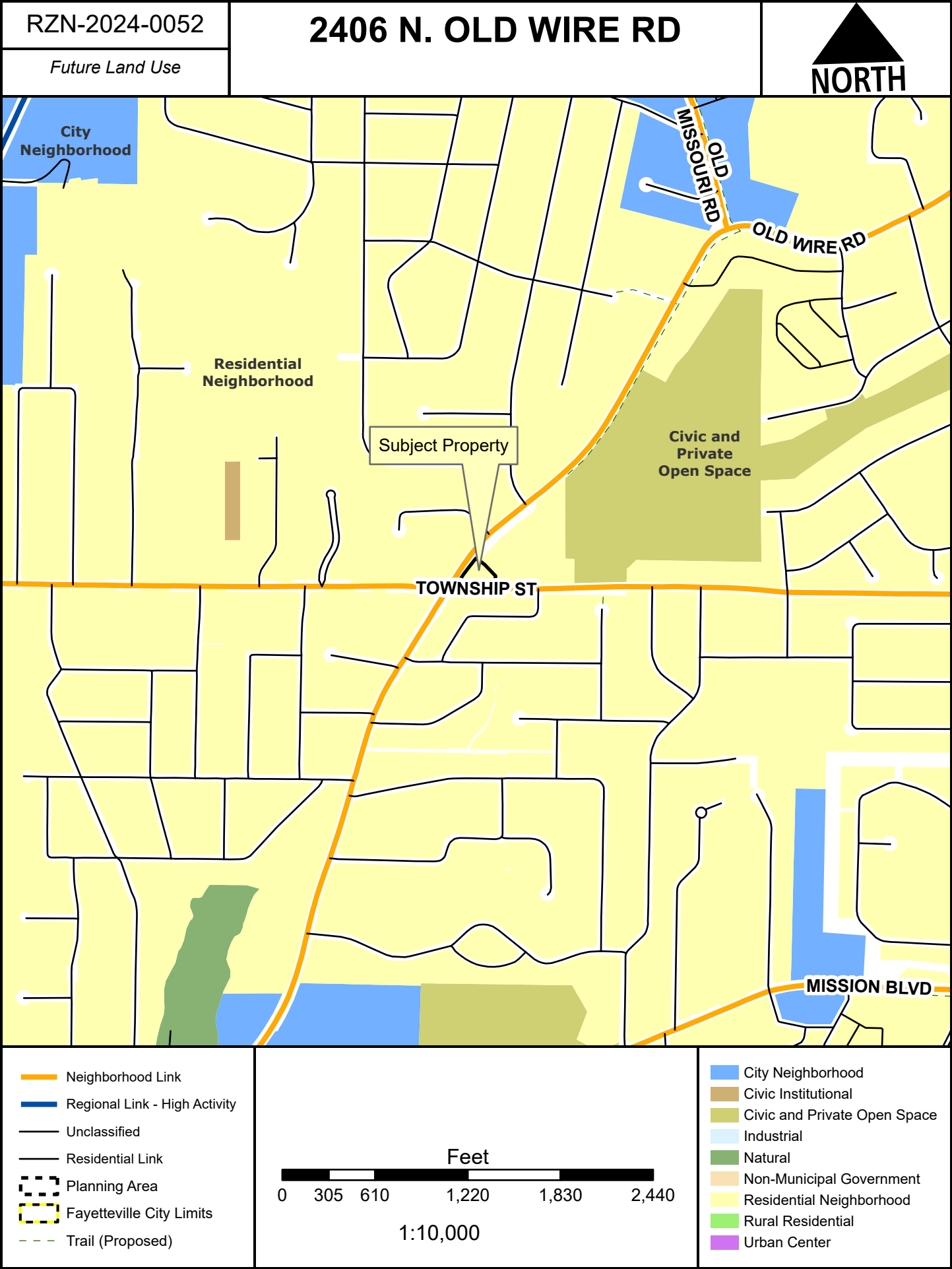


- Neighborhood Link
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway





MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Gretchen Harrison, Senior Planner

SUBJECT: **ANX-2024-0001: Annexation (N. RUPPLE RD. & W. SALEM RD/FOXTAIL MEADOWS, 205): Submitted by FLINTLOCK LTD CO. for property located on N. RUPPLE RD. & W. SALEM RD. NORTHWEST OF WARD 4. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.90 acres. The request is to annex the property into the city limits of Fayetteville.**

RECOMMENDATION:

City planning staff and the Planning Commission recommend approval of a request to annex the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is in northwest Fayetteville about 200 feet south of the intersection of Ruppel Road and Salem Road on the east side of Ruppel Road. The property includes one parcel which is undeveloped and totals approximately 7.90 acres. No hydric soils, FEMA-designated floodplain, or protected streams have been identified on the property.

Request: The request is to annex the subject property into the City of Fayetteville. A request to rezone the property to a planned zoning district has been submitted concurrently with this request (PZD-2024-0005).

Public Comment: Staff has received no public comment regarding this request. Input was received however, regarding the associated rezoning request, PZD-2024-0005, which is summarized with that item.

Land Use Plan Analysis: City Plan 2040's Future Land Use Map designates the property within the proposed annexation as Residential Neighborhood Area. Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

In addition to the Future Land Use Plan, City Plan 2040 sets forth several guiding policies to consider an annexation proposal, which are attached in full to staff's report. These include the potential impacts on

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

Fayetteville's boundaries, services, infrastructure, intergovernmental relations, property administration, and existing environmentally sensitive areas. If the land is annexed into the City's limits, city ordinances such as tree preservation, streamside protection, and zoning enforcement would apply.

The proposed annexation would annex land adjacent to an existing peninsula in the City's boundary and would not create a new island or peninsula. The areas to the west and south were annexed in 2006 and created a peninsula then, and the proposed annexation would further establish Salem Road as a logical boundary to the north, consistent with previously annexed properties to the east. The subject property is adjacent to city water and does not currently have access to city sewer. Connections to water and sewer service would be the responsibility of the property owner. City Engineering has noted that this site does not have adequate water capacity for the typical requirement for fire flow. From the north, the lines in Ruppel and Salem are fed by a single six-inch main. The utility department has designed plans for a pressure reduction project that will restrict connections to the south. In order to have hydrants for future development, a minimum line size of eight inches must be provided, and it must tie into a line that is eight inches or larger. Also, a downstream capacity study for sewer must be provided at the time of development to determine if there are sewer capacity issues. Any capacity issues will have to be addressed prior to occupancy or final plat of a development. Fayetteville Public Schools and the police department did not comment on the proposal.

DISCUSSION:

At the October 14, 2024 Planning Commission meeting, a vote of 7-2-0 forwarded the annexation request to City Council with a recommendation of approval. Commissioner Castin made the motion and Commissioner Werner seconded it. Commissioners Cabe and Garlock voted against it and expressed concerns about the property being too remote, having a low infill score, and limited access to city services. Commissioners in favor of the request offered little comment, finding the request to be appropriate. No public comment was offered at the meeting.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: Exhibit A (#3), Exhibit B (#4), Planning Commission Staff Report (#5)

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Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-719

ANX-2024-0001: Annexation (N. RUPPLE RD. & W. SALEM RD/FOXTAIL MEADOWS, 205): Submitted by FLINTLOCK LTD CO. for property located on N. RUPPLE RD. & W. SALEM RD. NORTHWEST OF WARD 4. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.90 acres. The request is to annex the property into the city limits of Fayetteville.

AN ORDINANCE TO ANNEX THAT PROPERTY DESCRIBED IN ANNEXATION PETITION ANX 24-001 SUBMITTED BY FLINTLOCK LTD CO. FOR PROPERTY LOCATED ON NORTH RUPPLE ROAD AND WEST SALEM ROAD NORTHWEST OF WARD 4 CONTAINING APPROXIMATELY 7.90 ACRES

WHEREAS, Flintlock LTD Co. has properly secured the Washington County Judge's authorization to annex 7.90 acres located on North Ruppel Road and West Salem Road Northwest of Ward 4 into the City of Fayetteville.

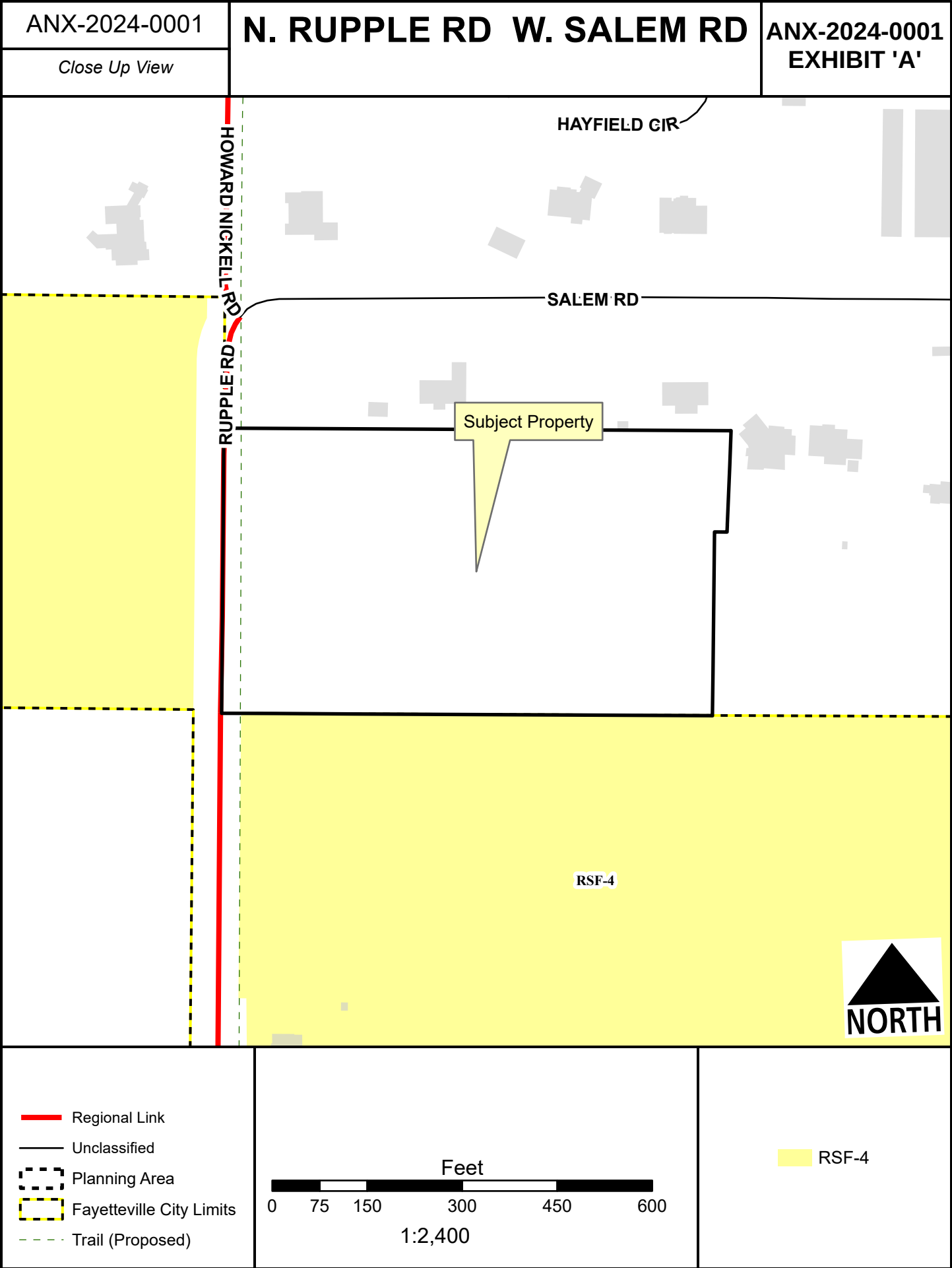
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby confirms the annexation to the City of Fayetteville, Arkansas of about 7.90 acres as described in Exhibit B and the map shown on Exhibit A, both attached to the Planning Department's agenda memo.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby zones the newly annexed property R-A, Residential Agricultural.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby amends the official map and zoning map of the City of Fayetteville to recognize this annexation.

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby assigns this 7.90 acres to Ward Four of the City of Fayetteville.



ANX-2024-0001
EXHIBIT 'B'

PARCEL #001-16726-000:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING
N02°47'55"E 662.43 FEET AND N87°39'13"W 540.92 FEET TO THE POINT OF BEGINNING, AND
RUNNING THENCE N87°39'13"W 776.86 FEET; THENCE N02°38'29"E 449.63 FEET; THENCE
S87°45'53"E 805.02 FEET; THENCE S04°11'30"W 146.33 FEET; THENCE N87°33'31"W 24.62 FEET;
THENCE S02°39'13"W 42.65 FEET; THENCE S04°11'30"W 262.33 FEET TO THE POINT OF
BEGINNING, CONTAINING IN ALL 8.12 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND
RIGHT OF WAYS OF RECORD.



TO: Fayetteville Planning Commission

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: October 14, 2024 (updated with results)

SUBJECT: **ANX-2024-0001: Annexation (N. RUPPLE RD. & W. SALEM RD/FOXTAIL MEADOWS, 205):** Submitted by FLINTLOCK LTD CO. for property located on N. RUPPLE RD. & W. SALEM RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.90 acres. The request is to annex the property into the city limits of Fayetteville.

RECOMMENDATION:

Staff recommends forwarding **ANX-2024-0001** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **ANX-2024-0001** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in northwest Fayetteville about 200 feet south of the intersection of Ruppel Road and Salem Road on the east side of Ruppel Road. The property includes one parcel which is undeveloped and totals approximately 7.90 acres. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Rural Residential	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)
South	Undeveloped	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)
West	Undeveloped	RSF-4, Residential Single-Family, 4 Units per Acre

Request: The request is to annex the subject property into the City of Fayetteville. A request to rezone the property to a planned zoning district has been submitted concurrently with this request (PZD-2024-0005).

Public Comment: Staff has received no public comment regarding this request.

INFRASTRUCTURE:

Streets: The subject property has frontage along Ruppel Road to the west. The portion of Ruppel Road adjacent to this property is an approximately 22-foot-wide paved county road with open ditches, no curb and gutter, and no sidewalk. Any street

improvements required in the area would be determined at the time of development proposal.

Water: Public water is available to the subject property. A four-inch water main exists along the west side of Ruppel Road. City Engineering has noted that this site does not have adequate water capacity for the typical requirement for fire flow. From the north, the lines in Ruppel and Salem are fed by a single six-inch main. The utility department has designed plans for a pressure reduction project that will restrict connections to the south. In order to have hydrants for future development, a minimum line size of eight inches must be provided and it must tie into a line that is 8 inches or larger.

Sewer: Sanitary sewer is not currently available to the site. A downstream capacity study for sewer must be provided at the time of development to determine if there are sewer capacity issues. Any capacity issues will have to be addressed prior to occupancy or final plat of a development.

Drainage: No portion of the property lies within the Hillside Hilltop Overlay District (HHOD) or a FEMA floodplain, and no protected streams or hydric soils are present on site. Any additional improvements or requirements for drainage will be determined at time of development.

Fire: Station 7, located at 835 N. Ruppel Road, protects this site. The property is located approximately 2.6 miles from the fire station with an anticipated drive time of approximately six minutes using existing streets. The anticipated response time would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus one minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area**.

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range between 1 and 3 for this site with a weighted score of **3** at the highest level. The following elements of the matrix contribute to the score:

- Near Water Main (4-inch main, Ruppel Road)
- Near City Park (Gary Hampton Softball Complex)
- Near Paved Trail (Ruppel Road, Clabber Creek Trail)

FINDINGS OF THE STAFF

CITY PLAN 2040 (Res. 35-20)

12.3 Annexation Guiding Policies

Boundaries

12.3.5.a Annex existing islands and peninsulas and do not annex areas that create an island or peninsula.

Finding: The proposed annexation would annex land adjacent to an existing peninsula in the City's boundary and would not create a new island or peninsula. The areas to the west and south were annexed in 2006 and created a peninsula then, and the proposed annexation would further establish Salem Road as a logical boundary to the north, consistent with previously annexed properties to the east.

12.3.5.b The proposed annexation area must be adjacent, or contiguous, to city limits.

Finding: The proposed annexation area is adjacent and contiguous to Fayetteville's City Limits in northwest Fayetteville.

12.3.5.c Areas should either include or exclude entire subdivisions or neighborhoods, not divide.

Finding: The proposed annexation is for a parcel that is currently undeveloped.

12.3.5.d Boundaries for annexed areas should follow natural corridors.

Finding: The proposed annexation boundary follows the property lines of the subject property. To the west and south, the annexation boundary aligns with existing incorporated land. The property is bordered to the north and east by rural residential and undeveloped lots that are located outside of city limits in unincorporated Washington County. Incorporating the subject property could create an opportunity to improve Ruppel Road along the property's frontage and it could further align the northern extent of the City's boundary in this area with Salem Road to the north.

12.3.5.e The provision of services should be concurrent with development.

Finding: The subject property is adjacent to city water and does not currently have access to city sewer. Connection to water and sewer service would be the responsibility of the property owner. City Engineering has noted that this site does not have adequate water capacity for the typical requirement for fire flow. From the north, the lines in Ruppel and Salem are fed by a single six-inch main. The utility department has designed plans for a pressure reduction project that will restrict connections to the south. In order to have

hydrants for future development, a minimum line size of eight inches must be provided and it must tie into a line that is 8 inches or larger. Also, a downstream capacity study for sewer must be provided at the time of development to determine if there are sewer capacity issues. Any capacity issues will have to be addressed prior to occupancy or final plat of a development.

ENVIRONMENTALLY SENSITIVE AREAS

12.3.5.f Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

Finding: **The subject property is undeveloped and does not lie within the HHOD or a floodplain and no hydric soils or protected streams are present on site.**

EMERGENCY AND PUBLIC SERVICES

12.3.5.g Public services must be able to be provided efficiently in newly annexed areas.

Finding: **Fire:** **The Fayetteville Fire Department response time to this location is approximately 8.2 minutes from the current closest station (835 N. Ruppel Road). The Fire Department response time goal is six minute for an engine and eight minutes for a ladder truck.**

Police: **The Fayetteville Police Department has not commented on this request.**

12.3.5.h Annexed areas should receive the same level of service of areas already in the city limits.

Finding: **The subject property would receive the same services, including trash service, police protection, fire protection, sewer, water, recycling and yard waste pick-up, and zoning protection as nearby property within the City.**

12.3.5.i The ability to provide public services should be evaluated in terms of equipment, training of personnel, number of units, and response time.

Finding: **These factors were taken into consideration in the responses and recommendations included in this report.**

INFRASTRUCTURE AND UTILITIES

12.3.5.j Areas currently served by utilities and other public services should be annexed.

Finding: **The property currently has access to a public street and city water. Utility extensions and upgrades would be required to serve the associated, subsequent development.**

12.3.5.k Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.

Finding: **Engineering:** Upgrades and extensions of water mains and extensions of sewer mains would be required to meet the demands of development.

Planning: The proposed annexation would lead to increased density on the subject property when considering the PZD that was concurrently submitted with this request, and there are concerns that the site does not have adequate water capacity for the typical requirement for fire flow.

12.3.5.l Phased annexation should be initiated by the City within active annexation areas based on planned service extensions or availability of services.

Finding: **Not applicable; the proposed annexation is not part of a phased annexation initiated by the City.**

INTERGOVERNMENTAL RELATIONS

12.3.5.m Promote long-range planning with adjacent jurisdictions.

Finding: **Not applicable; the extent of the proposed annexation is not within or adjacent to the planning areas of other municipalities in Washington County. Additionally, the property would not require access through other jurisdictions nor would it be served by their services.**

12.3.5.n Establish agreements to address regional concerns, such as water, stormwater, and sewer.

Finding: **The subject area and all of those around it are served by either Fayetteville water, sewer, or both. Those currently not served by Fayetteville water and sewer utilize water wells or septic systems. If the property were to be annexed, it would be subject to the City's stormwater ordinances.**

ADMINISTRATION OF ANNEXATIONS

12.3.5.o Develop a land use plan for annexation initiated by the City.

Finding: **Not applicable; this annexation is not City-initiated. However, the subject area is included within the City's Future Land Use Plan and is designated as a Residential Neighborhood Area.**

12.3.5.p Designate zoning districts for the property during the annexation process.

Finding: **Annexations are automatically zoned R-A, Residential Agricultural per UDC §161.01(E), though the applicant has submitted a separate rezoning application with a request to rezone the property to a PZD.**

12.3.5.q An annexation study should be completed on all annexation proposals.

Finding: **Planning staff has engaged with the Engineering Division along with the Water and Sewer, Fire, and Police Departments to review the proposed**

annexation. The request was studied to determine if facilities or services are available or needed in association with this request. Responses are included throughout this report.

12.3.5.r Development proposals require a separate review from the annexation proposals.

Finding: Future development of the subject property will be required to go through the appropriate development review process.

12.3.5.s Residents should be fully informed of annexation activities.

Finding: Per §157.03 of the Unified Development Code, property owners and residents within 200 feet of the subject property have been notified. Additionally, a legal advertisement has been submitted with the local newspaper prior to the Planning Commission meeting for which this item is scheduled. Signage was posted on the site informing surrounding neighbors of the annexation proposal.

12.3.5.t Encourage larger annexations to create acceptable boundaries.

Finding: Staff finds the request would serve to reduce a peninsula of unincorporated area, further establishing the portion of Salem Road which runs east to west to the north as a logical, ‘squared-off’ boundary for the City in this area.

12.3.5.u Conduct a fiscal impact assessment on large annexations.

Finding: Given the moderate size of the subject property, a fiscal impact assessment was not conducted for the requested annexation. However, it should be noted that annexing land toward the western extent of the City and developing it can pose financial challenges for the City to maintain the public infrastructure in a fiscally sustainable manner.

RECOMMENDATION: Planning staff recommends forwarding ANX-2024-0001 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>October 14, 2024</u>	☐ Tabled	☒ Forwarded	☐ Denied		
Motion: <u>Castin</u>	with a recommendation of approval				
Second: <u>Werner</u>					
Vote: <u>7-2-0</u>					

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- City Plan 2040, Section 12.3: Annexation
- Request Letter
- Applicant Exhibit
- Order of Annexation
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

PETITION FOR ANNEXATION

**IN THE MATTER OF ANNEXING TO
THE CITY OF FAYETTEVILLE, ARKANSAS
CERTAIN TERRITORY CONTIGUOUS TO
SAID CITY OF FAYETTEVILLE, ARKANSAS**

DATE: 9/4/22

Comes now the undersigned petitioners, and state as follows:

That we, owning 100% of the property in the following described territory, in Washington County, Arkansas, do hereby petition, pursuant to A.C.A. 14-40-609, the City Council of Fayetteville, Arkansas, to annex the following lands to the City of Fayetteville, Arkansas:

Foxtail Meadows Annexation into the City of Fayetteville, Arkansas

(Parcel: 001-16726-000)

PT N/2 SW SW 8.06 AC FURTHER DESCRIBED IN 2021-48725 AS: A PART OF THE SW/4 OF THE SW/4 OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID 40 ACRE TRACT; THENCE N00°17'49"E ALONG THE WEST LINE OF SAID 40 ACRE TRACT 659.59 FEET TO THE TRUE POINT OF BEGINNING AND FROM WHICH A SET REFERENCE IRON ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 894 BEARS S89°53'03"E 28.08 FEET; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT S89°53'03"E 775.09 FEET TO A SET IRON; THENCE N00°29'33"E 290.00 FEET TO A SET IRON; THENCE S89°53'03"E 19.70 FEET TO A SET IRON IN AN EXISTING FENCE; THENCE N02°07'40"E ALONG SAID FENCE 160.10 FEET TO A SET IRON; THENCE LEAVING SAID FENCE N89°53'03"W 800.90 FEET TO A POINT ON THE WEST LINE OF SAID 40 ACRE TRACT AND FROM WHICH A SET REFERENCE IRON ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 894 BEARS S89°53'03"E 27.99 FEET; THENCE S00°17'49"W 449.98 FEET TO THE POINT OF BEGINNING, CONTAINING 8.09 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 8.09 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD 894 ALONG THE ENTIRE WEST BOUNDARY, AND ALL OTHER EASEMENTS AND RESTRICTIONS, IF ANY. LESS AND EXCEPT: A PART OF THE SW/4 OF THE SW/4 OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE N00°19'34"E 659.59 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO A POINT IN N. RUPPLE ROAD AND FROM WHICH AN EXISTING REFERENCE IRON SET IN 1998 BY LICENSED SURVEYOR #1005 BEARS S89°52'36"E 28.07 FEET; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT, S89°52'36"E 771.91 FEET TO THE TRUE POINT OF BEGINNING AND FROM WHICH AN EXISTING IRON REBAR BEARS N00°16'06"E 1.09 FEET; THENCE N00°16'06"E 263.08 FEET ALONG A LINE SURVEYED BY LICENSED SURVEYOR #1642 AND FILED AS DOCUMENT 2015-3183 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS TO AN EXISTING IRON AT A WOOD PRIVACY FENCE CORNER; THENCE N00°27'51"E 42.81 FEET ALONG SAID WOOD FENCE TO AN EXISTING IRON REBAR AT A FENCE CORNER; THENCE S89°01'51"E 24.76 FEET ALONG SAID WOOD FENCE TO AN EXISTING IRON REBAR; THENCE S02°40'22"W 15.70 FEET TO A POINT; THENCE N89°25'49"W 19.94 FEET TO A POINT; THENCE S00°29'33"W 290.00 FEET TO AN EXISTING IRON REBAR SET IN 1998 BY LICENSED

SURVEYOR #1005; THENCE N89°52'36"W 3.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES, MORE OR LESS.

1. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area.

This property is owned by Donnie Pitts and Isabel Pitts, Co-Trustees of Pitts Revocable Trust.

2. Annex existing islands and peninsulas and do not annex areas that would create an island or peninsula.

This property adjoins the City of Fayetteville on two sides (south and west) and will not create an island or peninsula. The properties to the east and north are in Washington County and are adjacent to other county properties.

3. Proposed annexation area must be adjacent, or contiguous, to city limits.

The proposed lot for annexation is bounded on the south and west by the City of Fayetteville.

4. Areas should either include or exclude entire subdivisions or neighborhoods, not divide.

The proposed lot is planned to be incorporated into a PZD that is currently before the City of Fayetteville.

5. Boundaries for annexed areas should follow natural corridors.

The boundaries for the proposed annexation follow existing property lines.

6. Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

The inclusion of this parcel in the PZD extent allows for the preservation of a large forested ravine, specifically, and generally includes a notable percentage of preservation area that is much higher than would otherwise be possible under typical zoning regulations.

7. Public services (including emergency response) must be able to be provided efficiently in newly annexed areas.

The planned PZD that will include the proposed annexed lot will incorporate public services and utilities.

8. Areas currently served by utilities and other public services should be annexed.

The planned PZD that will include the proposed annexed lot will incorporate public services and utilities.

9. Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.

The planned PZD that will include the proposed annexed lot will incorporate public services and utilities. Any upgrades necessary will be incorporated in the PZD process.

Hunter Adkisson

Printed Name of Property Owner/Petitioner

[Signature]

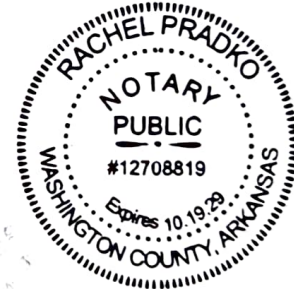
Signature of Property Owner/Petitioner

Printed Name of Property Owner/Petitioner

Signature of property Owner/Petitioner

ACKNOWLEDGMENT

State of Arkansas)
County of Washington) ss.



On this the 4 day of September, 2024, before me, the undersigned officer, personally appeared Hunter Adkisson, known to me (or satisfactorily proven) to be the persons whose names are subscribed above and acknowledged and attested that it was executed for the purposes therein apparent.

[Signature]
NOTARY PUBLIC

My Commission Expires: 10.19.29

IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS

**IN RE: ANNEXATION OF PROPERTY
CONTIGUOUS TO THE CITY OF FAYETTEVILLE,
WASHINGTON COUNTY, ARKANSAS**

CC NO. 2024-15

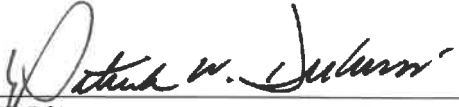
2024 SEP -4 PM 1:09
FILED
BECKY L. MALLEN
CO. & PROBATE CLERK
WASHINGTON CO. AR

ORDER CONCERNING ANNEXATION

On this 4th day of September, 2024, of a regular term of the County Court of Washington County, Arkansas, there is presented a petition of the owners desiring the annexation of territory into the City of Fayetteville, Arkansas, more particularly described therein. The court has received the verification of the county assessor and county clerk required by A.C.A § 14-40-609. This Court being fully advised of the facts and the law does hereby find as follows:

1. The Court finds that the petition and verifications are complete and accurate.
2. The Court further finds that no enclaves will be created by the annexation.
3. The Court finds that the petition contains a schedule of services.

Therefore, the Court hereby ORDERS that the petition and this Order be delivered to the City of Fayetteville, Arkansas.



PATRICK W. DEAKINS, COUNTY JUDGE

DATED: 9/4/24

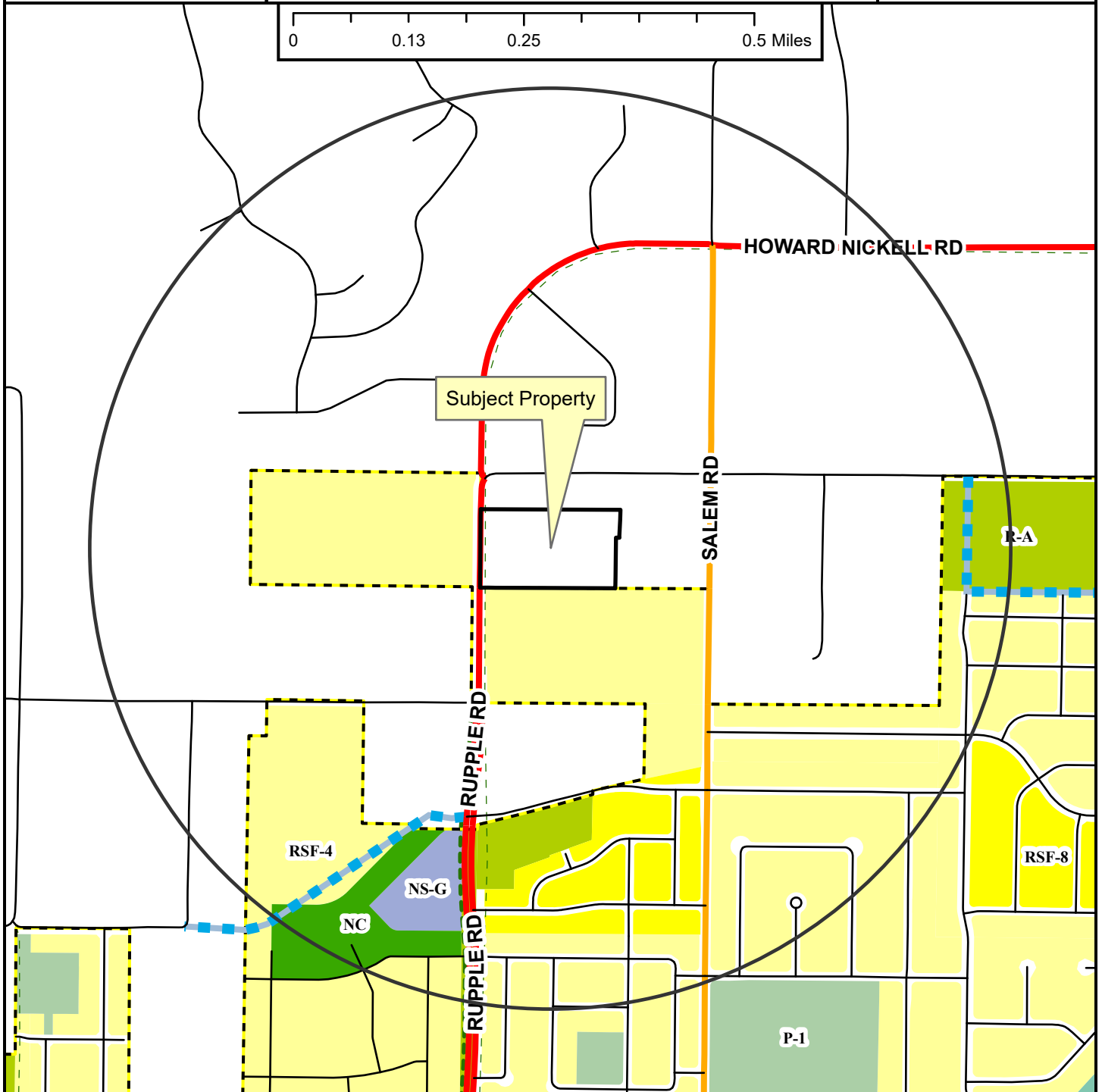
ANX-2024-0001

N. RUPPLE RD W. SALEM RD

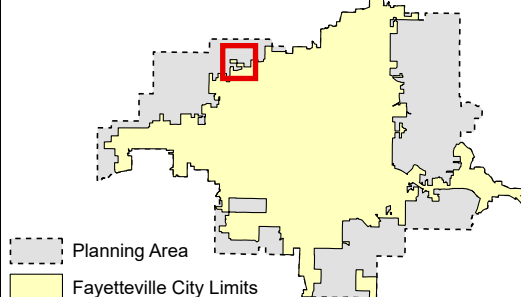
One Mile View



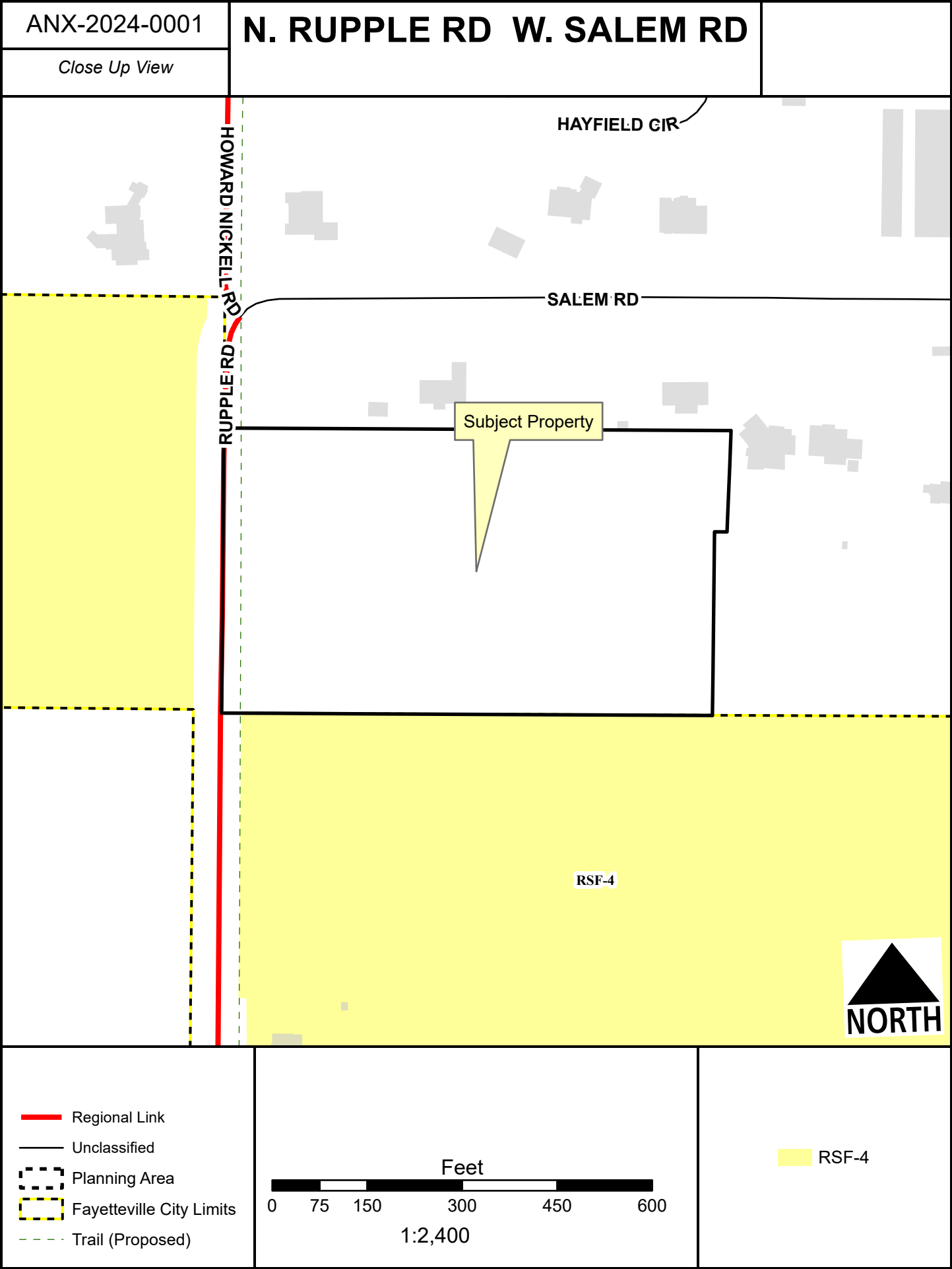
0 0.13 0.25 0.5 Miles



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RH-U
 - RH-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
 - RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-13
 - RMF-24
 - RMF-40
 - INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
- EXTRACTION**
- E-1
- COMMERCIAL**
- Residential-Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
- Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
- Commercial, Industrial, Residential
 - INSTITUTIONAL**
 - P-1



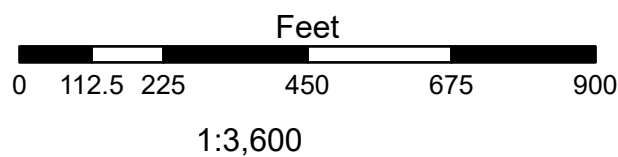
ANX-2024-0001

Current Land Use

N. RUPPLE RD W. SALEM RD



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



MEETING OF NOVEMBER 19, 2024

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Gretchen Harrison, Senior Planner

SUBJECT: **Appeal: PZD-2024-0005: Planned Zoning District (N. RUPPLE RD. & W. SALEM RD./FOXTAIL MEADOWS, 205): Submitted by FLINTLOCK LTD CO. for property located on N. RUPPLE RD. & W. SALEM RD. in WARD 4. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and located in the FAYETTEVILLE PLANNING AREA and contains approximately 44.00 acres. The request is to rezone the property, once fully annexed, to a PZD, PLANNED ZONING DISTRICT.**

RECOMMENDATION:

City Planning staff recommends approval and the Planning Commission recommends denial of a request to rezone the subject property as described and shown below.

BACKGROUND:

The subject property is located in northwest Fayetteville just north of the intersection of Ruppel Road and Weir Road. The property contains a total of nine parcels, eight of which are located in city limits and zoned RSF-4, Residential Single-Family, Four Units per Acre, and one of which is located outside of city limits in unincorporated Washington County. A request to annex the parcel in Washington County has been submitted concurrently with this request (ANX-2024-0001). The parcels in city limits were annexed in 2006. All parcels included in the project boundary are currently undeveloped and those on the east side of Ruppel Road are largely covered by mature tree canopy. A protected stream is present on the west side of the site, though no portions of the property lie within a floodplain or the Hillside/Hilltop Overlay District and no hydric soils are present.

Request: The applicant requests to rezone the property to a planned zoning district with three planning areas, as described below:

- **Planning Area A – 13.60 acres:** The intention of this area is to provide single- and two-family dwellings with no density limitation. The allowable uses are similar to those allowed in other single-family and intermediate residential zoning districts.
- **Planning Area B – 14.20 acres:** This planning area is intended to be a residential area that accommodates a wider range of building types, ranging from single- to multi-family dwellings. No density limitation is proposed in this planning area.
- **Planning Area C – 16.20 acres:** This planning area is intended to protect natural areas and open space, includes more than one-third of the overall property, and has regulations that are identical to the

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

City's R-A, Residential-Agricultural zoning district.

Public Comment: Staff received public comment on this item following the publication of the Planning Commission staff report and at the Planning Commission meeting on October 14, 2024. Concerns were raised about the proposal for increased density near rural areas and low-density single-family residences, potential impacts on existing drainage issues, and compatibility with the City's future land use plans.

Land Use Compatibility: On the balance of considerations, staff finds the applicant's request to be compatible with the surrounding area. As proposed, the planned zoning district would allow for a compact and complete residential development near low-density subdivisions. While no density maximums are proposed in the residential planning areas, the subsequent development associated with this PZD is intended to have a density of 3.7 units per acre based on the information provided, which is less than the maximum allowed by RSF-4 zoning. Staff finds that the applicant's request would allow for a compact residential development that promotes a wide range of housing types, encourages pedestrian-oriented design, and preserves natural features on site. Necessary street improvements and extensions and upgrades of water and sewer mains would be determined and required at the time of development.

Land Use Plan Analysis: Staff finds that the proposed planned zoning district is somewhat consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates this property as Residential Neighborhood Area and those areas are intended to encourage a wide range of housing types which this PZD would allow. While the site has a low infill score range of 1-5, is located just within city limits, and has limited access to utilities, staff finds that it would not be encouraging suburban sprawl. Staff finds that the proposed PZD would be aligned with several goals of City Plan 2040 including Goal 2 (discouraging suburban sprawl) by allowing for a compact residential development with urban zoning standards that is compatible with the surrounding area, Goal 3 (making compact, complete, and connected development the standard), and Goal 6 (creating opportunities for housing).

City Plan 2040 Infill Matrix: City Plan 2040's Infill Matrix indicates a score range of **1-5** for this site. Elements contributing to the highest score include the following:

- Near Sewer Main (8" main, Ika Lane)
- New Water Main (various mains, Ruppel Road and Salem Road)
- Near Public School (Holcomb Elementary School)
- Near City Park (Gary Hampton Softball Complex)
- Near Paved Trail (Ruppel Road, Clabber Creek Trail)

DISCUSSION:

At the October 14, 2024 Planning Commission meeting, this item was denied by a vote of 4-5-0. Commissioners Madden, McGetrick, Brink, and Castin voted in favor of the request while Commissioners Gulley, Cabe, Werner, Garlock, and Payne voted against it. Commissioners in favor of the request found the PZD to be more favorable than the property's current zoning, RSF-4, since it would allow for compact development and the preservation of large natural areas. Commissioners opposed to the request expressed concerns about the property's low infill score, compatibility with the surrounding area, and limited access to public infrastructure. Nine members of the public spoke at the meeting. Concerns were raised about the PZD's allowance for increased density near rural areas and low-density single-family residences, potential impacts on existing drainage issues, and compatibility with the City's future land use plans.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3), Appeal Request Letter (#4), Exhibit A (#5), Exhibit B (#6), Planning Commission Staff Report (#7), PZD-2024-0005 Exhibit B

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2024-720

Appeal: PZD-2024-0005: Planned Zoning District (N. RUPPLE RD. & W. SALEM RD./FOXTAIL MEADOWS, 205): Submitted by FLINTLOCK LTD CO. for property located on N. RUPPLE RD. & W. SALEM RD. in WARD 4. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and located in the FAYETTEVILLE PLANNING AREA and contains approximately 44.00 acres. The request is to rezone the property, once fully annexed, to a PZD, PLANNED ZONING DISTRICT.

AN ORDINANCE TO APPROVE A RESIDENTIAL PLANNED ZONING DISTRICT ENTITLED PZD-2024-005 FOR APPROXIMATELY 44.0 ACRES LOCATED ON NORTH RUPPLE ROAD AND WEST SALEM ROAD IN WARD 4

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves PZD-2024-05 as described in Exhibits “A”, “B”, and “C” attached to the Planning Division’s Agenda Memo which allows the development of 27.80 acres of mixed residential units along with 13.20 acres of natural areas and open space.

Section 2: That the official zoning map of the City of Fayetteville, Arkansas is hereby amended to reflect the zoning criteria change provided in Section 1 above.

City of Fayetteville Staff Review Form

2024-720

Item ID

11/19/2024

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

11/1/2024

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Appeal: PZD-2024-0005: Planned Zoning District (N. RUPPLE RD. & W. SALEM RD./FOXTAIL MEADOWS, 205): Submitted by FLINTLOCK LTD CO. for property located on N. RUPPLE RD. & W. SALEM RD. in WARD 4. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and located in the FAYETTEVILLE PLANNING AREA and contains approximately 44.00 acres. The request is to rezone the property, once fully annexed, to a PZD, PLANNED ZONING DISTRICT.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



RE: Appeal of PZD-2024-0005

From Pennington, Blake <bpennington@fayetteville-ar.gov>

Date Tue 10/22/2024 8:54 AM

To Will Kellstrom <wkellstrom@watkinslawoffice.com>; CityClerk <cityclerk@fayetteville-ar.gov>

Cc Curth, Jonathan <jcurth@fayetteville-ar.gov>; Williams, Kit <kwilliams@fayetteville-ar.gov>; Allison Thurmond Quinlan <atq@flintlocklab.com>; Harrison, Gretchen <gharrison@fayetteville-ar.gov>

Good morning. This appeal meets the form, time, and place requirements of UDC Section 155.02.

I'm copying Jonathan and Gretchen so they're aware of the appeal.

Thank you,

Blake E. Pennington

Senior Assistant City Attorney
City of Fayetteville, Arkansas

bpennington@fayetteville-ar.gov

Direct: 479.575.8312

www.fayetteville-ar.gov



From: Will Kellstrom <wkellstrom@watkinslawoffice.com>

Sent: Tuesday, October 22, 2024 8:49 AM

To: CityClerk <cityclerk@fayetteville-ar.gov>

Cc: Pennington, Blake <bpennington@fayetteville-ar.gov>; Williams, Kit <kwilliams@fayetteville-ar.gov>; Allison Thurmond Quinlan <atq@flintlocklab.com>

Subject: Appeal of PZD-2024-0005

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I represent United Built Homes with respect to the aforementioned rezoning, which was denied by the Planning Commission on 10/14/24. I have attached my letter of appeal to this email.

I have cc'd Blake and Kit, as well as Allie Quinlan, the representative who was present at the Planning Commission meeting.

Please let me know if you guys need anything else from me in order to get this appeal submitted pursuant to code.

Thanks!

Will A. Kellstrom

Watkins, Boyer, Gray & Curry, PLLC

1106 W. Poplar

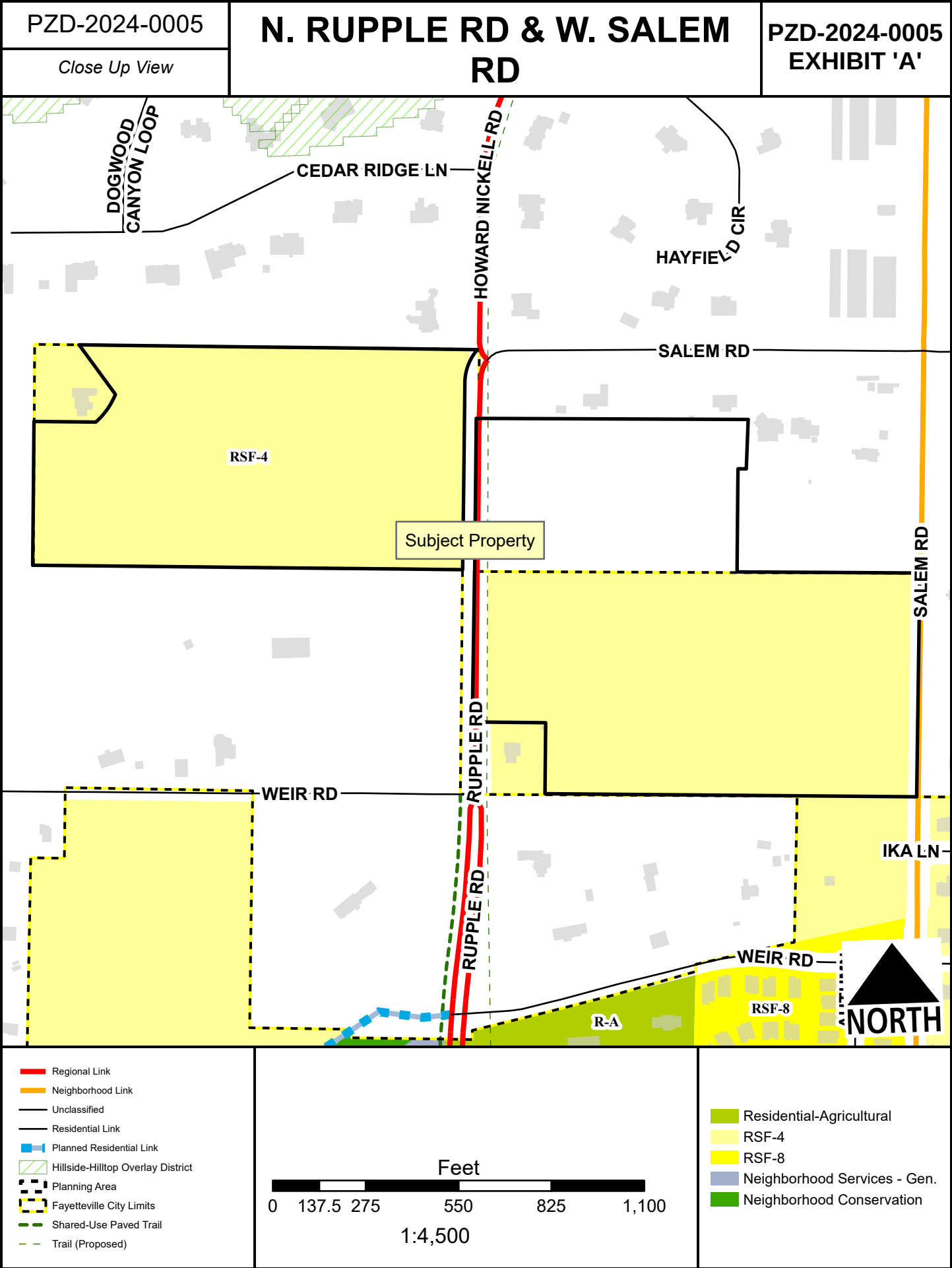
Rogers, AR 72756

Office: 479-636-2168

Cell: 479-512-0014

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FROM COUNTY ASSESSOR DATA –

SURVEYOR LEGAL DESCRIPTION TO REPLACE THESE DESCRIPTIONS

001-16726-000

PT N/2 SW SW 8.06 AC FURTHER DESCRIBED IN 2021-48725 AS: A PART OF THE SW/4 OF THE SW/4 OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID 40 ACRE TRACT; THENCE N00°17'49"E ALONG THE WEST LINE OF SAID 40 ACRE TRACT 659.59 FEET TO THE TRUE POINT OF BEGINNING AND FROM WHICH A SET REFERENCE IRON ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 894 BEARS S89°53'03"E 28.08 FEET; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT S89°53'03"E 775.09 FEET TO A SET IRON; THENCE N00°29'33"E 290.00 FEET TO A SET IRON; THENCE S89°53'03"E 19.70 FEET TO A SET IRON IN AN EXISTING FENCE; THENCE N02°07'40"E ALONG SAID FENCE 160.10 FEET TO A SET IRON; THENCE LEAVING SAID FENCE N89°53'03"W 800.90 FEET TO A POINT ON THE WEST LINE OF SAID 40 ACRE TRACT AND FROM WHICH A SET REFERENCE IRON ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 894 BEARS S89°53'03"E 27.99 FEET; THENCE S00°17'49"W 449.98 FEET TO THE POINT OF BEGINNING, CONTAINING 8.09 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 8.09 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD 894 ALONG THE ENTIRE WEST BOUNDARY, AND ALL OTHER EASEMENTS AND RESTRICTIONS, IF ANY. LESS AND EXCEPT: A PART OF THE SW/4 OF THE SW/4 OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE N00°19'34"E 659.59 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO A POINT IN N. RUPPLE ROAD AND FROM WHICH AN EXISTING REFERENCE IRON SET IN 1998 BY LICENSED SURVEYOR #1005 BEARS S89°52'36"E 28.07 FEET; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT, S89°

52'36"E 771.91 FEET TO THE TRUE POINT OF BEGINNING AND FROM WHICH AN EXISTING IRON REBAR BEARS N00°16'06"E 1.09 FEET; THENCE N00°16'06"E 263.08 FEET ALONG A LINE SURVEYED BY LICENSED SURVEYOR #1642 AND FILED AS DOCUMENT 2015-3183 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS TO AN EXISTING IRON AT A WOOD PRIVACY FENCE CORNER; THENCE N00°27'51"E 42.81 FEET ALONG SAID WOOD FENCE TO AN EXISTING IRON REBAR AT A FENCE CORNER; THENCE S89°01'51"E 24.76 FEET ALONG SAID WOOD FENCE TO AN EXISTING IRON REBAR; THENCE S02°40'22"W 15.70 FEET TO A POINT; THENCE N89°25'49"W 19.94 FEET TO A POINT; THENCE S00°29'33"W 290.00 FEET TO AN EXISTING IRON REBAR SET IN 1998 BY LICENSED SURVEYOR #1005; THENCE N89° 52'36"W 3.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES, MORE OR LESS.

765-21244-200

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SE SE 14.11 AC

765-21244-100

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SE SE 4.00 AC FURTHER DESCRIBED FROM 2023-9566 AS: A part of the SE1/4 of the SE1/4 of Section 30, T-17-N, R-30-W, Washington County, Arkansas, being more particularly described as follows: Commencing at the NW corner of said 40 acre tract, said point being an existing stone monument; thence S 00°16'33" E, 653.55 feet along the West line of said 40 acre tract to an existing iron; thence N 89°50'16" E, 972.02 feet to a set 1/2" iron rebar for the true point of beginning; thence North 579.93 feet to a set 1/2" iron rebar; thence East 302.17 feet to an existing iron rebar on the West right-of-way line of West Salem Road, said point being on a 149.95 feet radius curve concave to the SE; thence Southwesterly along said curve and right-of-way line 24.78 feet, the chord for

which being S 04°38'04" W, 24.75 feet to an existing iron rebar at the point of tangency of said curve; thence S 0° 05'59" E, along said right-of-way line 554.40 feet to an existing iron; thence leaving said right-of-way line, S 19°50'16" W, 301.14 feet to the point of beginning, containing 4,00 acres, more or less.

765-21244-300

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 2.00 AC

765-21244-400

PT SW SW 0.99 AC ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS
PER CC 2005-40

765-21244-500

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 3.20 AC

765-21244-600

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 8.00 AC

765-21244-700

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 1.50 AC

765-21244-800

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 3.29 AC



TO: Fayetteville Planning Commission

FROM: Gretchen Harrison, Senior Planner

MEETING: October 14, 2024 (updated with results)

SUBJECT: **PZD-2024-0005: Planned Zoning District (N. RUPPLE RD. & W. SALEM RD./FOXTAIL MEADOWS, 205):** Submitted by FLINTLOCK LTD CO. for property located on N. RUPPLE RD. & W. SALEM RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and located in the FAYETTEVILLE PLANNING AREA and contains approximately 44.00 acres. The request is to rezone the property, once fully annexed, to a PZD, PLANNED ZONING DISTRICT.

RECOMMENDATION:

Staff recommends forwarding **PZD-2024-0005** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **PZD-2024-0005** to City Council with a recommendation of approval and with conditions as recommended by staff."*

BACKGROUND:

The subject property is located in northwest Fayetteville just north of the intersection of Ruppel Road and Weir Road. The property contains a total of nine parcels, eight of which are located in city limits and zoned RSF-4, Residential Single-Family, Four Units per Acre, and one of which is located outside of city limits in unincorporated Washington County. A request to annex the parcel in Washington County has been submitted concurrently with this request (ANX-2024-0001). The parcels in city limits were annexed in 2006. All parcels included in the project boundary are current undeveloped and those on the east side of Ruppel Road are largely covered by mature tree canopy. A protected stream is present on the west side of the site, though no portions of the property lie within a floodplain or the Hillside/Hilltop Overlay District and no hydric soils are present. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)
South	Rural Residential	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre) RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)
West	Rural Residential Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)

Proposal: The applicant requests to rezone the property to a Residential Planned Zoning District with three planning areas, as described below:

- **Planning Area A – 13.60 acres:** The intention of this area is to provide single- and two-family dwellings with no density limitation. The allowable uses are similar to those allowed in other single-family and intermediate residential zoning districts.
- **Planning Area B – 14.20 acres:** This planning area is intended to be a residential area that accommodates a wider range of building types, ranging from single- to multi-family dwellings. No density limitation is proposed in this planning area.
- **Planning Area C – 16.20 acres:** This planning area is intended to protect natural areas and open space and has regulations that are identical to the City's R-A, Residential-Agricultural zoning district.

Public Comment: To date, staff has received no public comment on this item.

INFRASTRUCTURE:

Streets: The subject property has access to two public streets: Ruple Road and Salem Road. Both streets are unimproved with no curb and gutter or sidewalk. Any street improvements required in the area would be determined at the time of development proposal.

Water: Public water is available to the site. There are existing lines differing in size along Ruple and Salem. This site does not have adequate water capacity for the typical requirement for fire flow. From the north, the lines in Ruple and Salem are fed by a single six-inch main. The utility department has designed plans for a pressure reduction project that will restrict connection to the south. In order to have hydrants in a development in the PZD area, a minimum line size of eight inches must be provided and it must tie into a line that is eight inches or larger.

Sewer: Sanitary sewer is not available to the site. Main extensions will be required to provide sewer to future development. A downstream capacity study for sewer must be provided to determine if there are sewer capacity issues. Any capacity issues will have to be addressed prior to occupancy or final plat of a development.

Drainage: No portion of the subject property lies within a FEMA floodplain or the Hillside/Hilltop Overlay District and there are no hydric soils on site. However, a protected stream is present. Streamside protection zones generally consists of a protected area on each side of a stream or creek. This "protected area" is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it will be 50 feet wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited. Any additional improvements or requirements for drainage will be determined at time of development.

Fire: Station 7, located at 835 N. Ruple Road, protects this site. The property is located approximately 2.6 miles from the fire station with an anticipated drive time of approximately six minutes using existing streets. The anticipated response time would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus one minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of six minutes for an engine and eight minutes for a ladder truck. Fire

apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The proposed PZD and the existing RSF-4 zoning require **25% minimum canopy preservation.**

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area.**

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **1-5** for this site with a weighted score of **5.5** at the highest level. Elements contributing to the highest score include the following:

- Near Sewer Main (8" main, Ika Lane)
- New Water Main (various mains, Ruppel Road and Salem Road)
- Near Public School (Holcomb Elementary School)
- Near City Park (Gary Hampton Softball Complex)
- Near Paved Trail (Ruppel Road, Clabber Creek Trail)

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** On the balance of considerations, staff finds the applicant's request to be compatible with the surrounding area. As proposed, the planned zoning district would allow for a compact and complete residential development in close proximity to low-density subdivisions. While no density maximums are proposed in the residential planning areas, the subsequent development associated with this PZD is intended to have a density of 3.7 units per acre based on the information provided, which is less than the maximum allowed by RSF-4 zoning. Staff finds that the applicant's request would allow for a compact residential development that promotes a wide range of housing types, encourages pedestrian-oriented design, and preserves natural features on site. Necessary street improvements and extensions and upgrades of water and sewer mains would be determined and required at the time of development.

Land Use Plan Analysis: Staff finds that the proposed planned zoning district is somewhat consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates this property as Residential Neighborhood Area and those areas are intended to encourage a wide range

of housing types which this PZD would allow. While the site has a low infill score range of 1-5, is located just within city limits, and has limited access to utilities, staff finds that it would not be encouraging suburban sprawl. Staff finds that the proposed PZD would be aligned with several goals of City Plan 2040 including Goal 2 (discouraging suburban sprawl) by allowing for a compact residential development with urban zoning standards that is compatible with the surrounding area, Goal 3 (making compact, complete, and connected development the standard), and Goal 6 (creating opportunities for housing).

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that the proposed rezoning is justified at this time. The planned zoning district would allow for development similar in density to the current zoning while allow for smaller lot sizes, attached units, and the preservation of natural areas.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: The planned zoning district has the potential to impact traffic danger and/or congestion in this area, though traffic impacts would be comparable to those generated by development under the current zoning. Two traffic crashes have been reported along the property's frontage with one at the intersection of Weir Road and Ruppel Road and one along Salem to the east.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: The proposed PZD has the potential to undesirably increase the load on public services when considering that the property has limited access to water and sewer at this time, and several upgrades and extensions to water and sewer mains would be required. Fayetteville Public Schools did not comment on this request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
 - a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

§ 161.35. Planned Zoning Districts (PZD)

(B) *Purpose.* The intent of the Planned Zoning District is to permit and encourage comprehensively planned zoning and developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The City Council may consider any of the following factors in review of a Planned Zoning District application.

- (1) *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
- (2) *Compatibility.* Providing for compatibility with the surrounding land uses.
- (3) *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- (4) *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
- (5) *No negative impact.* Does not have a negative effect upon the future development of the area;
- (6) *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
- (7) *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
- (8) *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
- (9) *Future Land Use Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.
- (10) *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
- (11) *Recognized zoning consideration.* Whether any other recognized zoning consideration would be violated in this PZD.

Findings: Staff finds that the proposed PZD would provide flexibility with regard to the variety of housing types, the size of lots, and the density of development permitted on site. Staff also finds it to be compatible with surrounding land uses, which are largely residential. The applicant is coordinating with city staff on required improvements tied to the associated development. More usable and suitably located open space and other common facilities are proposed that would not otherwise be required or could be provided under the property's current zoning. Staff finds that the proposed PZD would allow for minimal disruption of existing natural features and be compatible with the goals of the City's future land use plans regarding providing opportunities for housing, discouraging sprawl, and promoting complete and compact development.

RECOMMENDATION: Staff recommends forwarding **PZD-2024-0005** to City Council with a recommendation of approval and with the following conditions:

Conditions of Approval:

1. Any proposed lots without street frontage shall provide adequate access for water, sewer, and emergency services; and

2. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes.

Planning Commission Action:	☐ Forwarded	☐ Tabled	☒ Denied
Meeting Date: <u>October 14, 2024</u>	(Motion to forward the item to City Council with a recommendation of approval)		
Motion: Payne			
Second: Madden			
Vote: 4-5-0			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Applicant Request Letter
- PZD Booklet
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map
- Public Comment Received After Publication of PC Staff Report

ATTENTION:

Fayetteville Planning Commission
Planning Staff
Development Services Staff

14 May, 2024

FOXTAIL MEADOWS PLANNED ZONING DISTRICT SUBMISSION

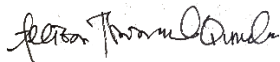
Dear Commissioners and Staff,

Flintlock LTD Co on behalf of United Built Homes respectfully submits this Planned Zoning District (PZD) application for your consideration. The proposed +/- 160 residential unit development aims to provide a mix of housing types in a walkable neighborhood format that prioritizes common green space and natural drainage. This proposed development achieves City goals by sensitively transitioning density through a mixture of unit types; providing great connectivity; and offering abundant green space, walkability, and community potential.

The proposed development is wholly in line with the City Plan 2040's primary goals of compact, complete, and connected growth which is intentional, sustainable, and mixed use. Transit ready and commercial supportive densities are provided, and housing is centered on low impact development stormwater features.

We believe, and hope you agree, that this development will contribute to the community of Fayetteville and its aspirations for the future.

Respectfully,
FLINTLOCK LTD CO



Allison Thurmond Quinlan
AIA RLA LEED AP
Principal Architect

Foxtail Meadows Planned Zoning District

SEPTEMBER 23, 2024

A

Ownership

Pitts Revocable Trust
18836 Heads Ford Rd, Springdale AR 72764

PREPARED BY FLINTLOCK LTD CO

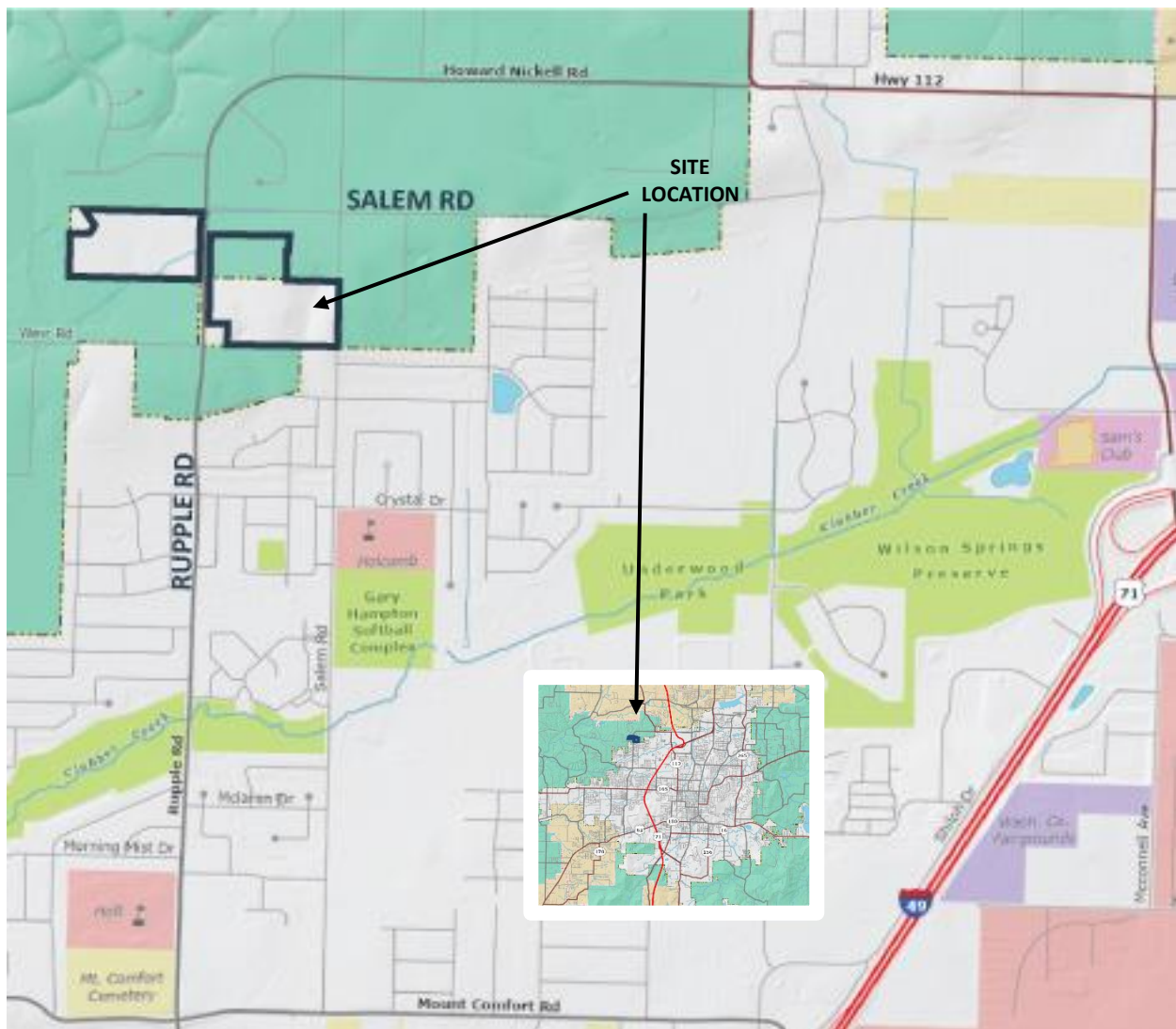
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B

Project Summary

The proposed +/- 160 unit residential development aims to provide achievable housing options for our City's demographic needs structured in a walkable neighborhood format, with a series of storm parks lined by homes. The development will include nine parcels (765-21244-200, 765-21244-100, 765-21244-300, 765-21244-400, 765-21244-500, 765-21244-600, 765-21244-700, 765-21244-800, 001-16726-000) totaling +/- 44 acres and sensitively preserves over one-third of the planning area as open green space. The entire site is shown as Residential Neighborhood on the Future Land Use Map and sits directly adjacent a City Neighborhood area to the south. At +/- 3.6 units per acre, the overall unit density of the proposed development falls below the current allowable four units per acre, yet this zoning district will allow that density to be gathered together in a pattern that promotes walkable community and utilizes natural drainages as green stormwater amenities. This proposed development patterns supports City goals in the housing it offers, the green space it preserves, and its development pattern that exemplifies City recommendations.



Site Location Approximate location as seen aerially from the southeast.



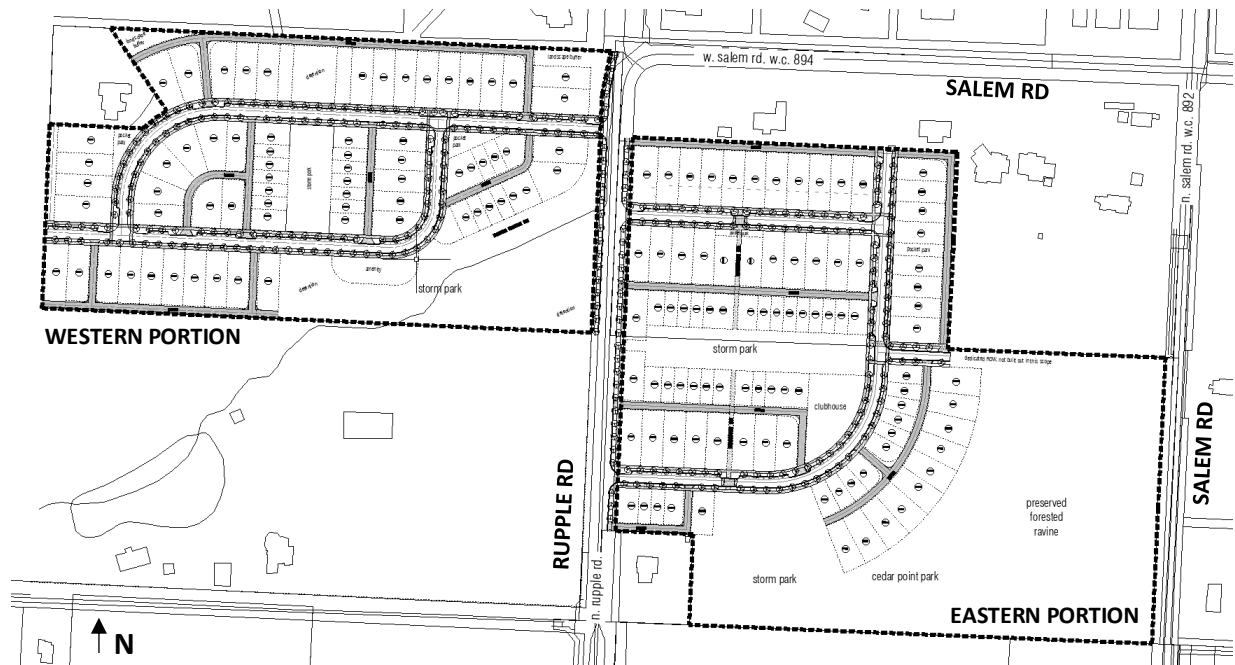
C

General Project Concept

Street and Lot Layout

The project aims to continue the addition of single family home neighborhoods on the northwest edge of the City yet with a pattern of streets and lots that preserves more green space, respects natural drainages and their stormwater management performance, and reduces the City's long term infrastructure management costs. Smaller lots sizes will provide much needed smaller footprint homes for our dominantly 1-2 person household demographics and walkable age-in-place homes that are deed restricted for buyers age 55 and over. The lots and their street connections work with the existing topography to direct stormwater downhill towards places reserved for tree preservation, landscape buffer, streamside protection, and green amenity space. The proposed streets plan for and provide future interconnectivity with stub outs to potential developments to the north, west, and east. The layout also incorporates an existing home in the northwest corner into the new neighborhood. Because of the restricted geometry of the site, alleys are utilized throughout to provide rear-loaded access to units. This allows homes to more attractively face the street and reduces the higher costs of additional fully built out public streets. The resulting street layout is compliant with block length standards and ensures accessible access of greenspace and enjoyable and safe pedestrian avenues for all future residents. Smaller lots with less street frontage allow for lower overall street lengths than conventional neighborhood development, thereby requiring lower long term costs to maintain paving, sewer, and water infrastructure.

Site Plan



Buffer Areas

The proposed development provides a consistent landscape buffer along Ruppel across the western portion of the planned development, including retention of a large natural draw for stormwater management. In the eastern portion of the proposed development, a large forested ravine is preserved along with a continuous strip of existing tree canopy along the southern edge. Single family homes otherwise line the edge of the planned zoning district and abut other single

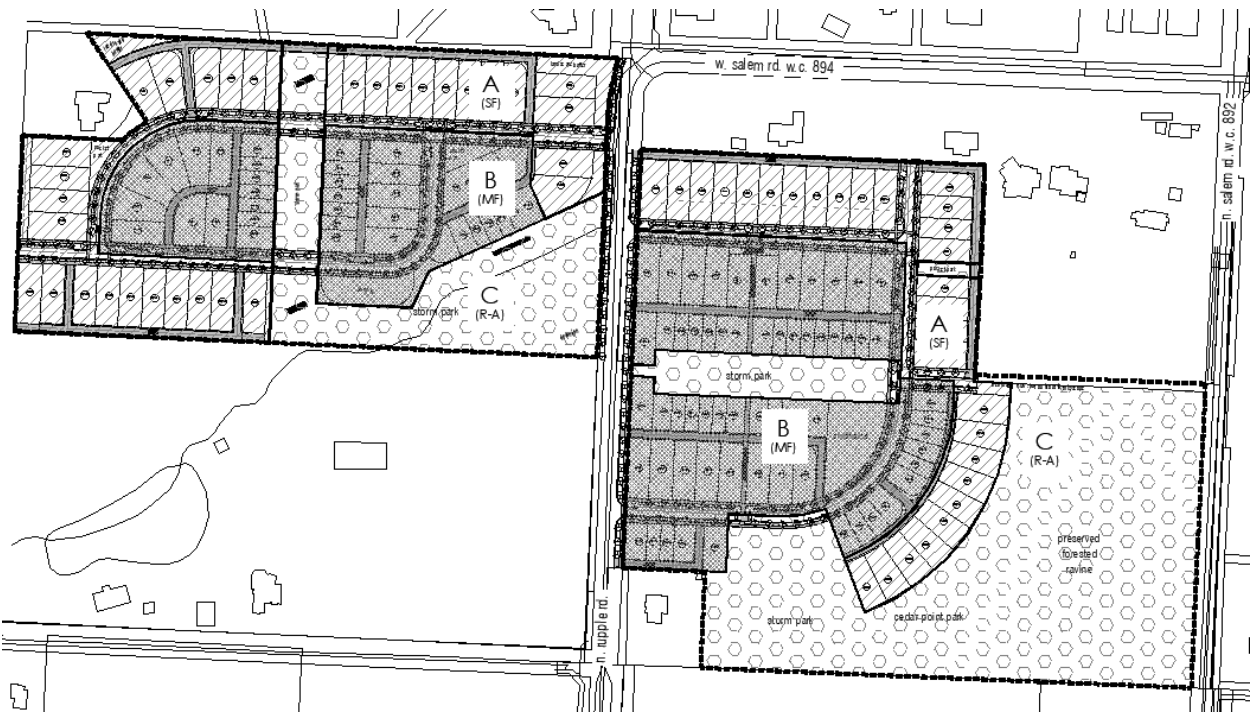
family homes on adjacent lots. In the northeast corner, an east-west linear storm park catches off-site drainage onto the development while acting as a landscape buffer to existing adjacent single-family homes.



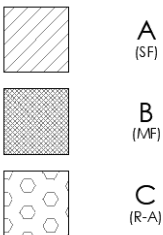
Tree Preservation Areas	The bulk of the property has long been dominantly pastureland or unshaded meadow, yet in the past thirty years the patches of trees in the southeast-most portion have spread slowly into broader coverage through the eastern portion of the planned development. The masterplan and planning areas preserve the largest portion of this vegetation (a +/- 10-acre area). Initial estimates promise retention of up to 43% of existing tree canopy, well above the 25% preservation required by PZDs. This figure does not include the central linear storm park running east-west on the eastern portion of the site that is likely to require regrading.
Storm Water and Detention Areas	The masterplan responds to the existing landform and drainage patterns and reserves those areas to manage stormwater. On the western portion of the site, these patterns form a "V" down through the middle of the site and up to the northeast. On the eastern portion of the site, a large "M" of ridges along the south and southeastern property line is reserved for stormwater management, and an east-west linear storm park captures additional stormwater across a more consistently sloped table in the northwest section. Those vegetated areas double as green amenity spaces.
Undisturbed Natural Areas	The southeastern portion of the site is a forested ravine. This approximately 7-acre portion of the property will be left undeveloped as natural amenity space, hopefully as a public recreational area. The existing topography suggests that most of site's stormwater will most efficiently run to the proposed storm park on the western portion of the site, allowing minimal impact to the more vegetated southeastern portion of the overall site.
Existing and Proposed Utility Connections and Extensions	A waterline is proposed to be extended along Howard Nickell Road to the intersection of Hwy 112, to provide adequate fire flows to the site while respecting the city's planned low pressure zone to the south of the property. Sewer access is planned to be provided directly south via easement through to Magnolia Crossings property. Existing utilities are further discussed in Section M: Impacts to City Services

D
Proposed Planning Areas

The proposed Neighborhood Zones would replace existing Residential Single-Family - Four (4) Units Per Acre Zoning on the entire +/- 44.0 acres of the site. Neighborhood Zone A accounts of approximately 13.6 acres of the site, Neighborhood Zone B accounts for approximately 14.2 acres of the site, and Residential - Agriculture makes up the remaining and largest portion with +/- 16.2 acres. The half west of Ruppel is planned to be age-in-place single-story cottages that are deed restricted for owners 55+. The same units will be built on the portion between Salem and Ruppel but will be open to all buyers for a larger age striation. Unit sizes range from 1,220 sf to 2,050 sf.



LEGEND



E

Proposed Zoning Standards

Planning Area A: Neighborhood Zone

(A) *Purpose.*

- Provide an appropriately flexible neighborhood buffer to commercial, institutional, and single family residential uses
- Create a flexible neighborhood pattern with a variety of adaptable building types limited by mass and height rather than use or unit numbers;
- Promote and maintain the development of diverse housing types at a range of sizes and price points for a range of household arrangements to meet the needs of all citizens in all phases of life;
- Allow more efficient and flexible use of existing and new housing stock at appropriate densities to support the long term maintenance of required infrastructure;

(B) *Intent.* Planning staff shall evaluate the following criteria for suitability of uses in the Neighborhood Zone A:

- (1) The property shall have infrastructure (water, sewer, gas, electric, etc.) that meets City standard, in the minimum easements and land encumbrances to ensure practical maintainability and access to all units without restricting future adaptations of site usage;
- (2) The form and massing of buildings should be scaled and detailed to create an inviting and timeless neighborhood pattern;
- (3) Block structure should be compact and connected, with a preference for alleys and pedestrian pathways creating additional mid-block connectivity and flexibility;
- (4) Buildings should address the street appropriately with visible pedestrian entries on the primary façade connected to pedestrian pathways;
- (5) Parking and car connectivity should be secondary to safe, walkable, adaptable block structure and building usage
- (6) Building setbacks from the street should be minimized wherever possible to shorten the length of utility service lines and minimize maintenance and leakage potential;
- (7) Side yards are encouraged to be minimized unless functionally useful for building occupants or necessary for services like trash, stormwater, and utility pedestals. This allows additional units to be provided and reduces the length of infrastructure required to serve each unit, creating more financially sustainable neighborhoods;

Proposed Zoning Standards

(C) *Uses.*

(1) *Permitted Uses*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 24	Home occupations

Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business
Unit 12b	General business
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 45	Small scale production

(D) *Density.* None.

(E) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.* 24 feet

** Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.*

(2) *Lot Area Minimum.* None.

(F) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(G) *Building Height Maximum.* 3 stories

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

Planning Area B: Missing Middle Zone

(A) *Purpose.*

- Create a flexible neighborhood pattern with a variety of adaptable building types limited by mass and height rather than use or unit numbers;
- Promote and maintain the development of diverse housing types at a range of sizes and price points for a range of household arrangements to meet the needs of all citizens in all phases of life;
- Allow more efficient and flexible use of existing and new housing stock at appropriate densities to support the long term maintenance of required infrastructure;

(B) *Intent.* Planning staff shall evaluate the following criteria for suitability of uses in the Neighborhood Zone B:

- (1) The property shall have infrastructure (water, sewer, gas, electric, etc.) that meets City standard, in the minimum easements and land encumbrances to ensure practical maintainability and access to all units without restricting future adaptations of site usage;
- (2) The form and massing of buildings should be scaled and detailed to create an inviting and timeless neighborhood pattern;
- (3) Block structure should be compact and connected, with a preference for alleys and pedestrian pathways creating additional mid-block connectivity and flexibility;
- (4) Buildings should address the street appropriately with visible pedestrian entries on the primary façade connected to pedestrian pathways;
- (5) Parking and car connectivity should be secondary to safe, walkable, adaptable block structure and building usage
- (6) Building setbacks from the street should be minimized wherever possible to shorten the length of utility service lines and minimize maintenance and leakage potential;
- (7) Side yards are encouraged to be minimized unless functionally useful for building occupants or necessary for services like trash, stormwater, and utility pedestals. This allows additional units to be provided and reduces the length of infrastructure required to serve each unit, creating more financially sustainable neighborhoods;

Proposed Zoning Standards

(C) *Uses.*

(1) *Permitted Uses*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 12b	General business
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 45	Small scale production

(D) *Density.* None.

(E) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	24 feet
All other uses	None

** Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.*

(2) *Lot Area Minimum.* None.

(F) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(G) *Building Height Maximum.* 3 stories

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

Planning Area C: Open Space

Planning Area C rezones existing RSF-4 area within the PZD extent to an area with regulations identical to R-A Residential Agriculture for the purpose of protecting natural areas and open space while minimizing the administrative burden on the City's staff to administrate an additional PZD zone when unnecessary to planning use. This planning area has regulations that are identical to R-A Residential Agriculture.

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
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(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

- (F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

- (G) *Building area.* None.

F

Existing Property Zoning Standards

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

Foxtail Meadows Planned Zoning District

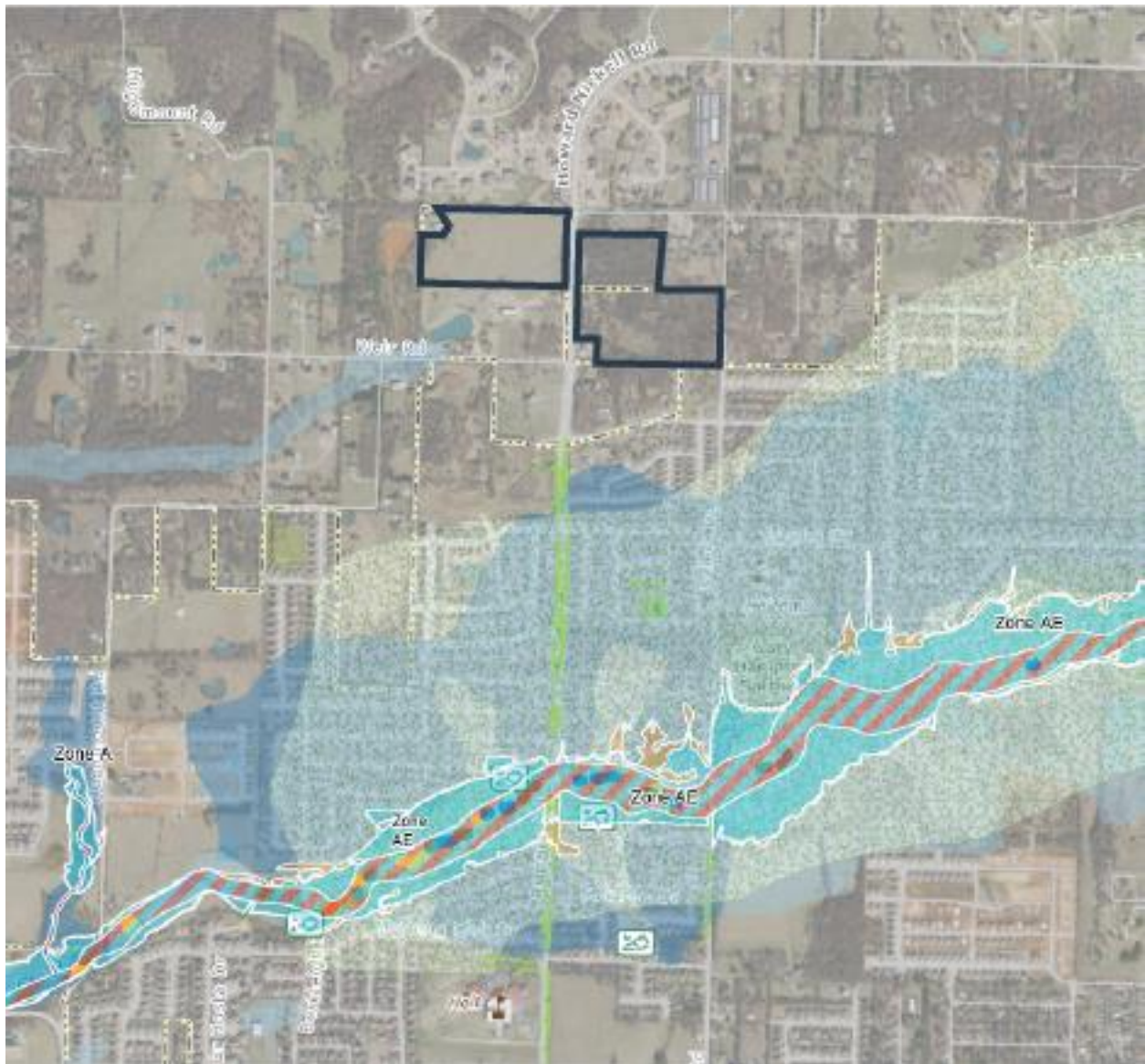
Zoning Comparison Chart

	CURRENT	PROPOSED		
	RSF-4: Residential Single-Family - Four (4) Units Per Acre	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: R-A: Residential Agriculture
PERMITTED USES	1. City-wide uses by right 8. Single-family dwellings 41. Accessory dwellings 46. Short-term rentals	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 3. Public protection and utility facilities 6. Agriculture 7. Animal husbandry 8. Single-family dwellings 9. Two-family dwellings 37. Manufactured homes 41. Accessory dwellings 43. Animal boarding and training 46. Short-term rentals
CONDITIONAL USES	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 9. Two-family dwellings 12a. Limited business 24. Home occupations 36. Wireless communications facilities 44. Cluster Housing Development	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 10. Three (3) and four (4) family dwellings 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 4. Cultural and recreational facilities 5. Government facilities 20. Commercial recreation, large sites 24. Home occupations 35. Outdoor Music Establishments 36. Wireless communications facilities 42. Clean technologies
DENSITY	Single-family: 4 or less units per acre Two-family: 7 units per acre or less	None	None	One-half (1/2)
LOT WIDTH MIN. (FT)	Single-family: 70' Two-family: 80'	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	200
LOT AREA MIN. (SF)	Single-family: 8,000 Two-family: 12,000	None	None	2 acres
FRONT SETBACK (FT)	15	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	35
SIDE SETBACK (FT)	5	5	None	20
REAR SETBACK (FT)	15	5 12 (from center line of an alley)	5 12 (from center line of an alley)	35
BUILDING HEIGHT	3 stories	3 Stories	3 Stories	There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.
MAX. BUILDING AREA (%)	50%	50% of lot width	50% of lot width	None

G

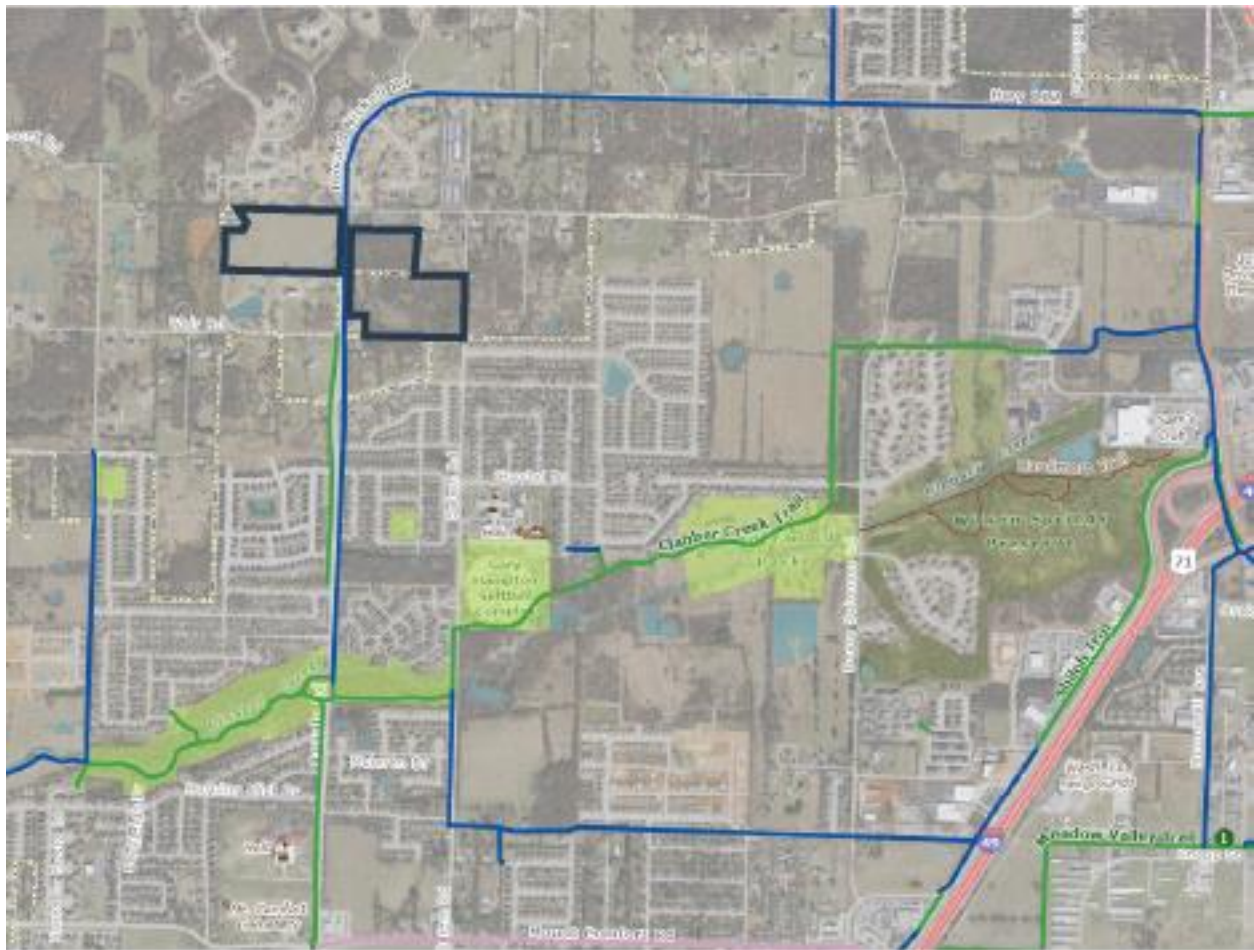
Analysis of Site Characteristics

The existing site comprises of large gentle ridges with mild to significant slopes into four valleys. The two southeastern valleys drain south to Clabber Creek, while the northern and western portions meander to the southwest, eventually draining west-northwest into Clear Creek. Based on historic aerial imagery, since 1965 the bulk of the property has been and remains clear of woody vegetation, excepting the southeasternmost portion of the site from which pioneer woody species have spread north over the past two decades. The site does not include hydric soils, historic wet prairie, or other sensitive ecologies. It is also outside the floodway of Clabber Creek to the south.



H Recreational Facilities

The proposed development includes considerate preserve areas along drainage lines, three linear storm parks for passive recreation, a +/- 7 acre preserved forested ravine, one neighborhood clubhouse and another smaller amenity space, and two pocket parks interspersed with single family lots. The site is walkable via existing sidewalks to the extensive Clabber Creek park and the future Underwood Park facilities and to Holcomb Elementary ½ mile to the south-southeast and Holt Middle School 1 mile to the south. The proposed development also sits on a main artery of the future planned trail extension up Ruppel and curving around Howard Nickell to connect to the NWA Greenway and Mall area.



I

Reasons a Zoning Change is Required

The current zoning of Residential Single Family – 4 units per acre is not suitable to meet the City’s needs for housing its rapidly increasing population while creating and protecting an enduring green network. Nor does it facilitate the compact, complete, and connected development of attainable and appropriately sized housing to which the City aspires, especially adjacent the Tier 3 center directly to the south on Fayetteville’s Growth Concept Map. The compact, walkable, and deliberate development proposed here is the kind of development described in the City Plan 2040 that creates livable communities that require less investment in infrastructure by the City. Refer to Sections J and K following this section for more discussion of these elements.

J

Relation to Existing and Surrounding Properties

The surrounding properties to the north outside City limits are larger lot single family residences and estate residential strips tucked into the forested hills. Patterned southeast towards Holcomb Elementary are RSF-8 and RSF-4 neighborhoods with minimal to no green space. Catty-corner to the southwest down Ruppel is a +/- 4.7 acre Neighborhood Services – General site that may soon provide some of the commercial services and feel desired by its City Neighborhood designation in the Future Land Use plan. This proposed neighborhood development compatibly blends the compact footprints of attainable and age-in-place neighborhoods with the more rural natural setting of the County properties to the northwest through its intentional preservation of green space and provides a natural variety of housing product and price points with a walkable community structure.



K

Project Compliance with Fayetteville Comprehensive Land Use Plan + City Plan 2040

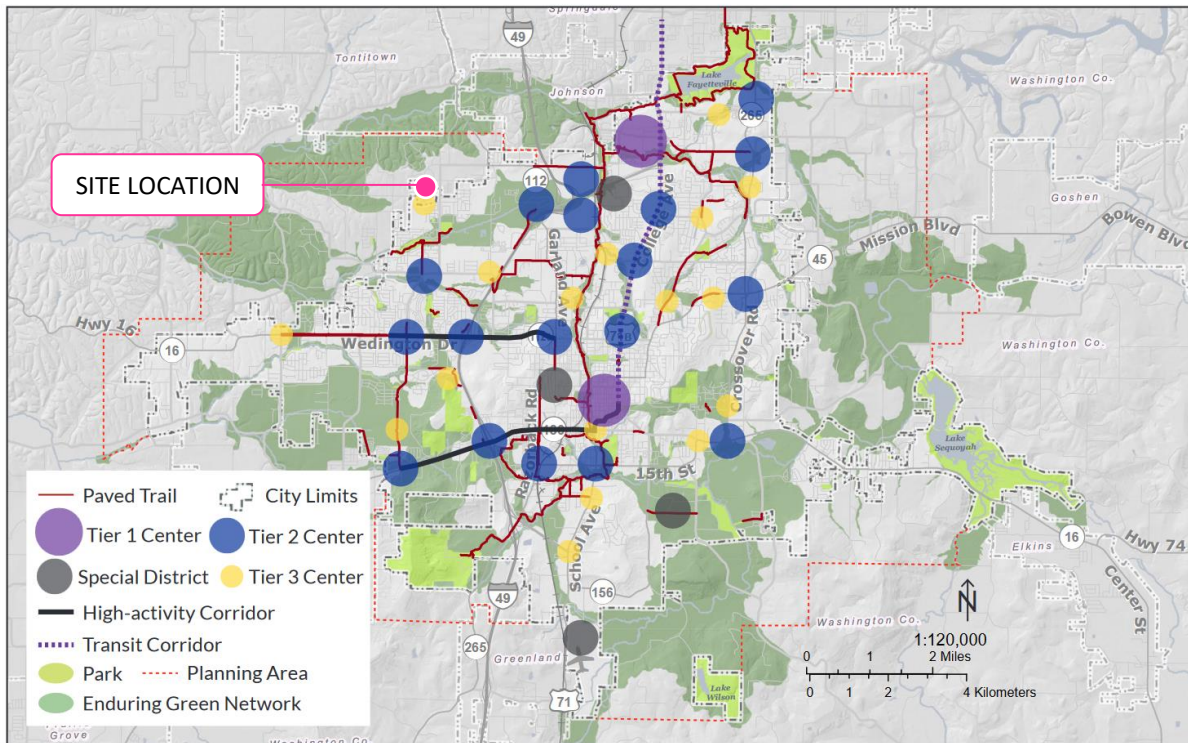


Figure 2.0 - Growth Concept Map

The project site is part of a planned Tier 3 Center at N Rupple Road and W Weir Road. Tier Three Centers are intended to serve the immediately surrounding residential areas and will cater to the specific needs of a small market. As a result, no two will be the same. Some may be characterized by one or two commercial and/or multi-family buildings located on a single intersection while others develop into a mixed-use core extending over multiple blocks and serving a broad mix of housing. The nodal nature of Tier Three Centers are important for providing a unique sense of place to a neighborhood. Tier Three Centers shown on The Growth Concept Map are not intended to be inclusive of all non-residential services that may be identified at a neighborhood-scale analysis. Neighborhood-scale and micro-retail locations are embedded within the general land use policies discussed throughout City Plan, not on the Growth Concept Map. The project site is also located with frontage on a Regional Link along Rupple Road.

The proposed development is wholly in line with the City Plan 2040's primary goals of compact, complete, and connected growth which is intentional, sustainable, and mixed use. Transit ready and commercial supportive densities are provided, and housing is centered on low impact development stormwater features and attainable age-in-place homes. The retention of green space and the compact walkable neighborhood design promotes this area as a peaceful community on the shoulder of the City Neighborhood Tier 3 hub.



Figure 3.4 - Rural

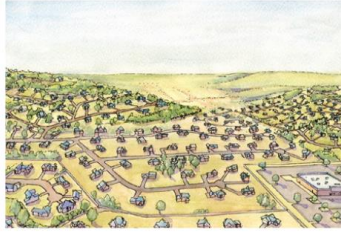


Figure 3.5 - Suburban Sprawl



Figure 3.6 - Traditional Development

Goal 3 Objectives

3.3.1 *Require new growth that results in neighborhoods, districts and corridors that are:*

- **Compact** – via denser housing; meaningful open spaces and preserves; small blocks
- **Complete** – via housing; mixed uses; civic uses; jobs-housing mix in the neighborhoods
- **Connected** – via street-oriented buildings; interconnected streets; interconnected greenways and trails

3.3.2 *Prepare a transit-worthy community: increase density in highly walkable areas along logical future transit routes, and anticipate rail, street cars and other alternative transit modes.*

The 71B College Avenue Corridor Plan provides a framework for incrementally re-developing this major thoroughfare into a series of inter-connected and livable mixed-use districts. The City can provide redevelopment catalyst by making capital investments in increased street, sidewalk and trail connectivity.

3.3.3 *Increase the viability of businesses by leveraging the economic performance of appealing environments that are mixed-use, walkable, and integrated with green space.*

The Razorback Regional Greenway illustrates the ability of the City to leverage capital investments in trail infrastructure to drive economic development. The City created the Fayetteville Alternative Transportation and Trail Plan in 2003 and began building the Scull Creek Trail with \$2.1 million in funding provided by a bond issue passage. Additional yearly Capital Improvement Project funding of \$1.3 million annually was used to build-out the remainder of the trail. The economic development catalyst that the trail provided is evidenced by the residential and commercial development occurring in nodes along the trail spine in south Fayetteville, throughout downtown/Dickson Street, in mid-town around Poplar Street, and throughout the uptown district along Mud Creek.

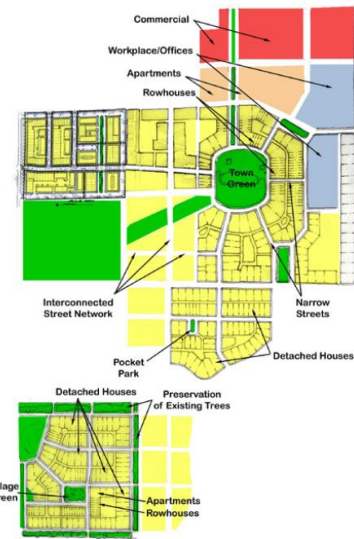
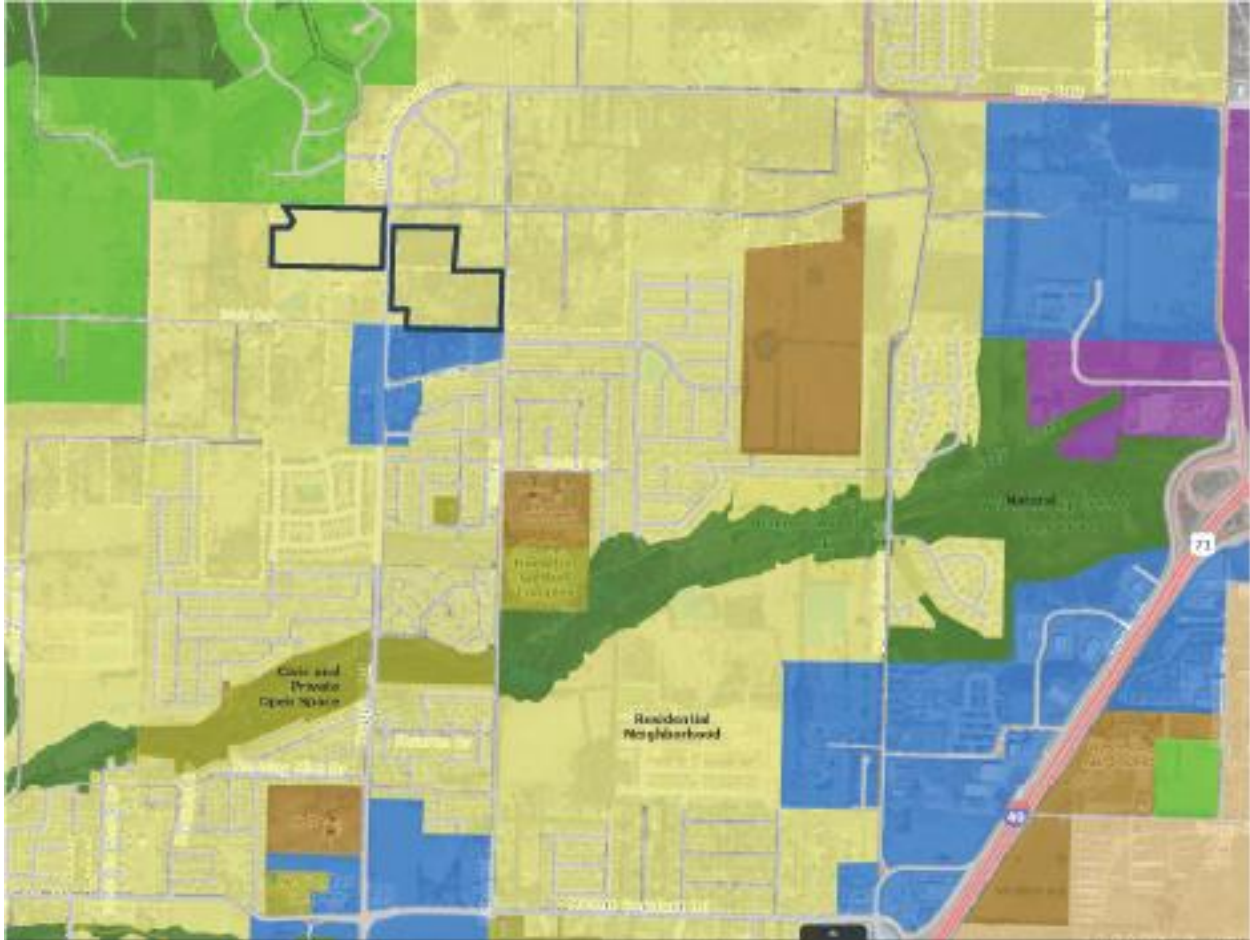


Figure 3.10 - Example Development Layout



Figure 3.11 - Example Development Layout



The Proposed development's location in a Residential Neighborhood Area and directly adjacent a City Neighborhood Area reflects the creatively gathered density and emphasis on walkability that is required to support the Tier Center and Transit Readiness Goals of the City. Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood. The following guiding policies are designed to encourage future and existing residential neighborhoods to be or become more complete, compact and connected:

- Encourage a block and street layout that promotes walkable and bicycle friendly road designs with slow vehicular design speeds.
- Utilize principles of traditional residential urban design to create compatible, livable and accessible neighborhoods.
- Eliminate designs elements that prohibit complete, compact and connected neighborhoods.
- Protect and restore Fayetteville's outstanding residential architecture of all periods and styles.

- Encourage the scale of new development to be compatible in use and proportionality between a variety of residential and non-residential uses.
- Site new residential areas accessible to roadways, sidewalks, trails, transit, parklands, schools, existing utilities, and retail commercial goods and services.
- Minimize through traffic on minor residential streets, while providing connections between neighborhoods to encourage openness and neighborliness.
- Continue to encourage context-sensitive streets, allowing for efficient access to commercial residential areas for vehicles, pedestrians and cyclists.

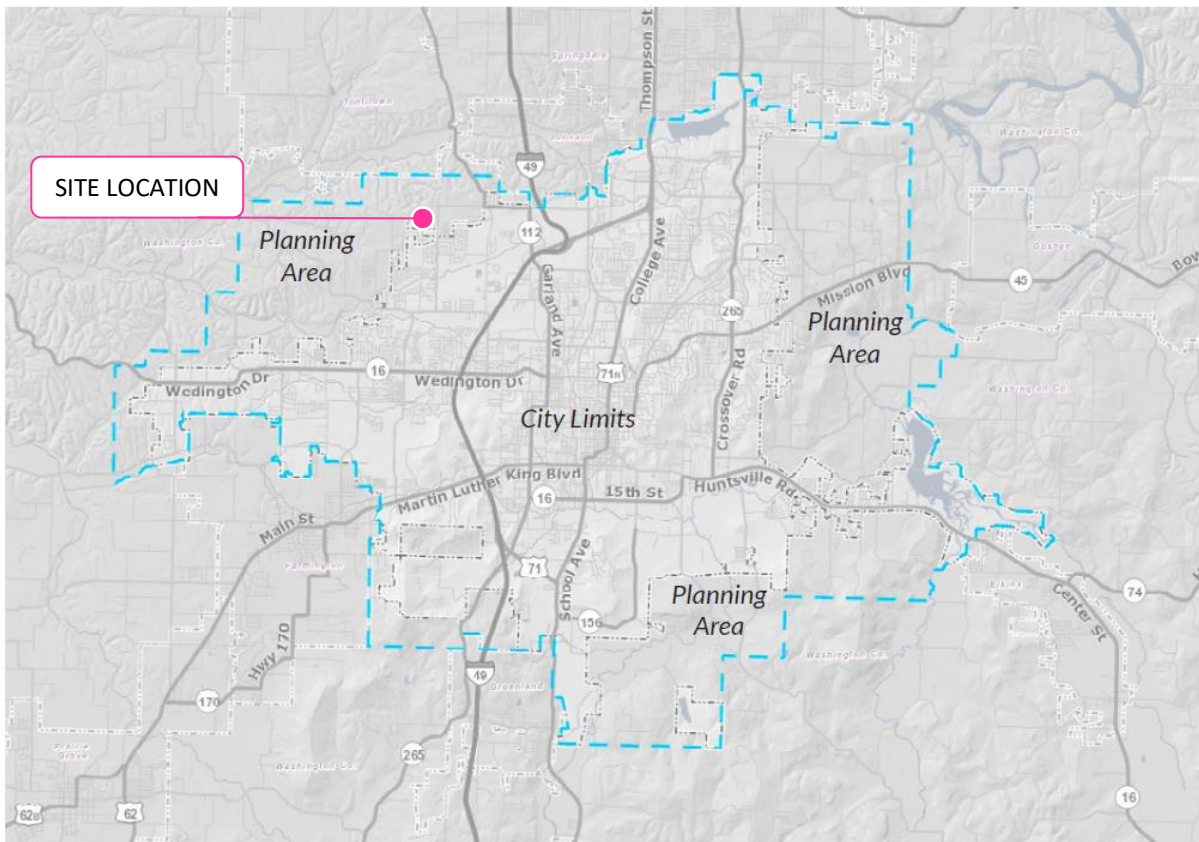


Figure 4.2 - City Limits and Planning Area

One parcel (001-16726-000) will be concurrently annexed for this proposed development as they rest just outside current City limits yet sit well within the City's Planning Area as well as the "Mayor's Box" of Rupple Road and Howard Nickell Road.

L Traffic Study

A traffic study has not been deemed necessary at this time. Off Site Improvements will be determined at the time of development review. We would like to note that the age-restricted use of the property west of Ruppel Road is likely to decrease traffic incident with the development significantly.

M Impacts on City Services

The development in question would add public water, sewer and street improvements to the city as well as add to the sidewalk connectivity to the city's network. The project would also require trash service, fire department services, and police services. The City has stated it cannot provide a letter guaranteeing any project service until that project has been approved, yet extensive coordination with water and sewer capacity has been completed in advance of the PZD. The developer understands the required water and sewer upgrades that will be required to serve the project. Existing utility connections are shown below.



N

Development Standards, Conditions, and Review Guidelines

Screening and Landscaping, Traffic and Circulation, Parking Standards, Perimeter Treatment, Sidewalks, Streetlights, Water, Sewer, Streets and Drainage, Construction of Non-Residential Facilities, Tree Preservation, Architectural Design Standards, Proposed Signage, and View Protection will follow City of Fayetteville Unified Development Code Standards, except as differentiated below.

Proposed Architectural Design Standards

Building Elevations will be submitted at the time of development and will meet the following requirements.

- (A) *Purpose.* The intent of this ordinance is to encourage timeless architectural form through the use of quality design and materials. The goal of the code is to promote functional architecture that creates attractive and usable space.
- (B) *Applicability.* The Architectural Design Standards are applicable in the following instances:
 - (1) If a conflict occurs between different standards, these standards shall supersede the City's Nonresidential Design Standards; Office, and Mixed Use Design and Development Standards in the Downtown Design Overlay District and College Avenue Overlay District.
 - (2) All new construction, additions or renovations shall comply with these standards regardless of whether the improvements require a permit; ordinary repairs and maintenance are not subject to these standards. Specifically, only the new construction or portions of the building that are being renovated shall comply with these standards.
 - (3) Building designs that strictly comply with these standards are to be considered approved for matters of aesthetics and shall not require further discretionary review for architectural character or appearance.
 - (4) Building designs that do not comply with these standards may be permitted by a variance after review and approval by the Planning Commission.
 - (5) Building designs that are denied or approved by the Planning Commission may be appealed to the City Council.
- (D) *Porches and Stoops.* If a building has a porch or stoop then it shall comply with the following regulations:
 - (1) *Front Porches.*
 - (a) *Standard.*
 - (i) *Depth.* 6 feet minimum from the principal façade to the inside of the column face.
 - (ii) *Length.* 25 to 100% of the principal facade. Front porches may be multi-story and are required to be open or screened and non-air conditioned.
 - (b) *Right-of-Way Encroachment.* Front porches may occur forward of the principal façade. Porches shall not extend into the right-of-way. Front porches and stoops shall not be built within 18 inches of the side property line on attached unit types.
 - (2) *Stoops.*
 - (a) *Standard.* Stoops may be covered or un-covered and stairs may run to the front or to the side.
 - (i) *Depth.* 4 feet minimum from the principal façade to the inside of the column face for stoops with a covered landing.

- (ii) *Height.* 96 inches maximum.
 - (iii) *Length.* Maximum 12-foot width for each individual building entrance or group of connected entrances. The pedestrian connection from the stoop to the public sidewalk shall be allowed to run from the door along the facade of the building, parallel to the street, for a maximum of 12 feet from the door, before connecting directly to the public sidewalk.
 - (b) *Right-of-Way Encroachment.* Stoops may occur forward of the principal façade and may extend into the right-of-way in accordance with the building code adopted by the City of Fayetteville.
 - (c) *Placement.* Sidewalks shall have a minimum 5 feet clear access for pedestrian movements. Stoops shall not be built within 18 inches of the side property line on attached unit types.
- (3) *Projected Bay.*
- (a) *Standard.* Bays shall consist of habitable space.
 - (i) *Depth.* 4 feet maximum from the principal facade.
 - (ii) *Second Story Height.* Bays above the first or ground floor shall have a minimum of 10 feet clear to the underside of the horizontal floor. Supports or appendages shall not extend below 7 feet clear.
 - (iii) *Length.* 50% maximum of the principal façade length.
 - (b) *Second Story Right-of-Way Encroachment.* Bays above the first or ground floor may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.
 - (c) *Placement.* Projected bays shall not interfere with street trees, street lights, street signs or other such civic infrastructure.
- (E) *Exterior Architectural Elements.* The lists of permitted materials and configurations have been selected for their durability, sustainability and responsiveness to climate. The primary goal of the Architectural Elements is authenticity; the elements encourage construction that is straightforward and functional and draws its ornament and variety from the assembly of genuine materials. Items not listed in the Architectural Elements may be approved upon review by the Planning Commission.
- (1) *Rear Yards Only.* The following shall only be located in the rear yard unless screened in a side yard by a durable and attractive screen or fence enclosure:
 - (a) Trash dumpsters.
 - (b) Trash and recycling carts and bins.
 - (2) *Exterior Prohibited Materials.* The following shall be prohibited:
 - (a) *Undersized Shutters.* Shutters shall be sized so as to equal the width required to cover the window opening.
 - (b) *Shutters made of plastic.*
 - (c) *Glass with reflective coatings other than clear glass with Low-E coatings.* (See opacity and façade section).
 - (d) *Plastic or PVC roof tiles.*
 - (e) *Aluminum siding.*
 - (f) *Vinyl siding.*
 - (g) *Wood fiber board.*
 - (h) *Unfinished pressure-treated wood.*

- (i) *EIFS* (Exterior Insulation Finish System) located on the first or ground floor.
- (3) *Columns, Arches, Pedestals, Railings and Balustrades.*
 - (a) *Permitted Configurations.*
 - (i) Square columns shall have a minimum width of 6 inches with or without capitals and bases.
 - (ii) Round columns shall have a minimum 6-inch outer diameter with or without capitals and bases.
 - (iii) Pedestals shall have a minimum width of 8 inches.
 - (b) *Permitted Materials.*
 - (i) *Columns and Pedestals.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.
 - (ii) *Arches and Lintels.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.
 - (iii) *Railings and Balusters.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, concrete masonry units with stucco, stone, structural steel, cast iron, wrought iron, and glass.
- (4) *Windows, Skylights, and Doors.*
 - (a) *General Requirements.*
 - (i) Visible sills on the exterior of the building are required for all windows.
 - (ii) Windows shall have trim on the sides and top when the exterior of the building is fiber cement siding. Window trim shall have a minimum dimension of 0.75 inches × 3.5 inches (a normal 1×4).
 - (iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.
 - (b) *Permitted Configurations.*
 - (i) All window configurations are allowed.
 - (c) *Permitted Finish Materials*
 - (i) *Windows.* Windows may be made of wood, aluminum, copper, steel, clad wood, thermally broken vinyl or aluminum. No false grids are permitted except for where mullions and muntins are permanently adhered to both the interior and exterior of a pane of thermally broken glass separated by a spacer aligned with the mullions or muntins in between panes of thermally broken glass. (Commonly referred to as simulated divided light windows).
 - (ii) *Doors.* Doors may be made of wood, glass, fiberglass or metal. (I.e. steel, aluminum, copper, bronze, etc.)
 - (iii) *Sills.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(5) *Roofs and Gutters.*

(a) *General Requirements.*

- (i) Roofs may be gabled, hipped, mansard, shed, gambrel, barrel-vaulted, or domed.
- (ii) Applied mansard roofs are not permitted.
- (iii) Low sloped roofs (less than 1 in 12 pitch) shall have light colored finish materials.

(b) *Permitted Configurations.*

- (i) Gutters may be rectangular, square, half-round, or Ogee sections.

(c) *Permitted Finish Materials*

- (i) *Metal Roofs.* Metal roofs may be made of galvanized steel, aluminum-zinc coated steel, copper, aluminum, zinc-alum, lead coated copper, terne, or powder coated steel.
- (ii) *Shingles.* Shingles shall be made of asphalt, metal, concrete, terra-cotta, slate, or cedar shingles or shakes.
- (iii) *Gutters and Downspouts.* Gutters and downspouts shall be made of copper, aluminum, galvanized steel, aluminum-zinc coated steel, lead coated copper, terne, or powder coated steel.

(6) *Garden Walls, Fences and Hedges.*

(a) *General Requirements.*

- (i) Fences, garden walls, or hedges are permitted along side yards, rear yards, and all property lines which abut public streets or alleys.
- (ii) Fences in the front yard shall be not be 100% opaque and shall provide visible separation between the fence slats. Fences in a rear or side yard, at least 6 feet behind the principal façade of the primary structure, may be at a maximum 100% opaque.

(b) *Height.*

- (i) Front yard (in front of the primary structure) maximum height of 42 inches.
- (ii) Fences located in the rear and side yards (behind the principal façade of the primary structure) shall have a minimum height of 36 inches and a maximum height of 8 feet.

(c) *Permitted Configurations.*

- (i) *Wood Fences.* Vertical picket fences or horizontal slat fences with corner posts, and split rail fences; privacy fences are permitted in the rear and side yard only, behind the principal façade of the primary structure.
- (ii) *Metal Fence.* Fence shall be comprised of primarily vertical pickets with a minimum 5/8-inch diameter, and 4-inch maximum clear space between the pickets.
- (iii) *Brick and Stone.*

(d) *Permitted Finish Materials*

- (i) Wood.
- (ii) Wrought iron, steel and cast iron.
- (iii) Brick and stone.
- (iv) Concrete masonry units with or without stucco so long as the primary structure corresponds.

- (v) Reinforced concrete with or without stucco as long as the primary structure corresponds.
- (7) *Opacity and Facades.*
- (a) *General Requirements.*
 - (i) Each floor of any principal building façade above the first floor facing a park, square or street shall contain windows covering from 15% to 60% of the principal façade area.
 - (ii) The permitted percentage of glass may be increased to 80% for any two floors above the fourth floor provided that there is a minimum stepback of 15 feet from the principal façade.
 - (iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.
 - (iv) All glass shall have a Low-E coating.
 - (v) Glass used above the first or ground floor shall have a visible transmittance rating of 0.4 or higher.
 - (b) *First or Ground Floor Requirements of Any Principal Façade.*
 - (i) Glass on the first or ground floor shall have a visible transmittance rating of 0.6 or higher.
 - (ii) Commercial space and storefronts shall have a minimum of 75% glass on the first or ground floor.
 - (iii) Office, institutional, and other non-residential space shall have a minimum of 50% glass on the first or ground floor.
 - (iv) Multi-family residential space shall have a minimum of 40% glass on the first or ground floor.
 - (v) Single family and two (2) family residential space shall have a minimum of 5% glass on the first or ground floor.
 - (vi) The measurement for glass percentage on the first or ground floor shall be calculated at the pedestrian level between 2—12 feet above the sidewalk. For a building façade located outside of a build-to zone the measurement for glass percentage on the first or ground floor shall be at the pedestrian level between 2 and 12 feet above the finished floor elevation (FFE).
 - (vii) Doors or entrances for pedestrian access shall be provided at intervals no greater than 50 ft. apart along the principal façade.

Proposed Landscape Standards

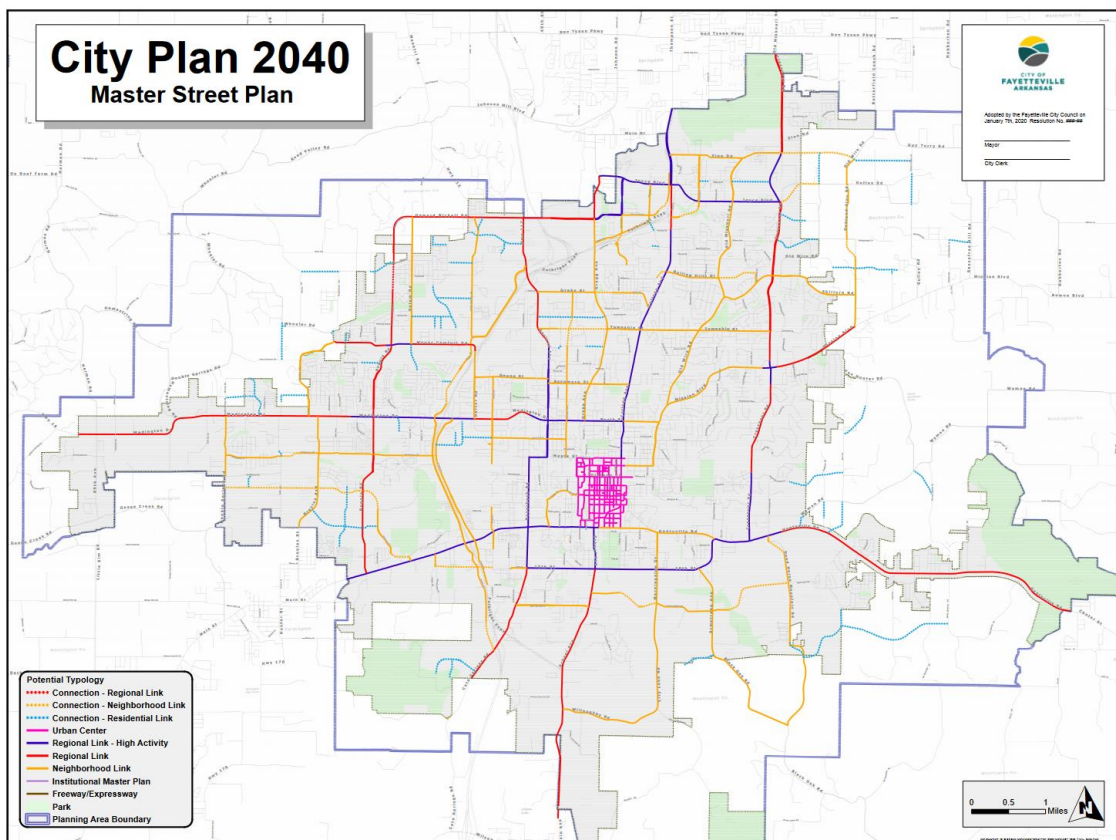
The project will comply with the standard Landscape Standards of the City of Fayetteville. Where lots front onto an alley, public or private open space, or pedestrian access, either one (1) tree per lot or one (1) tree for every 30' of frontage, whichever is fewer, shall be provided. These trees shall be placed in the proximity of the lot yet shall not be required to be placed on the lot; they may be clustered or arranged to the benefit of the alley, open space, or pedestrian access in an overall quantity to meet the spirit of UDC 177.05(B).

O

Planned Zoning District Intent Fulfillment

Flexibility	While this project's design and philosophy is wholly in line with the City of Fayetteville's City Plan 2040 goals, the project requires the flexibility of a Planned Zoning District to achieve two elements: townhouses in sets of more than 4 contiguous units and alley-loaded units facing a park rather than a street right of way. In all other ways, the project could be developed under typical existing form-based zones. The flexibility of a PZD provides the project with the opportunity to provide more traditional townhouse blocks of 5 and 6 contiguous units and platted fee simple lots facing green space. This arrangement allows for density more in line with the city's goals, demographic and housing cost needs of citizens, and provides the opportunity for additional common natural space. Units with front porches that face directly onto a park allow young children to safely play together in park space right outside the front door, without the danger of crossing the street, and within the safe view of parents sitting on front porches and stoops. The public "right of way" as park maintains all the pedestrian connectivity and social connection of a neighborhood street, but replaces the large space typically dedicated to cars in the right of way to playing children and low impact development stormwater storage.
Compatibility	The surrounding properties to the north outside City limits are larger lot single family residences and estate residential strips tucked into the forested hills. Patterned southeast towards Holcomb Elementary are RSF-8 and RSF-4 neighborhoods with minimal to no green space. Catty-corner to the southwest down Ruppel is a +/- 4.7 acre Neighborhood Services – General site that may soon provide some of the commercial services and feel desired by its City Neighborhood designation in the Future Land Use plan. This proposed neighborhood development compatibly blends the compact footprints of attainable and age-in-place neighborhoods with the more rural natural setting of the County properties to the northwest through its intentional preservation of a large percentage of the site's most sensitive ecological areas and provides a natural variety of housing product and price points with a walkable community structure.
Harmony	The PZD allows for an orderly and creative provision of housing in a walkable format with densities appropriate to the area and the supporting infrastructure in the neighborhood.
Variety	The proposed neighborhood provides a variety of unit types, uses, and price points for residents not typically found in an exclusionary single family neighborhood. The age-restricted western portion of the develop provides 2-3 bedroom units that address a critical market need for attainable age-in-place residences. The inclusion of multi-family housing by right in this PZD is purely a result of desiring to provide more traditional runs of townhouses with 5-9 contiguous buildings.
No Negative Impacts	The development provides no negative effect upon the future development of the area, providing a complete, compact, and connected street network and a flexible, traditional block structure that allows future flexibility and redevelopment within the neighborhood.
Coordination	The land surrounding the property to the south is largely already developed. Connections and rational edge to the development have been provided to the future development to the west, the large single family parcels to the northeast, and potential future connectivity to the east. These measures plan for future development and urbanization so they may occur in a coordinated and coherent manner.
Open Space	One of the primary benefits of the PZD approach for the development of this site is allowing the provision of more usable and suitably located open space for recreation than would otherwise be possible under typical zoning regulations.

- Natural Features** The plan for the proposed development exemplifies the aims of PZDs to provide “maximum enhancement and minimal disruption of existing natural features and amenities.” The existing landforms and drainage patterns are respected and celebrated through their integration into functional stormwater management and open green space amenity. The steep, wooded ravines on the eastern portion of the proposed development are intentionally preserved to minimize siltation and runoff for better water quality as well as to retain canopy coverage and natural habitat that can be sensitively enjoyed for passive recreation.
- Future Land Use Plan** The PZD’s careful layout of planning areas secures considerably gathered density as a means to nurture the postcard aspiration of traditional communities with neighbors chatting from porch to porch and preservation of natural areas that are harmoniously consistent with the guiding policies of the Future Land Use Plan.
- Special Features** The site’s topography and drainage patterns present challenges to providing dense enough development without significant earthwork and engineered stormwater management. The geometry and dimensions of the site makes efficient, rear loaded units a challenge. The PZD’s innovative approach to frontages and careful attendance to planning area layout allow for a reasonable density and unit mix that would be challenging under typical zoning regulations.
- Recognized Zoning Consideration** The proposed zoning approach is novel and allows a degree of flexibility use designed to reduce car trips and increase the walkability and resilience of the neighborhood. It does allow several things not currently typical to the city’s zoning regulations, as is appropriate and intentional to the concept of PZD’s within the city.



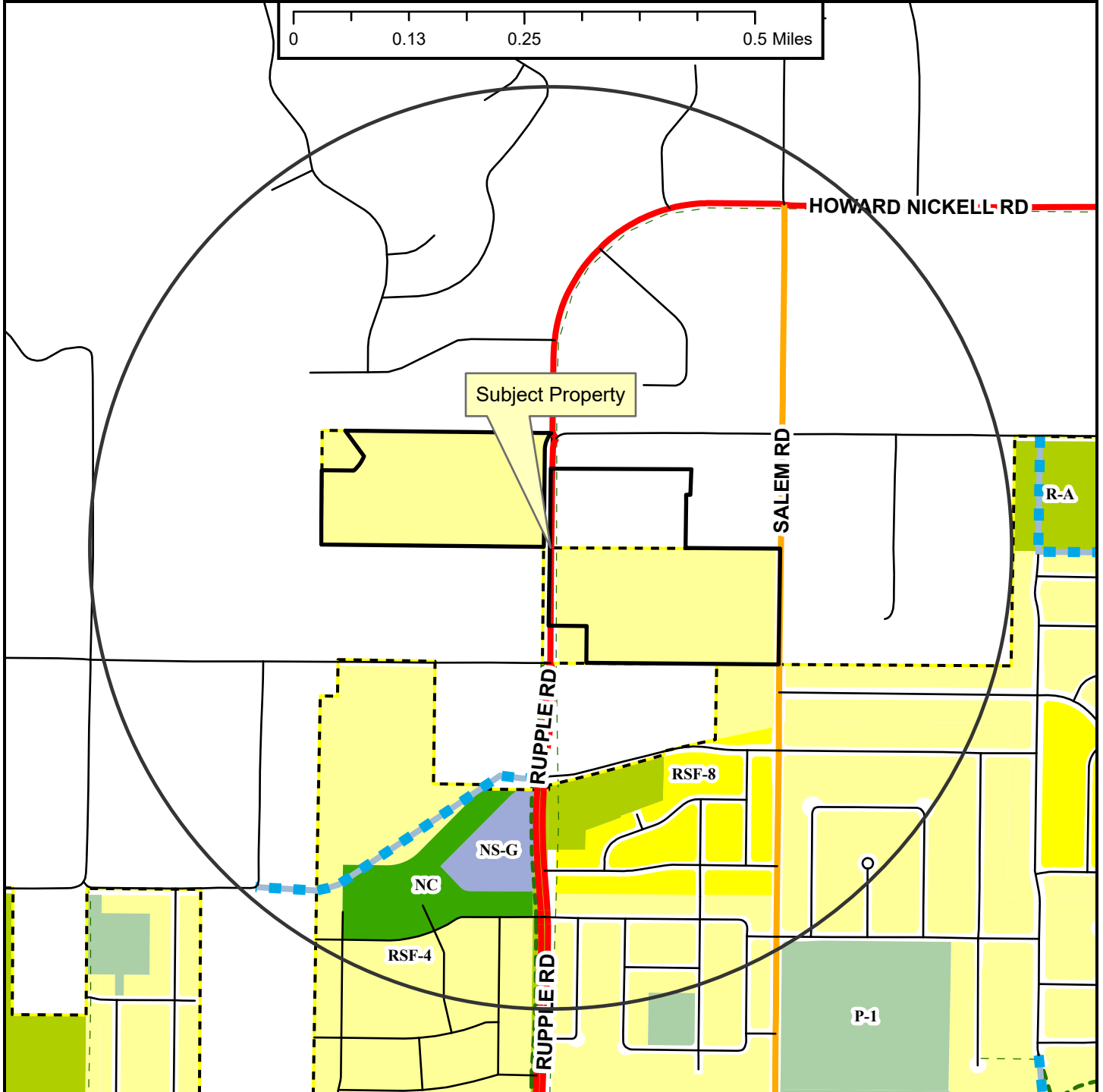
PZD-2024-0005

One Mile View

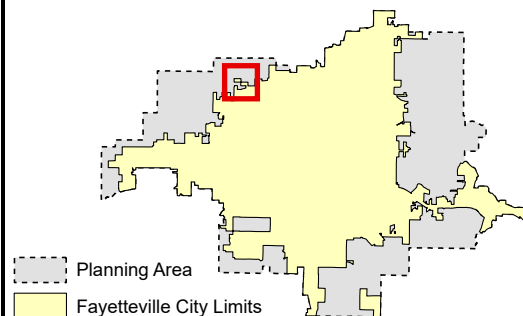
N. RUPPLE RD & W. SALEM RD



0 0.13 0.25 0.5 Miles



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area

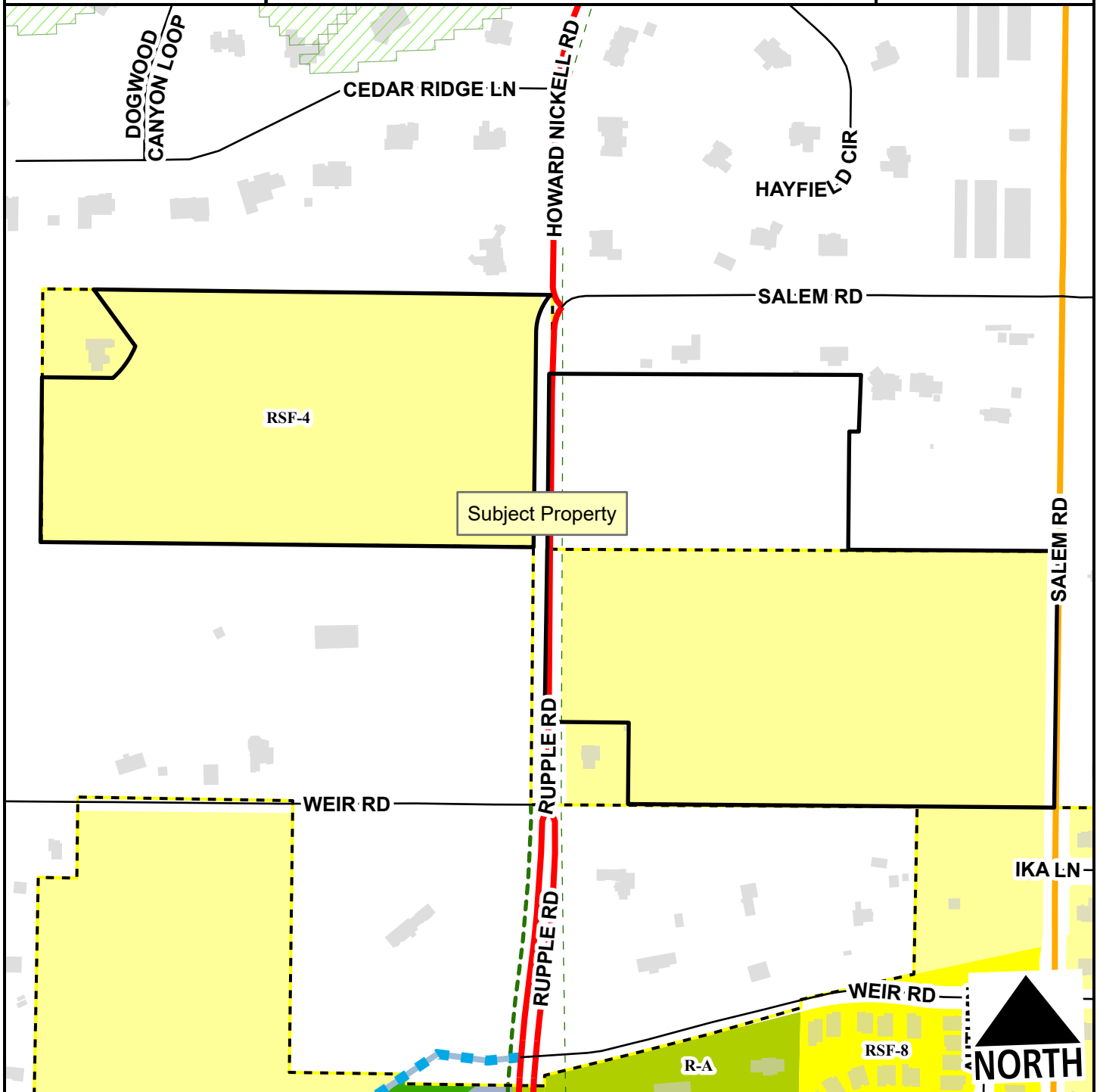


- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RH-U
 - RH-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-1
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
 - RESIDENTIAL MULTI-FAMILY**
 - RMF-6
 - RMF-12
 - RMF-13
 - RMF-24
 - RMF-40
 - INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
- EXTRACTION**
- E-1
- COMMERCIAL**
- Residential-Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
- Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
- Commercial, Industrial, Residential
 - INSTITUTIONAL**
 - P-1

PZD-2024-0005

N. RUPPLE RD & W. SALEM RD

Close Up View



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)

Feet

0 137.5 275 550 825 1,100

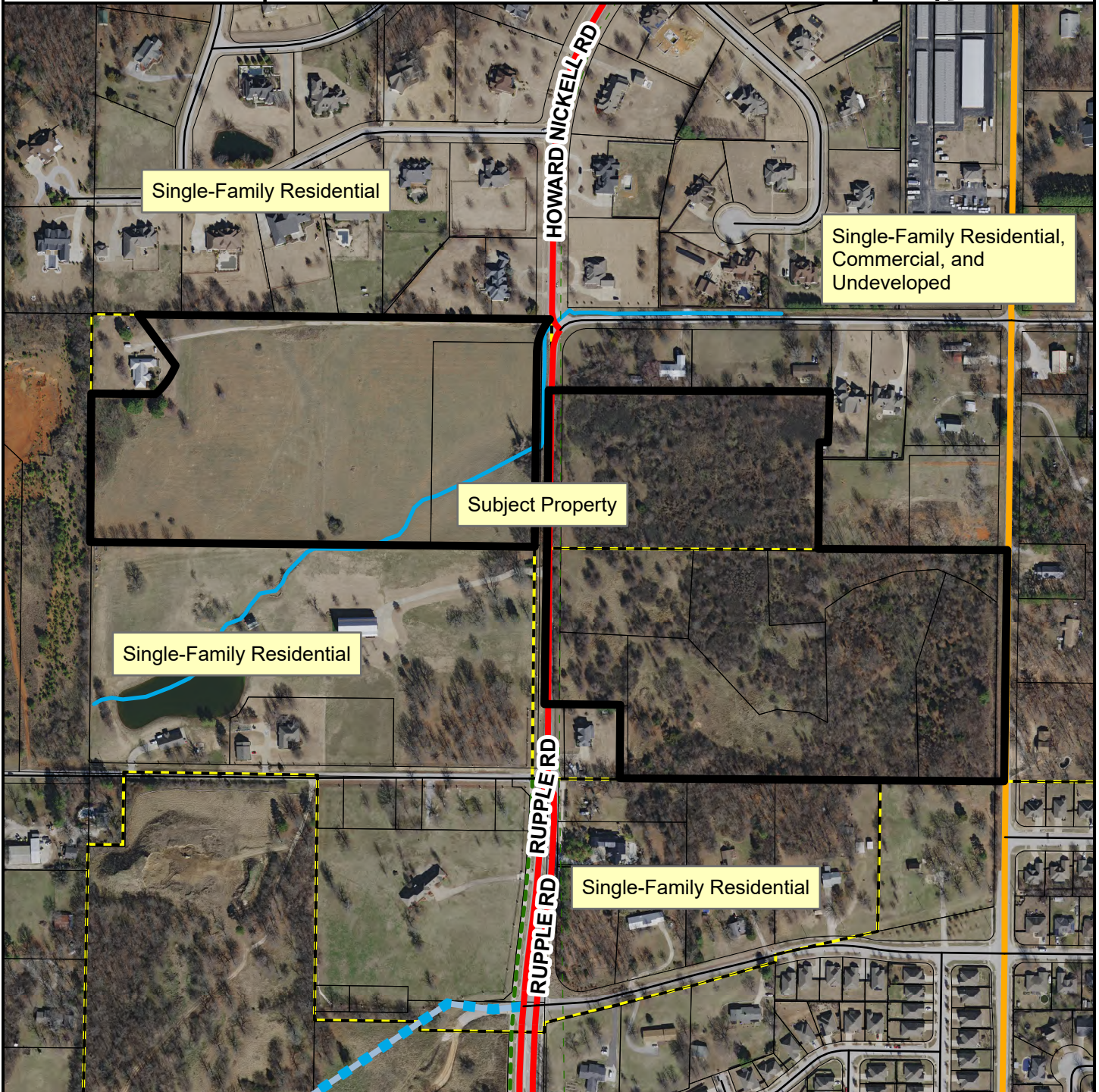
1:4,500

- Residential-Agricultural
- RSF-4
- RSF-8
- Neighborhood Services - Gen.
- Neighborhood Conservation

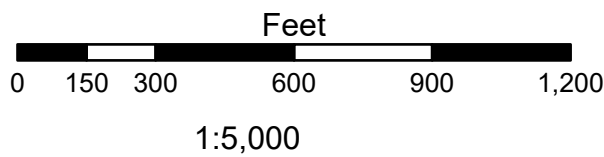
PZD-2024-0005

N. RUPPLE RD & W. SALEM RD

Current Land Use

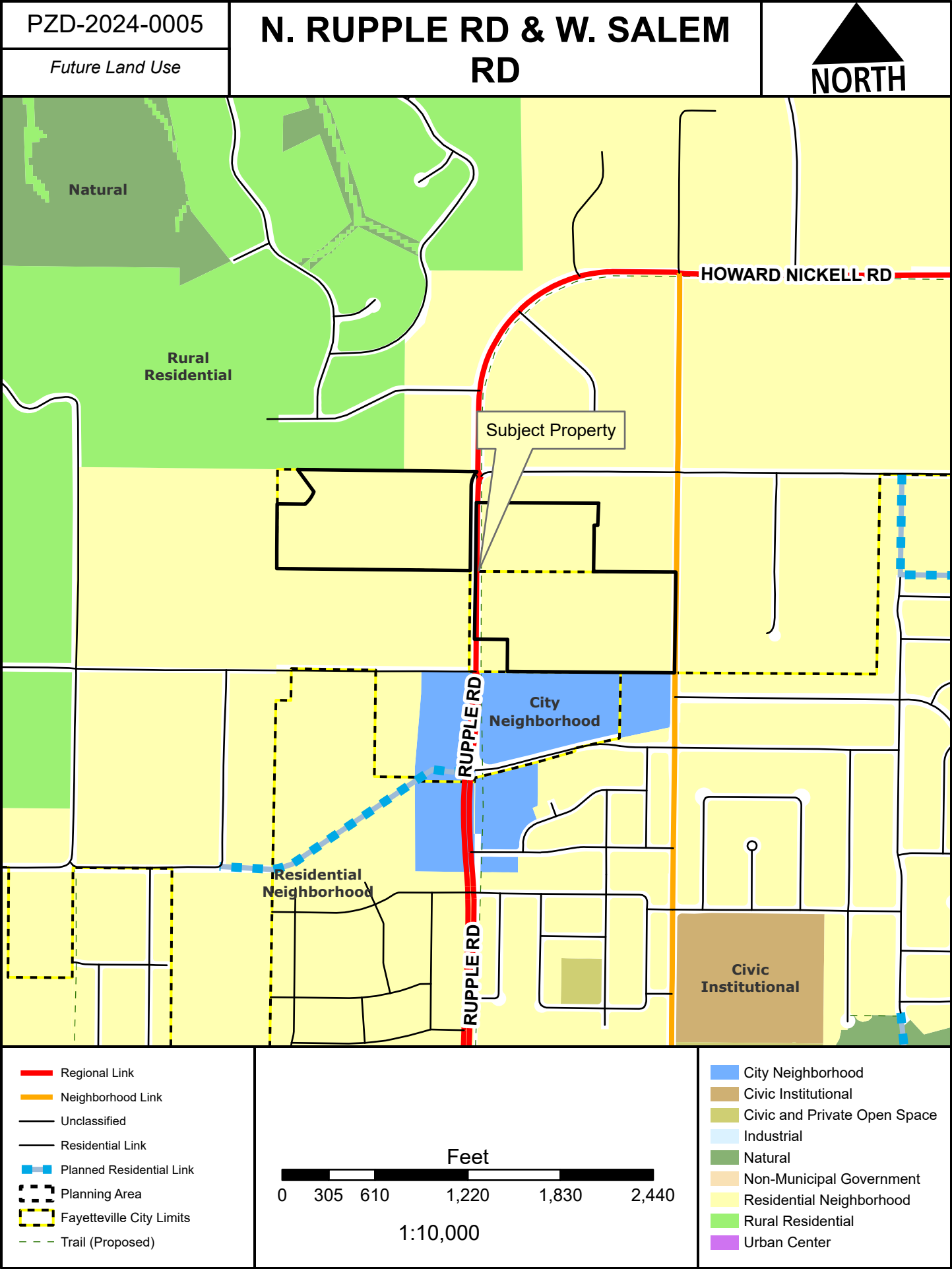


- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway





RE: Foxtail Meadows PZD (PZD-2024-0005)

From Michael Mauldin <mike@mauldinvaught.com>

Date Sun 10/13/2024 1:12 PM

To Harrison, Gretchen <gharrison@fayetteville-ar.gov>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Gretchen, thank you for your email. I wanted to take you up on your offer to reply with concerns.

In short, I oppose the PZD request.

Compatibility

- Page 1 of the memo lists surrounding land uses and zoning. The surrounding land in All directions list 1 unit per acre. This proposed high-density development is not compatible with the surrounding land.
- Page 2 lists planning areas A and B will provide for single- and multi-family dwellings with no density limitation. The nearest multi-family units are miles away. This is not compatible with the surrounding land.

Density

- The current zoning for portions (not all) of the proposed development is RSF-4. On page 3, staff describe the density to be 3.7 units per acre which is less than the current RSF-4. However, once you only consider the Areas A and B (totaling 27.8 acres) that will be used for construction of the 160 units, the density will be 5.75 units per acre. Therefore, the lot sizes (with minimum setbacks and/or zero lot lines) are much smaller than RSF-4 neighborhoods in the area. This is mentioned again later under Drainage concerns. Neither the density nor the lot sizes of the PZD are compatible with the surrounding land.

Infrastructure

- Streets – all 160 units will only access a small 2-lane portion of N Ruppel Rd. No curb and gutter and no sidewalk. Staff describe access to Salem Rd, but the plans show no outlet on Salem. Unless the developer is required to install and connect to existing curb and gutter and sidewalks, residents and pedestrians would be required to share this narrow 2-lane portion of Ruppel Rd.
- Water – the waterline isn't large enough to provide adequate water capacity for fire flow to properly protect this development.
- Sewer – sewer is not available to the site. Even if the developer paid to extend the sewer to the site, I don't see where the city would benefit after this one development. Surrounding land is already developed and utilizes septic.
- Drainage –
 - My property adjoins the North side of Phase 1. When we built our home 10 years ago, we were required to install a special cap and fill septic system because the water table was too high. Phase 1 sits lower than our property.
 - There's a large storm water pipe between my house and the Harris house. The water runs into the Phase 1 field and ultimately in the pond or on down the hill. I need to make sure

- that storm water will continue to flow as good, if not better, than it already does after the property is developed. If the developer brings in a bunch of dirt and stops the flow of water, I've got to make sure it's got somewhere to go. The amount of water is often substantial.
- During Spring downpours, a large portion of Phase 1 (which has a large low area) has had standing water for some time. This makes me concerned it may have severe soil saturation issues.
 - The initial plans show lot sizes that will allow for little to no greenspace around the houses. This, in addition to having a substantial amount of hard surfaces from both streets and alleys makes me concerned of the sites ability to process/absorb runoff with no impact to surrounding properties. I would expect the need for a detention pond separate from the protected area around the stream in Phase 1, but I don't see one on the plans provided.
 - Fire – The anticipated response time would be 8.2 minutes. This development would be within city limits and not meet the City's response time goal of 6 minutes.

Infill Matrix...here is the AI Overview of the City Plan 2040 Infill Matrix:

- Infill scores are typically low, around 5–6, but can increase if park improvements and other services are constructed nearby. The city's goal is to create compact, connected, and complete neighborhoods in an area with many employment opportunities but limited housing.
- Concerns
 - The score range was 1-5 for this site which is lower than the (low) 5-6 mentioned above.
 - This neighborhood would not be connected. It's isolated because it's surrounded by Agricultural Single-Family Residential (1 unit per acre).
 - Depending on the requirement for the developer to install curb and gutter and connect to existing sidewalks, a portion of a residents ~1 mile walk to reach the softball park or paved trail would be on a narrow 2-lane road with no curb and gutter or sidewalks. The walk back could be intense for some in the 55+ community because it's up a steep hill.
 - Unless all residents want to work at Holcomb Elementary, there are no employment opportunities in the area to meet the infill matrix goal of providing housing near employment opportunities.

Summary

This development is trying to fit a square peg in a round hole. It's trying to provide for urban infill on land that is barely in city limits where there is not adequate infrastructure...streets, water, sewer, drainage, or fire.

When staff uses phrases like "on the balance of considerations" or the proposed PZD is "somewhat consistent with the City's adopted land use plans", it just feels like this development is being forced for some reason.

I respectfully request the PZD proposal not be approved. A large portion of the development is already zoned RSF-4 which is closer to compatible with neighborhoods in the area. This PZD proposal (that literally sets no density limits) is not compatible with any neighborhoods I can think of in the NW corner of the City...yet alone on the very outskirts of city limits surrounded by 1 unit per acre properties.

Thank you,
Mike

Michael V. Mauldin, CPA, CVA
Mauldin Vaught, PLLC
4064 N Remington Drive
Fayetteville, Arkansas 72703
Phone 479-587-1040
www.MauldinVaught.com



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From: Harrison, Gretchen <gharrison@fayetteville-ar.gov>
Sent: Friday, October 11, 2024 2:38 PM
To: Michael Mauldin <mike@mauldinvaught.com>
Subject: Foxtail Meadows PZD (PZD-2024-0005)

Good afternoon Mike,

Attached is a copy of the report that we have prepared for the planned zoning district (PZD) on Ruppel Road. Please feel free to reach out if you have questions about anything included in the report, want more information, or would like to comment on it.

Thank you,

Gretchen Harrison

Senior Planner

City of Fayetteville, Arkansas

(479) 575-8263

[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)





Foxtail Meadows

From Flint Harris <flint@breakstonebuilding.com>

Date Mon 10/14/2024 10:10 AM

To Harrison, Gretchen <gharrison@fayetteville-ar.gov>

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gretchen,

I live next door to Mike Mauldin. The proposed Foxtail Meadows community will abut my house. **I oppose the Foxtail Meadows PZD** request for the reasons Mike already laid out. I've copied his response below.

Compatibility

- Page 1 of the memo lists surrounding land uses and zoning. The surrounding land in All directions list 1 unit per acre. This proposed high-density development is not compatible with the surrounding land.
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--

Flint Harris
Owner, Breakstone LLC

FROM COUNTY ASSESSOR DATA –

SURVEYOR LEGAL DESCRIPTION TO REPLACE THESE DESCRIPTIONS

001-16726-000

PT N/2 SW SW 8.06 AC FURTHER DESCRIBED IN 2021-48725 AS: A PART OF THE SW/4 OF THE SW/4 OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID 40 ACRE TRACT; THENCE N00°17'49"E ALONG THE WEST LINE OF SAID 40 ACRE TRACT 659.59 FEET TO THE TRUE POINT OF BEGINNING AND FROM WHICH A SET REFERENCE IRON ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 894 BEARS S89°53'03"E 28.08 FEET; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT S89°53'03"E 775.09 FEET TO A SET IRON; THENCE N00°29'33"E 290.00 FEET TO A SET IRON; THENCE S89°53'03"E 19.70 FEET TO A SET IRON IN AN EXISTING FENCE; THENCE N02°07'40"E ALONG SAID FENCE 160.10 FEET TO A SET IRON; THENCE LEAVING SAID FENCE N89°53'03"W 800.90 FEET TO A POINT ON THE WEST LINE OF SAID 40 ACRE TRACT AND FROM WHICH A SET REFERENCE IRON ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 894 BEARS S89°53'03"E 27.99 FEET; THENCE S00°17'49"W 449.98 FEET TO THE POINT OF BEGINNING, CONTAINING 8.09 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 8.09 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF COUNTY ROAD 894 ALONG THE ENTIRE WEST BOUNDARY, AND ALL OTHER EASEMENTS AND RESTRICTIONS, IF ANY. LESS AND EXCEPT: A PART OF THE SW/4 OF THE SW/4 OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE N00°19'34"E 659.59 FEET ALONG THE WEST LINE OF SAID 40 ACRE TRACT TO A POINT IN N. RUPPLE ROAD AND FROM WHICH AN EXISTING REFERENCE IRON SET IN 1998 BY LICENSED SURVEYOR #1005 BEARS S89°52'36"E 28.07 FEET; THENCE LEAVING THE WEST LINE OF SAID 40 ACRE TRACT, S89°

52'36"E 771.91 FEET TO THE TRUE POINT OF BEGINNING AND FROM WHICH AN EXISTING IRON REBAR BEARS N00°16'06"E 1.09 FEET; THENCE N00°16'06"E 263.08 FEET ALONG A LINE SURVEYED BY LICENSED SURVEYOR #1642 AND FILED AS DOCUMENT 2015-3183 OF THE LAND RECORDS OF WASHINGTON COUNTY, ARKANSAS TO AN EXISTING IRON AT A WOOD PRIVACY FENCE CORNER; THENCE N00°27'51"E 42.81 FEET ALONG SAID WOOD FENCE TO AN EXISTING IRON REBAR AT A FENCE CORNER; THENCE S89°01'51"E 24.76 FEET ALONG SAID WOOD FENCE TO AN EXISTING IRON REBAR; THENCE S02°40'22"W 15.70 FEET TO A POINT; THENCE N89°25'49"W 19.94 FEET TO A POINT; THENCE S00°29'33"W 290.00 FEET TO AN EXISTING IRON REBAR SET IN 1998 BY LICENSED SURVEYOR #1005; THENCE N89° 52'36"W 3.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES, MORE OR LESS.

765-21244-200

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SE SE 14.11 AC

765-21244-100

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SE SE 4.00 AC FURTHER DESCRIBED FROM 2023-9566 AS: A part of the SE1/4 of the SE1/4 of Section 30, T-17-N, R-30-W, Washington County, Arkansas, being more particularly described as follows: Commencing at the NW corner of said 40 acre tract, said point being an existing stone monument; thence S 00°16'33" E, 653.55 feet along the West line of said 40 acre tract to an existing iron; thence N 89°50'16" E, 972.02 feet to a set 1/2" iron rebar for the true point of beginning; thence North 579.93 feet to a set 1/2" iron rebar; thence East 302.17 feet to an existing iron rebar on the West right-of-way line of West Salem Road, said point being on a 149.95 feet radius curve concave to the SE; thence Southwesterly along said curve and right-of-way line 24.78 feet, the chord for

which being S 04°38'04" W, 24.75 feet to an existing iron rebar at the point of tangency of said curve; thence S 0° 05'59" E, along said right-of-way line 554.40 feet to an existing iron; thence leaving said right-of-way line, S 19°50'16" W, 301.14 feet to the point of beginning, containing 4,00 acres, more or less.

765-21244-300

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 2.00 AC

765-21244-400

PT SW SW 0.99 AC ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS
PER CC 2005-40

765-21244-500

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 3.20 AC

765-21244-600

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 8.00 AC

765-21244-700

ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 1.50 AC

765-21244-800

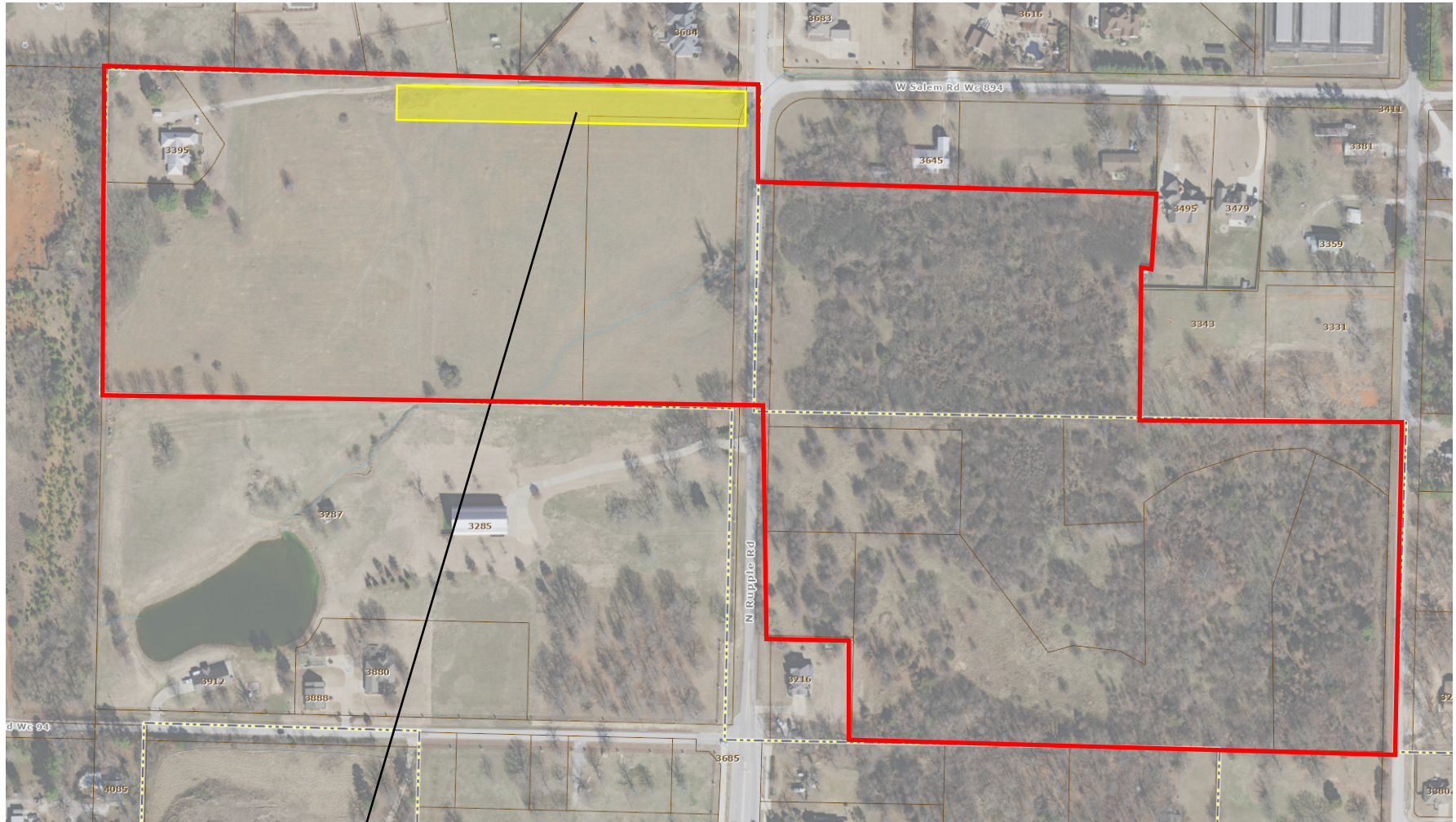
ANNEXED TO CITY OF FAYETTEVILLE FOR 2006 & FOLLOWING YEARS PER CC 2005-40 PT
SW SW 3.29 AC

Foxtail Meadows

November 18th, 2024 - 4:00 PM

Annexation/Planned Zoning Dist.
ANX-2024-0001/PZD-2024-0005

3395 N. Ruppel Road



Off-street parking is available along the
driveway to 3395 N. Ruppel Road



 Subject Property