

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Tentative Agenda

Tuesday, February 25, 2025

4:30 PM

City Hall Room 219

City Council Members

Council Member Robert B. Stafford Ward 1

Council Member Dr. 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 Min. Monique Jones Ward 4

Mayor Molly Rawn

City Attorney Kit Williams

City Clerk Treasurer Kara Paxton

MEETING INFORMATION:**1. WEBINAR ID: 882 1191 1241**

[PUBLIC REGISTRATION LINK: HTTPS://US06WEB.ZOOM.US/WEBINAR/REGISTER/WN_I4KY3HMJSNSDXEL_ZQ3QYQ](https://us06web.zoom.us/join/88211911241)

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****1. MONTHLY FINANCIAL REPORT - CHIEF FINANCIAL OFFICER****A. CONSENT****A.1. APPROVAL OF THE FEBRUARY 18, 2025 CITY COUNCIL MEETING MINUTES****A.2. MIKE PARKER (COST SHARE AGREEMENT):**

A RESOLUTION TO APPROVE A COST SHARE AGREEMENT WITH MIKE PARKER IN AN AMOUNT NOT TO EXCEED \$15,600.00 FOR THE INSTALLATION OF A FIRE HYDRANT AND RELOCATION OF WATER SERVICE LINES ALONG NORTH VANDEVENTER AVENUE (2024-1096)

A.3. BROTHERS CONSTRUCTION, INC. (CHANGE ORDER NO. 1):

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH BROTHERS CONSTRUCTION INC. IN AN AMOUNT NOT TO EXCEED \$2,271,273.00 FOR THE I-49/MLK UTILITY RELOCATIONS, AND TO APPROVE A BUDGET ADJUSTMENT (2025-229)

A.4. NORTHWEST ARKANSAS WINWATER, CO. (PURCHASE AGREEMENT):

A RESOLUTION TO AWARD BID #25-22 AND AUTHORIZE THE PURCHASE OF VARIOUS LARGE DIAMETER WATER VALVES AND APPURTENANCES FROM NORTHWEST ARKANSAS WINWATER CO. IN THE AMOUNT OF \$367,098.08 PLUS ANY APPLICABLE TAXES AND FREIGHT CHARGES FOR THE I-49/MLK UTILITY RELOCATIONS PROJECT (2025-230)

A.5. JA RIGGS, CO. (PURCHASE AGREEMENT):

A RESOLUTION TO APPROVE THE PURCHASE OF AN EXCAVATOR FROM JA RIGGS CO IN THE AMOUNT OF \$292,435.76, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A BUDGET ADJUSTMENT (2025-198)

A.6. RANDALL FORD, INC. (PURCHASE AGREEMENT):

A RESOLUTION TO APPROVE THE PURCHASE OF A FORD F150 EV AND LEVEL 2 FORD CHARGER FROM RANDALL FORD INC IN THE AMOUNT OF \$51,957.00, PLUS ANY APPLICABLE TAXES, SURCHARGES, AND DELIVERY FEES, PURSUANT TO ORDINANCE 6491, AND TO APPROVE A BUDGET ADJUSTMENT (2025-200)

A.7. ACME TRENCHLESS, INC. (PURCHASE AGREEMENT):

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND APPROVE THE PURCHASE OF ONE EXCAVATOR ATTACHMENT WITH ACCESSORIES FROM ACME TRENCHLESS INC. IN THE AMOUNT OF \$56,087.74 PLUS ANY ADDITIONAL FREIGHT CHARGES AND DELIVERY FEES (2024-1065)

A.8. SIDDONS-MARTIN EMERGENCY GROUP, LLC. (PURCHASE AGREEMENT):

A RESOLUTION TO APPROVE THE PURCHASE OF A BRUSH TRUCK FROM SIDDONS-MARTIN EMERGENCY GROUP, LLC IN THE AMOUNT OF \$326,425.00, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES, AND DELIVERY FEES, PURSUANT TO AN HGAC COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A BUDGET ADJUSTMENT (2025-199)

A.9. HAZMAT SERVICES REVENUE (BUDGET ADJUSTMENT):

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$14,634.00 RECOGNIZING HAZMAT SERVICES REVENUE RECEIVED FROM WASHINGTON COUNTY AND INCREASING THE RELATED EXPENSE BUDGET (2025-180)

A.10. FY2025 PER CAPITA JAIL FEE AGREEMENT (RESOLUTION):

A RESOLUTION TO APPROVE THE PER CAPITA JAIL FEE AGREEMENT WITH WASHINGTON COUNTY FOR JAIL SERVICES IN 2025 IN THE AMOUNT OF \$76,421.40 (2025-184)

B. UNFINISHED BUSINESS**B.1. REPEAL ORDINANCE 6800 (ORDINANCE):**

AN ORDINANCE TO REPEAL ORDINANCE 6800 AS AMENDED (2025-136)

AT THE FEBRUARY 4, 2025 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING

AT THE FEBRUARY 18, 2025 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE SECOND READING

B.2. APPEAL: PZD-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 (2025-152)

AT THE FEBRUARY 18, 2025 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING

C. NEW BUSINESS

C.1. 2025 FIRE/POLICE PAY AND BENEFITS STUDY (STEP-PAY PLAN APPROVAL):

A RESOLUTION TO APPROVE THE 2025 FIRE AND POLICE PAY AND BENEFITS STUDY PREPARED BY JER HR GROUP, AND TO APPROVE THE 2025 FIRE AND POLICE STEP PAY PLANS (2025-201)

C.2. 2025 EMPLOYEE COMPENSATION ADJUSTMENT (BUDGET ADJUSTMENT):

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$2,409,500.00 TO FACILITATE THE CITY-WIDE 2025 EMPLOYEE COMPENSATION ADJUSTMENT (2025-203)

C.3. 1780 NORTH FOX HUNTER ROAD (SEWER SERVICE EXTENSION):

A RESOLUTION TO APPROVE AN EXTENSION OF THE CITY'S SEWERAGE SYSTEM BEYOND THE CITY LIMITS TO PROPERTY LOCATED AT 1780 NORTH FOX HUNTER ROAD (2025-204)

C.4. ORDINANCE §114.02 - FARMER'S MARKET (AMENDMENT):

AN ORDINANCE TO AMEND § 114.02 FARMER'S MARKET TO ENACT A NEW (K) SERVICES THAT WOULD BE OF BENEFIT AS A COMPLEMENT FOR THE FARMER'S MARKET AND (L) PERSONAL CARE PRODUCTS (2025-154)

C.5. TRUTH IN LEASING (ORDINANCE):

AN ORDINANCE TO ENACT § 120.03 TRUTH IN LEASING; DISCLOSURE OF

RENTAL FEES AND COSTS FOR LEASED RESIDENTIAL PROPERTIES IN
THE CITY OF FAYETTEVILLE (2025-231)

PROPOSED AGENDA ADDITIONS

D. CITY COUNCIL AGENDA SESSION PRESENTATIONS

**D.1. SALES TAX REPORT - CHIEF FINANCIAL OFFICER
ENERGY REPORT - ENVIRONMENTAL DIRECTOR**

E. CITY COUNCIL TOUR

F. ANNOUNCEMENTS

G. ADJOURNMENT



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Keith Macedo, Interim Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: **Mike Parker – Cost Share Agreement for Fire Hydrant and Water Service Line Relocation Costs**

RECOMMENDATION:

Staff recommends approval of a cost share agreement with Mike Parker in an amount not to exceed \$15,600.00 for the installation of a fire hydrant and relocation of water service lines along N. Vandeventer Ave.

BACKGROUND:

Infill development is proposed by Mike Parker along N. Vandeventer Ave. between W. Lawson St. and W. Holly St. (parcels 765-13906-001, 765-13906-004, and 765-13906-005). These three lots were formerly part of a large estate lot and have been subdivided. Large single-family homes are proposed.

DISCUSSION:

In order to service these houses, the developer installed a waterline from W. Holly St. north approximately 300-FT of 8-inch diameter waterline, a fire hydrant, new water meters, and tied over existing water meters in the project vicinity.

This waterline benefits existing customers in the area by adding a new fire hydrant where none existed, adding capacity due to the larger water line, and by adjusting existing water meter feeds to be compliant by being connected to the new main directly across from the meter location. Beforehand, these meters had long, non-compliant service lines feeding across neighboring properties.

The development team requests that the City enter into a cost share agreement to reimburse the costs associated with the fire hydrant installation and existing customer meter re-connections for a total cost share request of \$15,600.00.

BUDGET/STAFF IMPACT:

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

ATTACHMENTS: SRF (#3) , Cost Share Agreement with Exhibits (#4)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2024-1096

Mike Parker – Cost Share Agreement for Fire Hydrant and Water Service Line Relocation Costs

A RESOLUTION TO APPROVE A COST SHARE AGREEMENT WITH MIKE PARKER IN AN AMOUNT NOT TO EXCEED \$15,600.00 FOR THE INSTALLATION OF A FIRE HYDRANT AND RELOCATION OF WATER SERVICE LINES ALONG NORTH VANDEVENTER AVENUE

WHEREAS, Mike Parker has proposed to construct three single-family homes along North Vandeventer Avenue between West Lawson Street and West Holly Street on lots that were formerly part of a single large estate lot; and

WHEREAS, in order to service these houses, the developer installed approximately 300 feet of 8-inch diameter waterline from W. Holly St. north, a fire hydrant, new water meters, and tied over existing water meters in the project vicinity; and

WHEREAS, the waterline benefits existing customers in the area by adding a new fire hydrant where none existed, adding capacity due to the larger water line, and by adjusting existing water meter feeds to be compliant by being connected to the new main; and

WHEREAS, the development team requests that the City enter into a cost share agreement to reimburse the costs associated with the fire hydrant installation and existing customer meter re-connections.

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 Rawn to sign a cost share agreement with Mike Parker in an amount not to exceed \$15,600.00 for the installation of a fire hydrant and relocation of water service lines along North Vandeventer Avenue.

City of Fayetteville Staff Review Form

2024-1096

Item ID

3/4/2025

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

Tim Nyander

2/6/2025

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a cost share agreement with Mike Parker in an amount not to exceed \$15,600.00 for the installation of a fire hydrant and relocation of non-compliant water service lines along N. Vandeventer Ave.

Budget Impact:

5400.720.5600-5808.00

Water & Sewer

Account Number

Fund

04039.1

Water & Sewer Impact Fee Cost Sharing

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 3,482,470.00

Expenses (Actual+Encum)

\$ 2,210,513.00

Available Budget

\$ 1,271,957.00

Does item have a direct cost? Yes

Item Cost

\$ 15,600.00

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 1,256,357.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

CONTRACTUAL AGREEMENT FOR
COST SHARE OF WATER MAIN INSTALLATION COSTS

This Agreement, made and entered into on this ____ day of March, 2025, by and between the City of Fayetteville, Arkansas ("City") and Mike Parker, witnesseth:

WHEREAS, Mike Parker has requested that the City share in the cost of constructing a new fire hydrant and reconnecting two existing water service lines for an 8-inch water main along a portion of North Vandeventer Avenue as part of the development of the area north of West Holly Street; and

WHEREAS, constructing this fire hydrant and relocating these water service lines will allow development of this property, will extend water service to an area in the core of the City that has never been served before, and will also provide for ample future capacity which the City recognizes will be necessary for the area that is served by this water main; and

WHEREAS, § 51.112 of the Fayetteville City Code provides that "the City shall pay the excess material cost of facilities of a size larger than required to service subdivisions when such excess size is specified and required by the water and wastewater director for the general benefit of the water system."

NOW, THEREFORE, the City of Fayetteville, Arkansas and Mike Parker agree as follows:

1. The City of Fayetteville, Arkansas agrees to:

- A. Reimburse Mike Parker for 100% of the cost to install a fire hydrant and relocate two existing water service lines in the area identified in Exhibit "A" up to a maximum-not-to-exceed amount of **\$15,600.00** as was estimated by the builder's representative and shown on Exhibit "B", attached.
- B. Payments due to Mike Parker, shall be remitted within sixty (60) days after receipt of valid invoices.

2. Mike Parker agrees to:

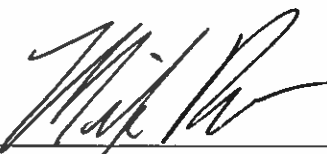
- A. Provide the necessary and normal project management, inspection, and testing as necessary for a complete and acceptable water main installation, including submittal of plans and specifications to the City's Engineering Department, per their standard procedures.
- B. Provide a copy of the invoices from the Contractor upon City approval of the fire hydrant and water service line relocations.

- C. Pay for the fire hydrant and water service line relocations (with reimbursement of 100% of the cost by the City of Fayetteville in a not-to-exceed amount of \$15,600.00.

**IN AGREEMENT WITH ALL THE TERMS AND CONDITIONS ABOVE, WE
SIGN BELOW:**

MIKE PARKER

CITY OF FAYETTEVILLE, ARKANSAS

By: 
MIKE PARKER

By: _____
MOLLY A. RAWN, Mayor

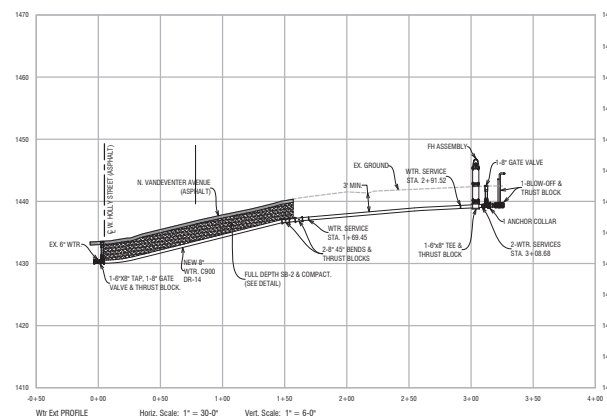
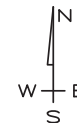
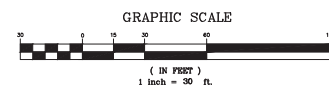
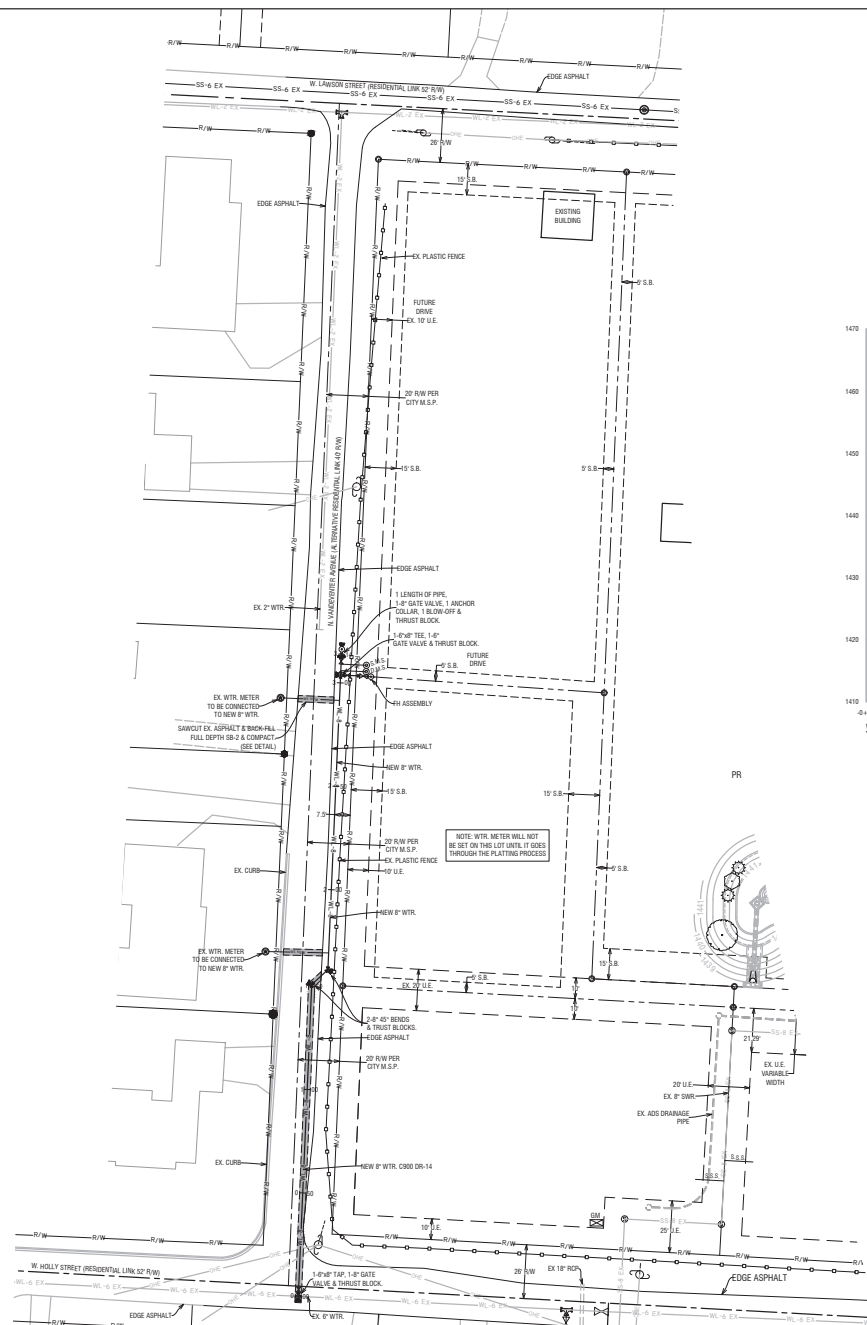
ATTEST:

ATTEST:

By: 
Cara Paxton

By: _____
KARA PAXTON, City Clerk

EXHIBIT A



QUANTITIES

QUANTITIES
308 L.F. OF 8" C-900 WATERLINE
1 6"x8" TAP AND 8" G.V.
2 45° BENDS
1 FIRE HYDRANT
1-8" G.V. + BLOW-OFF

"AS-BUILT" PLANS HAVE BEEN DEVELOPED BASED ON ORIGINAL DESIGN DRAWINGS MODIFIED TO REFLECT ANY FIELD CHANGES/CHANGE ORDERS, ETC. JORGENSEN & ASSOCIATES HAS MADE THEIR BEST EFFORT TO REFLECT SAID CHANGES BASED ON BEST INFORMATION MADE AVAILABLE; JORGENSEN & ASSOCIATES SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS AS A RESULT.

**JORGENSEN
-ASSOCIATES**
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenasoc.com
Engineering • Surviving Established 1985



LEGEND

- FOUND IRON PIN
 0.0 M.S. DOUBLE METER SET
 SET IRON PIN & CAP
 FIRE HYDRANT
 EXISTING WATER METER
 EXISTING GAS METER
 EXISTING GEMER MANHOLE
 POWER POLE
 EXISTING BOUNDARY LINE
 EXISTING STREET
 UTILITY STREET
 UTILITY EASEMENT
 BUILDING SETBACK
 OVERHEAD ELECTRIC
 STREET RIGHT OF WAY
 EXISTING 2" WATERLINE
 EXISTING 6" WATERLINE
 EXISTING 8" WATERLINE
 NEW 6" WATERLINE
 EXISTING 8" SEWER LINE
 EXISTING 12" SEWER LINE
 HILLSIDE / HILLTOP OVERLAY DIS
 EROSION CONTROL

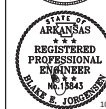
PROJECT DETAILS:

PROJECT TITLE:
WATERLINE
EXTENSION PLAN
FOR PARKER
INVESTMENTS LLC.

PROJECT LOCATION:
FAYETTEVILLE, AR.

REVISIONS

DATE: 10-3-24
DRAWN BY: BJR
PROJECT # 2023064
FILE PATH: Z:\WTRSHR\EXT\2023064\WTR EXT
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'



SHEET TITLE

**"AS-BUILT"
WATERLINE
EXTENSION PL**

SHEET NUMBER

C1.01

EXHIBIT B

June 17, 2024

City of Fayetteville

Attn: Corey Granderson, PE

Re: Parker Waterline Extension

In regards the waterline extension along the Vandeventer (re GRD-2023-0117) we are kindly seeking a cost share with the city for this extension to install a fire hydrant along a street that currently doesn't have one, and the cost to move existing (non-conforming) water meters onto the new line. We are not asking for a cost share for the majority of the extension, as it namely serves future development on the east side. However, we do feel that these upgrades that we are asking for, are improvements that enhance the water distribution system of the City of Fayetteville.

Attached herewith, is the awarded bid to Sweetser Construction for the overall project. For our cost share request, we kindly ask that the city participate in the cost of the following:

1. Fire Hydrant: \$12,000
2. Re-connect existing water services: \$3,600

Please review at your convenience and let us know how we can be of further assistance for this project.

Sincerely;

Blake Jorgensen, PE



**JORGENSEN
+ASSOCIATES**
Civil Engineering - Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

Parker Waterline Extension Bid Tab

March 15, 2024

The following Bid Tab shall be used in relation to the Parker Waterline Extension along Vandeventer Avenue, Fayetteville, AR 72703. Contractors shall submit sealed bids or emailed, to Jorgensen + Associates (blake@jorgensenassoc.com) by April 1st 10:00 am.

Plans can be found at this [link](#).

Water					
Item #	Description	Quantity	Unit	Unit Price	Amount
1	8" Waterline w/ backfill under roadway	157	L.F.	95. ⁰⁰	14,915. ⁰⁰
2	8" Waterline non-roadway	157	L.F.	75. ⁰⁰	11,775. ⁰⁰
3	8"x6" Tap and Valve	1	EA	8,700. ⁰⁰	8,700. ⁰⁰
4	8" - 45° Bend and Thrust Block	2	EA	1,200. ⁰⁰	2,400. ⁰⁰
5	Fire Hydrant Assembly w/ 6"x8" Tee	1	EA	12,000. ⁰⁰	12,000. ⁰⁰
6	DMS	1	EA	4,800. ⁰⁰	4,800. ⁰⁰
7	SMS	1	EA	3,000. ⁰⁰	3,000. ⁰⁰
8	Blowoff	1	EA	10,000. ⁰⁰	10,000. ⁰⁰
9	Saw cut and Patch	1	EA	25,000. ⁰⁰	25,000. ⁰⁰
10	Mill and Overlay (If required)	1	EA	N/B	N/B
11	Re-connect existing water services	2	EA	1,800. ⁰⁰	3,600. ⁰⁰
12	Clean & Test WTR	1	EA	750. ⁰⁰	750. ⁰⁰
13	Bond Water	1	EA	1,100. ⁰⁰	1,100. ⁰⁰
14	Rock Excavation (if encountered)	1	CY	400. ⁰⁰	400. ⁰⁰
				Total	98,440. ⁰⁰

Plans have not been fully approved by all jurisdictions; therefore, some changes to the plans and quantities may be necessary.

Bid Notes:

- 1) Contractors to consult [Fayetteville's Water & Sewer Specifications 2022 Edition](#).
- 2) Contractors to consult [Fayetteville's Street Specifications 2020 Edition](#).
- 3) Standard construction stake-out will be provided by Jorgensen + Associates:
- 4) Lab Tests will be paid for by Owner (ordered by Contractor).
- 5) Contractor to consult plans for any errors and omissions from the unit price schedule and alter bid for any other items as necessary.

Charles W. Miller 4/1/24

SWEETSER CONSTRUCTION, INC.
590 W. POPLAR
FAYETTEVILLE, AR 72703



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Keith Macedo, Interim Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: **Brothers Construction, Inc. - Change Order No. 1 for I49/MLK Utility Relocations**

RECOMMENDATION:

Staff recommends approval of a change order to the Construction Contract with Brothers Construction, Inc. in an amount not to exceed \$2,271,273.00, and approval of a budget adjustment in the amount of \$1,647,581.43 to recognize revenue from the Arkansas Department of Transportation.

BACKGROUND:

On November 7, 2023 the City of Fayetteville accepted sealed competitive bids for the MLK I-49 Interchange 15th Street Area Utility Relocations (ArDOT Project 040846) project. Brothers Construction, Inc. submitted the lowest bid of \$3,963,291.00. The project has progressed on-schedule and within budget to-date with project completion anticipated in March/April 2025.

During this project Brothers Construction, Inc. was acquired by Nabholz Construction Corp. This contract represents Phase I of a large utility relocation project that will extend through the MLK Interchange west to Leflar Lane near the Lowes store. Part of the Phase II scope includes a long waterline bore under I-49 in the immediate vicinity of the Phase I work near 15th Street.

DISCUSSION:

Throughout this project the City and ARDOT have coordinated to expedite project schedule, overlapping and phasing work were possible to keep the roadway project progressing on-time. One such opportunity is to utilize a change order with Brothers Construction for a waterline bore under I-49 and associated waterline tie-in work immediately, instead of including this scope in the Phase II construction bid later this year. This methodology will allow this scope of work to advance much sooner and thereby clear these areas for further ARDOT work to continue unimpeded.

The change order pricing proposed by Brothers Construction is in-line with engineering cost estimates for this type and scale of work. The bore is a trenchless installation of 560-feet of 36-inch diameter steel encasement with an 18-inch waterline inserted through the encasement and tied-in to the existing water system on each side of I-49 south of the interchange.

While the Phase I scope was 100% reimbursable to the City, this additional scope of work will be reimbursable at a rate of 72.54% based on the entire Phase II scope, which was previously memorialized in a Utility Relocation Agreement between ARDOT and the City of Fayetteville (Res. 294-24).

BUDGET/STAFF IMPACT:

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

Funds are available in the Water & Sewer Relocations account. A budget adjustment is attached to recognize revenue in the amount of \$1,647,581.43, because the water and sewer relocations are 72.54% reimbursable by ARDOT.

ATTACHMENTS: SRF (#3) , BA (#4), Letter of Recommendation (#5), Contractor Request (#6), Change Order No. 1 (#7)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-229

Brothers Construction, Inc. - Change Order No. 1 for I49/MLK Utility Relocations

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH BROTHERS CONSTRUCTION INC. IN AN AMOUNT NOT TO EXCEED \$2,271,273.00 FOR THE I-49/MLK UTILITY RELOCATIONS, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on January 2, 2024, the City Council approved Resolution 9-24 and authorized a contract with Brothers Construction Inc. for the MLK/I-49 Interchange/15th Street Area Utility Relocations Project; and

WHEREAS, the project has progressed on-schedule and within budget to-date with project completion anticipated in March/April 2025; and

WHEREAS, during this project Brothers Construction, Inc. was acquired by Nabholz Construction Corp. but still operates as a wholly owned subsidiary; and

WHEREAS, Change Order No. 1 provides for the trenchless installation of 560-feet of 36-inch diameter steel encasement with an 18-inch waterline inserted through the encasement and tied-in to the existing water system on each side of I-49 south of the interchange.

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 Rawn to sign Change Order No. 1 to the contract with Brothers Construction Inc., a wholly owned subsidiary of Nabholz Construction Corp., in an amount not to exceed \$2,271,273.00 for the I-49/MLK utility relocations. A copy of Change Order No. 1 is attached to this Resolution and made a part hereof.

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

2025-229

Item ID

3/4/2025

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

Tim Nyander

2/12/2025

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a change order to the Construction Contract with Brothers Construction, Inc. in an amount not to exceed \$2,271,273.00, and approval of a budget adjustment in the amount of \$1,647,581.43 to recognize revenue from the Arkansas Department of Transportation.

Budget Impact:

5400.720.5600-5808.00 5400.720.5700-
5815.00

Water & Sewer

Account Number

Fund

11011.2301

Water & Sewer Relocations

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 9,781,598.00

Expenses (Actual+Encum)

\$ 8,749,786.37

Available Budget

\$ 1,031,811.63

Does item have a direct cost? Yes

Item Cost

\$ 2,271,273.00

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 1,647,582.00

Remaining Budget

\$ 408,120.63

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
2025	/Org2 WATER SEWER (720)	
	Requestor: Cheryl Partain	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

Staff recommends approval of Change Order #1 to the construction contract with Brothers Construction, Inc. and associated with the agreement with the Arkansas Department of Transportation (ARDOT) related to the Interstate-49 MLK Interchange Improvements ARDOT Project 040846, and approval of a budget adjustment.

RESOLUTION/ORDINANCE	COUNCIL DATE:	3/4/2025
	ITEM ID#:	2025-229
	Holly Black	
	2/14/2025 7:39 AM	
	Budget Division	Date
	D - (City Council)	
	TYPE:	
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/

TOTAL	1,647,582	1,647,582					v.2025211
	Increase / (Decrease)		Project.Sub#				
Account Number	Expense	Revenue	Project	Sub.Detl	AT	Account Name	
5400.720.5600-5808.00	1,179,367	-	11011	2301	EX	Improvements - Water Line	
5400.720.5700-5815.00	567,818	-	11011	2301	EX	Improvements - Sewer	
5400.720.5600-4309.00	-	1,235,686	11011	2301	RE	Federal Grants - Capital	
5400.720.5700-4309.00	-	411,896	11011	2301	RE	Federal Grants - Capital	
5400.860.5700-5911.99	(85,032)		11011	2019.7212	EX	Contingency - Capital Project	
5400.860.5700-5815.00	(14,571)	-	11011	2019.7212	EX	Improvements - Sewer	
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					
	-	-					



February 5, 2025

Mr. Corey Granderson, P.E.
Utilities Engineer
City of Fayetteville
113 West Mountain Street
Fayetteville, Arkansas 72701

Re: Utility Relocation I-49/MLK Interchange
COF Project No. 25-29, HW Project No. 2022129, ARDOT 040846

Dear Mr. Granderson:

The Change Order to the referenced project is recommended for approval. The additional water distribution main is necessary to facilitate the I-49 improvements ARDOT is currently constructing. The purpose of the water distribution relocation is to relocate an 8-inch and 18-inch water main outside of the acquired ARDOT Right of Way and to eliminate a conflict with an existing 12-inch water main.

The 12-inch water main currently under the overpass parallel to MLK is to be replaced by the proposed 18-inch water main boring under I-49. ARDOT extended roadway improvements on South Shiloh Drive at Tract 45 to the scope of the project after the design of the utility relocation for the 15th Street Overpass. The additional tract requires the 8-inch water main to be relocated. The 18-inch water main will replace the existing 12-inch water main in conflict with the construction of the new overpass at I-49/MLK. The proposed alignment for the 18-inch water main is the shortest distance crossing I-49.

The change order would facilitate the relocation of utility conflicts and minimize any delays of roadway improvements currently being constructed by ARDOT.

The unit costs and lump sum items are acceptable costs based on our previous projects and engineering estimates.

We trust that this is satisfactory for your review and consideration. If you have any questions, or require any additional information, please do not hesitate to call.

Sincerely,

HAWKINS-WEIR ENGINEERS, INC.

Oren Noble, P.E.

CON/clk

110 So. 7th Street • P.O. Box 648 • Van Buren, AR 72957 • Ph: (479) 474-1227 • Fax: (479) 474-8531
211 Natural Resources Drive • Little Rock, AR 72205 • Ph: (501) 374-4846
516 East Millsap Road • Suite 103 • Fayetteville, AR 72703 • Ph: (479) 455-2206
403 Garrison Avenue • Suite 101 • Fort Smith, AR 72901 • Ph: (479) 242-4685
www.hawkins-weir.com



Ute. Relocates For I-49/15th St Interchange (Potential Change Order)

Nabholz Construction Corporation

625 Kerr St

Van Buren, Arkansas 72956

Contact: Joe Fifer

Phone: 501-993-8749

Email: joe.fifer@nabholz.com

Quote To: Hawkins Weir / City of Fayetteville

Project Location: I-49 / 15th St
Fayetteville, AR

Attention: Oren Noble, PE

Phone: 479-455-2206

Email: oren.noble@hawkins-weir.com

Engineer: Hawkins-Weir

Date of Plans: January 2025 (MLK Set)

Geotech: NA

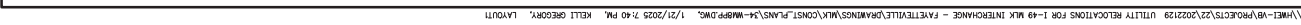
Date of Report: NA

See footnotes for inclusions and exclusions.

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1001	Performance and Payment Bonds	1.00	LS	13,052.00	13,052.00
1002	Mobilization	1.00	LS	7,970.00	7,970.00
1003	Maintenance of Traffic	1.00	LS	1,528.00	1,528.00
1004	Trench Safety	1.00	LS	95,000.00	95,000.00
1005	Erosion Control	1.00	LS	5,600.00	5,600.00
1006	Site Preparation	1.00	LS	2,515.00	2,515.00
1007	Clear and Grub	1.00	LS	1,267.00	1,267.00
1009	Construction Dewatering	1.00	LS	10,000.00	10,000.00
1012	Filling and Testing Waterline	1.00	LS	5,100.00	5,100.00
1017	Remove Curb and Gutter	80.00	LF	17.00	1,360.00
1018	Class 7 Trench Backfill - Paved Areas	350.00	CY	75.00	26,250.00
1024	Pipe Casing - 36" Bored	560.00	LF	2,600.00	1,456,000.00
1036	Seed, Fertilizer, Mulch	700.00	SY	1.00	700.00
1037	Solid Sodding	1,000.00	SY	7.00	7,000.00
1038	Asphalt Repair - 3" Thick	125.00	SY	157.00	19,625.00
1041	Install Curb and Gutter	80.00	LF	36.50	2,920.00
1046	Ductile Iron Fittings	3,060.00	LBS	27.00	82,620.00
1047	18" Butterfly Valve with Valve Box	3.00	EA	25,000.00	75,000.00
1048	Fire Hydrant Assembly	1.00	EA	14,000.00	14,000.00
1050	Connect to Existing 24" Water Main	1.00	EA	16,400.00	16,400.00
1053	Concrete Blocking	48.00	CY	650.00	31,200.00
1056	Water Marker Post	4.00	EA	85.00	340.00
2001	18" Ductile Waterline	702.00	LF	385.00	270,270.00
2002	Cut and Cap Existing 8" Waterline	2.00	EA	4,625.00	9,250.00
2003	8" C900 Waterline	461.00	LF	156.00	71,916.00
2004	8" Tapping Sleeve and Valve	2.00	EA	8,000.00	16,000.00
2005	Demo Concrete Pavement	170.00	SY	42.00	7,140.00
2006	Concrete Pavement	170.00	SY	125.00	21,250.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
GRAND TOTAL					\$2,271,273.00

NOTES:
"1000" Line items based on original unit pricing and numbering sequence
"2000" Line items based on additional items not already in current contract





CHANGE ORDER

Contract Title: Bid 23-44, Construction, Utility Relocations for I-49/15th Street Interchange

Change Order No. 1

Date of Issuance: February 5, 2025

To Contractor: Brothers Construction, Inc.

ORDINANCE/RESOLUTION: September 24, 2025

Effective: January 2, 2024

The Contract is changed as follows:

Bid	Bid	Previous	Unit	Contract	Revised	Revised	Original	Revised
Item	Item	Estimated	of	Unit	Estimated	Unit	Estimated	Estimated
No.	Description	Quantity	Measure	Price	Quantity	Price	Cost	Cost
CO1.01	Performance and Payment Bonds	0.00	LS	\$ -	1.00	\$ 13,052.00	\$ -	\$ 13,052.00
CO1.02	Mobilization	0.00	LS	\$ -	1.00	\$ 7,970.00	\$ -	\$ 7,970.00
CO1.03	Maintenance of Traffic	0.00	LS	\$ -	1.00	\$ 1,528.00	\$ -	\$ 1,528.00
CO1.04	Trench Safety	0.00	LS	\$ -	1.00	\$ 95,000.00	\$ -	\$ 95,000.00
CO1.05	Erosion Control	0.00	LS	\$ -	1.00	\$ 5,600.00	\$ -	\$ 5,600.00
CO1.06	Site Preparation	0.00	LS	\$ -	1.00	\$ 2,515.00	\$ -	\$ 2,515.00
CO1.07	Clear and Grub	0.00	LS	\$ -	1.00	\$ 1,267.00	\$ -	\$ 1,267.00
CO1.08	Construction Dewatering	0.00	LS	\$ -	1.00	\$ 10,000.00	\$ -	\$ 10,000.00
CO1.09	Filling and Testing Waterline	0.00	LS	\$ -	1.00	\$ 5,100.00	\$ -	\$ 5,100.00
CO1.10	Remove Curb and Gutter	0.00	LF	\$ -	80.00	\$ 17.00	\$ -	\$ 1,360.00
CO1.11	Class 7 Trench Backfill - Paved Areas	0.00	CY	\$ -	350.00	\$ 75.00	\$ -	\$ 26,250.00
CO1.12	Pipe Casing - 36" Bored	0.00	LF	\$ -	560.00	\$ 2,600.00	\$ -	\$ 1,456,000.00
CO1.13	Seed, Fertilizer, Mulch	0.00	SY	\$ -	700.00	\$ 1.00	\$ -	\$ 700.00
CO1.14	Solid Sodding	0.00	SY	\$ -	1,000.00	\$ 7.00	\$ -	\$ 7,000.00
CO1.15	Asphalt Repair - 3" Thick	0.00	SY	\$ -	125.00	\$ 157.00	\$ -	\$ 19,625.00
CO1.16	Install Curb and Gutter	0.00	LF	\$ -	80.00	\$ 36.50	\$ -	\$ 2,920.00
CO1.17	Ductile Iron Fittings	0.00	LBS	\$ -	3,060.00	\$ 27.00	\$ -	\$ 82,620.00
CO1.18	18" Butterfly Valve with Valve Box	0.00	EA	\$ -	3.00	\$ 25,000.00	\$ -	\$ 75,000.00
CO1.19	Fire Hydrant Assembly	0.00	EA	\$ -	1.00	\$ 14,000.00	\$ -	\$ 14,000.00
CO1.20	Connect to Existing 24" Water Main	0.00	EA	\$ -	1.00	\$ 16,400.00	\$ -	\$ 16,400.00
CO1.21	Concrete Blocking	0.00	CY	\$ -	48.00	\$ 650.00	\$ -	\$ 31,200.00
CO1.22	Water Marker Post	0.00	EA	\$ -	4.00	\$ 85.00	\$ -	\$ 340.00

CO1.23	18" Ductile Waterline	0.00	LF	\$ -	702.00	\$ 385.00	\$ -	\$ 270,270.00
CO1.24	Cut and Cap Existing 8" Waterline	0.00	EA	\$ -	2.00	\$ 4,625.00	\$ -	\$ 9,250.00
CO1.25	8" C900 Waterline	0.00	LF	\$ -	461.00	\$ 156.00	\$ -	\$ 71,916.00
CO1.26	8" Tapping Sleeve and Valve	0.00	EA	\$ -	2.00	\$ 8,000.00	\$ -	\$ 16,000.00
CO1.27	Demo Concrete Pavement	0.00	SY	\$ -	170.00	\$ 42.00	\$ -	\$ 7,140.00
CO1.28	Concrete Pavement	0.00	SY	\$ -	170.00	\$ 125.00	\$ -	\$ 21,250.00

Summation of Cost \$ - \$ 2,271,273.00

Net Cost for this Change Order \$2,271,273.00

Not valid until signed by the Owner

The original Contract Price was		\$ 3,963,291.00
Net change by previously authorized change orders		\$ -
The Contract Price prior to this Change Order was		\$ 3,963,291.00
The Contract Price will remain unchanged		\$ 2,271,273.00
The new Contract Price including this Change Order will be		\$ 6,234,564.00
The Contract Time(s) will increase by	272	calendar days
Required dates of Completion as of the date of this Change Order therefore are:		
Substantial Completion		11/5/2025
Final Completion		12/5/2025

NOTE: This summary does not reflect changes in the Contract Price or Time(s) which have been authorized by Work Change Directives not incorporated in this or previous Change Orders.

Brothers Construction, Inc.

CITY OF FAYETTEVILLE

Justin Belk

Digitally signed by Justin Belk
DN: cn=US, e=justin.belk@nabholz.com,
ou=Nabholz Construction, cn=Justin Belk
Date: 2025.02.05 13:55:14-06'00'

BY _____ DATE _____

BY _____ DATE _____



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Keith Macedo, Interim Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: **Bid 25-22, Utility Relocation Materials**

RECOMMENDATION:

Staff recommends awarding Bid 25-22 and authorizing the purchase of various large diameter water valves and appurtenances necessary for the I-49/MLK Utility Relocations Project from Northwest Arkansas WinWater Co. in the amount of \$367,098.08 plus applicable taxes and freight charges.

BACKGROUND:

The City is relocating water and sewer infrastructure along the MLK corridor in conjunction with the ARDOT improvements to the roadway in this area. To expedite scheduling, the City is procuring long lead-time materials in advance of a construction contract being awarded.

DISCUSSION:

The City solicited formal bids for ten large diameter water valves, two large diameter tapping sleeves, and two specialty air release valves per Bid 25-22 and received two bid responses as follows:

Northwest Arkansas WinWater	\$367,098.08
Consolidated Pipe	\$380,050.00

Staff recommends awarding Bid 25-22 and authorizing the purchase of these items from Northwest Arkansas WinWater in the amount of \$367,098.08 plus applicable taxes and freight charges. Freight is estimated at \$200.00, and taxes are estimated at \$35,811.56 for a total estimated cost of \$403,109.64.

BUDGET/STAFF IMPACT:

Funds are available in the Water & Sewer Relocations account within the Water & Sewer fund.

ATTACHMENTS: SRF (#3) , Bid 25-22, Bid Tab - Final (#4), Bid 25-22, Submittal (#5)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-230

Bid 25-22, Utility Relocation Materials

A RESOLUTION TO AWARD BID #25-22 AND AUTHORIZE THE PURCHASE OF VARIOUS LARGE DIAMETER WATER VALVES AND APPURTENANCES FROM NORTHWEST ARKANSAS WINWATER CO. IN THE AMOUNT OF \$367,098.08 PLUS ANY APPLICABLE TAXES AND FREIGHT CHARGES FOR THE I-49/MLK UTILITY RELOCATIONS PROJECT

WHEREAS, the City is relocating water and sewer infrastructure along the MLK corridor in conjunction with the ARDOT improvements to the roadway in this area; and

WHEREAS, to expedite scheduling, the City is procuring long lead-time materials in advance of a construction contract being awarded.

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 awards Bid #25-22 and authorizes the purchase of various large diameter water valves and appurtenances from Northwest Arkansas WinWater Co. in the amount of \$367,098.08 plus any applicable taxes and freight charges for the I-49/MLK Utility Relocations Project.

City of Fayetteville Staff Review Form



Item ID

3/4/2025

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

Tim Nyander

2/13/2025

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends awarding Bid 25-22 and authorizing the purchase of various large diameter water valves and appurtenances necessary for the I-49/MLK Utility Relocations Project from Northwest Arkansas WinWater Co. in the amount of \$367,098.08 plus applicable taxes and freight charges.

Budget Impact:

5400.720.5600-5808.00

Water & Sewer

Account Number

Fund

11011.2301

Water & Sewer Relopcations, I-49 & Hwy 62
(MLK) Interchange

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 11,429,180.00

Expenses (Actual+Encum)

\$ 11,021,059.37

Available Budget

\$ 408,120.63

Does item have a direct cost? Yes

Item Cost

\$ 403,109.64

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 5,010.99

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments: Freight is estimated at \$200.00 and taxes are estimated at \$35,811.56, for a total estimated cost of \$403,109.64.



BID TABULATION

Bid 25-22, Utility Relocation Materials

DEADLINE: Wednesday, January 29, 2025 at 2:00 PM

				Northwest Arkansas Winwater		Consolidated Pipe	
				TOTAL			
				\$367,098.08		\$380,050.00	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended
1	18" Butterfly Valve	4	EA	\$12,914.57	\$51,658.28	<u>\$9,370.00</u>	\$37,480.00
2	24" Butterfly Valve	1	EA	\$17,869.34	\$17,869.34	<u>\$17,325.00</u>	\$17,325.00
3	30" Butterfly Valve	1	EA	<u>\$29,386.43</u>	\$29,386.43	\$32,150.00	\$32,150.00
4	36" Butterfly Valve	2	EA	\$41,811.56	\$83,623.12	<u>\$38,990.00</u>	\$77,980.00
5	4" Combination Air/Vacuum Valve	2	EA	<u>\$3,869.34</u>	\$7,738.68	\$3,970.00	\$7,940.00
6	30" Tapping Valve	1	EA	<u>\$43,626.00</u>	\$43,626.00	\$56,300.00	\$56,300.00
7	36" Tapping Valve	1	EA	<u>\$65,249.00</u>	\$65,249.00	\$82,250.00	\$82,250.00
8	30" Tapping Sleeve	1	EA	<u>\$30,366.83</u>	\$30,366.83	\$30,675.00	\$30,675.00
9	36" Tapping Sleeve	1	EA	<u>\$37,580.40</u>	\$37,580.40	\$37,950.00	\$37,950.00

Kenny Fitch 01/31/2025
Kenny Fitch, Sr Procurement Agent

Amanda Beilfuss 01/31/2025
Amanda Beilfuss, Procurement Director



Bid 25-22 Addendum 1

Northwest Arkansas Winwater

Northwest Arkansas Winwater Co

Supplier Response

Event Information

Number: Bid 25-22 Addendum 1
Title: Utility Relocation Materials
Type: Invitation to Bid
Issue Date: 1/5/2025
Deadline: 1/29/2025 02:00 PM (CT)
Notes: The City of Fayetteville is seeking bids from qualified vendors for the purchase of various utility relocation materials. This bid is for the purchase of equipment only. Any questions concerning the bidding process should be directed to Kenny Fitch, City of Fayetteville Purchasing Agent, at kfitch@fayetteville-ar.gov or by calling (479) 575-8258.

Contact Information

Contact: Kenny Fitch Purchasing Agent
Address: Purchasing
Room 306
City Hall
113 West Mountain Street - Room 306
Fayetteville, AR 72701
Email: kfitch@fayetteville-ar.gov

Northwest Arkansas Winwater Information

Contact: Jesse Slate
Address: 500 SW 28th St
Bentonville, AR 72712
Phone: (479) 273-6084
Email: jkslate@winwaterworks.com
Web Address: <https://nwawinwater.com/>

By submitting your response, you certify that you are authorized to represent and bind your company.

Tyler Hardin

Signature

Submitted at 1/29/2025 01:28:22 PM (CT)

thhardin@winwaterworks.com

Email

Supplier Note

I am still waiting on a BABAA letter from AIR, they said they can provide one but I have not received it yet.

Requested Attachments

Bid 25-22, Bid Form and Signature Pages

BID 25-22 SIGNED.pdf

Please attach your signed, completed form. This can be found in the 'Attachments' tab.

Letter from Manufacturer

25-22 Manufacturer BABAA
Letters.pdf

Please attach a letter from the product manufacturer stating the items meet Buy America Build America Act requirements.

Bid Attributes

1 Check Yes or No:

Pursuant Arkansas Code Annotated §25-1-503, the Contractor agrees and certifies that they do not currently boycott Israel and will not boycott Israel during any time in which they are entering into, or while in contract, with any public entity as defined in §25-1-503. If at any time during contract the contractor decides to boycott Israel, the contractor must notify the contracted public entity in writing.

☒ Yes

☐ No

2 Check Yes or No:

Pursuant Arkansas Code Annotated §25-1-1002, the Contractor agrees and certifies that they do not currently boycott Energy, Fossil Fuel, Firearms, and Ammunition Industries during any time in which they are entering into, or while in contract, with any public entity as defined in §25-1-1002. If at any time during the contract the contractor decides to boycott Energy, Fossil Fuel, Firearms, and/or Ammunition Industries, the contractor must notify the contracted public entity in writing.

☒ Yes

☐ No

3 Addendum Acknowledgement:

By selecting "I agree", you acknowledge that you have read and understand any addendums that have been issued for this bid.

☒ I agree

Bid Lines

1	18" Butterfly Valve	Quantity: <u> 4 </u> UOM: <u>EA</u>	Price: <u> \$12,914.57 </u>	Total: <u> \$51,658.28 </u>
2	24" Butterfly Valve	Quantity: <u> 1 </u> UOM: <u>EA</u>	Price: <u> \$17,869.34 </u>	Total: <u> \$17,869.34 </u>
3	30" Butterfly Valve	Quantity: <u> 1 </u> UOM: <u>EA</u>	Price: <u> \$29,386.43 </u>	Total: <u> \$29,386.43 </u>
4	36" Butterfly Valve	Quantity: <u> 2 </u> UOM: <u>EA</u>	Price: <u> \$41,811.56 </u>	Total: <u> \$83,623.12 </u>
5	4" Combination Air/Vacuum Valve	Quantity: <u> 2 </u> UOM: <u>EA</u>	Price: <u> \$3,869.34 </u>	Total: <u> \$7,738.68 </u>
6	30" Tapping Valve	Quantity: <u> 1 </u> UOM: <u>EA</u>	Price: <u> \$43,626.00 </u>	Total: <u> \$43,626.00 </u>
7	36" Tapping Valve	Quantity: <u> 1 </u> UOM: <u>EA</u>	Price: <u> \$65,249.00 </u>	Total: <u> \$65,249.00 </u>
8	30" Tapping Sleeve	Quantity: <u> 1 </u> UOM: <u>EA</u>	Price: <u> \$30,366.83 </u>	Total: <u> \$30,366.83 </u>
9	36" Tapping Sleeve	Quantity: <u> 1 </u> UOM: <u>EA</u>	Price: <u> \$37,580.40 </u>	Total: <u> \$37,580.40 </u>

Response Total: \$367,098.08



CITY OF
FAYETTEVILLE
ARKANSAS

City of Fayetteville, Arkansas
Purchasing Division – Room 306
113 W. Mountain
Fayetteville, AR 72701
Phone: 479.575.8256

TDD (Telecommunication Device for the Deaf): 479.521.1316

INVITATION TO BID

INVITATION TO BID: Bid 25-22, Utility Relocation Materials

DEADLINE: Wednesday, January 29, 2025 before 2:00 PM, Local Time

CONTACT: Purchasing Agent Kenny Fitch, kfitch@fayetteville-ar.gov

DATE OF ISSUE AND ADVERTISEMENT: 01/05/2025

No late bids will be accepted. Bids shall be submitted in one of the following methods: (1) through the City's third-party electronic bidding platform, or (2) delivering in person via sealed envelope to the City of Fayetteville Purchasing Division. Submitting through the City's electronic bidding platform is strongly encouraged.

*City of Fayetteville
Purchasing Division – Room 306
113 West Mountain Street
Fayetteville, AR 72701*

All bids shall be submitted in accordance with the attached City of Fayetteville specifications and bid documents attached hereto. Each bidder is required to fill in every blank and shall supply all information requested; failure to do so may be used as basis of rejection.

The undersigned hereby offers to furnish & deliver the articles or services as specified, at the prices & terms stated herein, and in strict accordance with the specifications and general conditions of bidding, all of which are made a part of this offer. This offer is not subject to withdrawal unless upon mutual written agreement by the Proposer/Bidder and City Purchasing Division.

City of Fayetteville
Bid 25-22, Utility Relocation Materials
Advertisement

City of Fayetteville, Arkansas
INVITATION TO BID
Bid 25-22, Utility Relocation Materials

The City of Fayetteville is seeking bids from qualified vendors for the purchase of various utility relocation materials. This bid is for the purchase of equipment only. Any questions concerning the bidding process should be directed to Kenny Fitch, City of Fayetteville Purchasing Agent, at kfitch@fayetteville-ar.gov or by calling (479) 575-8258.

Bidding documents and addenda shall be obtained at the City of Fayetteville Purchasing Division's electronic bidding platform at www.fayetteville-ar.gov/bids. All bids shall be received by **Wednesday, January 29, 2024 before 2:00 PM, Local Time** utilizing the electronic bidding software or by submitting a sealed physical bid to the City of Fayetteville, Purchasing Division address listed below. No late bids shall be accepted. The City of Fayetteville shall not be responsible for lost or misdirected bids, or for failure of proposer's technical equipment. Submitting a bid electronically is strongly encouraged. A public bid opening will be conducted shortly after the deadline and livestreamed at <https://www.youtube.com/user/cityoffayettevillear>.

City of Fayetteville
Purchasing Division – Room 306
113 West Mountain Street
Fayetteville, AR 72701

Pursuant to Arkansas Code Annotated §22-9-203 The City of Fayetteville encourages all *qualified* small, minority and women business enterprises to bid on and receive contracts for goods, services, and construction. Also, City of Fayetteville encourages all general contractors to subcontract portions of their contract to *qualified* small, minority and women business enterprises.

Any bidder providing a service shall be registered with the Arkansas Secretary of State prior to the bid award. The City of Fayetteville reserves the right to waive irregularities, to reject bids, and to postpone the award of the Contract for a period of time which shall not exceed beyond ninety calendar days from the bid opening date.

City of Fayetteville
By: Kenny Fitch, Purchasing Agent

P: 479.575.8258

TDD (Telecommunications Device for the Deaf): (479) 521-1316

Date of advertisement: 01/05/2024

This publication was paid for by the Purchasing Division of the City of Fayetteville, Arkansas.

Amount paid: \$171.13.

EXECUTION OF BID:

All bidders shall submit this section, executed and completed in full by an authorized agent of the bidder. Bidders shall also complete submission through the City's online bidding portal (www.fayetteville-ar.gov/bids) and complete and submit all required information, which may include:

- **Bid Attributes**
- **Bid Line Items** – Bidders shall bid on all line items and not submit partial bids
- **Response Attachments**
 - Required Bid Form (this form, completed in its entirety)

Actual specification of any deficient item shall be noted on the bid sheet or separate attachment. If specifications of item bid differ from provided literature, deviation shall be documented and certified by the manufacturer as a regular production option.

PRICE: Bidders shall submit pricing on the City's online bidding portal (www.fayetteville-ar.gov/bids) in the format presented online.

Refer to the City's electronic bidding platform to submit bid pricing electronically.

Contact the City Purchasing Division to obtain documents necessary to submit a physical sealed bid; however, all bidders are strongly encouraged to submit on the City's online bidding portal.

Upon signing this Bid, the bidder certifies that:

1. Bidder has read and agrees to the requirements set forth in this proposal, including specifications, terms, standard conditions, and any pertinent information regarding the articles being bid on.
2. Unless otherwise noted and explained, the unit(s) bid and listed meets or exceeds all of these requirements as specified by the City of Fayetteville.
3. Pursuant Arkansas Code Annotated §25-1-503, the Contractor agrees and certifies that they do not currently boycott Israel and will not boycott Israel during any time in which they are entering into, or while in contract, with any public entity as defined in §25-1-503. If at any time during contract the contractor decides to boycott Israel, the contractor must notify the contracted public entity in writing.

**ALL BIDDERS SHALL SUBMIT THIS "TECHNICAL SPECIFICATIONS" SECTION WITH BID.
FAILURE TO SUBMIT A RESPONSE ON THIS "TECHNICAL SPECIFICATIONS" FORM IN A
COMPLETED FORMAT CAN RESULT IN BID REJECTION.**

BIDDING REQUIREMENTS:

- ✓ Bidders shall NOT supply warranty papers for the City to interpret whether a warranty specification is met or not.
- ✓ This bid has Buy America Build America Act Requirements.

1. GENERAL –

- 1.1 It is the intent of the following specifications to describe a complete 18" Butterfly Valve, 24" Butterfly Valve, 30" Butterfly Valve, 36" Butterfly Valve, 4" Combination Air/Vacuum Valve, 30" Tapping Valve, 36" Tapping Valve, 30" Tapping Sleeve, and 36" Tapping Sleeve.
- 1.2 This bid is for materials only.
- 1.3 All specifications are written to meet City of Fayetteville specifications, unless otherwise noted.
- 1.4 All unit(s) bid shall meet or exceed the minimum requirements, or they will be deemed incomplete and will not be considered for bid award.
- 1.5 Unit(s) bid shall be new and of the latest standard production model as offered for commercial trade.
- 1.6 All materials submitted shall meet Buy America Build America Act (BABAA). A letter from the manufacturer stating the item meets BABAA shall be submitted with the bid.
- 1.7 The warranty period shall begin from the date of delivery and shall be for 2 years.
- 1.8 Materials shall be delivered FOB to 15 S Broyles Ave, Fayetteville, AR 72704.

2. MANUFACTURER/MODEL –

- 2.1 The 18" Butterfly Valves shall be Pratt Mechanical Joint Model HP250II BFV MDT Buried Service Actuator with Spur Gear.
- 2.2 The 24", 30", and 36" Butterfly valves shall be Pratt Mechanical Joint Model HP250II Drill BFV MDT Buried Service Actuator with Spur Gear MDT-6S.
- 2.3 The 4" Combination Air/Vacuum Release Valve shall be ARI Model D-46 Pro.
- 2.4 The 30" and 36" Tapping Sleeve shall be Smith Blair Model 624 full body, mechanical joint, epoxy coated with Flanged Outlet or Ford MJTS-3830-36, Ford MJTS-3200-30.
- 2.5 The 30" and 36" Tapping Valves shall be American Flow Control Series 2500 RW Flanged x Mechanical joint with bevel gear actuator.

3. TECHNICAL SPECIFICATIONS –

- 3.1 The tapping sleeves shall be manufactured for an existing Ductile Iron Pipe.
- 3.2 The Air/Release Valve listed above meets BABAA.
- 3.3 All items listed shall have a working pressure rating of 250 psi minimum.
- 3.4 All bolts shall be 304 stainless steel.

Unsigned bids will be rejected. Items marked * are mandatory for consideration.

*NAME OF FIRM: Northwest Arkansas WinWater

Purchase Order/Payments shall be issued to this name

*D/B/A or Corporation Name _____

*BUSINESS ADDRESS: 500 SW 28th St.

*CITY: Bentonville *STATE: AR *ZIP: 72712

*PHONE: 479-273-6084 FAX: _____

*E-MAIL: THHARDIN@WINWATERWORKS.COM

*BY: (PRINTED NAME) Tyler Hardin

*AUTHORIZED SIGNATURE: [Signature]

*TITLE: President

UNIQUE ENTITY NUMBER: _____ CAGE NUMBER: _____

*TAX ID NUMBER: 471618520

Acknowledge Addendums:

Addendum No. 1 Dated: 1/17/25 Acknowledged by: Tyler Hardin

Addendum No. _____ Dated: _____ Acknowledged by: _____

Addendum No. _____ Dated: _____ Acknowledged by: _____

Addendum No. _____ Dated: _____ Acknowledged by: _____

1. SUBMISSION OF BID & BID EVALUATION:

- a. Bids shall be reviewed following the stated deadline, as shown on the cover sheet of this document.
- b. Bidders shall submit bids based on documentation published by the Fayetteville Purchasing Division.
- c. Bidding documents and addenda shall be obtained at the City of Fayetteville Purchasing Division's electronic bidding platform at www.fayetteville-ar.gov/bids. All bids shall be received by the deadline, utilizing the electronic bidding software or as stated in the bid advertisement. Submitting a bid electronically is strongly encouraged. A public bid opening will be conducted shortly after the deadline at City Hall and livestreamed at <https://www.youtube.com/user/cityoffayettevillear>. No late bids shall be accepted. The City of Fayetteville shall not be responsible for lost or misdirected bids, or for failure of proposer's technical equipment.
- d. The City will not be responsible for misdirected bids. Bidder should call the Purchasing Office at 479.575.8256 to ensure correct receipt of bidding documents prior to opening time and date listed on the bid form.
- e. Bidders shall have experience in providing products and/or services of the same or similar nature.
- f. Bidder is advised that exceptions to any of the terms contained in this bid must be identified in its response to the bid. Failure to do so may lead the City to declare any such term non-negotiable. Proposer's desire to take exception to a non-negotiable term will not disqualify it from consideration for award.
- g. Local time is defined as the time in Fayetteville, Arkansas on the due date of the deadline. Bids shall be received before the time as shown by the atomic clock located in the Purchasing Division Office.
- h. Bids will be evaluated and awarded based on the best interest of the City of Fayetteville. The City reserves the right to award bids in their entirety, none, or by line item.

2. WRITTEN REQUESTS FOR INTERPRETATIONS OR CLARIFICATION:

No oral interpretations will be made to any firms as to the meaning of specifications or any other contract documents. All questions pertaining to the terms and conditions or scope of work of this bid must be sent in writing via e-mail to the Purchasing Agent. Responses to questions may be handled as an addendum if the response would provide clarification to the requirements of the bid. All such addenda shall become part of the contract documents. The City will not be responsible for any other explanation or interpretation of the proposed bid made or given prior to the award of the contract.

3. DESCRIPTION OF SUPPLIES AND SERVICES:

Any reference to a particular brand or manufacturer is done in an effort to establish an acceptable level of quality for this project. Brands or manufacturers that are included in bid that are of at least equal quality, size, design, and specification as to what has been specified, will be acceptable for consideration only if approved by the City of Fayetteville Purchasing Division. The City of Fayetteville reserves the right to accept or reject any requested equal.

4. RIGHTS OF CITY OF FAYETTEVILLE BID PROCESS:

In addition to all other rights of the City of Fayetteville, under state law, the City specifically reserves the following:

- a. The City of Fayetteville reserves the right to select the bid that it believes will serve the best interest of the City.
- b. The City of Fayetteville reserves the right to accept or reject any or all bids.
- c. The City of Fayetteville reserves the right to cancel the entire bid.
- d. The City of Fayetteville reserves the right to remedy or waive technical or immaterial errors in the invitation to bid or in bids submitted.
- e. The City of Fayetteville reserves the right to request any necessary clarifications, additional information, or data without changing the terms of the bid.

5. COSTS INCURRED BY BIDDERS:

All expenses involved with the preparation and submission of bids to the City, or any work performed in connection therewith, shall be borne solely by the bidder(s). No payment will be made for any responses received, or for any other effort required of, or made by, the bidder(s) prior to contract commencement.

6. CONFLICT OF INTEREST:

- a. The bidder represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance or services required hereunder, as provided in City of Fayetteville Code Section 34.26 titled "Authority of City Employee to Contract with the City".
- b. All bidders shall promptly notify Kenny Fitch, City Purchasing Agent, in writing, of all potential conflicts of interest for any prospective business association, interest, or other circumstance which may influence or appear to influence the bidder's judgment or quality of services being provided. Such written notification shall identify the prospective business association, interest or circumstance, the nature of which the bidder may undertake and request an opinion to the City as to whether the association, interest or circumstance would, in the opinion of the City, constitute a conflict of interest if entered into by the bidder. The City agrees to communicate with the bidder its opinion via e-mail or first-class mail within thirty days of receipt of notification.

7. WITHDRAWAL OF PROPOSAL:

A bid may be withdrawn prior to the time set for the bid submittal, based on a written request from an authorized representative of the firm; however, a bid shall not be withdrawn after the time set for the bid unless approved by the Purchasing Division.

8. LATE PROPOSAL OR MODIFICATIONS:

Bid modifications received after the time set for the bid submittal shall not be considered. Modifications in writing received prior to the deadline will be accepted. The City will not be responsible for misdirected bids. Bidders should call the Purchasing Division at (479) 575-8256 to ensure receipt of their submittal documents prior to opening time and date listed.

9. LOCAL, STATE, AND FEDERAL COMPLIANCE REQUIREMENTS:

- a. The laws of the State of Arkansas apply to any purchase made under this bid. Bidders shall comply with all local, state, and federal directives, orders and laws as applicable to this proposal and subsequent contract(s) including but not limited to Equal Employment Opportunity (EEO), Disadvantaged Business Enterprises (DBE), & OSHA as applicable to this contract.
- b. Pursuant to Arkansas Code Annotated §22-9-203 The City of Fayetteville encourages all *qualified* small, minority and women business enterprises to bid on and receive contracts for goods, services, and construction. Also, City of Fayetteville encourages all general contractors to subcontract portions of their contract to *qualified* small, minority and women business enterprises.

10. PROVISION FOR OTHER AGENCIES:

Unless otherwise stipulated by the bidder, the bidder agrees to make available to all Government agencies, departments, municipalities, and counties, the proposal prices submitted in accordance with said proposal terms and conditions therein, should any said governmental entity desire to buy under this proposal. Eligible Users shall mean all state of Arkansas agencies, the legislative and judicial branches, political subdivisions (counties, local district school boards, community colleges, municipalities, counties, or other public agencies or authorities), which may desire to purchase under the terms and conditions of the contract.

11. COLLUSION:

The Proposer, by affixing his or her signature to this proposal, agrees to the following: "bidder certifies that his or her bid is made without previous understanding, agreement, or connection with any person, firm or corporation making a proposal for the same item(s) and/or services and is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action."

12. RIGHT TO AUDIT, FOIA, AND JURISDICITON:

- a. The City of Fayetteville reserves the privilege of auditing a vendor's records as such records relate to purchases between the City and said vendor.
- b. Freedom of Information Act: City contracts and documents prepared while performing City contractual work are subject to the Arkansas Freedom of Information Act. If a Freedom of Information Act request is presented to the City of Fayetteville, the (Contractor) will 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.
- c. Legal jurisdiction to resolve any disputes shall be in Washington County, Arkansas with Arkansas law applying to the case.

13. CITY INDEMNIFICATION:

The successful bidder(s) agrees to indemnify the City and hold it harmless from and against all claims, liability, loss, damage or expense, including but not limited to counsel fees, arising from or by reason of any actual or claimed trademark, patent or copyright infringement or litigation based thereon, with respect to the goods or any part thereof covered by this order, and such obligation shall survive acceptance of the goods and payment thereof by the City.

14. VARIANCE FROM STANDARD TERMS & CONDITIONS:

All standard terms and conditions stated in this request for bid apply to this contract except as specifically stated in the subsequent sections of this document, which take precedence, and should be fully understood by bidders prior to submitting a proposal on this requirement.

15. ADA REQUIREMENT FOR PUBLIC NOTICES & TRANSLATION:

Persons with disabilities requiring reasonable accommodation to participate in this proceeding/event, should call 479.521.1316 (telecommunications device for the deaf), not later than seven days prior to the deadline. Persons needing translation of this document shall contact the City of Fayetteville, Purchasing Division, immediately.

16. PROCUREMENT POLICY FOR RECYCLED MATERIALS:

The City of Fayetteville wishes to encourage its bidders to use recycled products in fulfilling contractual obligations to the City and that such practices will serve as a model for other public entities and private sector companies.

17. PAYMENTS AND INVOICING:

The bidder must specify in their bid the exact company name and address which must be the same as invoices submitted for payment as a result of award of this bid. Further, the successful bidder is responsible for immediately notifying the Purchasing Division of any company name change, which would cause invoicing to change from the name used at the time of the original bid. Payment will be made within thirty days of invoice received. The City of Fayetteville is very credit worthy and will not pay any interest, fees, or penalty for untimely payments. Payments can be processed through bidder's acceptance of Visa at no additional costs to the City for expedited payment processing. The City will not agree to any nonrefundable deposit or retainer that would remain property of the bidder even if the hourly work actually performed by the bidder would not justify such fee. All invoices shall be presented to the City with the minimum information listed below.

- a. City Department that ordered the materials or services
- b. Order Date
- c. Delivery date or the date of services
- d. Name of the City Employee that requested or picked up the goods, materials, or service
- e. Bid Number that applies to the purchase and invoices. Amounts in the bid shall match invoicing.

18. CANCELLATION:

- a. The City reserves the right to cancel this contract without cause by giving thirty (30) days prior notice to the Contractor in writing of the intention to cancel or with cause if at any time the Contractor fails to fulfill or abide by any of the terms or conditions specified.
- b. Failure of the contractor to comply with any of the provisions of the contract shall be considered a material breach of contract and shall be cause for immediate termination of the contract at the discretion of the City of Fayetteville.
- c. In addition to all other legal remedies available to the City of Fayetteville, the City reserves the right to cancel and obtain from another source, any items and/or services which have not been delivered within the period of time from the date of order as determined by the City of Fayetteville.
- d. In the event sufficient budgeted funds are not available for a new fiscal period, the City shall notify the vendor of such occurrence and contract shall terminate of the last day of the current fiscal period without penalty or expense to the City.

19. ASSIGNMENT, SUBCONTRACTING, CORPORATE ACQUISITIONS AND/OR MERGERS:

- a. The Contractor shall perform this contract. No assignment of subcontracting shall be allowed without prior written consent of the City. If a bidder intends to subcontract a portion of this work, the bidder shall disclose such intent in the bid submitted as a result of this bid.
- b. In the event of a corporate acquisition and/or merger, the Contractor shall provide written notice to the City within thirty (30) calendar days of Contractor's notice of such action or upon the occurrence of said action, whichever occurs first. The right to terminate this contract, which shall not be unreasonably exercised by the City, shall include, but not be limited to, instances in which a corporate acquisition and/or merger represent a conflict of interest or are contrary to any local, state, or federal laws. Action by the City awarding a proposal to a firm that has disclosed its intent to assign or subcontract in its response to the bid, without exception shall constitute approval for purpose of this Agreement.

20. NON-EXCLUSIVE CONTRACT:

Award of this bid shall impose no obligation on the City to utilize the vendor for all work of this type, which may develop during the contract period. This is not an exclusive contract. The City specifically reserves the right to concurrently contract with other companies for similar work if it deems such an action to be in the City's best interest. In the case of multiple-term contracts, this provision shall apply separately to each item.

21. LOBBYING:

Lobbying of selection committee members, City of Fayetteville employees, or elected officials regarding request for proposals, request for qualifications, bids or contracts, during the pendency of bid protest, by the bidder/proposer/protestor or any member of the bidder's/proposer's/protestor's staff, and agent of the bidder/proposer/protestor, or any person employed by any legal entity affiliated with or representing an organization that is responding to the request for proposal, request for qualification, bid or contract, or has a pending bid protest is strictly prohibited either upon advertisement or on a date established by the City of Fayetteville and shall be prohibited until either an award is final or the protest is finally resolved by the City of Fayetteville; provided, however, nothing herein shall prohibit a prospective/bidder/proposer from contacting the Purchasing Division to address situations such as clarification and/or questions related to the procurement process. For purposes of this provision lobbying activities shall include but not be limited to,

influencing or attempting to influence action or non-action in connection with any request for proposal, request for qualification, bid or contract through direct or indirect oral or written communication or an attempt to obtain goodwill of persons and/or entities specified in this provision. Such actions may cause any request for proposal, request for qualification, bid or contract to be rejected.

22. ADDITIONAL REQUIREMENTS:

The City reserves the right to request additional services relating to this bid from the bidder. When approved by the City as an amendment to the contract and authorized in writing prior to work, the Contractor shall provide such additional requirements as may become necessary.

23. ADD OR DELETE LOCATIONS OR SERVICES:

The City reserves the right to unilaterally add or delete locations and/or services, either collectively or individually, at the City's sole option, at any time after award has been made as may be deemed necessary or in the best interests of the City. In such case, the Contractor(s) will be required to provide services to this contract in accordance with the terms, conditions, and specifications.

24. INTEGRITY OF BID DOCUMENTS:

Bidders shall use the original bid form(s) provided by the Purchasing Division and enter information only in the spaces where a response is requested. Bidders may use an attachment as an addendum to the bid form(s) if sufficient space is not available on the original form for the bidder to enter a complete response. **Any modifications or alterations to the original documents by the bidder, whether intentional or otherwise, will constitute grounds for rejection of such response.** Any such modifications or alterations a bidder wishes to propose shall be clearly stated in the bidder's response and presented in the form of an addendum to the original bid documents.

25. CERTIFICATE OF INSURANCE

The successful bidder shall provide a Certificate of Insurance in accordance with specifications listed in this request for proposal, prior to commencement of any work. Such certificate shall list the City of Fayetteville as an additional insured. Insurance shall remain valid, when applicable, throughout project completion.

Certificates of insurance are to be addressed to the City of Fayetteville, showing that the contractor carries the following insurance which shall be maintained throughout the term of the bid. Any work sublet; the contractor shall require the subcontractor similarly to provide the same insurance coverage. In case any employee engaged in work on the project is not protected under Workers' Compensation, the Contractor shall provide, and shall cause each subcontractor to provide, adequate employer's liability insurance for the protection of such of his employees as are not otherwise protected.

Workers' Compensation:	Statutory Amount
Comprehensive General & Automotive Liability:	\$250,000 each person \$500,000 aggregate
Property Damage Liability:	\$100,000 aggregate

26. OTHER GENERAL CONDITIONS:

- a. Bidder is presumed to be familiar with all federal, state, and city laws, ordinances, and regulations which in any manner affect those engaged or employed in the Work, or the materials or equipment used, or that in any way affect the Work and shall in all respects comply with said laws, ordinances, and regulations. No claim of misunderstanding or ignorance on the part of Bidder or Proposer will in any way serve to modify the provisions of the contract. No representations shall be binding unless embodied in the contract.
- b. Prices shall include all labor, materials, overhead, profit, insurance, shipping, freight, etc., to cover the products and services presented. *Sales tax shall not be included in the bid price.* Applicable Arkansas sales tax laws will apply when necessary but will not be considered in award of this project.
- c. Each bidder should state the anticipated number of days from the date of receipt of an order for delivery of services to the City of Fayetteville.
- d. Bidders must provide the City with their bids signed by an employee having legal authority to submit bids on behalf of the bidder. The entire cost of preparing and providing responses shall be borne by the bidder.
- e. The City reserves the right to request any additional information it deems necessary from any or all bidders after the submission deadline.
- f. The request for bid is not to be construed as an offer, a contract, or a commitment of any kind; nor does it commit the city to pay for any costs incurred by bidder in preparation. It shall be clearly understood that any costs incurred by the Bidder in responding to this solicitation is at the bidder's own risk and expense as a cost of doing business. The City of Fayetteville shall not be liable for reimbursement to the Bidder for any expense so incurred, regardless of whether or not the submittal is accepted.
- g. If products, components, or services other than those described in this bid document are proposed, the bidder must include complete descriptive literature for each. All requests for additional information must be received within five working days following the request.
- h. **NOTE: Any uncertainties shall be brought to the attention to Kenny Fitch immediately via telephone (479.575.8258) or e-mail (kfitch@fayetteville-ar.gov). It is the intent and goal of the City of Fayetteville Purchasing Division to provide documents providing a clear and accurate understanding of the scope of work to be completed and/or goods to be provided. We encourage all interested parties to ask questions to enable all bidders to be on equal bidding terms.**
- i. Any inquiries or requests for explanation in regard to the City's requirements should be made promptly to Kenny Fitch, City of Fayetteville, Purchasing Agent via e-mail (kfitch@fayetteville-ar.gov) or telephone (479.575.8258). No oral interpretation or clarifications will be given as to the meaning of any part of this request for proposal. All questions, clarifications, and requests, together with answers, if any, will be provided to all firms via written addendum. Names of firms submitting any questions, clarifications, or requests will not be disclosed until after a contract is in place.
- j. Any information provided herein is intended to assist the bidder in the preparation of proposals necessary to properly respond to this bid. The bid is designed to provide qualified Proposers with sufficient basic information to submit proposals meeting minimum specifications and/or test requirements but is not intended to limit a bid's content or to exclude any relevant or essential data.

- k. Bidders irrevocably consent that any legal action or proceeding against it under, arising out of or in any manner relating to this Contract shall be prevailed by Arkansas law. Proposer hereby expressly and irrevocably waives any claim or defense in any said action or proceeding based on any alleged lack of jurisdiction or improper venue or any similar basis.
- l. The successful bidder shall not assign the whole or any part of this Contract or any monies due or to become due hereunder without written consent of City of Fayetteville. In case the successful bidder assigns all or any part of any monies due or to become due under this Contract, the Instrument of assignment shall contain a clause substantially to the effect that is agreed that the right of the assignee in and to any monies due or to become due to the successful bidder shall be subject to prior liens of all persons, firms, and corporations for services rendered or materials supplied for the performance of the services called for in this contract.
- m. The successful bidder's attention is directed to the fact that all applicable Federal and State laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over the services shall apply to the contract throughout, and they will be deemed to be included in the contract as though written out in full herein. The successful bidder shall keep himself/herself fully informed of all laws, ordinances and regulations of the Federal, State, and municipal governments or authorities in any manner affecting those engaged or employed in providing these services or in any way affecting the conduct of the services and of all orders and decrees of bodies or tribunals having any jurisdiction or authority over same. If any discrepancy or inconsistency should be discovered in these Contract Documents or in the specifications herein referred to, in relation to any such law, ordinance, regulation, order or decree, s/he shall herewith report the same in writing to City of Fayetteville.

27. ATTACHMENTS TO BID DOCUMENTS:

- Appendix A: Technical Specifications



250 Riverside Avenue North
Sartell, MN 56377 USA
Ph: 320-259-2000

January 29, 2025

DeZURIK, Inc.
250 Riverside Avenue North
Sartell, Minnesota 56377

Subject: American Iron and Steel Step Certification for Fayetteville bid 25-22 Utility Relocation 0127.0050
Quote No.: QUO164173

I, Steve Symanietz certify that the (melting, bending, galvanizing, cutting, etc.) processes for (manufacturing or fabricating) the following products and/or materials shipped or provided for the subject project is in full compliance with Build America Buy America (BABA) Act 2 CFR 184 as derived from the Environmental Protection Agency's: Build America, Buy America Act implantation procedures for EPA Office of Water Federal Financial Assistance programs (Nov. 2022). The items listed below meets the 55% component test for manufactured products and/or 50% for iron and steel components.

Item, Products and/or materials and location of delivery:
DeZURIK: Model BAW Rubber Seated Butterfly Valve

Such processes took place at the following location(s):
Machining, assembly, testing, etc.:

DeZURIK, Inc.
250 Riverside Avenue North
Sartell, MN 56377

This certification is to be submitted upon request to interested parties (e.g. municipalities, consulting engineers, general contractors, etc.)

If any of the above compliance statements change while providing materials to this project, please immediately notify the person(s) who is requesting to use your product(s).

Sincerely,

Steve Symanietz
Municipal Sales Support Manager
320-259-2355 Office
320-492-7497 Cell

info@dezurik.com
www.dezurik.com



Smith-Blair, Inc.

30 Globe Ave
Texarkana, AR 71854
P: 870.773.5100
F: 870.773.5104

January 29, 2025

Subject: American Iron and Steel, BABA Pre-Certification
Quote #: B21217329
Job Name: BABA - BID 25-22 UTILITY RELOCATION MATERIALS -
FAYETTEVILLE, AR.

I certify that the manufacturing process for the following products and/or material shipped or provided for the project will be in full compliance with the Infrastructure Investment and Jobs Act, also known as Build America, Buy American Act of 2021, BABA Act or BABAA or Public Law 117-58. This certification also applies to the American Iron and Steel requirements as originally mandated in the EPA's State Revolving Fund Programs of the Consolidated Appropriations Act of 2014.

All items quoted on the above referenced quote will meet required compliance specifications when specifically quoted and ordered per these requirements.

Such processes will take place in the Texarkana, Arkansas manufacturing facility for Smith Blair, Inc.

If any of the above compliance statements change while providing material to this project we will immediately notify the prime contractor and the engineer.

Please contact me if you have any questions at insidesales@xylem.com.

Sincerely,

Misty King, Customer Service Manager
Steve Palmore, Application/Sales Engineering Manager



Clow Valve Co.

902 South 2nd Street
Oskaloosa, IA 52577

Telephone: 641 673-8611
Fax: 641 673-8269

January 29, 2025

RE; Domestic Valves

To: City of Fayetteville

This letter is to inform you that Clow Valve is able to supply RW gate valves that are 100% domestic (except for the gear). At this time Clow Valve does not have access to a domestic gear supplier for our products and we are unable to supply a domestic gears on our valves.

If you have any questions or need additional information, please contact this office.

Sincerely,

Adam Boden
Clow Valve Company
Inside Sales Manager

01/30/2025

To Whom It May Concern

Re: A.R.I. – Flow Control Accessories Product Line

This is to inform you that Aquestia USA is currently in the process of manufacturing the D-46; 4" to be compliant with BABA requirements.

The final production timeline is undisclosed, however the process is in motion and notice of completion will be given periodically as needed.

Sincerely,



Jarrod McCain

Director of Sales and Marketing

Aquestia USA, Inc.



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Terry Gulley, Asst Public Works Director - Ops
FROM: Ross Jackson, Jr., Fleet Operations Superintendent
SUBJECT: **JA RIGGS CO.**

RECOMMENDATION:

RECOMMEND COUNCIL APPROVAL AND PURCHASE OF (1) EXCAVATOR FROM JA RIGGS CO OF SPRINGDALE ARKANSAS IN THE AMOUNT OF \$292,435.76 THROUGH A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (011723-CAT) AND TO APPROVE A BUDGET ADJUSTMENT.

BACKGROUND:

Unit 822 (WSEW_F081) has reached replacement with 13.5/15 points and is ready for surplus.

DISCUSSION:

This replacement Excavator will be an upgraded size and with additional attachments for the Water Sewer Department to accelerate water leak repairs and will be used to respond to after-hours emergencies as well. We have fully collected for a like-sized unit, but again, the Water Sewer Department is needing a larger upgraded unit for daily operations. It will come with (3) buckets (24", 36" and 42"), a pusher blade, hydraulic thumb attachment and breaker attachment.

BUDGET/STAFF IMPACT:

A budget adjustment is attached for your approval.

This item was unanimously approved by the Equipment Committee on February 11th.

ATTACHMENTS: SRF (#3) , BA (#4), Final Quote (#5)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-198

JA RIGGS CO.

A RESOLUTION TO APPROVE THE PURCHASE OF AN EXCAVATOR FROM JA RIGGS CO IN THE AMOUNT OF \$292,435.76, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A BUDGET ADJUSTMENT

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 the purchase of an excavator from JA Riggs Co, in the amount of \$292,435.76, pursuant to a Sourcewell Cooperative Purchasing Contract.

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

2025-198

Item ID

3/4/2025

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

Chelsey Voden

2/7/2025

FLEET OPERATIONS (770)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RECOMMEND APPROVAL AND PURCHASE OF (1) EXCAVATOR FROM JA RIGGS CO OF SPRINGDALE ARKANSAS IN THE AMOUNT OF \$292,435.76 THROUGH A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (011726-CAT) AND APPROVE A BUDGET ADJUSTMENT. UNIT TO BE REPLACED 822 (WSEW_F081), REPLACEMENT UNIT TO BE 848.

Budget Impact:

9700.770..1920-5802

FLEET

Account Number

Fund

02077.2025

CONSTRUCTION EQUIPMENT

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 1,694,500.00

Expenses (Actual+Encum)

\$ 1,384,891.92

Available Budget

\$ 309,608.08

Does item have a direct cost? Yes

Item Cost

\$ 292,435.76

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 122,436.00

Remaining Budget

\$ 139,608.32

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	FLEET OPERATIONS (770)	Adjustment Number
2025	/Org2		
	Requestor:	Ross Jackson	

Water and Sewer is upgrading replacement unit 822 (WSEW_F081). The upgraded unit will be larger and more capable of repairing water leaks and after hour emergencies.

	COUNCIL DATE:	3/4/2025
	ITEM ID#:	2025-198
	Holly Black	
	2/13/2025 3:47 PM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

[illegible]



SOURCEWELL
CONTRACT #011723

Jan 24, 2025

CITY OF FAYETTEVILLE
1525 S HAPPY HOLLOW RD
FAYETTEVILLE, ARKANSAS 72701

Dear Ross Jackson,

We are pleased to quote the following for your purchase consideration One new Caterpillar Model: 315GC Excavator with all standard equipment in addition to the below machine specifications.

MACHINE SPECIFICATIONS:

- 315 GC 07E HEX AM-N CFG1D
- COUNTERWEIGHT, 3.83 MT (8490LB)
- SWING FRAME, STD
- HANDRAIL, ISO
- FLOORMAT, STD
- MONITOR, 8"
- INTEGRATED RADIO, W/O DAB
- PEDAL, STRAIGHT TRAVEL
- DRINK HOLDER
- CAMERA, REAR & RH VIEW
- TRAVEL ALARM
- LIGHTS, CHASSIS
- LIGHTS, BOOM LH 1P
- FAN, VARIABLE SPEED
- STORAGE BOX
- STICK, R9'10" W/O EOU MOUNT
- BKT SD 24" 0.40YD3 312
- TRACK, 20" TG, W/RUBBER PAD
- LIGHTS, BOOM RH 1P
- LIGHTS, CAB, LH, W/O 360
- WIPER, RADIAL W/LOWER
- PROD LINK, PLE643/PLE743 RADIO
- CONTROL, QC PIN GRABBER
- COUPLER, PIN GRABBER W/PINS
- BKT SD 36" 0.69YD3 312
- SIDE CUTTER, GENERAL PURPOSE
- TIP, PENETRATION PLUS ADVANSYS
- BKT SD 42" 0.85YD3 312
- PIN GROUP, SPARE
- CAB, COMFORT W/ BLADE LEVER
- UNDERCARRIAGE, LONG W/ BLADE
- BLADE, 8'6"
- THUMB HYDRAULIC
- H110S HAMMER

NET BALANCE DUE, plus any additional taxes	\$292,435.76
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ADDITIONAL CONSIDERATIONS

- Quoted pricing and finance terms are based on current available market pricing and are subject to change.
- Financing terms, including interest rates, residuals, and other associated items will not be guaranteed until finance documents are generated at time of machine delivery to customer.
- By signing this quote, Riggs will initiate the machine ordering process for the equipment quoted.

WARRANTY

Standard Warranty:	12 Months / Unlimited Hours Premier Warranty
Extended Warranty:	60 MO 4000 HR PREMIER
CSA	RIGGS ADVANTAGE - 36 MO 3000 HR FILTER KIT

Thank you for your interest in Riggs CAT and Caterpillar products for your business needs. If there are any questions, please do not hesitate to contact me.

Sincerely,

Zachary Whaley
Riggs Cat
Regional Sales Manager
whaleyz@jariggs.com
(501) 580-9684

Accepted by: _____ on _____
Signature Authorized the Purchase



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Terry Gulley, Asst Public Works Director - Ops
FROM: Ross Jackson, Jr., Fleet Operations Superintendent
SUBJECT: **RANDALL FORD INC.**

RECOMMENDATION:

RECOMMEND COUNCIL APPROVAL OF ONE FORD F150 EV AND LEVEL 2 FORD CHARGER FROM RANDALL FORD INC OF FORT SMITH FOR \$51,957.00 PLUS ANY ADDITIONAL TAXES, SURCHARGES OR DELIVERY FEES ACCORDING TO ORDINANCE 6491 AND TO APPROVE A BUDGET ADJUSTMENT.

BACKGROUND:

Unit 2188 (SWST_F029) is currently at 15/15 points and has reached replacement according to our Fleet Management Information System, Faster Asset Solutions.

DISCUSSION:

Recycling and Trash Collections unit 2188, a gasoline Ford F150 pickup, was identified as a perfect EV replacement candidate. Based off hours used per day, miles driven per day, week and year, we will be proceeding with replacing it with a Ford F150 EV to continue equipment and EVSE (Electric Vehicle Supply Equipment) standardization.

Fleet has already planned with Sustainability, RTC, Building Maintenance and King Electric (our contracted commercial electric vendor) to prepare for on-site EV charging once this purchase is approved.

BUDGET/STAFF IMPACT:

The shortfall in budget and collections will be made up by a budget adjustment using grant money from the Sustainability Department that we are using for EV replacements.

This asset was presented and unannanously approved at the February 11th Equipment Committee.

ATTACHMENTS: SRF (#3) , BA (#4), Randall F150 EV + Charger \$51,957.00 (#4), Vehicle Purchase Ordinance (#5), Quote Request for EV Truck (#6)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-200

RANDALL FORD INC.

A RESOLUTION TO APPROVE THE PURCHASE OF A FORD F150 EV AND LEVEL 2 FORD CHARGER FROM RANDALL FORD INC IN THE AMOUNT OF \$51,957.00, PLUS ANY APPLICABLE TAXES, SURCHARGES, AND DELIVERY FEES, PURSUANT TO ORDINANCE 6491, AND TO APPROVE A BUDGET ADJUSTMENT

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 the purchase of a Ford F150 EV and Level 2 Ford Charger from Randall Ford Inc. in the amount of \$51,957.00, plus any applicable taxes, surcharges, and delivery fees, pursuant to Ordinance 6491.

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

2025-200

Item ID

3/4/2025

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

Ross Jackson

2/10/2025

FLEET OPERATIONS (770)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RECOMMEND COUNCIL APPROVAL OF ONE FORD F150 EV AND LEVEL 2 FORD CHARGER FROM RANDALL FORD INC OF FORT SMITH FOR \$51,957.00 PLUS ANY ADDITIONAL TAXES, SURCHARGES OR DELIVERY FEES ACCORDING TO ORDINANCE 6491 AND TO APPROVE A BUDGET ADJUSTMENT.

Budget Impact:

9700.770.1920-5802.00

Shop

Account Number

Fund

02078.2025

Light/Meduim Trucks

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 1,301,440.00

Expenses (Actual+Encum)

\$ 627,464.24

Available Budget

\$ 673,975.76

Does item have a direct cost? Yes

Item Cost

\$ 51,957.00

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 11,957.00

Remaining Budget

\$ 633,975.76

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2025	SUSTAINABILITY/RESILIENCE (631)	
	Requestor: Daryl Brigman	

TO APPROVE A BUDGET ADJUSTMENT FOR A NEW FORD LIGHTNING TO BE UNIT 2316 SWST_F029 IN THE PURCHASE AMOUNT OF \$51,957 FROM RANDALL FORD OF FT SMITH.

	COUNCIL DATE:	3/4/2025
	ITEM ID#:	2025-200
	Holly Black	
	2/13/2025 3:41 PM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

[illegible]

Prepared for: Mr. Ross Jackson, Superintendent, City of Fayetteville

113 West Mountain St

Fayetteville, AR 72701

Office: 479-444-3494 | Mobile: 479-879-6221

Email: rjackson@fayetteville-ar.gov

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545



Client Proposal

Prepared by:

PATRICK HARRINGTON

Office: 479-452-1311

Email: patrick@randallford.com

Quote ID: 0011

Date: 01/22/2025



Randall Ford Inc | 5500 Rogers Ave, Fort Smith, Arkansas, 729033748

Office: 479-452-1311

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Mr. Ross Jackson, Superintendent, City of Fayetteville

113 West Mountain St

Fayetteville, AR 72701

Office: 479-444-3494 | Mobile: 479-879-6221

Email: rjackson@fayetteville-ar.gov

Re: Quote ID 0011 01/22/2025

Dear Mr. Jackson,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

PATRICK HARRINGTON

Fleet & Commercial Account Manager

479-452-1311

patrick@randallford.com

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs

Dimensions

- Conventional Capacity: 5,100 lbs.
- Front brake diameter: 14.0"
- Cargo box length: 66.0"
- Cargo box volume: 52.8 cu.ft.
- Cargo box max width: 65.2"
- Cargo box length feet: 5.5
- Vehicle body width: 79.9"
- Wheelbase: 145.0"
- Front track: 67.9"
- Frame section modulus: 5.6 cu.in.
- Front bumper to front axle: 37.8"
- Max interior rear cargo volume: 50.9 cu.ft.
- Total passenger volume: 131.9 cu.ft.
- Headroom second-row: 40.4"
- Leg room second-row: 43.6"
- Shoulder room second-row: 66.0"
- Hip room second-row: 62.6"
- GCWR: 11,700 lbs.
- Rear brake diameter: 13.8"
- Cargo box min width: 50.6"
- Pickup box depth: 21.4"
- Cargo box tailgate width: 60.3"
- Vehicle body length: 231.7"
- Vehicle body height: 77.2"
- Vehicle turning radius: 23.9'
- Rear track: 67.9"
- Frame yield strength (psi): 49300.0
- Interior rear cargo volume with seats folded: 50.9 cu.ft.
- Front cargo volume: 14.1 cu.ft.
- Headroom first-row: 40.8"
- Leg room first-row: 43.9"
- Shoulder room first-row: 66.7"
- Hip room first-row: 62.5"

Powertrain

- * **Horsepower: 580 HP**
- Driver selectable drivetrain mode
- Full-time AWD
- Recommended fuel: electric
- Permanent locking hub control
- Plug and charge
- * **Traction battery charge time 50kW DC fast charge 2 hours**
- * **Traction battery charge time @ 240VAC 14.6 hours**
- Peak DC fast charge rate: 150 kW
- Radiator
- Automatic
- All-wheel drive
- All-speed ABS and driveline traction control
- Bidirectional charging capability
- 11.5 kWh onboard charger
- * **All electric range 320 miles**
- SAE CCS DC fast charge connector
- * **DC fast charge (peak rate): 41 minutes**

Fuel Economy and Emissions

- Fuel economy electric equivalent (city/highway/combined): 76 mpge/61 mpge/68 mpge
- Fuel economy combined equivalent: 68 mpge
- Fuel economy highway equivalent: 61 mpge
- ZEV emissions
- Fuel economy city equivalent: 76 mpge
- Electric fuel economy combined: 49 kWh per 100 miles
- Electric secondary fuel type

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Suspension and Handling

- Standard ride suspension
- Gas-pressurized rear shock absorbers
- Heavy-duty front shock absorbers

Driveability

- 4-wheel disc brakes
- 4-wheel antilock (ABS) brakes
- Electronic parking brake
- Post Collision Braking automatic post-collision braking system
- Automatic brake hold
- Hill Start Assist
- Double wishbone front suspension
- Front coil springs
- Rear anti-roll bar
- Speed sensitive power steering
- Rack-pinion steering
- Front and rear ventilated disc brakes
- Four channel ABS brakes
- One-pedal regenerative brakes
- Driver selectable regen levels
- Brake assist system
- Independent front suspension
- Front anti-roll bar
- Independent rear suspension
- Trailing arm rear suspension
- Electric power-assist steering system
- 2-wheel steering system

Body Exterior

- Trailer wiring harness
- 4 doors
- Pickup bed-rail protectors
- Monotone paint
- Black door handles
- 2 front tow hooks
- Rear bumper step
- Black grille
- Black door mirrors
- Conventional right rear passenger door
- Active aerodynamics
- 18 x 8.5-inch front and rear black aluminum wheels
- * **Running boards**
- Standard style pickup box
- Clearcoat paint
- Black side window trim
- Black front bumper
- Black rear bumper
- Black front bumper rub strip
- Standard style side mirrors
- Conventional left rear passenger door
- Tailgate
- P275/65RS18 AT BSW front and rear tires
- Front left charge port door

Convenience

- SYNC 4 with Enhanced Voice Recognition (Alexa-Built-In) built-in virtual assistant
- Keyfob activated door locks
- Auto-locking doors
- Power tailgate/rear door lock
- Smart device vehicle start control
- Day/Night rearview mirror
- Power door locks with 2 stage unlocking
- All-in-one remote fob and ignition key
- Proximity key with push button start
- Cruise control with steering wheel mounted controls
- Auto-dimming rear view mirror
- Power first-row windows

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

- Full floor console
- Integrated pickup box storage
- Driver foot rest
- Fixed rear windshield
- Locking glove box
- Driver and passenger door bins
- Rear beverage holders
- Dashboard storage
- Trip computer
- Over the air updates
- Power front trunk
- Easy lift tailgate
- Manual charge port door activation
- Front beverage holders
- 8 beverage holders
- Rear door bins
- Instrument panel bin
- Retained accessory power
- Cabback insulator
- PRND in IP

Comfort

- Automatic climate control
- Rear under seat climate control ducts
- Rear console climate control ducts
- Heat pump
- Full headliner coverage
- Full floor coverage
- Carpet rear seatback upholstery
- Manual tilting steering wheel
- Dual-zone front climate control
- SYNC 4 with Enhanced Voice Recognition (Alexa-Built-In) voice-activated climate control
- FordPass Connect remote-activated interior climate preconditioning
- Cloth headliner material
- Full vinyl floor covering
- Vinyl rear seat upholstery
- Urethane steering wheel
- Manual telescopic steering wheel

Seats and Trim

- Seating capacity: 5
- Driver seat with 4-way directional controls
- Height adjustable front seat head restraints
- Front seat center armrest
- Manual driver seat fore/aft control
- Manual passenger seat fore/aft control
- Height adjustable rear seat head restraints
- Vinyl front seat upholstery
- Bucket front seats
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- Manual reclining driver seat
- Manual reclining passenger seat
- Fixed rear seats
- Split-bench rear seat
- Heated driver and front passenger seats

Entertainment Features

- 2 total number of 1st row displays
- Primary touchscreen display
- FM/satellite
- FM radio
- Seek scan
- Auxiliary input jack
- Internet radio capability
- 12 inch primary display
- SiriusXM with 360L FM/Satellite radio
- In-vehicle audio
- SiriusXM with 360L satellite radio
- Radio data system (RDS)
- SYNC 4 external memory control
- 3 month satellite trial subscription

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

- Standard grade speakers
- Steering wheel mounted audio controls
- Speed sensitive volume
- Fixed audio antenna
- Speakers number: 6
- SYNC 4 with Enhanced Voice Recognition (Alexa-Built-In) voice activated audio controls
- Bluetooth wireless audio streaming

Lighting, Visibility and Instrumentation

- Digital instrumentation display
- Trip odometer
- In-radio display clock
- Exterior temperature display
- Driver information center
- Traction battery level gauge
- Traction battery temperature gauge
- Deep tinted windows
- LED low and high beam headlights
- Configurable instrumentation gauges
- Full gauge cluster screen
- Compass
- ECO feedback display gauge
- Engine/electric motor temperature gauge
- Electric power/regeneration gauge
- Gauge cluster display size (inches): 12.00
- Projector beam headlights
- Ford Co-Pilot360 - Autolamp auto on/off headlight control
- Delay-off headlights
- Auto High Beam auto high-beam headlights
- Variable intermittent front windshield wipers
- Variable instrument panel light
- High mounted center stop light
- Fade interior courtesy lights
- Multiple enclosed headlights
- Directionally adaptive headlights
- DRL preference setting
- Front reading lights
- LED daytime running lights
- LED brake lights
- Pickup box cargo light

Technology and Telematics

- Connected Navigation integrated navigation system with voice activation
- SYNC 4 handsfree wireless device connectivity
- SYNC 4 911 Assist emergency SOS system via mobile device
- SYNC 4 AppLink/Apple CarPlay/Android Auto smart device wireless mirroring
- FordPass App mobile app access
- FordPass Connect 4G mobile hotspot internet access
- 8 USB ports

Safety and Security

- Driver front impact airbag
- Safety Canopy System curtain first and second-row overhead airbags
- Seat mounted side impact front passenger airbag
- Driver and passenger side knee airbag
- Rear seat center 3-point seatbelt
- Front seatbelt pretensioners
- Seat mounted side impact driver airbag
- Passenger front impact airbag
- Airbag occupancy sensor
- 8 airbags
- Front height adjustable seatbelts
- 2 seatbelt pre-tensioners

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

- Security system
- Ford Co-Pilot360 - Lane-Keeping Assist
- PCA with AEB and Intersection Assist forward collision mitigation with left turn assist
- Ford Co-Pilot360 - Pre-Collision Assist with Pedestrian Detection
- External acoustic pedestrian alert
- Ford Co-Pilot360 - Reverse Camera rear mounted camera
- Rear parking sensors
- Tire mobility kit
- Remote panic alarm
- BLIS with Trailer Tow Coverage blind spot warning
- Cross-Traffic Alert collision mitigation
- Driver Alert
- Ford Co-Pilot360 - Evasive Steering Assist evasion assist system
- AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover
- Manual rear child safety door locks

Dimensions*General Weights*

* Curb weight	6,361 lbs.	* Rear curb weight	3,108 lbs.
* GVWR	8,550 lbs.	* Payload	2,189 lbs.

Trailer Weights

Conventional capacity	5,100 lbs.	GCWR	11,700 lbs.
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Front Weights

* Front curb weight	3,253 lbs.	* GAWR front	3,940 lbs.
Axle capacity front	3,900 lbs.	* Spring rating front	3,940 lbs.
Tire/wheel capacity front	4,050 lbs.		

Rear Weights

* GAWR rear	4,950 lbs.	Axle capacity rear	4,150 lbs.
* Spring rating rear	4,950 lbs.	Tire/wheel capacity rear	4,498 lbs.

Exterior Measurements

Vehicle body length	231.7"	Vehicle body width	79.9"
Vehicle body height	77.2"	Wheelbase	145.0"
Front brake diameter	14.0"	Cargo box length	66.0"
Rear brake diameter	13.8"	Cargo box min width	50.6"
Cargo box volume	52.8 cu.ft.	Pickup box depth	21.4"
Cargo box max width	65.2"	Cargo box tailgate width	60.3"
Cargo box length feet	5.5	Front track	67.9"
Rear track	67.9"	Vehicle turning radius	23.9'
Frame section modulus	5.6 cu.in.	Frame yield strength (psi)	49300.0
Front bumper to front axle	37.8"		

Interior Measurements

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

01/22/2025

Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

**2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)**

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Max interior rear cargo volume 50.9 cu.ft.

Front cargo volume 14.1 cu.ft.

Interior rear cargo volume with seats folded 50.9 cu.ft.

Maximum combined cargo volume 65.000 cu.ft.

Interior Volume

Total passenger volume 131.9 cu.ft.

Headroom

Headroom first-row 40.8"

Headroom second-row 40.4"

Legroom

Leg room first-row 43.9"

Leg room second-row 43.6"

Shoulder Room

Shoulder room first-row 66.7"

Shoulder room second-row 66.0"

Hip Room

Hip room first-row 62.5"

Hip room second-row 62.6"

Powertrain**Engine**

Engine location Front and rear mounted engine

Engine mounting direction Transverse mounted engine

Engine Power***Horsepower** **580 HP****Battery**

Battery type Lead acid battery

Battery run down protection Battery run down protection

Engine Extras

Radiator Radiator

Drivetrain selectable Driver selectable drivetrain mode

Transmission

Transmission Automatic

Selectable mode transmission Selectable mode transmission

Drive Type

4WD type Full-time AWD

Drive type All-wheel drive

Drivetrain

Axle ratio 9.61

Fuel

Fuel type electric

Drive Feature

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

01/22/2025

Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748



2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Traction control . . . All-speed ABS and driveline traction control

Locking hub control . . . Permanent locking hub control

Electric Powertrain

Number of electric motors 2

Electric motor 1 location . . Front electric motor location

Electric powertrain BEV (battery electric vehicle)

Electric motor 2 location . . Rear electric motor location

Electric Vehicle Battery Pack

* **All electric range** **All electric range 320 miles**

* **Traction battery charge time @ 240VAC** . . **Traction battery charge time @ 240VAC 14.6 hours**

AC charging connector type J1772 charging connector

Onboard charger 11.5 kWh onboard charger

Peak DC fast charge rate (kW) 150 kW

Traction battery type lithium ion (Li-ion)

* **Traction battery usable/net (kWh) capacity** **122kWh**

* **Traction battery charge time 50kW DC fast charge** **Traction battery charge time 50kW DC fast charge 2 hours**

DC fast charge connector . . SAE CCS DC fast charge connector

* **DC fast charge (peak rate)** **41 minutes**

Fuel Economy and Emissions

Fuel Economy

Secondary fuel type Electric secondary fuel type

Fuel economy city equivalent 76 mpge

Electric fuel economy combined 49 kWh per 100 miles

Fuel economy combined equivalent 68 mpge

Fuel economy highway equivalent 61 mpge

Fuel economy electric equivalent (city/highway/combined) . . 76 mpge/61 mpge/68 mpge

Emissions

Emissions ZEV emissions

Emissions tiers Tier 3 Bin 0 emissions

Green Values

Greenhouse gas score 10.00 GG

Suspension and Handling

Suspension

Suspension Standard ride suspension

Front shock absorbers Heavy-duty front shock absorbers

Rear shock absorbers . . . Gas-pressurized rear shock absorbers

Driveability

Brakes

Brake type 4-wheel disc brakes

Ventilated brakes Front and rear ventilated disc brakes

ABS brakes Four channel ABS brakes

Electronic parking brake Electronic parking brake

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Prepared for: Mr. Ross Jackson

Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

01/22/2025

Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

**2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)**

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Driver selectable regen levels Driver selectable regen levels

Post collision braking system... Post Collision Braking automatic post-collision braking system

ABS brakes 4-wheel antilock (ABS) brakes

Brake Assistance

Hill start assist Hill Start Assist

Brake assist system Brake assist system

Front Suspension

Front anti-roll Front anti-roll bar

Suspension ride type front Independent front suspension

Suspension type front Double wishbone front suspension

Front Spring

Regular front springs Regular front springs

Springs front Front coil springs

Rear Spring

Springs rear Rear coil springs

Rear springs Regular grade rear springs

Rear Suspension

Rear anti-roll Rear anti-roll bar

Suspension type rear Trailing arm rear suspension

Suspension ride type rear Independent rear suspension

Steering

Steering Electric power-assist steering system

Steering type Rack-pinion steering

Speed sensitive steering Speed sensitive power steering

Steering type number of wheels 2-wheel steering system

Exterior**Front Wheels**

Front wheels diameter 18"

Front wheels width 8.5"

Rear Wheels

Rear wheels diameter 18"

Rear wheels width 8.5"

Front And Rear Wheels

Appearance black

Material aluminum

Front Tires

Aspect 65

Diameter 18"

Sidewalls BSW

Speed S

Tread AT

Type P

Width 275mm

Rear Tires

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Superintendent, City of Fayetteville

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01/22/2025

Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748



2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Aspect	65	Diameter	18"
Sidewalls	BSW	Speed	S
Tread	AT	Type	P
Width	275mm		

Body Exterior

Trailering

Towing capability	Trailer towing capability	Towing class	Class IV tow rating
Towing hitch	Trailer hitch	Towing wiring harness	Trailer wiring harness
Towing trailer sway	Trailer sway control		

Exterior Features

Box style	Standard style pickup box	Number of doors	4 doors
*Running boards	Running boards		

Body

Body panels .. Aluminum body panels with side impact beams

Convenience

Technology

Built-in virtual assistant SYNC 4 with Enhanced Voice Recognition (Alexa-Built-In) built-in virtual assistant

Door Locks

Door locks ..	Power door locks with 2 stage unlocking	Fob engine controls ..	Proximity key with push button start
Keyfob door locks	Keyfob activated door locks	All-in-one key ..	All-in-one remote fob and ignition key
Auto door locks	Auto-locking doors	Tailgate control	Power tailgate/rear door lock

Cruise Control

Cruise control Cruise control with steering wheel mounted controls |

Key Fob Controls

Fob remote vehicle controlsSmart device vehicle start control

Rear View Mirror

Rearview mirror	Auto-dimming rear view mirror	Day/Night rearview mirror ..	Day/Night rearview mirror
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Exterior Mirrors

Door mirrors	Power door mirrors	Folding door mirrors	Manual folding door mirrors
Heated door mirrors	Heated driver and passenger side door mirrors		

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Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Front Side Windows

First-row windows Power first-row windows

Floor Console

Floor console Full floor console Floor console storage... Locking floor console storage

Overhead Console

Overhead console Mini overhead console Overhead console storage Overhead console storage

Driver Visor

Visor driver mirror Driver visor mirror

Passenger Visor

Visor passenger mirror Passenger visor mirror

Power Outlets

12V power outlets 3 12V power outlets 120V AC power outlets Pro Power Onboard 2.4 kW 8
120V AC power outlets

Pickup Box

Box storage Integrated pickup box storage Easy lift tailgate Easy lift tailgate

Cargo Features

Cargo tie downs Cargo area tie downs Cargo light Cargo area light
Concealed cargo storage Cargo area concealed
storage

Cargo Trim

Cargo floor type Plastic cargo area floor Trunk lid trim Plastic trunk lid trim

Pedals

Driver foot rest Driver foot rest

Rear Windshield

Rear windshield Fixed rear windshield

Storage

Door bins front Driver and passenger door bins Door bins rear Rear door bins
Number of beverage holders 8 beverage holders Beverage holders Front beverage holders
Beverage holders rear Rear beverage holders Glove box Locking glove box
Instrument panel storage Instrument panel bin Dashboard storage Dashboard storage

Windows Feature

One-touch up window Driver and passenger one-
touch up windows One-touch down window... Driver and passenger one-
touch down windows

Windows Rear Side

Second-row windows Power second-row windows

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Superintendent, City of Fayetteville

Prepared by: PATRICK HARRINGTON

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Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Miscellaneous

Trip computer	Trip computer	Cabback insulator	Cabback insulator
PRND in IP	PRND in IP	Accessory power	Retained accessory power
Over the air updates	Over the air updates		

Comfort

Climate Control

Climate control	Automatic climate control	Dual-zone front climate control	Dual-zone front climate control
Voice activated climate control	SYNC 4 with Enhanced Voice Recognition (Alexa-Built-In) voice-activated climate control	Rear under seat ducts	Rear under seat climate control ducts
Rear console climate control ducts	Rear console climate control ducts	Preconditioning	FordPass Connect remote-activated interior climate preconditioning

Headliner

Headliner material	Cloth headliner material	Headliner coverage	Full headliner coverage
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Door Trim

Door panel insert	Metal-look door panel insert
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Floor Trim

Floor covering	Full vinyl floor covering	Floor coverage	Full floor coverage
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Second-Row Seat Trim

Rear seat upholstery	Vinyl rear seat upholstery	Rear seatback upholstery	Carpet rear seatback upholstery
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Steering Wheel

Steering wheel material	Urethane steering wheel	Steering wheel telescopic	Manual telescopic steering wheel
Steering wheel tilt	Manual tilting steering wheel		

Seats and Trim

Seat Capacity

Seating capacity	5
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Front Seats

Driver seat direction	Driver seat with 4-way directional controls	Driver seat fore/aft control	Manual driver seat fore/aft control
Passenger seat direction	Front passenger seat with 4-way directional controls	Split front seats	Bucket front seats
Reclining passenger seat	Manual reclining passenger seat	Passenger seat fore/aft control	Manual passenger seat fore/aft control

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2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Front head restraints Height adjustable front seat head restraints
Armrests front center Front seat center armrest

Front head restraint control ... Manual front seat head restraint control
Reclining driver seat Manual reclining driver seat

Rear Seats

Bench seats Split-bench rear seat
Folding second-row seats ... 60-40 folding rear seats
Rear seat folding position ... Fold-up rear seat cushion

Rear head restraint control ... Manual rear seat head restraint control

Rear seats fixed or removable Fixed rear seats
Rear seat direction Front facing rear seat
Rear head restraints Height adjustable rear seat head restraints
Number of rear head restraints 3 rear seat head restraints

Front Seat Trim

Front seat upholstery Vinyl front seat upholstery

Front seatback upholstery Vinyl front seatback upholstery

Heated Front Seats

Heated front seats Heated driver and front passenger seats

Interior Accents

Interior accents Metal-look interior accents

Gearshifter Material

Gearshifter material ... Urethane gear shifter material

Entertainment Features

Displays

Primary touchscreen display Primary touchscreen display
Primary display size 12 inch primary display

Number of first-row displays 2 total number of 1st row displays

Radio Features

Aux input jack Auxiliary input jack
Seek scan Seek scan
Internet radio capability Internet radio capability

External memory ... SYNC 4 external memory control
RDS Radio data system (RDS)

Speakers

Speakers Standard grade speakers

Speakers number 6

Audio Features

Steering mounted audio control Steering wheel mounted audio controls
Voice activated audio ... SYNC 4 with Enhanced Voice Recognition (Alexa-Built-In) voice activated audio controls

Speed sensitive volume Speed sensitive volume
Wireless streaming Bluetooth wireless audio streaming

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Superintendent, City of Fayetteville

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01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Lighting, Visibility and Instrumentation

Instrumentation

Trip odometer	Trip odometer	Instrumentation display	Digital instrumentation display
Configurable instrumentation gauges	Configurable instrumentation gauges		

Instrumentation Displays

Temperature display	Exterior temperature display	Driver information center	Driver information center
Clock	In-radio display clock	Compass	Compass
Eco feedback	ECO feedback display gauge		

Instrumentation Gauges

Traction battery level gauge	Traction battery level gauge	Electric power regeneration gauge	Electric power/regeneration gauge
Traction battery temperature gauge	Traction battery temperature gauge	Engine/electric motor temperature gauge	Engine/electric motor temperature gauge
Gauge cluster display size (inches)	12.00		

Instrumentation Warnings

Low brake fluid warning	Low brake fluid warning	Battery charge warning	Battery charge warning
Headlights on reminder	Headlights on reminder	Key in vehicle warning	Key in vehicle warning
Door ajar warning	Door ajar warning	Service interval warning	Service interval indicator
Low tire pressure warning	Tire specific low air pressure warning	Rear seat check warning	Rear seat check warning

Glass

Tinted windows	Deep tinted windows
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Headlights

Headlights	LED low and high beam headlights	Headlight type	Projector beam headlights
Auto headlights	Ford Co-Pilot360 - Autolamp auto on/off headlight control	Multiple headlights	Multiple enclosed headlights
Delay off headlights	Delay-off headlights	Adaptive headlights	Directionally adaptive headlights
Auto high-beam headlights	Auto High Beam auto high-beam headlights	DRL preference setting	DRL preference setting

Front Windshield

Wipers	Variable intermittent front windshield wipers
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Interior Lighting

Variable panel light	Variable instrument panel light	Front reading lights	Front reading lights
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Lights

Running lights	LED daytime running lights	Interior courtesy lights	Fade interior courtesy lights
LED brake lights	LED brake lights	High mount stop light	High mounted center stop light

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01/22/2025



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2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Pickup box cargo light Pickup box cargo light

Technology and Telematics

Navigation

Integrated navigation Connected Navigation
integrated navigation system with voice activation

Connectivity

Handsfree SYNC 4 handsfree wireless device
connectivity
Emergency SOS SYNC 4 911 Assist emergency SOS
system via mobile device

Smart device integration SYNC 4 AppLink/Apple
CarPlay/Android Auto smart device wireless mirroring

Internet Access

Internet access FordPass Connect 4G mobile hotspot
internet access

USB Ports

USB ports 8 USB ports

Safety and Security

Airbags

Front impact airbag driver ... Driver front impact airbag
Front impact airbag passenger Passenger front
impact airbag
Front side impact airbag driver Seat mounted side
impact driver airbag
Occupancy sensor Airbag occupancy sensor

Number of airbags 8 airbags
Knee airbag ... Driver and passenger side knee airbag

Front side impact airbag passenger Seat mounted
side impact front passenger airbag
Overhead airbags Safety Canopy System curtain first
and second-row overhead airbags

Seatbelts

3-point seatbelt Rear seat center 3-point seatbelt

Seatbelt pretensioners ... Front seatbelt pretensioners

Height adjustable seatbelts ... Front height adjustable
seatbelts
Seatbelt pretensioners number 2 seatbelt pre-
tensioners

Security System

Remote panic alarm Remote panic alarm

Security system Security system

Active Driving Assistance

Lane departure Ford Co-Pilot360 - Lane-Keeping
Assist
Forward collision warning PCA with AEB and
Intersection Assist forward collision mitigation with
left turn assist

Blind spot BLIS with Trailer Tow Coverage blind spot
warning
Rear collision warning Cross-Traffic Alert collision
mitigation

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Price Level: 545 | Quote ID: 0011

Selected Equip & Specs (cont'd)

Pedestrian detection	Ford Co-Pilot360 - Pre-Collision Assist with Pedestrian Detection	External acoustic pedestrian alert	External acoustic pedestrian alert
Driver attention monitor	Driver Alert	Evasion assist system	Ford Co-Pilot360 - Evasive Steering Assist evasion assist system

Cameras

Rear camera	Ford Co-Pilot360 - Reverse Camera
rear mounted camera	

Traction Control

Electronic stability control	AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover
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Parking Sensors

Parking sensors	Rear parking sensors
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Occupant Safety

Child door locks	Manual rear child safety door locks
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2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Pricing Summary - Single Vehicle

		MSRP
<i>Vehicle Pricing</i>		
Base Vehicle Price		\$47,780.00
Options		\$5,000.00
Colors		\$0.00
Upfitting		\$0.00
Fleet Discount		\$0.00
Fuel Charge		\$0.00
Destination Charge		\$2,095.00
Subtotal		\$54,875.00
<i>Pre-Tax Adjustments</i>		
Code	Description	MSRP
Fleet Discounts	Fleet & Commercial Discounts	-\$3,517.00
GPC	Government Price Concession	-\$1,600.00
EV Charger	EV Charger 48A Series 2	\$2,199.00
<i>Charger & Shipping Costs</i>		
Total		\$51,957.00

Customer Signature

Acceptance Date

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Superintendent, City of Fayetteville

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01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Major Equipment

(Based on selected options, shown at right)

Automatic

* Running boards

* Class IV tow rating

* All-speed ABS and driveline traction control

* Battery run down protection

* Connected Navigation integrated navigation system with voice activation

* Bluetooth wireless audio streaming

* SiriusXM with 360L FM/Satellite radio

* Seek scan

* Auxiliary input jack

* Internet radio capability

* Vehicle body length: 231.7"

* Axle capacity rear: 4,150 lbs.

* Axle capacity front: 3,900 lbs.

* Standard ride suspension

* Power door mirrors

* Manual folding door mirrors

* LED daytime running lights

* Deep tinted windows

* Automatic climate control

Exterior: Oxford White

Interior: Medium Dark Slate w/Vinyl Bucket Heated Front Seats

* 18 x 8.5-inch front and rear black aluminum wheels

* P275/65RS18 AT BSW front and rear tires

* Lead acid battery

* Driver selectable drivetrain mode

* Steering wheel mounted audio controls

* 12 inch primary display

* FM/satellite

* Radio data system (RDS)

* SYNC 4 external memory control

* 3 month satellite trial subscription

* Wheelbase: 145.0"

* Tire/wheel capacity rear: 4,498 lbs.

* Spring rating front: 3,940 lbs.

* Trip computer

* Heated driver and passenger side door mirrors

* DRL preference setting

* LED brake lights

* Variable intermittent front windshield wipers

* Dual-zone front climate control

As Configured Vehicle

MSRP

STANDARD VEHICLE PRICE \$47,780.00

Equipment Group 110A Standard N/C

Transmission: Single-Speed Included

Tires: 275/65R18 A/T Included

Wheels: 18" Alloy Gloss Black Included

Vinyl Bucket Heated Front Seats Included

145" Wheelbase STD

Monotone Paint Application STD

Radio: SiriusXM w/360L Included

SYNC 4 w/Enhanced Voice Recognition Included

Oxford White N/C

Medium Dark Slate w/Vinyl Bucket Heated Front Seats ... N/C

Engine: Dual eMotor - Extended Range Battery (FLT) \$5,000.00

GVWR: 8,550 lbs (Fleet) Included

Carbon Black Fixed Extended Running Board Included

SUBTOTAL \$52,780.00

Destination Charge \$2,095.00

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01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Major Equipment

- * Rear under seat climate control ducts
- * Seat mounted side impact driver airbag
- * Seat mounted side impact front passenger airbag
- * 8 airbags
- * Manual rear child safety door locks
- * 60-40 folding rear seats
- * Fold-up rear seat cushion
- * Manual rear seat head restraint control
- * Split-bench rear seat
- * Driver seat with 4-way directional controls
- * Height adjustable front seat head restraints
- * Front seat center armrest
- * Manual driver seat fore/aft control
- * Manual passenger seat fore/aft control
- * Vinyl front seatback upholstery
- * 4-wheel disc brakes
- * Electronic parking brake
- * Hill Start Assist
- * Driver front impact airbag
- * Passenger front impact airbag
- * Airbag occupancy sensor
- * AdvanceTrac w/Roll Stability Control electronic stability control system with anti-rollover
- * Fixed rear seats
- * Front facing rear seat
- * Height adjustable rear seat head restraints
- * 3 rear seat head restraints
- * Bucket front seats
- * Front passenger seat with 4-way directional controls
- * Manual front seat head restraint control
- * Manual reclining driver seat
- * Manual reclining passenger seat
- * Vinyl front seat upholstery
- * Heated driver and front passenger seats
- * 4-wheel antilock (ABS) brakes
- * Brake assist system

As Configured Vehicle

MSRP

TOTAL \$54,875.00

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01/22/2025



Randall Ford Inc | 5500 Rogers Ave Fort Smith Arkansas | 729033748

2025 F-150 Lightning AWD SuperCrew Cab 5.5' box 145" WB Pro (W1B)

Price Level: 545 | Quote ID: 0011

Fuel Economy

City

76 mpge



Hwy

61 mpge

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McGaugh, Les

From: Bolinger, Chuck <CBolinger@penskeautomotive.com>
Sent: Friday, May 20, 2022 9:07 AM
To: McGaugh, Les
Subject: FW: Immediate 2023MY Fleet Order Cutoff for Select Vehicle Lines

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.

Well not good news

Thanks

Chuck Bolinger

From: Robert E. Wheeler <robert.e.wheeler@gm.com>
Sent: Friday, May 20, 2022 8:29 AM
Subject: Immediate 2023MY Fleet Order Cutoff for Select Vehicle Lines

WARNING: This is from an **EXTERNAL** source. Please exercise caution opening attachments or clicking links and forward suspicious emails with the PhishAlarm button or emailing itssecurity@penskeautomotive.com

Immediate 2023MY Order Cutoff for all fleet order types for the following select vehicle lines and all models:

- Cadillac CT5
- Cadillac Escalade ESC
- Cadillac Escalade ESV
- Buick Enclave
- Chevrolet Tahoe
- Chevrolet PPV
- Chevrolet Suburban

Orders placed today, May 20, 2022 are at risk of cancellation.

Please contact your Customer Support Representative or 800-FLEET-OP if you have questions or concerns.

Don Kaiser
Manager- Customer Support Team

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is

included in this message.

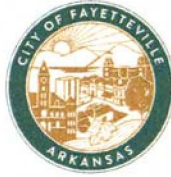
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113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Ordinance: 6491

File Number: 2021-0718

BID WAIVER FOR FLEET VEHICLES:

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF NEW VEHICLES THROUGH VARIOUS MANUFACTURERS' AUTHORIZED DEALER NETWORKS, BUT TO REQUIRE INFORMAL QUOTES OR BIDS FOR SIMILAR VEHICLES, AND TO AUTHORIZE THE MAYOR TO EXECUTE ANY AGREEMENTS NECESSARY TO PARTICIPATE IN GOVERNMENT FLEET PROGRAMS

WHEREAS, new vehicles are available at a discounted rate directly from various manufacturers' authorized dealer networks through government fleet programs; and

WHEREAS, not all dealers are part of an authorized dealer network and using the government fleet programs ensures consistent pricing and includes other benefits like technician training, access to available inventories statewide, increased standard warranties, and discounts on diagnostic software and parts; and

WHEREAS, dealers do not have pricing prior to an ordering window, which is often not open long enough to complete the full bidding process, and the pricing that would be submitted in the bidding process will be the same as through a government fleet program; and

WHEREAS, authorizing purchases through government fleet programs without competitive bidding will allow the Fleet Division to place orders within short ordering windows, purchase existing inventory when available, obtain quotes quickly from different manufacturers based on the specific needs of a division or department, and ensure staff has the equipment needed to maintain a high level of service to Fayetteville residents and businesses.

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 finds the above circumstances make competitive bidding not feasible or practical and therefore waives the requirements of formal competitive bidding and authorizes the purchase of new vehicles through the various vehicle manufacturers' authorized dealer networks, and further authorizes the Fleet Division to solicit informal bids or quotes prior to the purchase of vehicles without the need for further approval by the City Council.

Section 2: that the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to sign any agreements or documents necessary to participate in the government fleet programs.

PASSED and APPROVED on 10/5/2021

Approved:


Lioneld Jordan, Mayor

Attest:


Kara Paxton, City Clerk Treasurer





City of Fayetteville, Arkansas

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

Text File

File Number: 2021-0718

Agenda Date: 10/5/2021

Version: 1

Status: Passed

In Control: City Council Meeting

File Type: Ordinance

Agenda Number: C.4

BID WAIVER FOR FLEET VEHICLES:

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF NEW VEHICLES THROUGH VARIOUS MANUFACTURERS' AUTHORIZED DEALER NETWORKS, BUT TO REQUIRE INFORMAL QUOTES OR BIDS FOR SIMILAR VEHICLES, AND TO AUTHORIZE THE MAYOR TO EXECUTE ANY AGREEMENTS NECESSARY TO PARTICIPATE IN GOVERNMENT FLEET PROGRAMS

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WHEREAS, not all dealers are part of an authorized dealer network and using the government fleet programs ensures consistent pricing and includes other benefits like technician training, access to available inventories statewide, increased standard warranties, and discounts on diagnostic software and parts; and

WHEREAS, dealers do not have pricing prior to an ordering window, which is often not open long enough to complete the full bidding process, and the pricing that would be submitted in the bidding process will be the same as through a government fleet program; and

WHEREAS, authorizing purchases through government fleet programs without competitive bidding will allow the Fleet Division to place orders within short ordering windows, purchase existing inventory when available, obtain quotes quickly from different manufacturers based on the specific needs of a division or department, and ensure staff has the equipment needed to maintain a high level of service to Fayetteville residents and businesses.

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 finds the above circumstances make competitive bidding not feasible or practical and therefore waives the requirements of formal competitive bidding and authorizes the purchase of new vehicles through the various vehicle manufacturers' authorized dealer networks, and further authorizes the Fleet Division to solicit informal bids or quotes prior to the purchase of vehicles without the need for further approval by the City Council.

Section 2: that the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to sign any agreements or documents necessary to participate in the government fleet programs.

Re: Ford Lightning Quote



You

rjackson@fayetteville-ar.gov



To: You rjackson@fayetteville-ar.gov

Bcc: You rjackson@fayetteville-ar.gov

CJ Mitchell CJ.Mitchell@lewisautogroup.com

Jeff Lee jlee@drivesuperior.com

Patrick Harrington patrick@randallford.com

Voden, Chelsey cvoden@fayetteville-ar.gov

Thursday, January 16, 9:12 AM



Good morning,

The City of Fayetteville Fleet Operations Division is looking to get quotes on (1) Ford Lightning, as base model as possible, Oxford White in Color with **Extended Range Battery**. Please Provide a quote by Wednesday



Reply

Good morning,

The City of Fayetteville Fleet Operations Division is looking to get quotes on (1) Ford Lightning, as base model as possible, Oxford White in Color with **Extended Range Battery**. Please Provide a quote by Wednesday 01/22/25 by 10:00am. If the quotes are not received by this date and time, they will be considered “**NON-RESPONSIVE**.” Please include ETA of when you believe it would be deliverable or indicate whether it is currently in stock on the lot. **All Quotes shall have Ford FIN/FAN numbers (QC689) applied with a fleet incentive pricing discount break down on each quote.** No additional upfit will be needed.

I would like to also include in the quote (1) Ford Pro 48A AC Charging Station (Ford PN: FPC-AC0011ZC-UEB) in addition to the 120-240V (Ford PN: L98-10F868-AM with both 120-240 adapters - Full Kit).

Thank you,



Reply

I would like to also include in the quote (1) Ford Pro 48A AC Charging Station (Ford PN: FPC-AC0011ZC-UEB) in addition to the 120-240V (Ford PN: L98-10F868-AM with both 120-240 adapters - Full Kit).

Thank you,

Ross Jackson Jr., CAFM

Fleet Operations Superintendent

City of Fayetteville, Arkansas 72701

T 479-444-3494

F 479-444-3425

C 479-879-6221



CITY OF
FAYETTEVILLE
ARKANSAS



Reply



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Terry Gulley, Asst Public Works Director - Ops
FROM: Ross Jackson, Jr., Fleet Operations Superintendent
SUBJECT: **ACME TRENCHLESS INC.**

RECOMMENDATION:

COUNCIL APPROVES A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND PURCHASE (1) EXCAVATOR ATTACHMENT WITH ACCESSORIES FOR \$56,087.74 WITH ANY ADDITIONAL FREIGHT CHARGES AND DELIVERY FEES FROM ACME TRENCHLESS INC. OF RIPON WISCONSIN.

BACKGROUND:

This custom made attachment will allow existing water sewer mini-excavators to pull out old PE lines out of the ground while pulling in new copper-coated water lines behind it without digging up the existing roads. This will reduce labor, equipment run time costs and allow the newly approved Water Sewer Construction crew to replace water lines at a substantial savings to the city. The unit will be an expansion, unit 9363 (WSEW_F120).

DISCUSSION:

Both Fleet Operations and the Water Sewer Department received a demo of this attachment and were able to use it in the field. It successfully removed and replaced multiple lines with the training and assistance of ACME Trenchless field reps who came on site and allowed the City to use and prove the Equipments capabilities.

This was originally brought to purchasing to put out a bid. However, as the bidding process unfolded, it was apparent with only (2) known manufacturers of this product and interested parties, Purchasing chose to approve a sole source/waive of competitive bidding for the Pipe Puller from Acme Trenchless with the justification that they provide the only solution for removing pipes with a 2-inch diameter.

Just for some additional background, according to the Water Sewer Department the City has approximately 800-1000 2-inch service lines and the ACME Trenchless would be the only puller capable of repairing these water lines. Lastly, the ACME was the only product capable of pulling up to 120' of 2-inch line; the other product would only be capable of 80' pulls of 1-inch line.

BUDGET/STAFF IMPACT:

This expansion item came in under budget and was approved with the passage of the FY25 budget.

This item was unanimously approved at the Equipment Committee on December 10th.

ATTACHMENTS: SRF (#3) , Fayetteville Quote - 237 (#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 #: 2024-1065

ACME TRENCHLESS INC.

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND APPROVE THE PURCHASE OF ONE EXCAVATOR ATTACHMENT WITH ACCESSORIES FROM ACME TRENCHLESS INC. IN THE AMOUNT OF \$56,087.74 PLUS ANY ADDITIONAL FREIGHT CHARGES AND DELIVERY FEES

WHEREAS, a custom-made attachment will allow existing water sewer mini-excavators to pull old PE lines out of the ground while pulling in new copper-coated water lines behind it without digging up the existing roads; and

WHEREAS, this will reduce labor, equipment run time costs and allow the newly approved Water Sewer Construction crew to replace water lines at a substantial savings to the city; and

WHEREAS, there are only two known manufacturers of this type of product and the Pipe Puller from Acme Trenchless provides the only solution for removing pipes with a 2-inch diameter; and

WHEREAS, this item was unanimously approved at the Equipment Committee meeting on December 10, 2024.

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 determines an exceptional situation exists in which competitive bidding is deemed not feasible or practical and therefore waives the requirements of formal competitive bidding and authorizes the purchase of one excavator attachment with accessories from ACME Trenchless Inc. in the amount of \$56,087.74 plus any additional freight charges and delivery fees.

City of Fayetteville Staff Review Form

2024-1065

Item ID

3/4/2025

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

Chelsey Voden

2/7/2025

FLEET OPERATIONS (770)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

COUNSEL APPROVES A resolution to WAIVE COMPETITIVE BIDDING AND purchase (1) EXCAVATOR ATTACHMENT WITH ACCESSORIES FOR \$56,087.74 WITH ANY ADDITIONAL FREIGHT CHARGES AND DELIVERY FEES FROM ACME TRENCHLESS INC. OF RIPON WISCONSIN. THIS WILL BE EXPANSION UNIT 9363 (WSEW_F120)

Budget Impact:

9700.770.1920-5802.00

Shop

Account Number

Fund

02077.2025

Construction Equipment

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 3,620,240.00

Expenses (Actual+Encum)

\$ 1,387,104.79

Available Budget

\$ 2,233,135.21

Does item have a direct cost? Yes

Item Cost

\$ 56,087.74

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 2,177,047.47

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Acme Trenchless Inc
W13355 Co Rd KK
Ripon, WI 54971
920-376-4222



Quote

Date	Quote #
11/18/2024	237

Customer
City of Fayetteville Aaron Watkins 113 W Mountain St Fayetteville, AR 72701

Ship To
1525 S Happy Hollow Road Fayetteville, AR 72701

P.O. Number		Quote Valid For	Terms	FOB		Rep
		30 days	25% down, bal prior to shipment	Origin		DW
MPN	Item	Description	Qty	Cost	Total	
102	The ACME Pipe Winch 102	Model PWT 3560 Hydraulic pipe pulling winch assembly complete w/ guards, cable drag, face plate, L & R foot, foot fairlead	1	44,750.00	44,750.00T	
701	Hydraulic hose	Hydraulic hose 4000 PSI - 1/2" x 10' with SAE-8 flat face quick coupler	2	210.00	420.00T	
706	Extraction Cage	Extraction Cage	2	1,650.00	3,300.00T	
802	Custom Coupler Bobcat E60	Quick Coupler adapter - Bobcat E60 to the Acme Pipe Winch	1	1,435.00	1,435.00T	
	Freight Allowance	Actual freight cost shall be credited or invoiced to Customer		1,200.00	1,200.00T	
		Sales Tax		9.75%	4,982.74	



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Terry Gulley, Asst Public Works Director - Ops
FROM: Ross Jackson, Jr., Fleet Operations Superintendent
SUBJECT: **SIDDONS-MARTIN EMERGENCY GROUP LLC**

RECOMMENDATION:

RECOMMEND COUNCIL APPROVAL FOR ONE BRUSH TRUCK FROM SIDDONS-MARTIN EMERGENCY GROUP LLC OF CONWAY ARKANSAS FOR A PURCHASE PRICE OF \$326,425.00 ALONG WITH ANY SURCHARGES FREIGHT CHARGES OR DELIVERY FEES THROUGH A HGAC COOPERATIVE PURCHASING CONTRACT (FS12-23) AND TO APPROVE A BUDGET ADJUSTMENT.

BACKGROUND:

This new Brush Truck will replace our only brush truck we have in service, which is a 2002 Ford F350. This new truck will eventually be staffed by two personnel and will be a multi-use apparatus. Beyond responding to all vegetation fires in the city, the truck will be outfitted with EMS equipment and will run EMS calls to take pressure off of our busiest Fire Company, currently Ladder 4. Additionally, the truck will have a high pressure, low volume pump that can be utilized for several different types of fires. The height of the truck will enable it to access car fires in some of our parking decks.

DISCUSSION:

Asset 2161 (FIRE_F030) was used as an auxiliary support vehicle for hazardous material incidents. The Hazmat team is now able to consolidate the extra equipment into one vehicle that will be used for all types of responses. Due to this change, the department no longer has a need for 2161. The Fleet replacement funds for 2161 will be better utilized by combining it with collection funds for unit 341 (FIRE_F006), the current brush truck. This combination of collections is an approved method within the Fleet Replacement Policy and has been signed off by Fleet, Budget, Fire Chief, Chief of Staff and the Mayor as required within the policy.

BUDGET/STAFF IMPACT:

A budget adjustment is being presented for your approval for the difference from the Fire Department for this upgrade as is City policy.

This unit was presented and unanimously approved at the February 11th equipment committee.

ATTACHMENTS: SRF (#3) , BA (#4), Fayetteville Customer Spec List (#5), 2196 - F550 Crew Cab - 114" Rescue Squad (#6), Fleet Vehicle Request (#7), 2196 Proposal Quote (#8), HGAC Cost Breakdown (#9)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-199

SIDDONS-MARTIN EMERGENCY GROUP LLC

A RESOLUTION TO APPROVE THE PURCHASE OF A BRUSH TRUCK FROM SIDDONS-MARTIN EMERGENCY GROUP, LLC IN THE AMOUNT OF \$326,425.00, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES, AND DELIVERY FEES, PURSUANT TO AN HGAC COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, beyond responding to all vegetation fires in the city, the brush truck will be outfitted with EMS equipment and will run EMS calls to take pressure off of the busiest Fire Company; and

WHEREAS, the height of the truck will enable it to access car fires in some parking decks and the truck also has a high pressure, low volume pump that can be utilized for several different types of fires; and

WHEREAS, this purchase was unanimously recommended for approval at the February 11th Equipment Committee Meeting.

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 the purchase of a brush truck from Siddons-Martin Emergency Group LLC, in the amount of \$326,425.00, plus any applicable surcharges, freight charges, and delivery fees, pursuant to an HGAC Cooperative Purchasing Contract.

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

2025-199

Item ID

3/4/2025

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

Ross Jackson

2/10/2025

FLEET OPERATIONS (770)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RECOMMEND COUNCIL APPROVAL FOR ONE BRUSH TRUCK FROM SIDDONS-MARTIN EMERGENCY GROUP LLC OF CONWAY ARKANSAS FOR A PURCHASE PRICE OF \$326,425.00 ALONG WITH ANY SURCHARGES FREIGHT CHARGES OR DELIVERY FEES THROUGH A HGAC COOPERATIVE PURCHASING CONTRACT (FS12-23) AND TO APPROVE A BUDGET ADJUSTMENT.

Budget Impact:

9700.770.1920-5802.00

Shop

Account Number

Fund

02078.2014

Light/Meduum Trucks

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 1,301,440.00

Expenses (Actual+Encum)

\$ 627,464.24

Available Budget

\$ 673,975.76

Does item have a direct cost? Yes

Item Cost

\$ 326,425.00

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 273,679.00

Remaining Budget

\$ 621,229.76

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	FLEET OPERATIONS (770)	Adjustment Number
2025	/Org2		
	Requestor:	Ross Jackson	

RECOMMEND COUNCIL APPROVAL FOR ONE BRUSH TRUCK FROM SIDDONS-MARTIN EMERGENCY GROUP LLC OF CONWAY ARKANSAS FOR A PURCHASE PRICE OF \$326,425.00 ALONG WITH ANY SURCHARGES FREIGHT CHARGES OR DELIVERY FEES THROUGH A HGAC COOPERATIVE PURCHASING CONTRACT (FS12-23) AND TO APPROVE A BUDGET ADJUSTMENT.

	COUNCIL DATE:	3/4/2025
	ITEM ID#:	2025-199
	<i>Holly Black</i>	
	<i>2/13/2025 3:31 PM</i>	
	Budget Division	Date
	TYPE:	D - (City Council)
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/
RESOLUTION/ORDINANCE		

[illegible]



Specification for:

C-3460 (Ford F550 - 4x4 - Diesel - 4 Door - 60" CA)

Submitted To:

Rusty Hulse

Fayetteville Fire Department

303 W Center Fayetteville, AR 72701

Specification **2196**

01/09/2025

Prepared by:

Scott Jones

Siddons-Martin Emergency Group



C-3460 FORD F550 - 4X4 - DIESEL - 4 DOOR - 60" CA

One (1) FORD F-550, two axle drive 4x4, dual rear wheels (DRW), four (4) door, XL, Crew Cab chassis.

Measurements / Capacities:

Cab to Axle: 60 inch

Fuel tank size: 40 US Gallon

Wheelbase: 179 inches

D.E.F Tank Size: 7.4 US Gallon

Weight Ratings:

GVWR: 19,500 LBS

Front GAWR: 7,500 LBS

Rear GAWR: 14,706 LBS

Engine:

Powerstroke 6.7L Diesel V8 OHV

Intercooled Turbo

330 HP at 2,600 RPM

825 ft.-lbs. of torque at 2,000 RPM

Transmission:

TorquShift 10 speed automatic transmission with overdrive.

PTO Provision

Axles:

Front Axle: 7,500 LBS HD front package, stabilizer bar, front shocks, auto locking front hubs with a manual backup feature.

Rear Axle: 14,706 LBS HD rear package, stabilizer bar, rear shocks.

Differential gearing: 4.10 gears, limited slip

Electric Shift on the Fly transfer case.

Wheels:

Factory tires: 225/70/R19.5, radial all-weather tread.

Front wheels: two (2) 19.50" x 6" steel disc, ten (10) hole pattern steel wheels

Rear wheels: four (4) 19.50" x 6" steel disc, ten (10) hole pattern dual rear wheels.

Electrical System:

One (1) alternator 240 amp, 12-volt
Two (2) 12-volt, 750 CCA, 78-amp hour batteries
AM/FM Stereo with MP3 Player with fixed antenna
Upfitter Switches
Upfitter Interface Module
Operator controlled Manual Regeneration System
Trailer Brake Controller
Trailer harness

Cab Controls:

Controls for heat, defroster, and air conditioning
Powered Door Locks
Powered Windows
Powered Mirrors
Manual tilt steering wheel: (Unless superseded below in options)

Safety / Security:

Air bags: Safety canopy system, first row and second row overhead
airbag restraint system, dual seat mounted side impact airbag
restraint system
Brakes: 4-wheel ABS, disc brakes, brake assist
Driveline traction control
Factory jack and lug nut wrench set
Factory Tow hooks

Seats:

Seating capacity: Six (6)
Front 40-20-40 HD folding split bench seat
Rear 60-40 HD folding vinyl bench seat
Manual driver lumbar support
4-way driver seat adjustment
4-way passenger seat adjustment

Miscellaneous Included Equipment:

Power Steering
Exhaust system: horizontally mounted, discharge on passenger side of
chassis aft of rear wheels.
Cooling system: protected to -30 degrees
Printed Manuals: one (1) printed chassis operation manual

Colors:

Interior color: Medium Earth Gray

Exterior cab color: Race Red
Chrome Grill with Black Insert

C-4136 60" CAB TO AXLE

The chassis Cab to Axle measurement shall be 60".

C-3478 CAB PAINT - SOLID - STOCK COLOR

Cab Color: OEM Original Color

Paint Warranty is covered by the specific chassis manufacturer OEM.

C-5590 SKEETER CAB STEPS - FRAME MOUNTED - CREW CAB

The cab shall be equipped with steel step assemblies, on each side of the cab. The steps shall be frame mounted and powder coated black.

C-3479 NO LIFT OR LARGER TIRES

No Lift or Larger Tires/Wheels shall be installed on the apparatus.

C-3481 TIRES/WHEELS - OEM TIRES AND WHEELS

Chassis will use stock tires and wheels provided by chassis manufacturer.

C-3867 SPARE - OEM TIRE/WHEEL

One (1) OEM steel wheel and spare tire shall be supplied with the chassis

C-4710 POWDER COAT, OEM WHEELS

OEM wheels shall be powder coated. Color shall be chosen by the purchaser.

Color: TBD

C-3496 FRONT BUMPER - SKEETER ALUMINUM

The factory bumper shall be removed and replaced with a custom fabricated, heavy duty aluminum bumper and grille guard protection assembly. It shall include fog lights mounted on the bumper.

The bumper shall have a 2" receiver mount included.

C-4086 FRONT BUMPER - PAINTED FINISH

The bumper shall have a painted finish. The paint color/code shall be:
TBD

Aftermarket Paint Warranty covers defects in the applied paint for up to three years or 36,000 miles, whichever comes first.

C-4056 FOG LIGHTS - FRC - SOBRITE 6IN LED

There shall be two (2) FRC SoBrite 6" LED lights installed on front bumper/grille guard.

C-3497 SKID PLATE - FRONT BUMPER - 1/4IN ALUMINUM

A 1/4" (0.25") aluminum skid plate will be installed from the bumper area extending below the bumper and chassis radiator area.

C-3499 SKID PLATE - TRANSFER CASE - 1/4IN ALUMINUM

A removable heavy duty .250" aluminum skid plate assembly shall be installed to protect the oil pan and transfer case.

C-3514 FRONT WINCH - 12000LBS - WARN - FIXED

A Warn Winch Company Model #M12000 PN17801 12,000# capacity 12-volt electric powered winch shall be permanently installed at the front center bumper extension area . The unit shall include the following:

- a) 3.86 feet per minute pulling speed at 12,000# rated load
- b) 440 amps at full capacity
- c) Cable roller guide assembly
- d) 125 feet of 3/8" diameter galvanized cable and fairlead & safety hook assembly shall be supplied.
- e) Winch speed shall be constant with forward and reverse modes controlled with a push button device at the end of a 12 feet (12') minimum control cable which connects to the winch through a weatherproof receptacle.

C-4181 SYNTHETIC WINCH ROPE

The Warn Winch shall come with a Spydura Pro Synthetic Rope will be installed on the winch drum. The synthetic rope shall meet or exceed the pull rating of the winch.

The winch shall have the fairlead installed for the synthetic rope.

C-3520 CONSOLE - POLY CUSTOM ENCLOSURE

A custom fabricated poly (plastic) electrical console and enclosure shall be located between the driver's and passenger's seats. It shall house the siren, switches, cup holder, map box, equipment storage, and auxiliary equipment. It shall extend fully to the dash.

C-4551 POWER OUTLETS, 12V, DUAL 4.8A USB, CAB

There shall be 1 Dual USB-A/USB-C power outlets rated at 4.8amps shall be provided in cab.

LOCATIONS: Determined at preconstruction.

C-4354 CONSOLE - UPGRADED FUSE BLOCK

The fuse block in the center console shall be upgraded to a 5025 100amp style fuse block. This fuse block shall be wired to the same signal as the rest of the Skeeter electrical system.

C-3533 RADIO INSTALL - 1 RADIO (CUSTOMER PROVIDED)

One (1) fire radio, one (1) faceplate (if applicable) and one (1) speaker shall be supplied by the purchaser to be installed.

THIS OPTION DOES NOT INCLUDE INSTALLATION OF ANTENNAS, CABLES, OR MDT/MCT.

ALL EQUIPMENT NECESSARY TO INSTALL/OPERATE A CUSTOMER SUPPLIED RADIO MUST BE PRESENT AT SKEETER BRUSH TRUCKS WITHIN 30 DAYS OF COMPLETED PRE-CONSTRUCT. IF ALL COMPONENTS ARE NOT PRESENT THE RADIO WILL NOT BE INSTALLED

C-4003 INSTALL RADIO ANTENNAS (ANTENNAS ONLY)

One 1 radio antenna with cable shall be supplied by the purchaser and installed on the apparatus at a location to be determined by the purchaser.

THIS OPTION DOES NOT INCLUDE INSTALLATION OF RADIOS, OR MDT/MCT.

ALL EQUIPMENT NECESSARY TO INSTALL/OPERATE A CUSTOMER SUPPLIED RADIO MUST BE PRESENT AT SKEETER BRUSH TRUCKS WITHIN 30 DAYS OF COMPLETED PRE-CONSTRUCT. IF ALL

COMPONENTS ARE NOT PRESENT THE RADIO WILL NOT BE INSTALLED

C-4259 MDT/MCT INSTALLATION, CUSTOMER PROVIDED

An MDT/MCT mount kit shall be provided by the customer to be installed into the cab. The MDT/MCT shall be designed specifically for the make/model vehicle into which it is to be mounted. Power shall be run to MDT if required.

THIS OPTION DOES NOT INCLUDE INSTALLATION OF RADIOS, ANTENNAS, ANTENNA CABLES.

ALL EQUIPMENT NECESSARY TO INSTALL/OPERATE A CUSTOMER SUPPLIED RADIO MUST BE PRESENT AT SKEETER BRUSH TRUCKS WITHIN 30 DAYS OF COMPLETED PRE-CONSTRUCT. IF ALL COMPONENTS ARE NOT PRESENT THE RADIO WILL NOT BE INSTALLED

C-3541 CAMERA SYSTEM - RVS - 1 CAM

One (1) Rear View Systems camera system shall be furnished utilizing a camera which provides a wide field of view and picture quality. A sealed camera enclosure shall be utilized along with electronic connections. The color monitor shall be installed in cab.

One (1) camera shall cover the rear of the apparatus, which will activate during back-up mode and during normal operations if needed.

C-3612 REAR RECEIVER - STANDARD - WINCH/ROPE/TRAILER

The rear of the chassis shall be equipped with one (1) square steel tube receiver assembly for trailer use and winch applications. It shall be the same size as a Class III trailer hitch and shall be attached to the chassis frame assembly. The receiver shall be rated at approximately 10,000#.

The rear receiver assembly shall be equipped with two (2) heavy duty rear tow loops, one (1) each side.

C-3530 TRAILER PLUG - 12V - 7 PIN

Wiring shall be provided at the rear of the apparatus for the towing of an auxiliary trailer. A 12 volt seven (7) pin electrical connector shall be wired to the chassis stop, running, and turn lights.

C-4205.10 R200 - RSQ SQD, ALUM, 114" X 96", 60" CA

The body will be a custom fabricated severe service Rescue-Squad type, constructed of all aluminum. The body shall be 114" long by 96" wide, designed for a 60" cab to axle dimension. BODY SHALL BE CAB HEIGHT.

FLAT-BED SUB-STRUCTURE

The body shall have 6" structural aluminum channel main frame rails. The body frame rails shall be isolated from the truck frame by .500" industrial isolators.

FLAT-BED CROSS-MEMBER SUB-STRUCTURE

The cross-members shall be 3" structural aluminum I beams with cross-members on 12" centers.

FLAT-BED MOUNTING

The body shall be bolted to the chassis frame rails at the rear end of the frame. There shall be brackets installed at the middle of the body frame to prevent side to side movement. The body shall be spring mounted at the front of the body frame. The flexible mounting system shall allow for body/chassis flexing during extreme off road conditions.

ANGLED FRONT BODY CORNERS

The front corners of the body shall be Angled

NO HEADACHE RACK

SIDE BODY ACCESS STEP

There shall be a body access step assisting in access to top of the tool/hose trays from the side of the apparatus. It shall be a stirrup design, and be fabricated from 1" aluminum tubing. They shall be installed under the front of the body, one (1) each side.

FUEL FILLER

The fuel filler tube and cap shall be installed at the driver's side, rear of the body.

FENDER PANELS

The lower portion of the flat-bed body shall have fender panels over and aft of the rear wheel panel area. The panels shall be constructed of aluminum smooth plate on all exterior surfaces. The wheel well openings will be cut out to conform to the wheels.

REAR BODY PANEL

A vertical body panel shall be installed at the rear of the body constructed of smooth aluminum. The panel shall house the running lights, taillights, back-up lights, and emergency lights. The body panel shall be angled to allow for a 30 degree angle of departure.

PROTECTIVE RAILS

The side rear handrails shall terminate at the rear of the upper body compartments and shall have only one horizontal rung and one vertical pipe adjacent to the upper body box. the rear vertical hand rails shall be adjacent to the hose reel and UHP and only have one horizontal rung on each side.

****All body equipment shall not protrude above the cab.**

SIDE BODY COMPARTMENTS, FRONT BODY -- DRIVER'S AND PASSENGER'S SIDES

Two (2) body equipment storage compartments shall be installed at the front of the body just behind the headache rack, one (1) each side of the apparatus. The dimensions shall be approximately: 30" wide, 60" high, and 18" deep. The compartments shall be constructed of aluminum smooth plate on all exterior surfaces. Each compartment shall be equipped with a vertically hinged door with a single latch installed. The doors shall be equipped with gas operated door opening assistant cylinders.

TRANSVERSE COMPARTMENT

The upper portion of the front vertical compartments shall be transverse. The dimensions shall be 24" wide x 38" high x 96" deep.

SIDE UPPER BODY COMPARTMENTS

There shall be two (2) side upper body compartments, one (1) each side. The dimensions shall be approximately: 48" wide, 38" high, and 18" deep. The compartments shall be constructed of aluminum smooth plate on all exterior surfaces. Each compartment shall be equipped with dual horizontally hinged doors with a dual latches installed. The doors shall be equipped with gas operated door opening assistant cylinders.

NO REAR BODY COMPARTMENTS

The compartments shall be equipped with:

- a swing door with latch installed
- key type door locks.
- dual gas operated door opening assistant cylinders.
- a white LED strip light that is automatically controlled by a door activated switch.
- a louvered vent

Compartment Matting shall be installed in the compartment. It shall be black in color and lock together design.

The actual door openings shall be approximately 3" smaller in dimension.

C-4466 RSQ SQUAD BODY PAINT

The exterior surface of all body skins, compartments, and trays shall all be Painted.

Color: to be determined at preconstruct

The surface shall be sanded, acid washed, acid primed, primed, and top coat painted in accordance with the paint manufacturers specifications.

The interior of all compartments shall be coated in Zolatone textured coating.

There shall be diamond plate covering the lower half front face of the body.

All Exterior welds shall be ground down, and filled with body filler.

Aftermarket Paint Warranty covers defects in the applied paint for up to three years or 36,000 miles, whichever comes first.

C-3593.2 REAR CENTER UNDER BODY COMPT 108"

An under body equipment storage compartment shall be installed under the flatbed surface located in the center rear of the apparatus. The compartment shall be between the vertical body beams, upper floor surface, and an aluminum lower floor area. The compartment shall be equipped with a hinged drop down door with dual latches installed. The floor shall be constructed of aluminum.

The exterior dimensions shall be approximately: 108" Deep

C-4690 DIVIDERS FOR HARD SUCTION - WITH SLIDE OUT TRAY

Two (2) dividers shall be installed on the driver's side of the rear, center, under body compartment, for storage of 8' lengths of hard suction. The dividers shall be approximately 6" apart, 5" tall, and run the depth of the compartment.

The rear center compartment shall also be equipped with an aluminum slide out tray on UHMW plastic slide pads and poly rollers. The tray shall be 17" wide and full length of the compartment interior. There shall be a retention latch installed on the tray.

C-3615 REAR FOLD DOWN STEP

A lighted 8" square folding step of die cast zinc shall be installed. The step shall comply with NFPA non-slip standards and shall be installed on the rear of the body. The step shall be equipped with lighting to NFPA standard.

C-3614 REAR STEP, PULL OUT

There shall be a rear "Pull-Out-Fold-Down" step located at the rear of the apparatus, step shall be stowed in a pocket under the rear of the unit. Storage pocket shall be fabricated to allow easy access to deploying for operation.

C-4350 SCBA BOTTLE STORAGE

There shall be two (2) SCBA bottle storage tubes located in the wheel-well, one (1) each side of the body. There shall be an aluminum locking door securing the bottles.

C-3837 SCBA BRACKETS

One (1) SCBA bracket shall be installed.

Location: To be determined at pre-construct meeting.

C-4209.2 ADJUSTABLE SHELF

There shall be 2 adjustable shelf located in the *** Enter Location Below*** compartment constructed of smooth aluminum. There shall be adjustable tracking mounted to the wall of the compartment to allow height adjustment of the shelf. The shelf shall be no larger than

4 feet wide by 2 feet deep. The tracking shall be as long as possible to allow for max adjustment range of shelf.

QTY: 2

LOCATION: TBD at the preconstruct meeting

C-4179 LONG TOOL STORAGE

There shall be two (2) vertical track mounts installed on the rear wall of the transverse compartment. The tracks shall have two (2) sections of aluminum tubing for storage of long tools. The tubes shall be adjustable, vertically.

C-4227 I-ZONE BRACKETS, SWING-OUT

Two (2) swing-out I-zone brackets will be provided and mounted at the rear of the apparatus, one (1) on each side. The brackets will be designed with adequate reinforcement to eliminate flexing of the body and not interfere with any of the rear facing lights when carrying hose. The brackets will be mounted beside the upper grab rail on the rear and as high as practical.

C-4763.10 UHP PUMP 20 GPM @ 1500 PSI - GAS **ULTRA-HIGH-PRESSURE PUMP**

A triplex plunger ceramic lined ultra-high-pressure pump shall be provided. The pump shall have the following features:

- 20 GPM at 1,500 PSI
- Die cast aluminum crankcase
- Stainless steel valves and seats
- Chrome-Moly crankshaft
- Oversized bearings
- High strength forged brass manifolds
- Specially formulated high-pressure seals

No exception shall be taken to the output performance of the pump.

OPERATOR & ENGINE CONTROLS

Installed on the pump panel shall be the following items:

- Engine start switch
- Engine throttle

- Engine start/HP pump mode
- Pump discharge pressure gauge
- Panel light switch
- Water level gauge
- Reel rewind switch
- 1 ½" drain
- Winterization Fill Port With chrome cap & chain

PRESSURE PROTECTION

A primary and secondary pressure relief valve system shall be utilized.

The primary un-loader valve sets the system pressure and protects the pump from pressure extremes associated with obstructions in the discharge line. When no flow is required by the system, the valve will bypass all system flow.

The secondary relief valve provides back-up protection to assure pressure relief for maximum system protection. The relief valve is set approximately 200 psi above system operating pressure.

OVERHEAT PROTECTION

A system shall be provided with the pump prevents heating and steaming when the nozzle is closed while the pump is running. When the pump temperature reaches a pre-set level, the heated water is discharged to ground and tank water is allowed into the pump.

NO- FOAM PROPORTIONER

PUMP ENGINE

The ultra-high-pressure pump shall be powered by a Honda IGX 800 engine with the following features:

Engine exhaust shall be routed to minimize exposure of personnel to exhaust gases.

FUEL CONNECTION

PLUMBED TO STAINLESS AUX TANK

BATTERY

Chassis battery.

ULTRA-HIGH-PRESSURE HOSE AND ELECTRIC REEL

One (1), Ultra-High Pressure hose reel shall be provided. The reel shall have 150 feet of 1/2" high pressure hose. The reel shall be rated for

3,000 psi working pressure. The reel shall be equipped with electric rewind with a switch located on the reel frame. A poly hose guide assembly shall be provided for the reel.

ULTRA-HIGH-PRESSURE NOZZLE

The EJM ultra-high pressure Locking nozzle assembly will be stored near the hose reel. The nozzle shall have three (3) patterns:

NOZZLE STORAGE MOUNT

An EJM Tri-Plex Locking nozzle mount shall be provided. The nozzle mount shall be fabricated from .125" aluminum and 3.0" ID schedule 40 PVC tube. The nozzle mount shall be attached to the pump or similar area for easy accessibility.

TANK TO PUMP

A 1.50" tank to pump line shall be provided. The line shall be gated by a 1.50" full flow push/pull valves. Flexible connections shall be used between the pump and the water tank to allow for component movement.

PUMP PANEL

The pump panel shall be constructed of .125" aluminum and powder coated black for corrosion protection and a pleasing appearance. All controls on the panel shall be properly labeled.

PUMP PERFORMANCE TEST

The pump operating system shall be completely tested per applicable NFPA guidelines for the size and type of pump. The pump shall meet or exceed all performance specifications.

WARRANTY

EJ Metals will warranty the vehicle modifications against defects in material, parts and workmanship for a period of five years from the delivery date.

C-3632.3 300 GALLONS, POLY, CUSTOM TANK

The water tank shall have a capacity of 300 gallons.

The water tank shall be constructed of black polypropylene, poly-welded and tested inside and out. The tank manufacturer shall define the floor, top, sides, ends, and baffles material thickness. The tank shall carry a lifetime warranty.

The transverse and longitudinal swash partitions shall be interlocked and welded to each other as well as to the walls of the tank. The partitions shall be designed and equipped with vent holes to permit air and liquid movement between compartments. The tank covers shall be welded on top and bottom, and the transverse partitions, providing rigidity during fast fill operations. Drilled and tapped holes for lifting eyes shall be provided in the top area of the water tank.

The water tank manufacturer shall certify the capacity of the water tank prior to delivery of the apparatus. This capacity shall be recorded on the manufacturer's data plate.

The water tank shall be rectangular in shape and engineered for a low center of gravity.

The water tank construction shall conform to applicable NFPA standards.

A 1.5" drain plug shall be installed in the bottom of the water tank under P/S wheel well for water tank draining and flush-out of debris.

The fill tower shall incorporate a vent and overflow system shall be designed into the water tank. The system shall include a 3" diameter pipe that functions both as an air vent while emptying the tank and as an overflow when filling the tank. The overflow shall discharge excess water below the frame rails of the vehicle.

The tank fill tower shall be located in the driver's side rear corner of the water tank.

The water tank shall be equipped with translucent water level sight gauge in the rear wall of the tank.

C-3660 WATER TANK GAUGE - REAR+CAB

One (1) Class 1 "Intelli-Tank" water tank level gauge shall be installed on pump panel. The tank level gauge shall indicate the liquid level on

an easy to read LED display and show increments of 1/8 tank. A pressure transducer shall be mounted on the outside of the tank in an easily accessible area.

Cab Mounted -

One (1) Class 1 "Intelli-Tank" mini water tank level gauge shall be installed in the cab or center console. The tank level gauge shall indicate the liquid level on an easy to read LED display and show increments of 1/4 tank.

C-3943 PUMP, HALE, AUX, GAS, HPX200-B23, B&S

A Hale HPX200-B23 fire pump shall be installed on the apparatus. The pump/engine shall perform to the standards of ISO 9 and NFPA 1906 low-pressure pump rating. Typical pump performance from 5 foot draft at sea level using a 2.5" suction line and a 2.5" discharge shall be.

255 GPM @ 25 PSI
215 GPM @ 75 PSI
140 GPM @ 125 PSI.
100 GPM @ 150 PSI.

Pump

The pump body shall be made of aluminum alloy castings coupled together with a stainless steel band clamp with an O-ring seal which allows quick pump volute removal for servicing. The pump end shall be factory hydrostatically tested to 350 PSI for 10 minutes. The impeller shall be bronze. The renewable clearance rings shall be made of anodic plated bronze to inhibit galvanic corrosion. The impeller shall be 4.87 inches in diameter and designed with a sleeve back end to prevent water from coming in contact with the engine shaft. The pump shaft seal shall be an automatically adjusting, maintenance free, mechanical type. The pump body shall be equipped with a petcock drain valve.

Engine

The engine shall be a four cycle gasoline Briggs and Stratton Vanguard series V-Twin, overhead valve, air cooled design. Engine rating shall be 23 BHP at 4000. Engine displacement shall be 570cc and shall be designed to meet CARB (California Air Resources Board) standards. A 12-volt electric system shall be provided with electric starter and a 16 amp alternator. Recoil backup engine starting shall be provided. Engine shall be equipped with a residential muffler with USDA approved spark arrestor.

Hale Products, Inc., herein referred to as "Hale", warrants products of its manufacture to be free from defects in material and workmanship, under normal use and service, for a period of three years (3). This limited warranty is effective only if the equipment or apparatus is used as directed, is not subjected to misuse, negligence or accident, and is not altered, treated or repaired by someone other than Hale or its designee. Additional details can be found in the Skeeter user's manual for this vehicle.

The auxiliary fire pump and engine assembly shall have a muffler and vertical exhaust pipe. The exhaust pipe shall be directed upward and away from the pump operator. A rain cap will be installed on the vertical exhaust outlet.

The pump shall be equipped with an exhaust venture primer of brass and stainless steel construction. The primer shall be capable of 20 inches of mercury vacuum. The primer shall be actuated with a spring return, single control lever located at the operator's panel. The primer to pump line shall be equipped with an automatic check valve for priming from an open body of water and a manual shut-off for pumping from a pressurized water source.

The fire pump engine shall have an oil drain line installed. It shall allow for easy oil draining.

The auxiliary fire pump shall be installed at the rear of the body. The sub-structure shall have welded in mounting sub-plates between the structural members.

C-3890.2 AUX FIRE PUMP MTNG, REAR CENTER, BOLTED

The auxiliary fire pump shall be installed at the center rear of the body. The sub-structure shall have welded in mounting sub-plates between the structural members.

C-3703.2 PUMP FUEL FROM FUEL CAN (STAINLESS) GAS ONLY

A stainless steel custom built remote fuel tank shall be installed for the auxiliary fire pump assembly at the rear of the apparatus. It shall be mounted in a position that makes filling as easy as possible. The fuel tank shall have capacity of approximately ten (10) gallons. There shall be a fuel hose with plug in connections furnished between the fuel tank and carburetor assembly for the auxiliary pump.

C-3699 PUMP PANEL - REAR DECK MOUNT

A pump panel enclosure shall be installed. The enclosure shall be fabricated of aluminum with a DA finish, bolted in place with a pump instrument panel installed.

An engine and pump control panel shall be installed in the pump panel enclosure. The following shall be on the pump panel:

- 2.5" discharge pressure gauge
- start/stop control
- throttle control
- low oil pressure warning light

The pump control panel shall be installed at the passenger's side rear corner of the body.

C-3686 PUMP COOLER, BYPASS-TO-TANK, 3/8"

The fire pump shall be equipped with 3/8" cooling line from the pump to the water tank. This re-circulation line shall be controlled by a pump panel control valve with nameplate label noting it as the "fire pump bypass cooler".

C-3839 THERMAL RELIEF VALVE

There shall be a Trident model brass thermal relief valve installed in the manifold allowing auto dump at 143° water temperature. The thermal relief valve shall auto close at 118° water temperature. There shall be a hose directing water under the body, but in a location visible by the pump operator.

C-3706 MANIFOLD, SS (STANDARD)

The auxiliary fire pump plumbing system shall be built mostly of stainless steel piping, fittings, and connections. Victaulic couplings shall be installed to permit flexing of the plumbing system and allow for quick removal of piping or valves for service. Tank connections and remote plumbing shall use high-pressure flexible piping. Flexible hose couplings shall be threaded stainless steel or Victaulic connections.

This shall include valves and hose threads.

C-4732 VALVES, AKRON, BRASS, QUARTER TURN

All valves 1" and larger used in the plumbing installation shall be Akron quarter turn full flow type.

C-3897 NH HOSE THREADS

The hose threads shall be National Hose Standard (NH) on all base threads on the apparatus intakes and discharges, unless otherwise specified.

C-3704 2.5" PUMP INTAKE PLUMBING

The pump intake plumbing shall consist of the tank to pump line and the suction line.

The tank to pump line shall be installed with a flexible hump hose connection and stainless steel T-bolt clamps to the water tank. A 2.5" 1/4 turn ball valve shall be controlled with a manually operated handle directly on the valve.

The suction line shall be installed on the rear area to supply the fire pump from an external water supply. A 2.5" 1/4 turn ball valve shall be controlled with a manually operated handle directly on the valve. There shall be a 2.5" NH female thread connection with removable screen. There shall be a 2.5" plug attached with a cable.

C-3716 TANK FILL AND COOLING LINE 1.5" WATER

One (1) 1.5" fire pump to water tank refill and bypass cooler line shall be provided. The pump to tank valve shall be a 1.5" full flow quarter turn ball valve with local control handle. A 1.5" flex hose shall be installed to the water tank.

C-3708 DISCHARGE, 2.5", REAR, 2.5"FM X 1.5"M, 1

One (1) 2-1/2" discharge shall be installed at the rear pump area, controlled by a quarter turn ball valve. The discharge shall have 2-1/2" NH male hose threads. The discharge shall be equipped with 2-1/2" female x 1-1/2" chrome plated brass reducer, 1-1/2" chrome cap and cable.

C-3710 DISCHARGE, 1.5", REAR, W/1.5" CAP

One (1) 1-1/2" discharge shall be installed on the rear pump area, controlled by a quarter turn ball valve with local control handle. The discharge shall have 1-1/2" NPT x 1-1/2" NH male hose threads and cap.

C-3709 DISCHARGE, 1", REAR

One (1) 1" hose discharge shall be installed on the rear pump area, controlled by a quarter turn ball valve with local control handle. The discharge shall have a NPT x 1" male NH hose threads and cap.

C-3712 DISCHARGE, 3/4"GH, REAR, GARDEN HOSE OUT

One (1) 3/4" garden hose discharge shall be installed on the rear pump area, controlled by a quarter turn ball valve with local control handle. The discharge shall have a 3/4" male garden hose threads and cap.

C-3722.2 HOSE REEL, HANNAY, D/S MOUNT, CUSTOM

One (1) Hannay aluminum hose reel shall be installed. The reel shall have leak proof ball bearing swing joint, adjustable friction brake, electric 12 volt rewind and manual crank rewind provisions.

The reel shall be mounted on the driver's side rear corner of the flatbed body.

One (1) 1" discharge shall be piped from the fire pump to each hose reel with flexible high pressure hose. The quarter turn ball valve shall be on manifold.

The hose reel shall be provided with a Hannay top mounted stainless steel roller assembly.

C-3725 200 FOOT REEL CAPACITY

Each hose reel shall have a capacity of 200 feet of hose.

C-3732 HOSE, WATER, 800#, 1" X 150'

One (1) 150' foot length of 1" water hose shall be installed on the hose reel. The hose shall be equipped with chrome plated pin lug couplings and have a 800 PSI working pressure.

C-3714 GROUND SWEEP DISCHARGES, FRONT BUMPER

Two (2) ground sweep discharge nozzles shall be installed, one each side of the front bumper. Each nozzle shall have a 1" electric control valve, switched independently in the cab. The discharges shall be equipped with removable ground sweep nozzles angled accordingly with a 180 degree total front sweep pattern. The flow rate shall be 15-30 gpm.

Each nozzle shall have a custom fabricated brush guard installed to protect from damage when off road. The valves and manifold shall be protected from damage by the front bumper and skid plate.

One (1) 1.5" front bumper ground sweep discharge shall be piped to the front bumper area. The discharge shall be controlled by a 1.5" manual override valve at the rear pump area. Flexible 1.5" diameter high pressure hose shall be provided from the pump to the sweep nozzles with low point drains where necessary.

There shall be an 1.5" stainless steel valve, with a flexible supply hose installed to feed the front discharge manifold.

C-4699 DISCHARGE, 1.5", FRONT BUMPER

One (1) 1.5" discharge shall be piped to the front bumper area, located on the driver's side area. The discharge shall be piped with flexible 1.5" hose. The outlet shall terminate with stainless steel or chrome plated brass chucks and swivel outlet with 1.5" NH male threads.

A 1.5" manually operated Akron T handle ball valve shall be installed at the bumper area.

The bumper discharge shall include a 1.5" stainless steel valve, with a flexible supply hose installed to feed the front discharge manifold.

C-3692 NO -- FOAM SYSTEM

No -- Foam System

C-3664 NO -- FOAM TANK

NO -- Foam Tank

C-3764 STOP/TAIL/TURN LIGHTS, WHELEN M6BTT/M6FC

Two (2) Whelen M6 Series Model M6BTT 4-5/16" x 6-3/4" brake, turn, tail lights with M6FC chrome flanges shall be provided. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthouse configuration shall consist of 18 red Super-LEDs and a clear optic polycarbonate lens. The lighthouses shall be surface mountable via two screws.

The lighthouses shall utilize an optic collimator and a chrome vacuum metalized reflector for maximum illumination. The lighthouse shall

include 164 flash patterns including: a variety of CA Title 13 compliant, sinkable, left/right, top/bottom, in/out, and steady burn. The lightheads shall have the Whelen exclusive NERM (Non-Emergency Recognition Mode) feature.

The lens/reflector assembly shall be wet sealed and resistant to: water, moisture, dust, and other environmental conditions. The outer lens shall have a hard coating applied to increase strength and ensure longevity. The light engine shall be installed at the rear of the unit and be completely sealed. The pc board shall be conformal coated for additional protection.

The lights shall be furnished with five 6" wire pigtails, a Santoprene rubber gasket and the #M6FC chrome flanges shall be included for installation.

C-3765 BACK UP LIGHTS, WHELEN M6 SERIES, LED,

Two (2) Whelen M-Series, 4" x 6" rear LED back-up lights shall be installed.

C-4123 SIREN, ELECTRONIC, WHELEN, CARBIDE

One (1) Whelen, Model #CCSRNT4A CenCom Carbide siren with auxiliary switches with noise canceling microphone shall be provided. Siren head will be mounted on the center console in easy reach of the driver.

C-3747 SIREN SPEAKER (1)

One (1) Whelen Model #SA315P Projector Series siren speaker shall be provided with bracket. The 100 watt siren speaker shall be designed in a black nylon composite housing with 123 decibel rating.

Location shall be: Behind the front grille.

C-3743 LIGHTBAR, WHELEN, LEGACY

A Whelen Legacy low profile Super-LED NFPA lightbar shall be installed. The 54" lightbar shall be designed to meet the minimum clearing requirements for Zone A Upper. The internal components of the lightbar shall be housed within a two piece extruded aluminum base/top. The outer shell shall be clear optic polycarbonate lenses designed to maximize light output and shield against environmental elements.

The lightbar shall utilize snap-in brackets to hold in the lighthead. The brackets shall give the end user the ability to make quick repairs. The lightbar shall have all solid state components. The lightbar shall have two wire harnesses exiting the unit: one (1) 17 conductor 22 gauge control cable which controls all internal light functions; and one (1) 2 conductor 10 gauge cable for main power and ground. Each cable shall be 15' long.

The lightbar shall have four (4) red Linear Super-LED corner modules to provide off angle protection for the front and rear of the vehicle. Each corner module shall consist of twelve (12) Super-LEDs mounted within a vacuum metalized parabolic reflector. The corner module shall also utilize an optic collimator for maximum light output. The twelve (12) LEDs shall be mounted in one straight line.

The solid state I/O board shall be microprocessor controlled. The I/O board shall have built-in reverse-polarity protection and output-short protection. The board shall have the ability to flash sixteen (16) LED warning lights. There shall be a data bank of 13 Scan-Lock flash patterns including steady burn. The board shall also have outputs to add takedown and alley lights. Low power and cruise light function shall also be included. The cruise light function shall allow the user to employ the four (4) corner modules as marker courtesy lights.

The lightbar shall include clear "Take Down" and "Alley Lights".

The lightbar shall have an amber "Traffic Advisor" built into the rear portion of the lightbar.

C-4563 LIGHTBAR MOUNT CAB ROOF, NO GUARD

The lightbar shall be mounted on the cab roof. The light bar shall be properly sealed and watertight.

C-5426 OPTICOM, GTT 794

There shall be an Opticom GTT794 installed on the apparatus.

C-3750 WARNING LIGHTS, WHELEN, M-6 SERIES (12)

ZONE A -- LOWER FRONT WARNING LIGHTS

Two (2) Whelen M-6RC Series 4" x 6" warning lights shall be installed in the lower front area of the cab. The warning lights shall incorporate Linear-Super LED and Smart LED technology. Each lighthead shall have six (6) RED Super-LEDs with a clear non-optic polycarbonate lens

for maximum light spread. Each lighthouse assembly shall have internal flasher, eleven (11) Scan-Lock flash patterns, including steady burn and synchronize power functions. The lighthouses shall have a conformal coated circuit board for moisture protection. The lights shall be mounted in a chrome plastic flange bezel assembly.

COLOR: RED LED/CLEAR LENS

ZONE B AND D -- INTERSECTION LIGHTS

Two (2) Whelen M-6RC Series 4" x 6" warning lights shall be installed. The warning lights shall be installed in lower front bumper or cab fenders, one (1) each side, as far forward as possible. The warning lights shall incorporate Linear-Super LED and Smart LED technology. The lighthouse shall have six (6) RED Super-LEDs with a clear non-optic polycarbonate lens for maximum light spread. The lighthouse assembly shall have internal flasher, eleven (11) Scan-Lock flash patterns, including steady burn and synchronize power functions.

COLOR: RED LED/CLEAR LENS

ZONE B AND D -- LOWER REAR WARNING LIGHTS

Two (2) Whelen M-6RC Series 4" x 6" warning lights shall be installed. The warning lights shall be located one (1) each side lower rearmost side body area as space permits. The warning lights shall incorporate Linear-Super LED and Smart LED technology. The lighthouses shall have six (6) RED Super-LEDs with a clear non-optic polycarbonate lens for maximum light spread.

COLOR: RED LED/CLEAR LENS

ZONE B AND D -- UPPER SIDE REAR WARNING LIGHTS

Two (2) Whelen M-6RC Series Model #M6R 4" x 6" warning lights and a chrome flange shall be upper rear body side panel. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthouses shall have six (6) RED Super-LEDs with a clear non-optic polycarbonate lens for maximum light spread.

COLOR: RED LED/CLEAR LENS

ZONE C -- UPPER REAR WARNING LIGHTS

Two (2) Whelen M-6RC Series Model #M6R 4" x 6" warning lights and a chrome flange shall be installed in the upper rear body panel. The warning lights shall incorporate Linear Super-LED and Smart LED technology. The lighthouses shall have six (6) RED Super-LEDs with a

clear non-optic polycarbonate lens for maximum light spread.

COLOR: RED LED/CLEAR LENS

ZONE C -- LOWER REAR WARNING LIGHTS

Two (2) Whelen M-6RC Series 4" x 6" warning lights shall be installed. The warning lights shall be located one (1) each side, rear lower area of body. The warning lights shall incorporate Linear-Super LED and Smart LED technology. The lightheads shall have six (6) RED Super-LEDs with a clear non-optic polycarbonate lens for maximum light spread.

COLOR: RED LED/CLEAR LENS

C-4378 FIRETECH HIVIZ GUARDIAN LIGHTS

There shall be two(2) FireTech HiViz Guardian Surface Lights model #FT-GSM installed on the apparatus. The location shall be determined at pre-construct.

C-4363 BODY WORK LIGHTS, (2)

Two (2) body work lights with clear lens shall be installed, wired to switch on the Console. Location shall be: one (1) each side of the headache rack. Lights shall be installed to allow for slight adjustment with use of proper tooling.

C-3505 GROUND LIGHTS - BUMPER - LED ROUND

Two (2) Grote #63871 LED ground lights shall be installed under the front bumper, one (1) on each side of the apparatus, wired to the Cencom, and the chassis interior lights. They shall have an aluminum housing, and be 800 lumes at 1.4 amps.

C-4070 GROUND LIGHTS - CHASSIS - LED STRIPS - 4DOOR

Four (4) LED ground strip lights shall be installed under the cab step area in compliance with NFPA standards, two (2) on each side of the apparatus, wired to the Cencom, and the chassis interior lights.

C-3617 GROUND LIGHTS, UNDER REAR STEP

Two (2) led ground lights shall be installed under the rear step area, one on each side of the apparatus.

C-3528 KUSSMAUL 1000 - WITH AUTO-EJECT

A Kussmaul Autocharge 1000, Model 091-215-12, high output automatic battery charger shall be provided. The battery charger shall be wired to the 12 volt battery system. The unit shall be mounted in a clean, dry area accessible for service and/or maintenance. It shall be wired to the specified shore power receptacle.

It shall include a compatible Digital Status Display Center.

It shall also include 15 amp "auto-eject" shore power receptacle with hinged weatherproof cover and an enclosure for protection from dirt and damage. The shore power plug shall be "ejected" when the chassis' engine starter is engaged and the receptacle shall be wired to any 120 volt A/C equipment requiring shore power.

Location shall be: Rear body panel, d/s

Color of Digital Status Display Center and Auto Eject: Red

C-3598 DOOR AJAR LIGHT, LED

A "door ajar" warning light shall be installed on the center console. The light shall be flashing red LED light with a clear lens.

The door ajar light shall be activated by door ajar switches installed on every compartment door.

C-3851 AIR COMPRESSOR, CKMTA12

An ARB model CKMTA12 twin cylinder 12 volt air compressor shall be installed in the bottom portion of the passenger's side rear under body compartment (if so equipped).

There shall be a fixed air supply tank with a 3 gallon capacity.

C-5561 STRIPE, REFLECTIVE, SCOTCHLITE, FRONT CHEVRON,

There shall be alternating chevron striping installed across the front bumper where permitted. The chevron striping shall consist of 6" Scotchlite in the following colors:

Colors to be determined at preconstruction meeting.

C-5562 STRIPE, REFLECTIVE, SCOTCHLITE, REAR CHEVRON

There shall be alternating chevron striping installed on the rear vertical body panel. The chevron striping shall consist of 6" Scotchlite in the

following colors:

Colors to be determined at preconstruction meeting.

C-3769 CUSTOM DOOR GRAPHICS

The apparatus shall be provided with FOUR (4) custom designed sign gold graphics, emblems, or seals. The installation shall be designed primarily with letters and numbers as specified. The purchaser shall approve of the design graphics prior to installation.

C-3766 LETTERING, CAB, 3" REFLECTIVE

The cab lettering shall be Scotchlite reflective material, shaded in black. A quantity of up to fifty (50) three inch (3") letters shall be installed as directed by Fire Department.

****SKEETER BRUSH TRUCKS DOES NOT ORDER OR PROVIDE SIGN GOLD LETTERING OR LOGOS****

C-3772 1 - 4 - 1 REFLECTIVE STRIPE

The sides of the vehicle shall be provided with a .75" x 4" x .75" wide 3M brand Scotchlite reflective multi-stripe. There shall be a 1" gap between each of the stripes. The striping shall be placed up to 60" above ground level and shall conform to NFPA reflectivity requirements. At least 50% of the perimeter length of each side shall have reflective striping.

C-3782 NOZZLE TFT, DS1040BCP, 1", BUBBLE

One (1) Task Force Tips model # DS1040BCP Bubble Cup dual gallonage foam nozzle(s) with stainless steel shutoff ball shall be supplied. The nozzle shall be capable of producing either a fog or straight stream with the ability to instantly aspirate foam by sliding a sleeve forward. For corrosion resistance the nozzle shall be constructed from hard coat anodized aluminum. An integral pistol grip handle shall be positioned directly below the valve handle. The nozzle shall be configured for flow settings of 10 and 40 GPM at 100 PSI, and have a 1" female NH swivel rocker lug inlet and have a twist off position for positive shut off of the water flow.

C-3736 NOZZLE MOUNTING

Each 1" flexible hose discharge shall have a nozzle bracket installed to hold the nozzles in place.

C-4065 STREAMLIGHT PORTABLE FLASHLIGHTS

Two (2) Streamlight "Survivor" LED portable handlights shall be installed including mounting brackets with 12 volt chargers wired to a specified circuit allowing the lights to recharge when not in use. The color shall be orange.

Location shall be: Driver's side, upper body compartment

C-3877 SPANNER SET, TFT, 2-SPANNER/1-HYDRANT

A Task Force Tips model #A3845 hydrant/spanner wrench set shall be provided.

Location shall be: Determined at pre-construct meeting

C-3525 BATTERY SWITCH, MASTER DISCONNECT, CH, R

A rotary type master disconnect switch shall be provided in the cab within easy reach of the driver. The switch shall have a switch plate with Off/On label.

There shall be a GREEN indicator light in the center console indicating the power is "ON".

C-3759 FUSE BOX

An electric enclosure for the 12 volt wiring shall be installed in the the apparatus. It shall have a removable panel or door to be able to access the components inside for maintenance purposes. It will be mounted in a location predetermined by the factory, accessible to the end user. Size shall be pre-determined by the factory.

C-3758 BACK UP ALARM

One (1) back up alarm shall be installed.

C-3763 LICENSE PLATE, MOUNTING

There shall be mounting provisions for the front and rear license plates.

An LED license plate light shall be installed on the rear vertical wall of the body for the rear license plate.

C-3762 CLEARANCE LIGHTS, LED, DOT

All LED identification lights shall be installed on the vehicle as required by applicable highway regulations.

C-4429 MUD FLAPS, REAR WHEELS, SEV LOGO

The chassis shall be supplied with mud flaps with the manufacturer's logo. The mud flaps shall be installed behind the rear wheels.

C-3570 EMBLEMS, SKEETER

Three (3) Skeeter emblems will be affixed to the cab and body.

C-4022 DRAWINGS

There shall be design drawings submitted to the customer prior to the pre-construct conference. The CAD drawings shall include all sides of the apparatus. The customer shall agree to the drawings reflecting the correct apparatus design and layout prior to construction.

C-3760 ELECTRICAL HARNESS & WIRING

The following describes the low voltage electrical system on the apparatus including all panels, electrical components, switches and relays, wiring harnesses and other electrical components. The apparatus manufacturer shall conform to the latest Federal DOT standards, current automotive electrical system standards and the applicable requirements of the NFPA.

Wiring shall be stranded copper or copper alloy conductors of a gauge rated to carry 125 percent of the maximum current for which the circuit is protected. Voltage drops shall not exceed 10 percent in all wiring from the power source to the using device. The wiring, wiring harness and insulation shall be in conformance to applicable SAE and NFPA standards. The wiring harness shall conform to SAE J-1128 with GXL temperature properties. Exposed wiring shall be run in a loom with a minimum 289 degree Fahrenheit rating. Wiring looms shall be properly supported and attached to body members. Electrical conductors shall be constructed in accordance with applicable SAE standards, except when good engineering practice requires special construction.

All wiring connections and terminations shall provide positive mechanical and electrical connections and be installed in accordance with the device manufacturer's instructions. When wiring passes through metal panels, electrical connections shall be secured with mechanical type fasteners and rubber grommets

Wiring between cab and body shall be split using connectors or enclosed in a terminal junction panel allowing body removal with minimal impact on the apparatus electrical system. Connections shall be crimp-type with heat shrink tubing with insulated shanks to resist moisture and foreign debris such as grease and road grime. Weather resistant connectors shall be provided throughout the system.

Electrical junction or terminal boxes shall be weather resistant and located away from water spray conditions. When required, automatic reset breakers and relays shall be housed in the main body junction panel.

There shall be no exposed electrical cabling, harnesses, or terminal connections located in compartments, unless enclosed in an electrical junction box or covered with a removable electrical panel. Wiring shall be secured in place and protected against heat, liquid contaminants and damage.

Low voltage overcurrent protective devices shall be provided for the electrical circuits. The devices shall be accessible and located in required terminal connection locations or weather resistant enclosures. Overcurrent protection devices shall be automatic reset type suitable for electrical equipment and meet SAE standards. All electrical equipment, switches, relays, terminals, and connectors shall have a direct current rating of 125 percent of maximum current for which the circuit is protected. Electro-magnetic interference suppression shall be provided in the system as required in applicable SAE standards.

The electrical system shall include the following:

Electrical terminals in weather exposed areas shall have a non-conductive grease or spray applied. All terminal plugs located outside of the cab or body shall be treated with a corrosion preventative compound.

All electrical wiring shall be placed in a protective loom or be harnessed.

Exposed connections shall be protected by heat shrink material and sealed connectors.

Large fender washers shall be used when fastening equipment to the underside of the cab roof and all holes made in the roof shall be caulked with silicone.

Electrical components installed in exposed areas shall be mounted in a manner that will not allow moisture to accumulate inside.

A coil of wire must be provided behind an electrical appliance to allow them to be pulled away from mounting area for inspection and service work.

All lights in a weather exposed area that have their sockets shall have corrosion preventative compound added to the socket terminal area.

All wiring shall be hidden, enclosed, or protected under the body in protective material, or within the apparatus body components. In addition, split loom conduits shall be installed and enclosed, suitably secured and protected against heat and physical damage.

C-3780 CAPACITIES PLACARD, REFLECTIVE

The apparatus shall have a reflective placard that provides the following information:

- Water Tank Capacity
- Pump Capacities
- NWCG Typing
- Skeeter Contact Information

C-3474 CHASSIS PREP

The chassis cab shall be "prepped" for fire apparatus production as follows:

- a) Wash and clean chassis
- b) Weigh chassis for NFPA reports
- c) Quality control check in.

C-3630 FINAL ASSEMBLY

The apparatus shall be assembled in a high quality and controlled environment. The fit, form, and finish of the body shall be to the highest level fire apparatus manufacturing standards. Upon completion, the apparatus shall be ready for final inspection and road testing as required herein.

C-3795 OPERATIONAL PUMP TEST

The fire pump shall have an operational pump test performed by a Skeeter Emergency Vehicles technician with a run time of one (1) hour to confirm proper operations of all pump related components.

*** NOTE: ALL TESTING SHALL BE DONE AND PERFORMANCE OBSERVED BETWEEN SEA LEVEL AND 1000' ELEVATION.

*** HIGH ALTITUDE PERFORMANCE MAY NOT REPRESENT TESTING RESULTS SHOWN.

C-3796 12V ELECTRICAL LOAD

A 12 volt electrical load analysis shall be performed in order to test response and stationary modes of electrical amp load.

C-3799 ROAD TEST, 10 MILES

A road test will be conducted with the apparatus fully loaded and a continuous run of no less than ten (10) miles. During that time the apparatus will show no loss of power nor will it overheat. The transmission drive shaft or shafts and the axles will run quietly and be free of abnormal vibration or noise.

C-3800 5-YEAR PARTS & LABOR/10-YEAR BODY INTEGR

A five (5) year parts and labor warranty on items manufactured by Skeeter Emergency Vehicles and a ten (10) year warranty on the structural integrity of the body. For warranty issues please contact your local dealer or Skeeter Emergency Vehicle service center and request warranty from the service advisor at that location.

C-4523 BASIC APPARATUS LABELING

Per NFPA a permanent label shall be mounted in the cab showing the following information:

A permanent label in the driving compartment shall specify the quantity and type of the following fluids used in the vehicle and tire information:

1. (1)
Engine oil
2. (2)
Engine coolant
3. (3)
Chassis transmission fluid
4. (4)
Pump transmission lubrication fluid
5. (5)
Pump priming system fluid, if applicable
6. (6)
Drive axle(s) lubrication fluid
7. (7)
Air-conditioning refrigerant

- 8. (8)
Air-conditioning lubrication oil
- 9. (9)
Power steering fluid
- 10. (10)
Cab tilt mechanism fluid
- 11. (11)
Transfer case fluid
- 12. (12)
Equipment rack fluid
- 13. (13)
CAFS air compressor system lubricant
- 14. (14)
Generator system lubricant
- 15. (15)*
Front tire cold pressure
- 16. (16)*
Rear tire cold pressure
- 17. (17)
Maximum tire speed ratings

There shall be a label identifying the number of seat belted locations on the unit.

A final stage manufacturer shall install "hearing loss" potential warning labels on the vehicle in any areas or fixed equipment that produces excessive noise levels. (exhaust outlet, sirens and air horns shall not be required for such equipment.)

A warning label stating: "NO RIDING ON REAR OF APPARATUS" shall be installed on rear of the apparatus. The label shall be applied to the vehicle at the rear step area. The label shall warn personnel that riding in or on these areas, while the vehicle is in motion, is prohibited.

The below listed labels shall be installed on/in the apparatus. All label shall comply with NFPA 1906, 2016 Edition standards on location and design set in each standard.

- (1) NFPA 1906: 12.2.3.3 - Fluid Data Label
- (2) NFPA 1906: 14.1.3.7 - Safety Sign FAMA07, Seat Belt Use
- (3) NFPA 1906: 14.1.7.5 - Safety Sign FAMA43, No Helmets Vehicle in Motion
- (4) NFPA 1906: 16.13.1.3.1 - Pump Test Label

The following shall be installed or provided on the apparatus in accordance with NFPA 1906:

One (1) placard indicating fluid type and capacity shall be installed on the apparatus

One (1) Label indicating height and weight of the apparatus shall be installed in a location visible to the driver.

One (1) Safety Sign, FAMA 06, which warns of the need to use a seatbelt while the vehicle is in motion.

One (1) Safety Sign, FAMA 10, which warns of the need secure all loose items in the cab while the vehicle is in motion.

One (1) Safety Sign, FAMA 24, which warns against riding on the vehicle while it is in motion.

One (1) Safety sign, FAMA 23, which warns of the proper climbing method, shall be visible to personnel entering the cab and at each designated climbing location on the body.

One (1) Safety sign, FAMA 25, which warns of the need for training prior to operating the apparatus, shall be located on the pump operator's panel.

One (1) Safety Sign, FAMA 43, warning not to wear helmets while vehicle is in motion shall be visible from each seat.

One (1) Indicator installed in the cab of the apparatus that when illuminated will indicate "Pump Engaged" and "OK to Pump" if the apparatus is designed to pump and roll the indicator shall be labeled "OK" to Pump and Roll"

C-3785 PRE-CONSTRUCTION CONFERENCE, AT FACTORY

A pre-construction conference shall be held at Skeeter Emergency Vehicles manufacturing facility in Hillsboro, Texas. The purpose of the conference is to review and clarify aspects of apparatus components and construction. It shall be attended by representatives of the purchasing department, the apparatus dealer, and Skeeter Emergency Vehicles.

The transportation to this meeting shall be the responsibility of purchaser.

C-4269 FINAL INSPECTION AT SKEETER

Representatives from the purchaser and the dealer shall be present at Skeeter's manufacturing facility in Hillsboro, Tx for the final inspection of the apparatus. A factory representative will assist the purchaser with review of the specifications to confirm they match the apparatus.

Cost of transportation to and from the facility shall be the responsibility of the purchaser.

*** NOTE, UNLESS PRIOR APPROVAL BY SKEETER BRUSH TRUCKS, FINAL INSPECTION AT THE PLANT IS MANDATORY ***

C-3790 TRAINING, FACTORY SUPPLIED, FACTORY LOCA

The bidder shall demonstrate and familiarize the purchaser regarding the vehicle's operation. This shall include operation of chassis, major components, review of delivery information and documentation. This demonstration shall be completed at Skeeter Brush Trucks factory location in Hillsboro, Texas.

C-4340 DELIVERY, DEALER PROVIDED

Delivery of the apparatus from the manufacture's plant to the customer shall be provided by the dealer.

*It is the dealer's responsibility to deliver all loose equipment not physically mounted to the apparatus

C-3787 PAYMENT TERMS, 100% ON DELIVERY AND ACCE

Terms of payment for the specified vehicle shall be only cash or equivalent on delivery and acceptance for the unit. No bid will be considered which requires the purchaser to deposit with the bidder a down payment, prepayment of chassis, or any other such consideration as a condition of the bid. Such a requirement shall be grounds for immediate rejection of the bid.

SP-1712 SCBA CABINET - HALF 2ND ROW

The interior cab shall be equipped with an SCBA storage cabinet. The cabinet shall be located be mounted between the back cab wall and the rear of the front seats. The cabinet shall be constructed of 1/2" HDPE.

There shall be Two (2) SCBA Pack mounts mounted against the rear wall angled at approximately a 45 degree angle. One facing the PS seated position and one facing the DS door.

The deck area shall extend as far forward as possible before contacting the drivers seat in the rear most position.

There shall be a slide out drawer under the deck in place of the SCBA

bottle storage. The drawer shall be as large a possible occupying the flat floor area of the cab.

SP-1716 FRONT BUMPER HOSE TRAY

There shall be a hose tray mounted on the middle cross panel of the front bumper. It shall be powder coated black to match the bumper, dimensions to match S14818

SP-1717 FRONT BUMPER SCENE LIGHT

There shall be one (1) HiViz FT-MB-2.18-FT-B mounted on the front bumper placement to match S14818

SP-1718 TRANSVERSE LONG TOOL STORAGE

There shall be a set of Four (4) long tool storage pipe style mounts mounted on the ceiling of the transverse compartment. There shall be tracking installed on the ceiling to allow the spacing to be adjustable.

SP-1715 TRANSVERSE SLIDE OUT TRAY

There shall be a dual direction slide out tray mounted in the transverse compartment.

It shall be as large as possible, dimensions TBD by engineering following approval of transverse compartment width increase.

The tray shall have a minimum of 1000lbs weight capacity and shall extend 70%

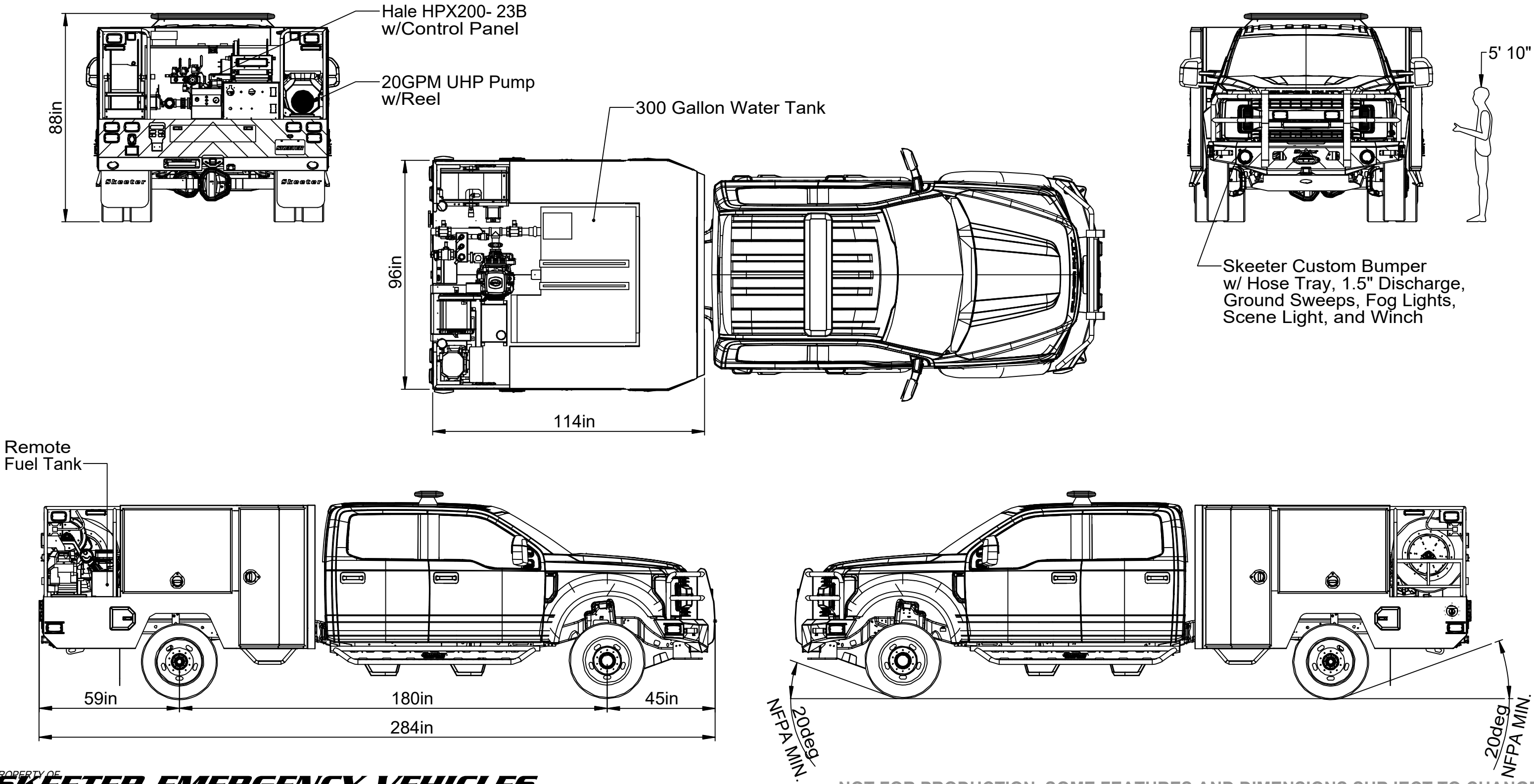
There shall be an aluminum vertical tool board mounted on the tray

SP-1714 SCENE LIGHTING

There shall be four (4) Hi Viz FTP mini brow lights. They shall be ordered primer to be painted Job Color Match at SEV.

They shall be mounted on the rear handrails, One (1) DS outward facing, One (1) PS outward facing, and two (2) on the rear upper outboard corners rear facing.

FAYETTEVILLE FIRE DEPARTMENT'S
CUSTOM RESCUE SQUAD WILDLAND ENGINE
SKEETER EMERGENCY VEHICLES



PROPERTY OF
SKEETER EMERGENCY VEHICLES

NOT FOR PRODUCTION. SOME FEATURES AND DIMENSIONS SUBJECT TO CHANGE

NOTE: DETAILS AND DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS AS MAY OCCUR OR BE NECESSARY IN CONSTRUCTION MINOR DETAILS NOT SHOWN	PREPARED FOR: FAYETTEVILLE FD	DRAWN BY: ALONDRA P.	TITLE: PRELIMINARY OVERVIEW	SPEC # 2196
		SPEC DATE: 1/9/2025		SHEET 1 OF 1

1 - Division

City of Fayetteville, Arkansas

Vehicle Request for Non-replacement of a Unit

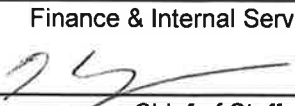
Division: Fire Program: Operations Date of Request: 01/23/25Unit # of Vehicle to turn in: 2161

Explanation of why vehicle is no longer needed and does not need to be replaced.

This truck was used as an auxiliary support vehicle for hazardous materials incidents. The Hazmat team is now able to consolidate the extra equipment into one vehicle that will be used for all types of responses. Due to this change, the department no longer has a need for 2161. The replacement funds earmarked for 2161 will be better utilized by combining it with the replacement funds for unit 341.

2 - FleetOriginal Purchase Price: \$ 64,057 Replacement funds collected to date: \$103,661Date of Purchase: 4/23/2013 Position Control #: FIRE_F030

Approval Signatures:

 _____ Division Head	<u>1/27/2025</u> _____ Date	 _____ Department Director	<u>1/27/25</u> _____ Date
 _____ Fleet Operations Superintendent	<u>1-28-25</u> _____ Date	 _____ Finance & Internal Services Dir.	<u>1-28-25</u> _____ Date
 _____ Budget Manager	<u>1-28-25</u> _____ Date	 _____ Chief of Staff	<u>1-28-25</u> _____ Date
		 _____ Mayor	<u>January 30, 2025</u> _____ Date

Please return original form to Fleet when signed by all.

Siddons Martin Emergency Group, LLC
1400B E.W. Martin Dr
Conway, AR 72032



January 10, 2025

Rusty Hulse, Asst Chief
FAYETTEVILLE FIRE DEPARTMENT (AR)
303 W CENTER ST
FAYETTEVILLE, AR 72701

Proposal For: Fayetteville Brush Truck

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to FAYETTEVILLE FIRE DEPARTMENT (AR). Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB FAYETTEVILLE FIRE DEPARTMENT (AR) and training on operation and use of the apparatus.

Description	Amount	
Qty. 1 - 2196 - Skeeter Ford F 550 Type 6 Rescue Side - Non-Lifted (Unit Price - \$325,425.00) Delivery within 21-22 months of order date QUOTE # - SMEG-0008872-3		
	Vehicle Price	\$325,425.00
	2196 - UNIT TOTAL	\$325,425.00
	SUB TOTAL	\$325,425.00
	HGAC FS12-23 (SKEETER)	\$1,000.00
	TOTAL	\$326,425.00

Price guaranteed until 2/28/2025

Additional: 'Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.

Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.'

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

- (A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
- (B) 20% of the Purchase Price after completion of the approval drawings;
- (C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

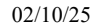
Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Arkansas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Scott Jones

I, _____, the authorized representative of FAYETTEVILLE FIRE DEPARTMENT (AR), agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Signature & Date



Delivery Date:	21 - 22 Months	G. Total Purchase Price (D+E+F):	\$326,425.00
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Option			Published	Unpublished
Number	Qty	Description	Options	Options
3496	1	Front Bumper - Skeeter Aluminum	\$6,093.75	
3497	1	Skid Plate - Front Bumper - 1/4in Aluminum	\$627.72	
3499	1	Skid Plate - Transfer Case - 1/4in Aluminum	\$1,172.77	
3514	1	Front Winch - 12000lbs - WARN - Fixed	\$3,737.73	
3520	1	Console - Poly Custom Enclosure	\$2,809.47	
3528	1	Kussmaul 1000 - With Auto-Eject	\$2,938.32	
3533	1	Radio Install - 1 Radio (Customer Provided)	\$1,352.26	
3541	1	Camera System - RVS - 1 Cam	\$1,319.29	
3632	1	300 Gallons, Poly	\$8,710.66	
3660	1	Water Tank Gauge - Rear+Cab	\$1,626.39	
3703	1	Pump Fuel from Fuel Can (Stainless) Gas Only	\$1,468.93	
3704	1	2.5" Pump Intake Plumbing	\$1,349.81	
3714	1	Ground Sweep Discharges, Front Bumper	\$4,298.67	
3750	1	Warning Lights, Whelen, M-6 Series (12)	\$4,381.24	
3851	1	Air Compressor, CKMTA12	\$2,483.13	
3867	1	OEM Spare Tire and Wheel	\$541.36	
3943	1	Pump, Hale, Aux, Gas, HPX200-B23, B&S	\$9,320.36	
4003	1	Install Radio Antennas (Antennas Only)	\$633.22	
4056	1	Fog Lights Bumper Mount - FRC - SoBrite 6in LED	\$3,516.45	
4086	1	Front Bumper - Painted Finish Upgrade	\$1,361.03	
4181	1	Synthetic Winch Rope	\$1,016.60	
4209	2	Adjustable Shelf	\$1,847.89	
4350	1	SCBA Bottle Storage	\$962.61	
4354	1	Console - Upgraded Fuse Block	\$310.11	
4466	1	RSQ SQUAD BODY PAINT	\$15,691.69	
4551	1	Power Outlets, 12V, Dual 4.8A USB, Cab	\$278.79	
4552	1	Cab Steps - Ford Crew Cab Only	\$2,138.05	
4706	1	Dividers For Hard Suction - With Slide out Tray	\$1,761.46	
4710	1	Powder Coat, OEM Wheels	\$2,251.01	
4732	1	Valves, Akron, Brass, Quarter Turn	\$3,521.15	
4763	1	UHP Pump 20 GPM @ 1500 PSI - Gas	\$25,627.75	
911362	1	Upgrade to 4 door		\$4,275.00
911363	1	Upgrade to R200		\$8,594.00
911364	1	The interior cab shall be equipped with an SCBA storage cabinet		\$3,070.00
911365	1	There shall be a dual direction slide out tray mounted in the transverse compartment		\$3,018.00
911366	1	There shall be four (4) Hi Viz FTP mini brow lights		\$4,752.00
Base Bid			\$205,501.00	
Published Options			\$115,149.65	
Total Published Options			\$320,650.65	
Unpublished Options			\$23,709.00	7.39%
Total Options w/o HGAC Fee			\$344,359.65	



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Brad Hardin, Fire Chief
FROM: Granville Wynn, Financial Analyst - Fire
SUBJECT: **Approval of a budget adjustment in the amount of \$14,634 to recognize Hazmat Services Revenue received from Washington County and increase related expense budget**

RECOMMENDATION:

Approval of a budget adjustment in the amount of \$14,634 to recognize Hazmat Services Revenue received from Washington County and increase related expense budget.

BACKGROUND:

The Fayetteville Fire Department per Ordinance 33.050 Response to Hazardous Materials Incidents is authorized to respond to hazardous materials incidents pursuant to the Interlocal Cooperation Agreement for Hazardous Materials Incident Response Services in Washington County, or any other mutual aid agreement or program requiring a hazardous materials incident response.

DISCUSSION:

The City of Fayetteville has received \$14,634 of Hazmat Services Revenue from Washington County. The Fire Department would like to utilize the revenue to offset costs for the Fayetteville Hazmat Team. It will be utilized to cover expenses for training and related expenses. These purchases will be vital to the efficient and effective operation of the Hazmat Response Operations of the Fire Department.

BUDGET/STAFF IMPACT:

Increase expenses to correspond with hazmat services revenue received.

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



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-180

Approval of a budget adjustment in the amount of \$14,634 to recognize Hazmat Services Revenue received from Washington County and increase related expense budget

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$14,634.00 RECOGNIZING HAZMAT SERVICES REVENUE RECEIVED FROM WASHINGTON COUNTY AND INCREASING THE RELATED EXPENSE BUDGET

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, in the amount of \$14,634.00 recognizing Hazmat Services Revenue received from Washington County and increasing the related expense budget.

City of Fayetteville Staff Review Form

2025-180

Item ID

3/4/2025

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

Brad Hardin

2/3/2025

FIRE (300)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a budget adjustment in the amount of \$14,634 to recognize Hazmat Services Revenue received from Washington County and increase related expense budget.

Budget Impact:

1010.300.3040-5304.00

General

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 6,000.00

Expenses (Actual+Encum)

\$ 885.00

Available Budget

\$ 5,115.00

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 14,634.00

Remaining Budget

\$ 19,749.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2025	FIRE (300)	
	Requestor: Brad Hardin	

	COUNCIL DATE:	3/4/2025
	ITEM ID#:	2025-180
	Holly Black	
	2/5/2025 8:50 AM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

1 of 1



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU:
FROM: Mike Reynolds, Police Chief
SUBJECT: **FY2025 Per Capita Jail Fee Agreement with Washington County**

RECOMMENDATION:

Staff recommends the approval of a resolution for the FY2025 Per Capita Jail Fee Agreement with Washington County, Arkansas in the amount of \$76,421.40.

BACKGROUND:

The City of Fayetteville and Washington County first entered into an Interlocal Agreement for Jail Services on October 19, 2004, following the City of Fayetteville permanently closing its' jail. The original agreement, with periodic amendments, requires Washington County to provide fingerprint, photograph, booking, and jail space for those arrested by the Fayetteville Police Department in exchange for the City paying a set price for each arrestee. In 2019, the City of Fayetteville paid fees based on \$62.00 per booked detainee charged with misdemeanor crimes and no charge for persons incarcerated for felony crimes. Over 15 years (2004-2019), the City of Fayetteville paid Washington County an average of approximately \$220,000 annually for their jail services.

On September 19, 2019, the Washington County Quorum Court passed Ordinance 2019-60 establishing a municipal daily jail fee of \$63.12 per detainee per day. This daily fee had the potential to significantly multiply our annual payment for jail services. Alternatively, the Washington County Judge proposed an option of a per capita jail fee calculated on the County jail's projected budget shortfall and population estimates for municipalities utilizing their jail. The 2024 per capita jail fee for the City of Fayetteville was \$76,421.40 (approximately \$0.81 per resident multiplied by our 2020 population of 93,949).

DISCUSSION:

Once again, Washington County is projecting a shortfall of \$200,000.00 for 2025. Based on the per capita jail fee for 2025, the City of Fayetteville represents approximately 38% of the County's population. This results in a per capita jail fee of \$76,421.40 (approximately \$0.81 per resident multiplied by our 2020 population of 93,949) for Fayetteville. The per capita jail fee is a lump sum payment payable to Washington County.

BUDGET/STAFF IMPACT:

The \$76,421.40 per capita jail fee is included in our 2025 Approved Annual Operating Budget. This agreement has no impact on staffing.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

ATTACHMENTS: SRF (#3) , SRM (#4), Fayetteville Per Capita Jail Fee Agreement (#5), Email from County Attorney (#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 #: 2025-184

FY2025 Per Capita Jail Fee Agreement with Washington County

A RESOLUTION TO APPROVE THE PER CAPITA JAIL FEE AGREEMENT WITH WASHINGTON COUNTY FOR JAIL SERVICES IN 2025 IN THE AMOUNT OF \$76,421.40

WHEREAS, the City of Fayetteville and Washington County entered into an Interlocal Agreement for Jail Services on October 19, 2004, and the City paid a set booking fee per booked prisoner through 2019; and

WHEREAS, on September 19, 2019, the Washington County Quorum Court passed an ordinance changing the one-time booking fee to a daily jail fee of \$63.12 per prisoner per day for all charges which has the potential to significantly multiply the City's annual payment for jail services; and

WHEREAS, Washington County has developed an alternative per capita jail fee based on the jail's projected budget shortfall and population estimates for municipalities; and

WHEREAS, Chief Reynolds recommends approval of an agreement with Washington County that provides for payment of the per capita fee rather than the daily fee for keeping City of Fayetteville prisoners.

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 Rawn to sign the Per Capita Jail Fee Agreement with Washington County for jail services in 2025 in the total amount of \$76,421.40. A copy of the Agreement is attached to this Resolution and made a part hereof.

City of Fayetteville Staff Review Form

2025-0184

Item ID

3/4/2025

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Mike Reynolds

2/10/2025

POLICE (200)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends the approval of a resolution for the FY2025 Per Capita Jail Fee Agreement with Washington County, Arkansas in the amount of \$76,421.40.

Budget Impact:

1010.200.2900-5315.00

General

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 175,072.00

Expenses (Actual+Encum)

\$ 3,397.59

Available Budget

\$ 171,674.41

Does item have a direct cost? Yes

Item Cost

\$ 76,421.40

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 95,253.01

Purchase Order Number:

Previous Ordinance or Resolution #

V20221130

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



CITY OF
FAYETTEVILLE
ARKANSAS

CITY COUNCIL MEMO

MEETING OF MARCH 4, 2025

TO: Mayor and City Council

FROM: Mike Reynolds, Chief of Police

A handwritten signature in black ink, appearing to read "Mike Reynolds".

DATE: February 10, 2025

SUBJECT: FY2025 Per Capita Jail Fee Agreement with Washington County

RECOMMENDATION:

Staff recommends the approval of a resolution for the FY2025 Per Capita Jail Fee Agreement with Washington County, Arkansas in the amount of \$76,421.40.

BACKGROUND:

The City of Fayetteville and Washington County first entered into an Interlocal Agreement for Jail Services on October 19, 2004, following the City of Fayetteville permanently closing its' jail. The original agreement, with periodic amendments, requires Washington County to provide fingerprint, photograph, booking, and jail space for those arrested by the Fayetteville Police Department in exchange for the City paying a set price for each arrestee. In 2019, the City of Fayetteville paid fees based on \$62.00 per booked detainee charged with misdemeanor crimes and no charge for persons incarcerated for felony crimes. Over 15 years (2004-2019), the City of Fayetteville paid Washington County an average of approximately \$220,000 annually for their jail services.

On September 19, 2019, the Washington County Quorum Court passed Ordinance 2019-60 establishing a municipal daily jail fee of \$63.12 per detainee per day. This daily fee had the potential to significantly multiply our annual payment for jail services. Alternatively, the Washington County Judge proposed an option of a per capita jail fee calculated on the County jail's projected budget shortfall and population estimates for municipalities utilizing their jail. The 2024 per capita jail fee for the City of Fayetteville was \$76,421.40 (approximately \$0.81 per resident multiplied by our 2020 population of 93,949).

DISCUSSION:

Once again, Washington County is projecting a shortfall of \$200,000.00 for 2025. Based on the per capita jail fee for 2025, the City of Fayetteville represents approximately 38% of the County's population. This results in a per capita jail fee of \$76,421.40 (approximately \$0.81 per resident multiplied by our 2020 population of 93,949) for Fayetteville. The per capita jail fee is a lump sum payment payable to Washington County.

BUDGET/STAFF IMPACT:

The \$76,421.40 per capita jail fee is included in our 2025 Approved Annual Operating Budget. This agreement has no impact on staffing.

Attachments: 2025 Per Capita Jail Fee Agreement

PER CAPITA JAIL FEE AGREEMENT

This Agreement is entered into by and between Washington County, Arkansas (“Washington County”) and the City of Fayetteville, Arkansas (“Municipality”) and will become binding on the parties upon the signing of this agreement.

W I T N E S S E T H :

WHEREAS, the Washington County Quorum Court passed Ordinance 2019-60 that established a daily rate to be charged to all municipalities for housing of their prisoners in the County Jail; and,

WHEREAS, said Ordinance allows a municipality to enter into a contract with Washington County that establishes an amount to be charged for keeping municipal prisoners at the County Jail in lieu of paying the daily rate; and

WHEREAS, Washington County and the Municipality desire to enter into said agreement in lieu of paying the daily jail rate, as memorialized herein; and

WHEREAS, the per capita fee amount paid each year by the Municipality shall be calculated based upon the projected shortfall in the Maintenance and Operations Budget of the County Jail provided by the County Treasurer during the previous year, as published and provided to the Municipality.

IT IS THEREFORE HEREBY AGREED THAT:

Section 1. Payments. To fund the Washington County Jail’s maintenance and operation costs, the Municipality agrees to pay a *per capita* fee based on the population of the Municipality as calculated by the US Census Bureau in their annual population estimates.

Section 2. Annual Review. The Washington County Judge shall request that the Washington County Treasurer estimate the Washington County Jail shortfall amount by September 1st of each year. The County Judge shall send notice to the Municipality of the estimated shortfall amount and the population estimate of the Municipality by October 1st of each year. All notices shall be in writing and shall be provided to the Mayor and Chief of Police¹ of the Municipality.

Section 3. Fee Calculation. The projected shortfall in the County Jail budget shall be divided by the sum of the populations of each Municipality in Washington County and the population of the unincorporated portions of Washington County to determine the per capita fee.

Section 4. Agreement Due Date. Any Municipality that chooses to participate in the per capita fee payment in lieu of the daily rate fee shall provide a signed agreement to the Washington County Judge by December 31st of each year. Any Municipality that does not provide a signed agreement to the County Judge by December 31st of each year shall pay the daily rate as established by Ordinance of the Washington County Quorum Court.

¹ For a Municipality that does not have a Chief of Police, the notice shall be sent to the Mayor of said Municipality.

Section 5. Payment Due Date. The Municipality shall pay the per capita fee amount by February 1st of each year. Any Municipality that enters into this Agreement that fails to pay by February 1st of each year shall be charged, retroactively, the daily rate as established by Ordinance of the Washington County Quorum Court.

Section 6. Ratification. If a Municipality fails to ratify this agreement, that Municipality shall be charged the daily rate as established by Ordinance of the Washington County Quorum Court.

Section 7. Duration. This Agreement shall become effective on January 1st of each year and shall end on December 31st of each year. This Agreement may be renewed for an additional year via a contract addendum with updated data and executed by the Municipality and Washington County by December 31st of each year.

Section 8. Non-appropriation. Notwithstanding anything contained in this Agreement to the contrary, if a County or City fails to appropriate funds for subsequent periods within the term of this Agreement, the County or City shall not be obligated to make payment(s) beyond the then-current fiscal appropriation period provided that once an appropriation is made, the County or City is obligated to provide funds for that appropriation period.

Section 9. Ownership and Disposition of Property. Washington County owns and will continue to own all property used by the County Jail. The Municipality will have no legal authority, right, or title to the facility that houses the County Jail or the personal property contained therein.

THIS SPACE INTENTIONALLY LEFT BLANK

Section 10. Per Capita Jail Fee Amount. The per capita jail fee amount charged to the Municipality for the fiscal year 2025, shall be as follows:

City	<i>2020 Population Estimates *</i>	<i>Per Capita Amount</i>
Washington County	40,497	32,941.60
Elkins	3,602	2,929.99
Elm Springs	1,896	1,542.27
Farmington	7,584	6,169.09
Fayetteville	93,949	76,421.40
Goshen	2,102	1,709.84
Greenland	1,213	986.70
Johnson	3,609	2,935.69
Lincoln	2,294	1,866.02
Prairie Grove	7,045	5,730.65
Springdale	75,083	61,075.14
Tontitown	4,301	3,498.58
West Fork	2,331	1,896.12
Winslow	365	296.90
TOTAL POPULATION WASHINGTON COUNTY	245,871	200,00.00

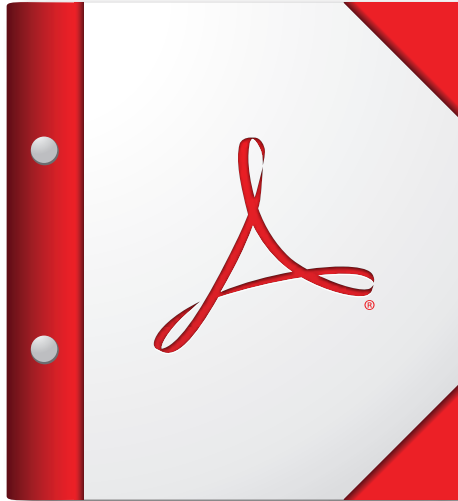
IN WITNESS WHEREOF, the parties have executed this Agreement.

Washington County Judge

Date

Mayor of Fayetteville

Date



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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-136

AN ORDINANCE TO REPEAL ORDINANCE 6800 AS AMENDED

AN ORDINANCE TO REPEAL ORDINANCE 6800 AS AMENDED

WHEREAS, Ordinance 6800 has been determined by both the Arkansas Attorney General and the Fayetteville City Attorney to likely violate A.C.A. § 14-43-608.

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 repeals Ordinance 6800 as previously amended.

AGENDA REQUEST FORM

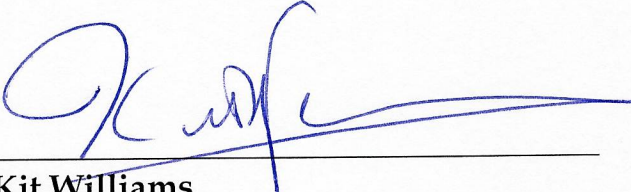
FOR: Council Meeting of February 4, 2025

FROM: City Attorney Kit Williams

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO REPEAL ORDINANCE 6800 AS AMENDED

APPROVED FOR AGENDA:



Kit Williams

1-23-25
Date



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**
City Council
Kara Paxton, City Clerk/Treasurer

CC: **Keith Macedo**, Chief of Staff
Paul Becker, Chief Financial Officer
Jonathan Curth, Development Services Director

FROM: **Kit Williams**, City Attorney

DATE: **January 23, 2025**

RE: **Ordinance To Repeal Ordinance 6800 Which Was To Enact § 120.03 Limitation On Rental Applications And Background Check Fees**

I just received Opinion No. 2024-093 from Arkansas Attorney General Tim Griffin (attached). As you can see, the Attorney General completely agreed with my legal analysis of the application of both state statutes upon your ordinance to limit the allowed amount charged for rental applications and background check fees. The Attorney General states Ordinance 6800 "likely does not violate this statute (A.C.A. § 14-54-1409)." He then opines that Ordinance 6800 "likely violates" A.C.A. § 14-43-608.

As I informed you in my memo of December 12, 2024, A.C.A. § 14-43-608 **Regulation of Prices** "would likely invalidate Ordinance 6800." The Arkansas Attorney General's Opinion confirms this and so I recommend again that you now pass an ordinance to repeal Ordinance 6800. I do appreciate that you agreed to amend Ordinance 6800 to provide time for the Arkansas Attorney General to render his Opinion and to ensure this questionable Ordinance would no go into effect in possible violation of state law. I have attached a proposed Ordinance to repeal Ordinance 6800.

We also just learned that a bill has been filed to amend A.C.A. § 14-54-1409 **Rent Control Preemption** to expressly include application fees and even deposit fees so in future that code section would also invalidate and prohibit a city regulating ordinance. Both the Attorney General and I believe that this statute's current wording would not have invalidated your regulating ordinance. (Attached is Senate Bill 91.)



TIM GRIFFIN
ATTORNEY GENERAL

Opinion No. 2024-093

January 22, 2025

The Honorable Robin Lundstrum
State Representative
Post Office Box 14
Elm Springs, Arkansas 72728

Dear Representative Lundstrum:

I am writing in response to your request for an opinion regarding an ordinance passed by the Fayetteville City Council on October 15, 2024, which caps the fees landlords may charge prospective tenants for rental applications and background checks. You state that “the ordinance limits background fees to an amount not to exceed \$40, and if no background check is done, the maximum rental application fee is limited to \$20. If a landlord charges a background check fee and then does not obtain the background check, the fee must be returned in full to the potential tenant.”

You report that numerous constituents have raised concerns about this ordinance. Against this background, you ask the following question:

Can a city propose, pass, and enact an ordinance, like the aforementioned, that limits, restricts, or hinders what private business may charge for its services, goods, or contracts?

RESPONSE

A city cannot enact an ordinance that regulates what private individuals or businesses may charge for goods, rentals, or services sold or performed within the city.

DISCUSSION

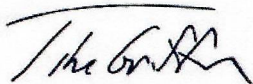
Because cities only have the power given to them by statute or the Arkansas Constitution,¹ local ordinances that conflict with state law are invalid.² There are two State laws that could potentially prohibit Fayetteville from enacting Ordinance 6800.

First, A.C.A. § 14-54-1409 prohibits local governments from enacting or enforcing rent control ordinances.³ The ordinance you describe likely does not violate this statute because it caps the fees associated with an *application* to rent, rather than “the amount of rent charged” itself.

Second, A.C.A. § 14-43-608 bars municipalities from regulating “prices for goods, rentals, or services sold or performed within the municipality by individuals or firms.”⁴ The ordinance likely violates this statute. While there are no appellate court cases construing § 14-43-608, it is my opinion that the statute’s broad wording, which clearly includes “services,” prevents a city from passing an ordinance to cap the fees a private entity charges to process a rental application or to conduct a background check.

Senior Assistant Attorney General Kelly Summerside prepared this opinion, which I hereby approve.

Sincerely,



TIM GRIFFIN
Attorney General

¹ *Protect Fayetteville v. City of Fayetteville*, 2019 Ark. 30, 3, 565 S.W.3d 477, 480.

² Ark. Const. art. 12, § 4 (“No municipal corporation shall be authorized to pass any laws contrary to the general laws of the state....”); *Protect Fayetteville*, 2019 Ark. at 3, 565 S.W.3d at 480.

³ See A.C.A. § 14-54-1409(b) (“A local governmental unit shall not enact, maintain, or enforce an ordinance or resolution that would have the effect of controlling the amount of rent charged for leasing private residential or commercial property.”). An exception exists, however, for local governments “to manage and control residential property in which the local governmental unit has a property interest.” A.C.A. § 14-54-1409(c).

⁴ A.C.A. § 14-43-608(a). As with A.C.A. § 14-54-1409, there is an exception that allows a municipality to establish the price for goods, rentals, or services furnished by, or performed by, the municipality. See A.C.A. § 14-43-608(b).

State of Arkansas
95th General Assembly
Regular Session, 2025

A Bill

SENATE BILL 91

By: Senators C. Penzo, J. Bryant
By: Representatives Ray, B. McKenzie

For An Act To Be Entitled

AN ACT TO PROVIDE THAT LOCAL GOVERNMENTAL UNITS SHALL
HAVE NO AUTHORITY TO REGULATE OR CONTROL THE AMOUNT
CHARGED FOR A RENTAL APPLICATION FEE OR RENTAL
DEPOSIT FOR PRIVATE RESIDENTIAL OR COMMERCIAL
PROPERTY; AND FOR OTHER PURPOSES.

Subtitle

TO PROVIDE THAT LOCAL GOVERNMENTAL UNITS
SHALL HAVE NO AUTHORITY TO REGULATE OR
CONTROL THE AMOUNT CHARGED FOR A RENTAL
APPLICATION FEE OR RENTAL DEPOSIT FOR
PRIVATE RESIDENTIAL OR COMMERCIAL
PROPERTY.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code § 14-16-601 is amended to read as follows:
14-16-601. Rent, rental application fee, and rental deposit control
preemption — Definition.

(a) As used in this section, "local governmental unit" means a
political subdivision of this state, including, ~~but not limited to,~~ without
limitation a county, city, village, or township, if the political subdivision
provides local government services for residents in a geographically limited
area of this state as its primary purpose and has the power to act primarily
on behalf of that area.

(b)(1) A As to leasing private residential or commercial property, a
local governmental unit shall not enact, maintain, or enforce an ordinance or



1 resolution that would have the effect of controlling the amount of rent
2 charged for: ~~leasing private residential or commercial property~~

3 (A) Rent;

4 (B) Rental application fees; or

5 (C) Rental deposits.

6 (2) The preemption against rent, rental application fees, and
7 rental deposit control in subdivision (b)(1) of this section applies to all:

8 (A) Landlords;

9 (B) Property owners;

10 (C) Property managers;

11 (D) Tenants;

12 (E) Prospective tenants; and

13 (F) Real estate companies doing business in the
14 State of Arkansas.

15 (c) This section does not impair the right of any local governmental
16 unit to manage and control residential property in which the local
17 governmental unit has a property interest.

18
19 SECTION 2. Arkansas Code § 14-54-1409 is amended to read as follows:
20 14-54-1409. Rent, rental application fee, and rental deposit control
21 preemption – Definition.

22 (a) As used in this section, “local governmental unit” means a
23 political subdivision of this state, including, ~~but not limited to,~~ without
24 limitation a county, city, village, or township, if the political subdivision
25 provides local government services for residents in a geographically limited
26 area of this state as its primary purpose and has the power to act primarily
27 on behalf of that area.

28 (b)(1) A As to leasing private residential or commercial property, a
29 local governmental unit shall not enact, maintain, or enforce an ordinance or
30 resolution that would have the effect of controlling the amount of rent
31 charged for: ~~leasing private residential or commercial property~~

32 (A) Rent;

33 (B) Rental application fees; or

34 (C) Rental deposits.

35 (2) The preemption against rent, rental application fees, and
36 rental deposit control in subdivision (b)(1) of this section applies to all:

- 1 (A) Landlords;
2 (B) Property owners;
3 (C) Property managers;
4 (D) Tenants;
5 (E) Prospective tenants; and
6 (F) Real estate companies doing business in the
7 State of Arkansas.

8 (c) This section does not impair the right of any local governmental
9 unit to manage and control residential property in which the local
10 governmental unit has a property interest.



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Interim Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

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 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. This item was previously heard and denied by the Planning Commission and then appealed by the applicant to the City Council. The applicant's appeal was approved by City Council at their meeting on November 19, 2024. However, it was recently brought to city staff's attention that public notification was not performed for the appeal, so the appeal's approval is effectively invalid. This item is being brought back to City Council, with proper notification, for reconsideration.

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

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

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 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

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Fayetteville, AR 72701

www.fayetteville-ar.gov

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.

After the project was denied by the Planning Commission, the applicant appealed their decision to the City Council. The appeal was heard and approved by Council at their November 19, 2024 meeting. **However, it was recently brought to city staff's attention that public notification was not performed for the appeal, so the appeal's approval is effectively invalid. This item is being brought back to City Council, with proper notification, for reconsideration. Please see the attached Legal Department memo for additional detail.**

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: SRF (#3) , Exhibit A (#4), Exhibit B (#5), Planning Commission Staff Report (#6), Appeal Request Letter (#7), Legal Department Memo (#8)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-152

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 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 44.0 acres of mixed residential units.

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

2024-152

Item ID

2/18/2025

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

Jonathan Curth

1/31/2025

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 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:

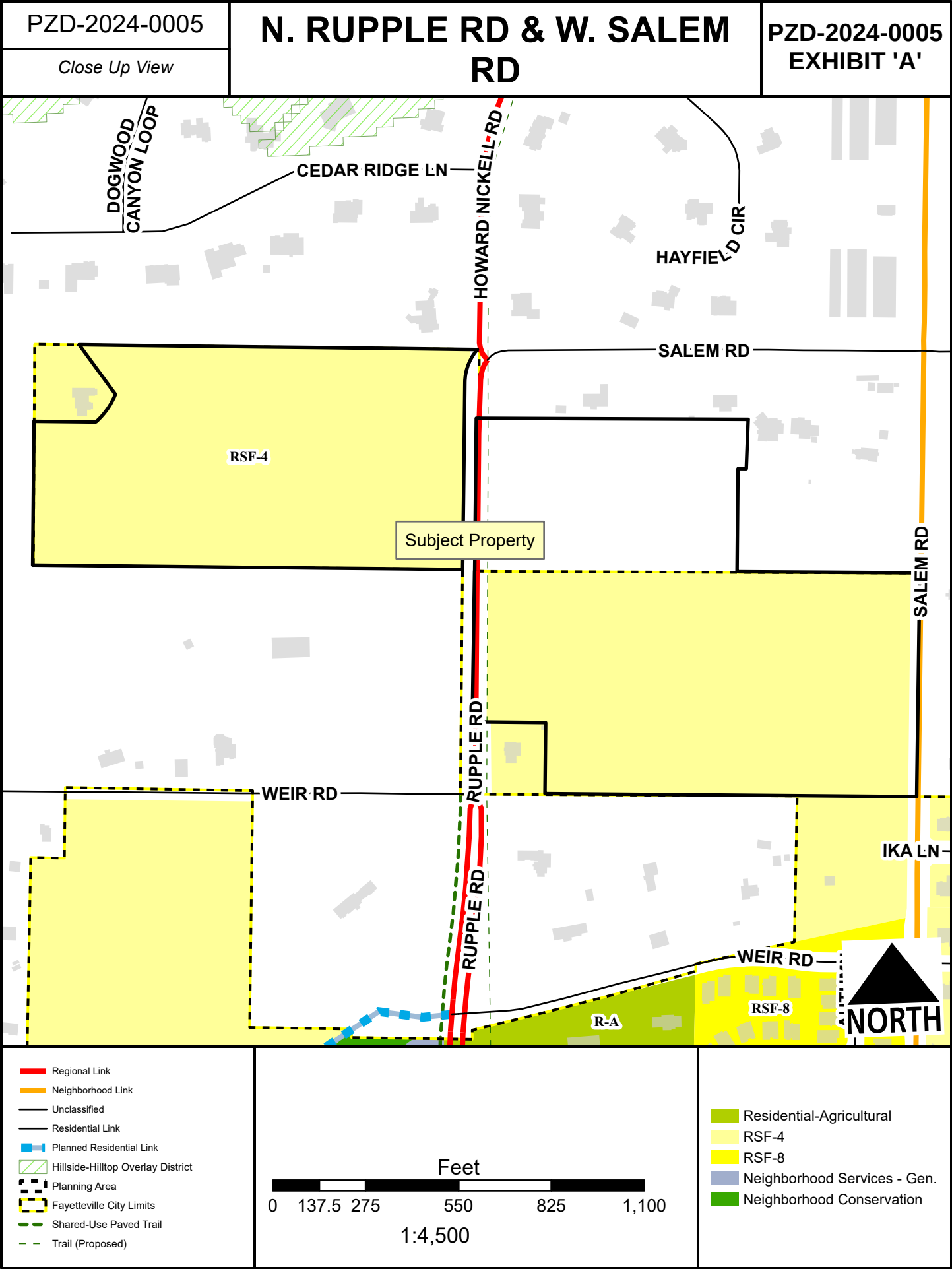
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



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

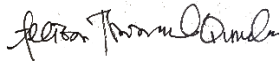
Dear Commissioners and Staff,

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

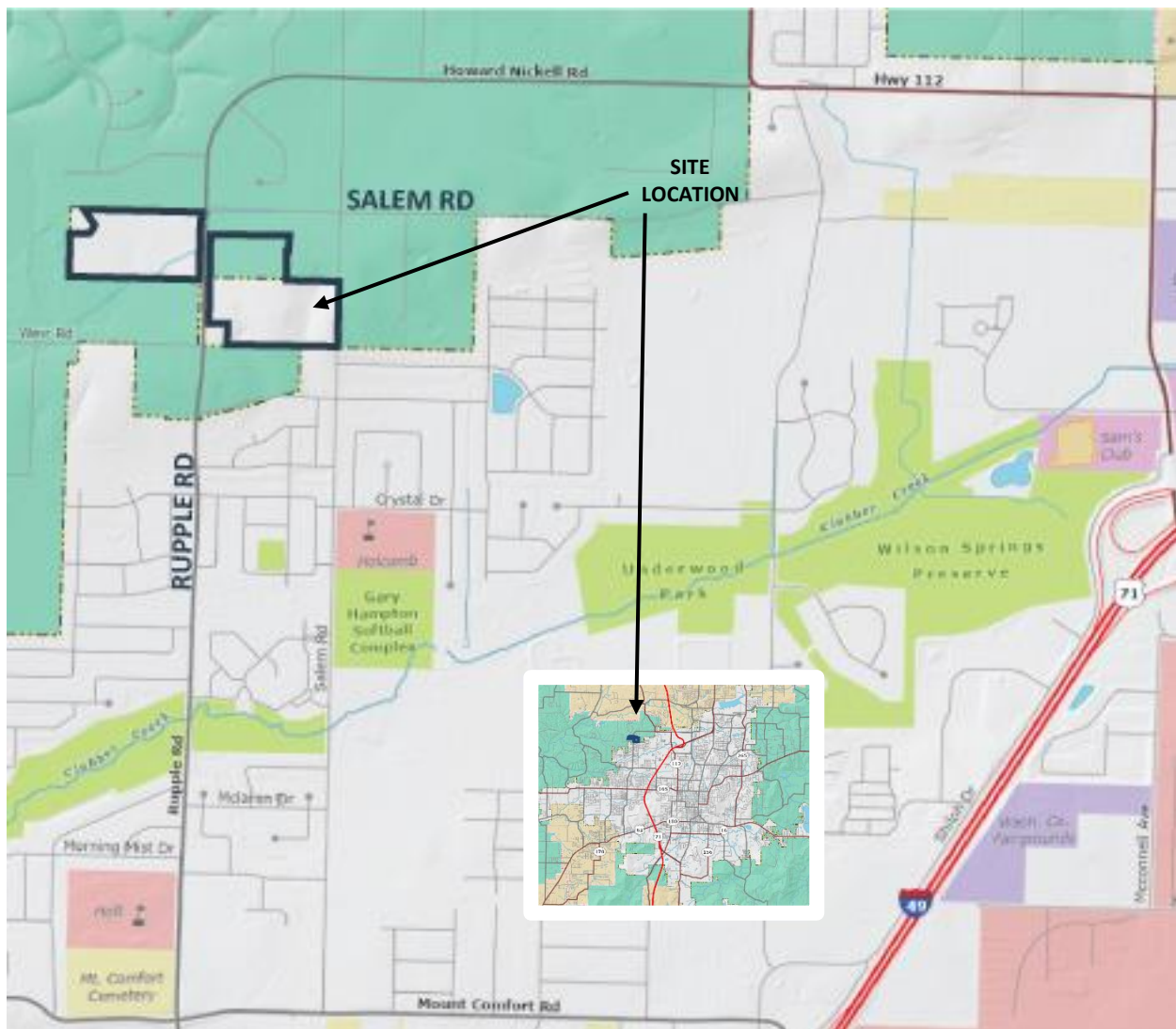
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B

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

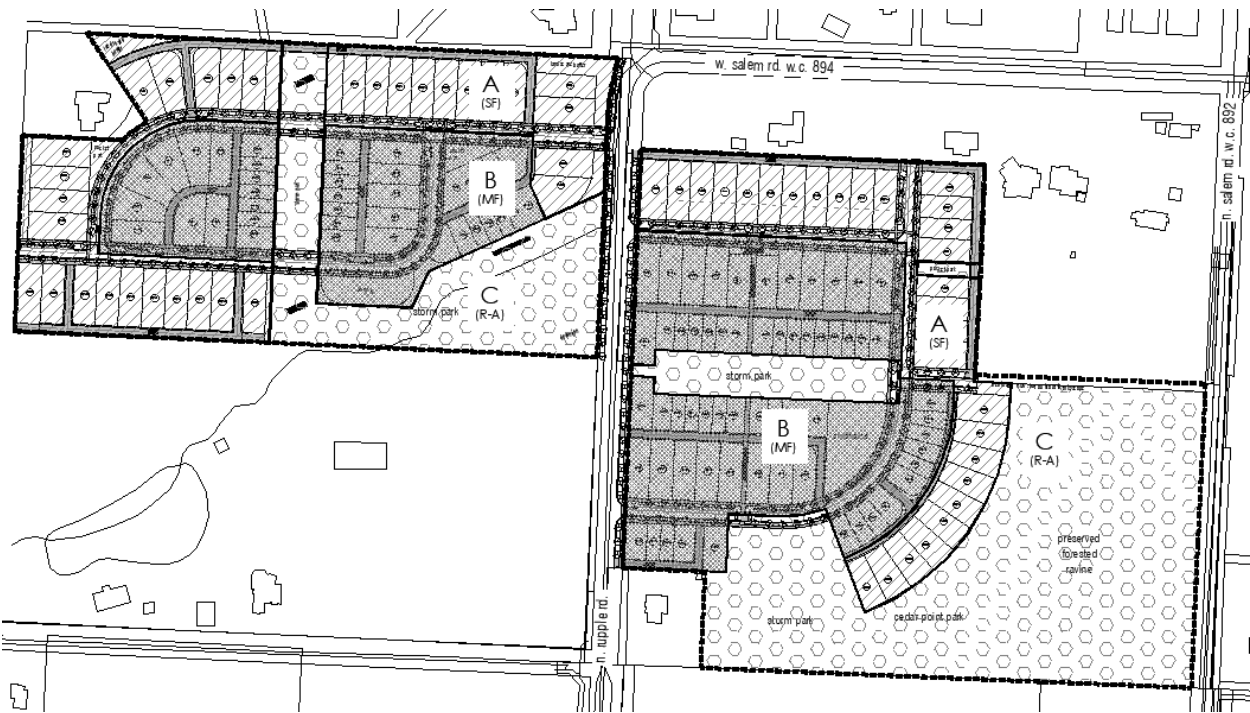
family homes on adjacent lots. In the northeast corner, an east-west linear storm park catches off-site drainage onto the development while acting as a landscape buffer to existing adjacent single-family homes.



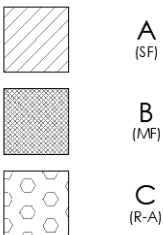
Tree Preservation Areas	The bulk of the property has long been dominantly pastureland or unshaded meadow, yet in the past thirty years the patches of trees in the southeast-most portion have spread slowly into broader coverage through the eastern portion of the planned development. The masterplan and 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

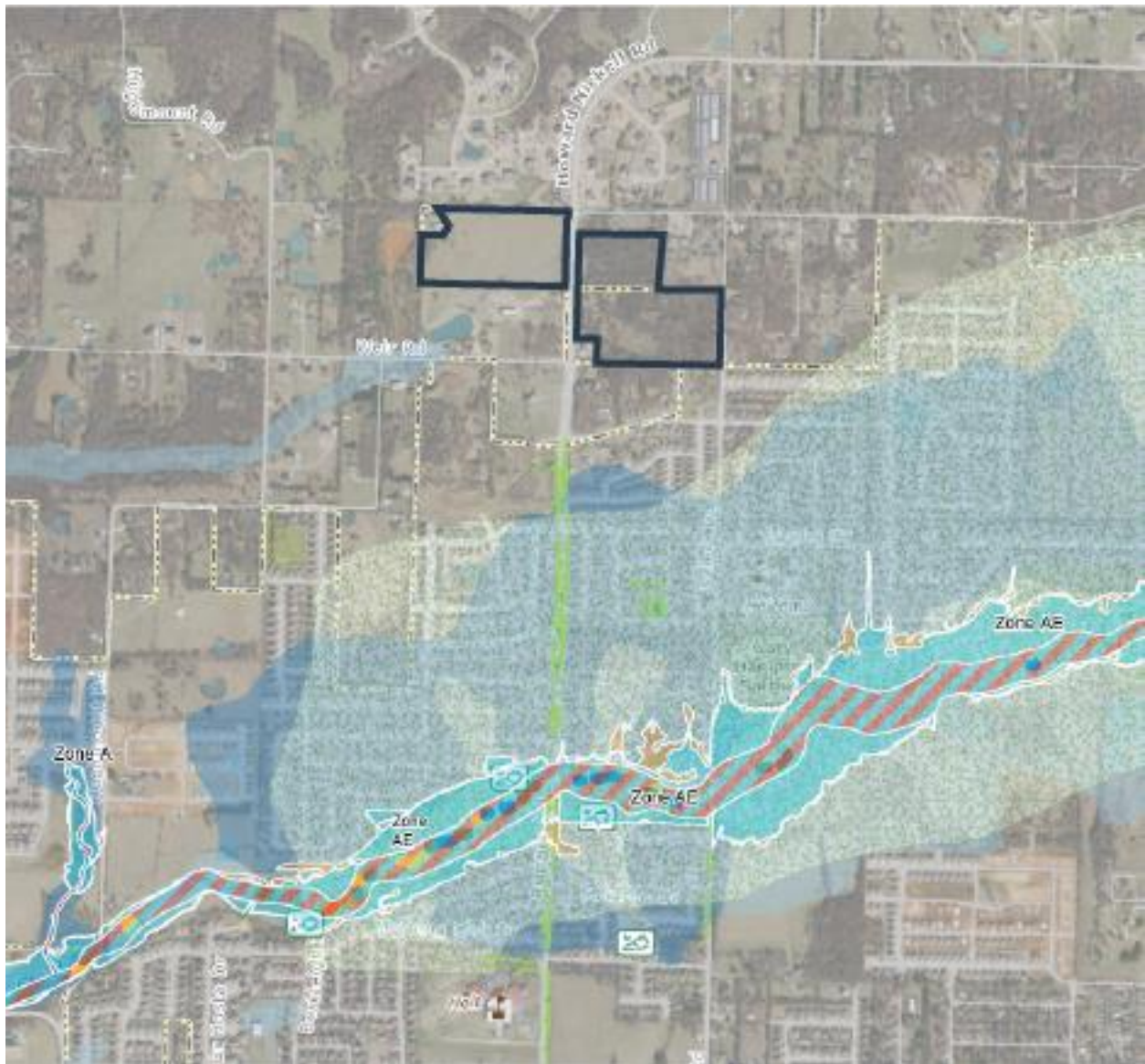
Zoning Comparison Chart

	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

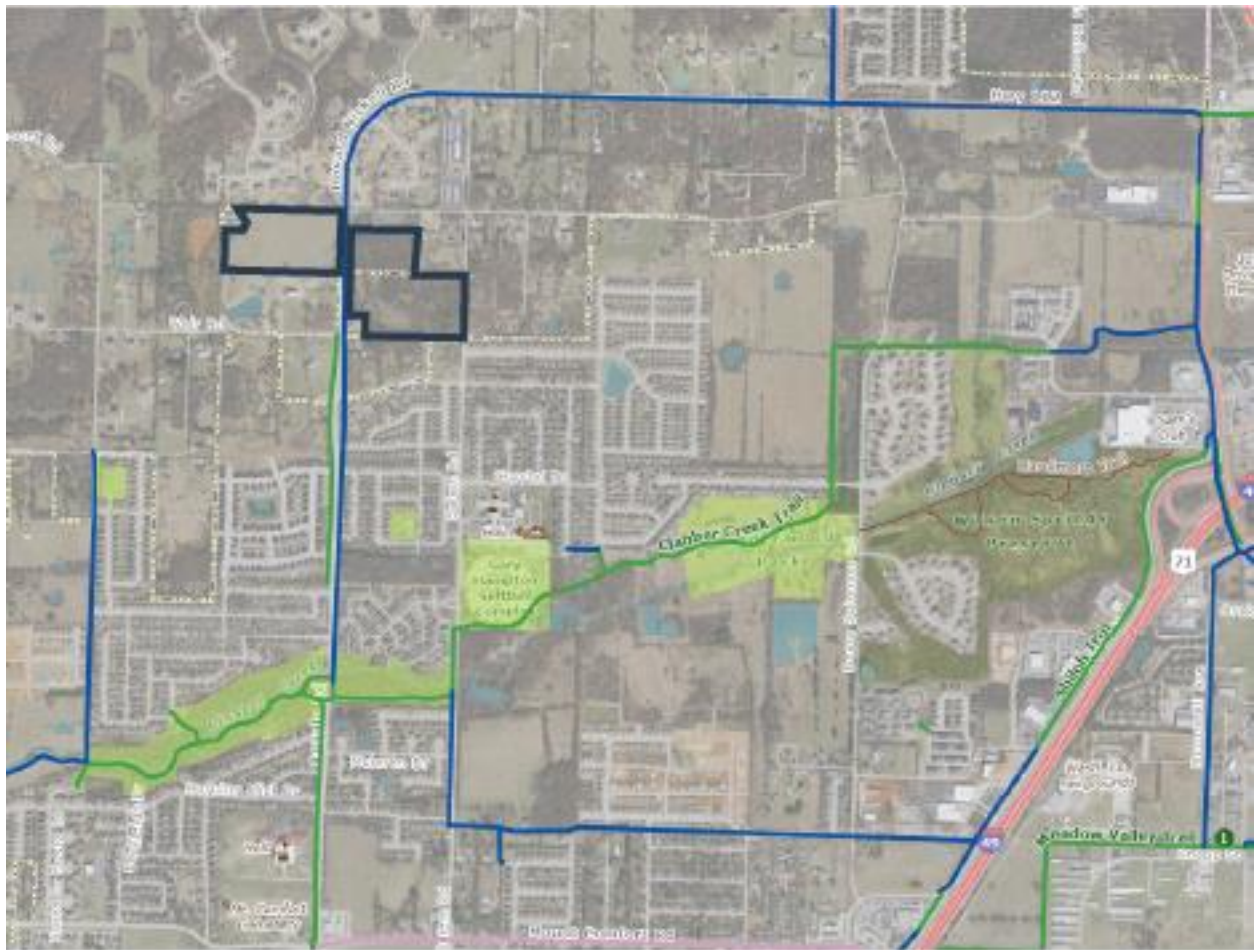
G

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



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

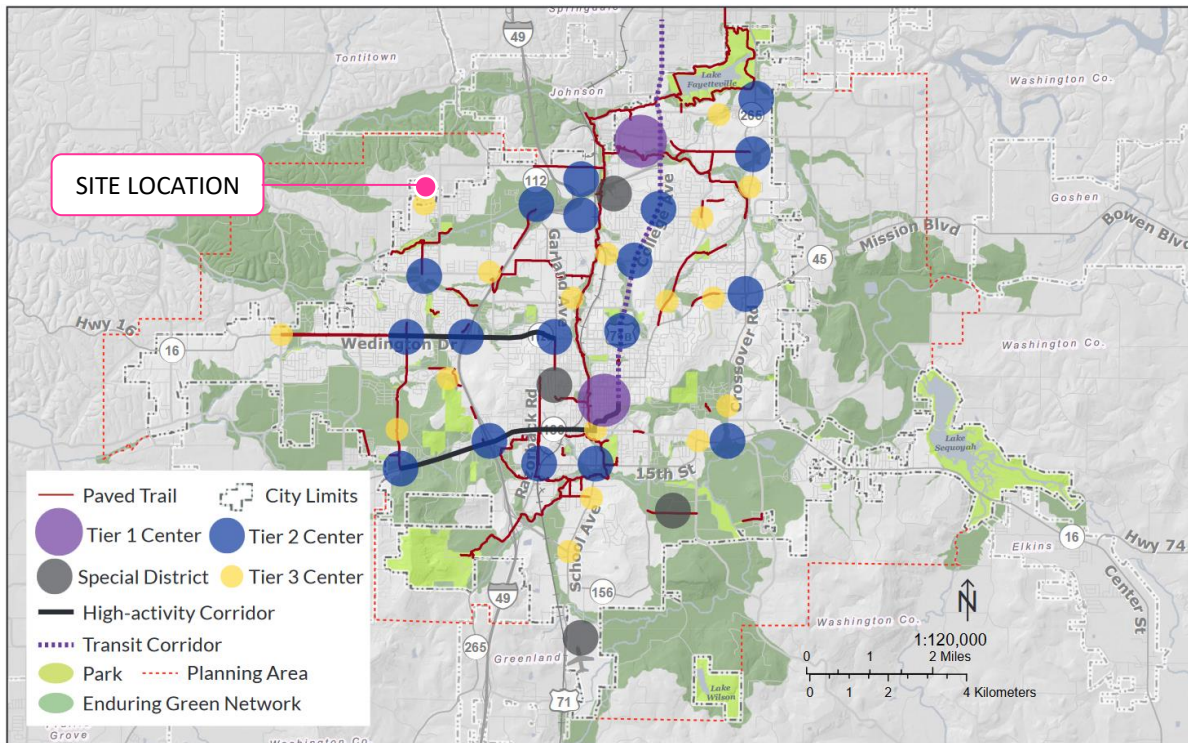


Figure 2.0 - Growth Concept Map

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

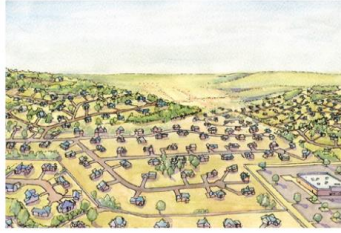


Figure 3.5 - Suburban Sprawl



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.

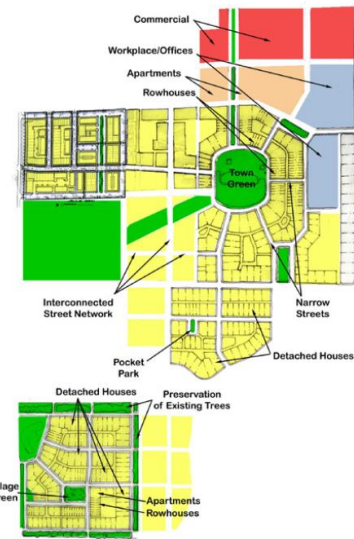
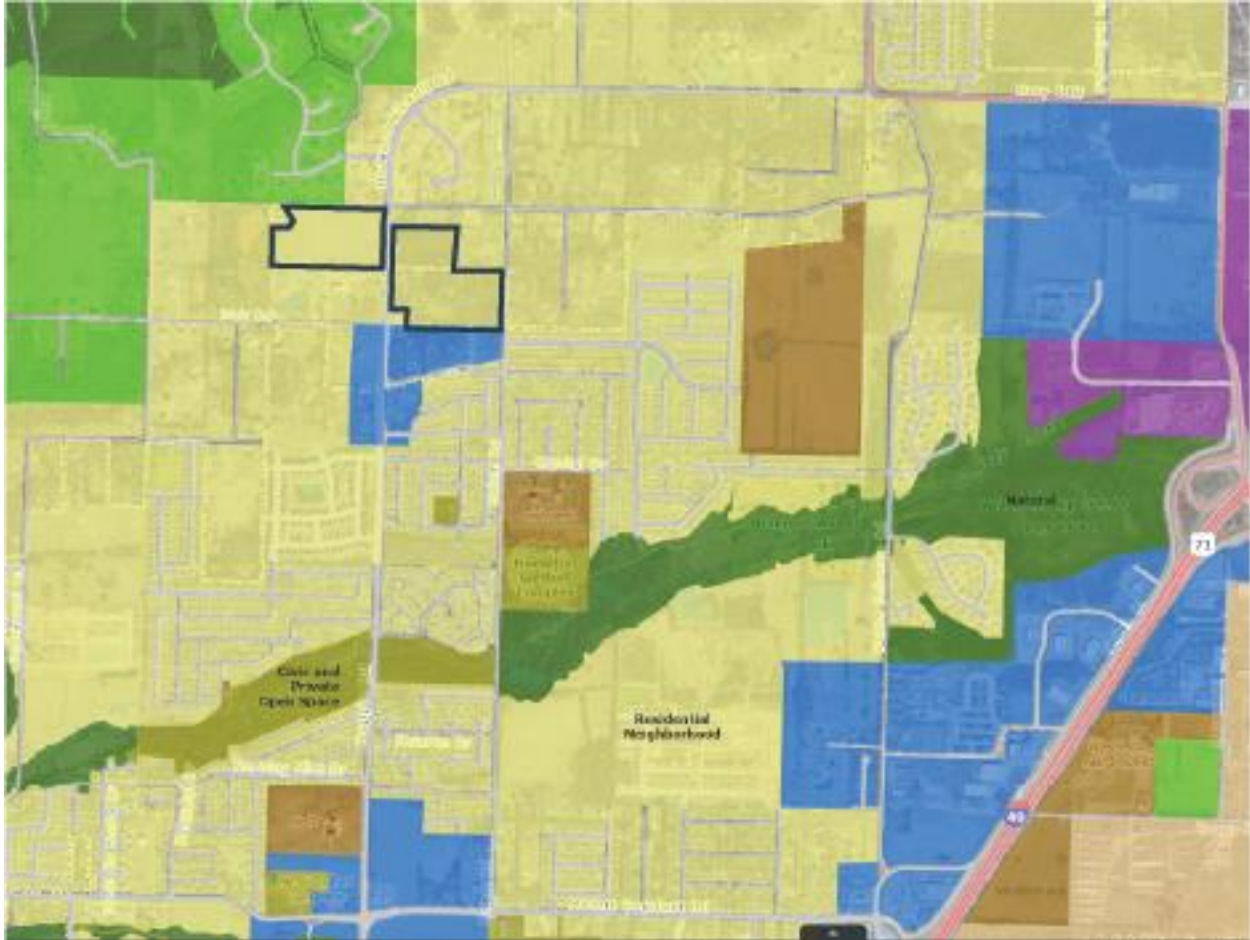


Figure 3.10 - Example Development Layout



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.

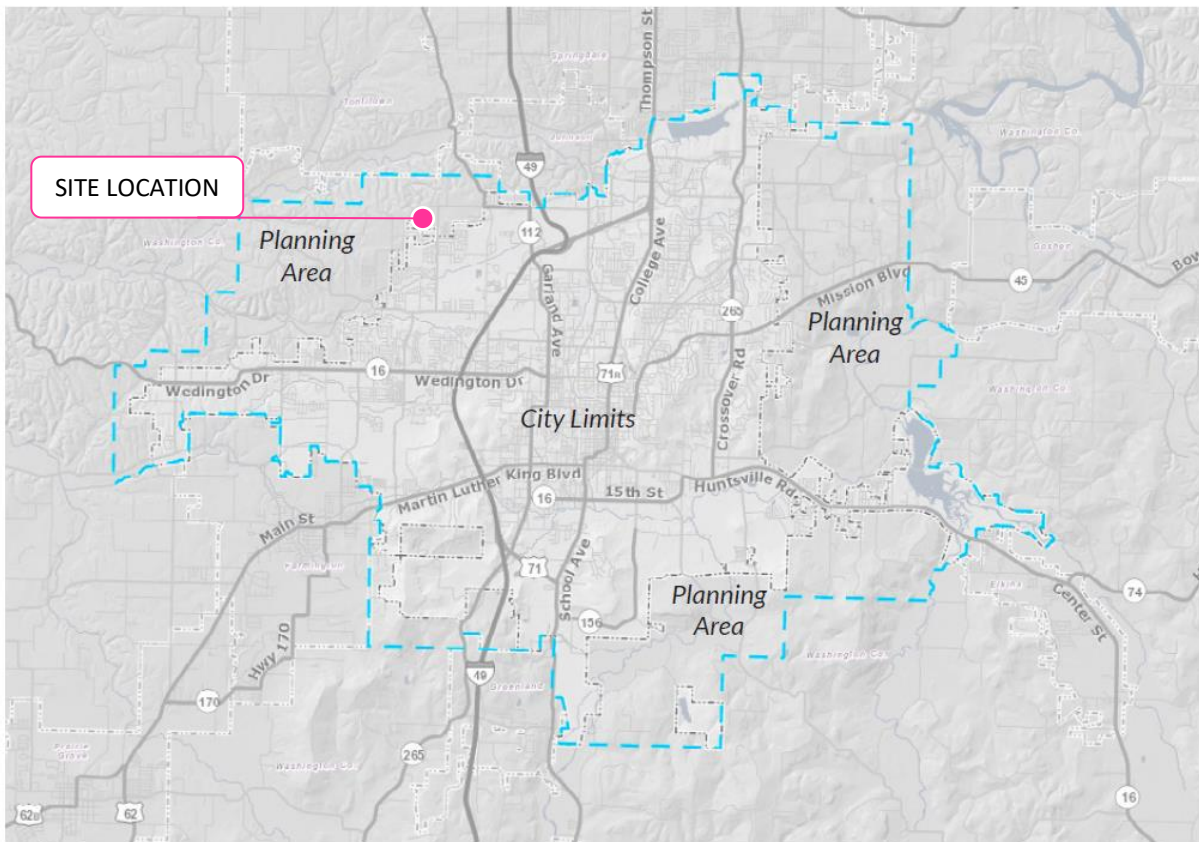


Figure 4.2 - City Limits and Planning Area

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

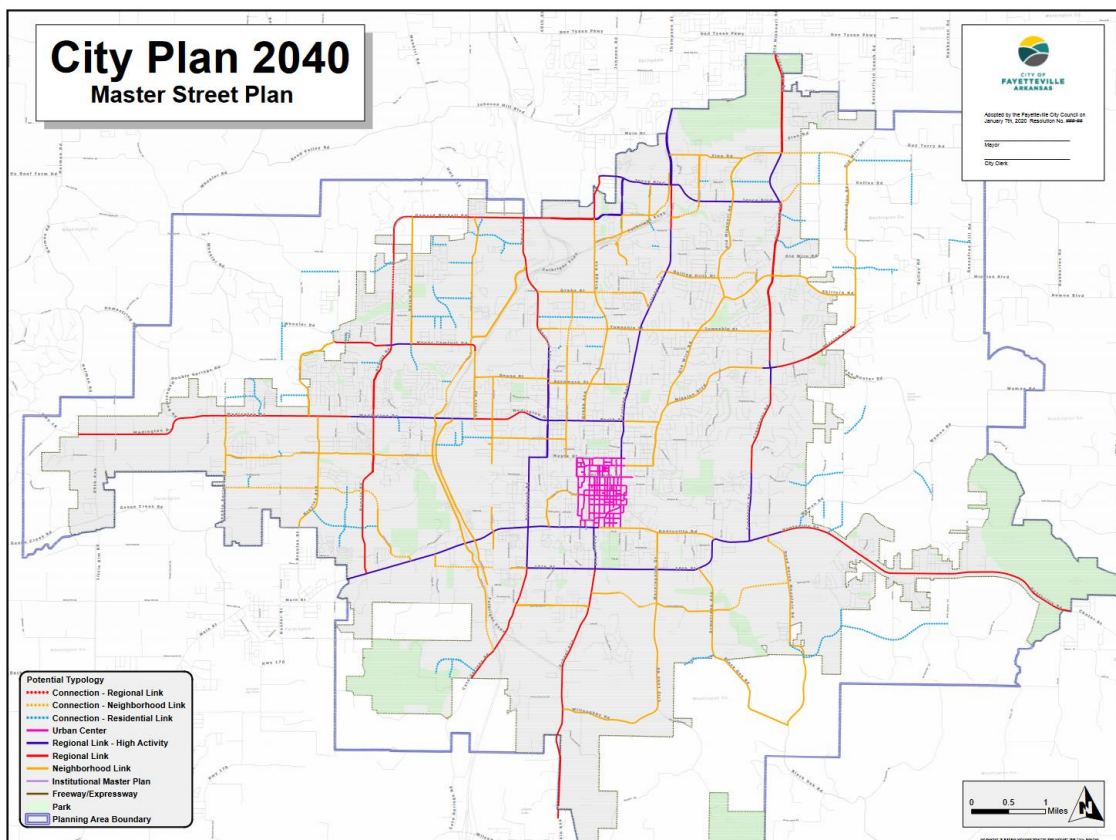
The project will comply with the standard Landscape Standards of the City of Fayetteville. Where lots front onto an alley, public or private open space, or pedestrian access, either one (1) tree per lot or one (1) tree for every 30' of frontage, whichever is fewer, shall be provided. These trees shall 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.



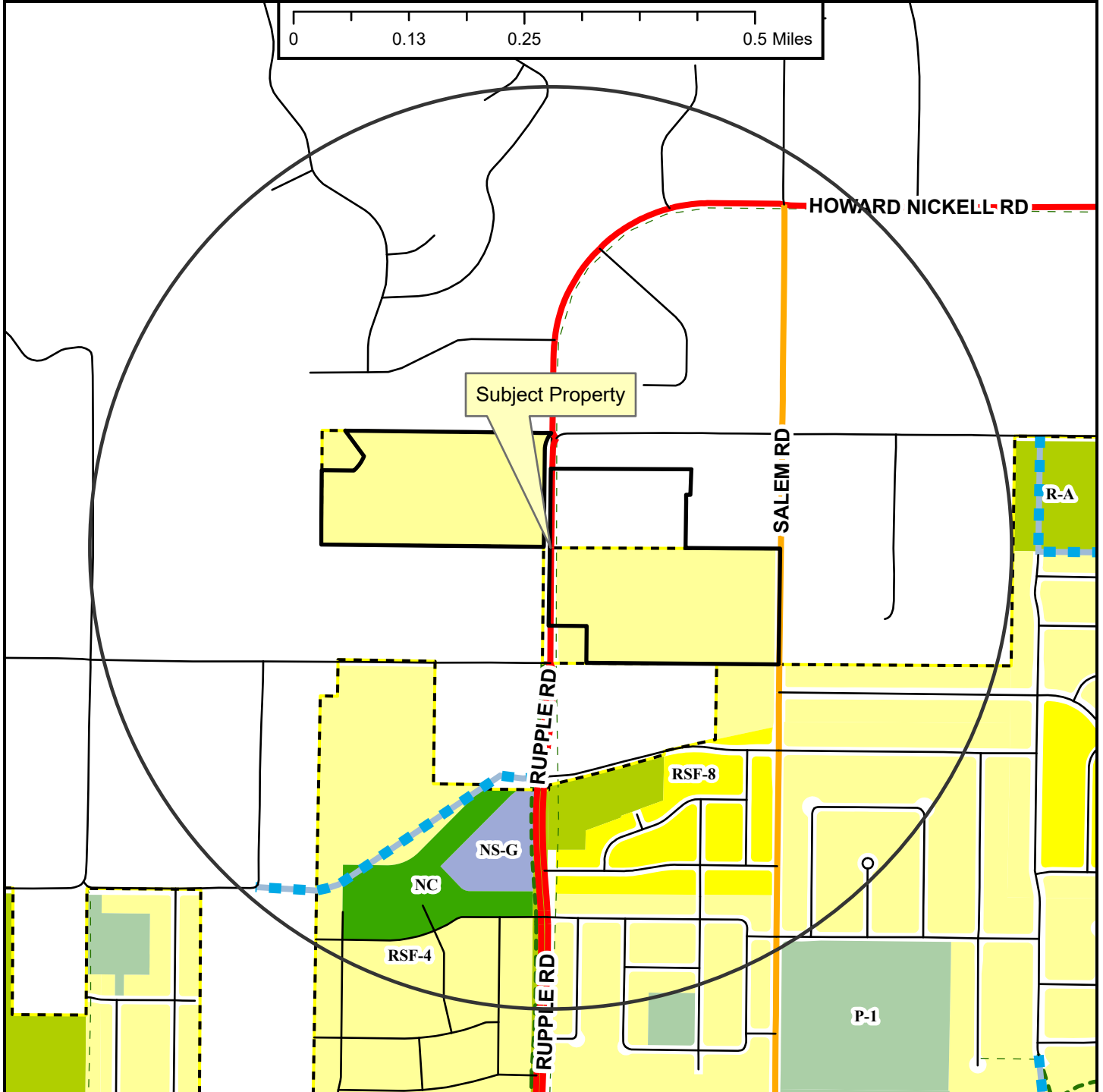
PZD-2024-0005

One Mile View

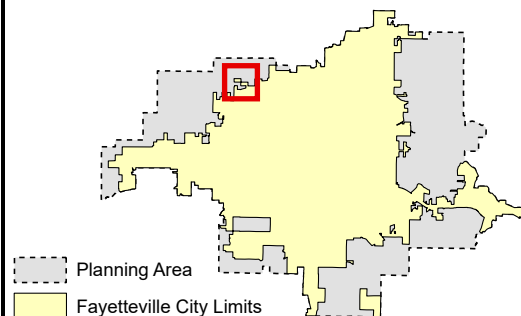
N. RUPPLE RD & W. SALEM RD



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



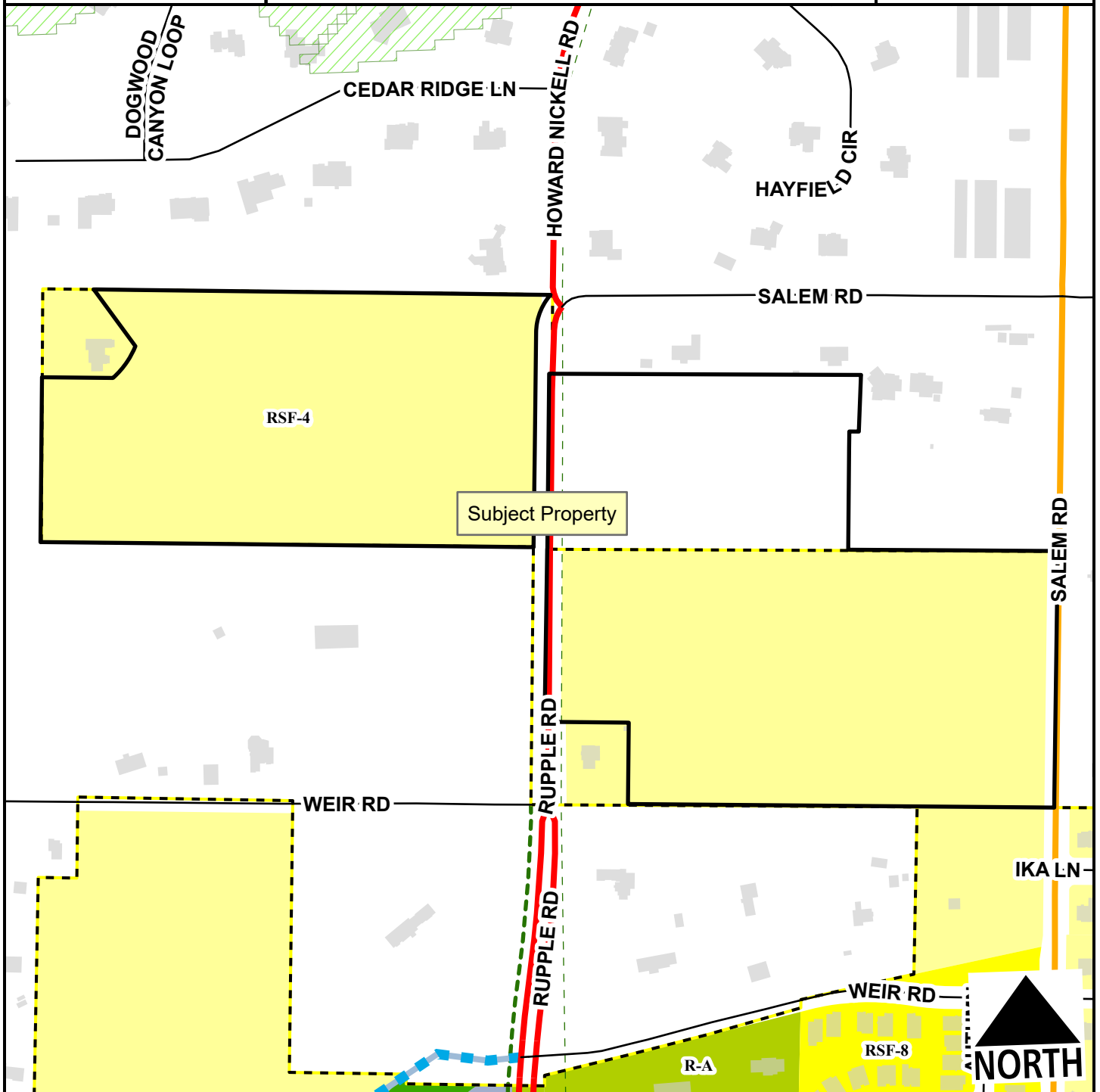
Planning Area
Fayetteville City Limits

- 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
 - 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

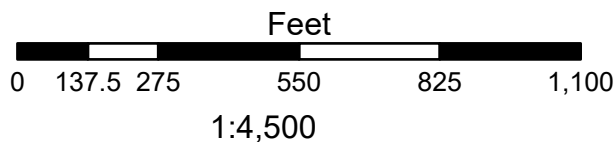
PZD-2024-0005

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)

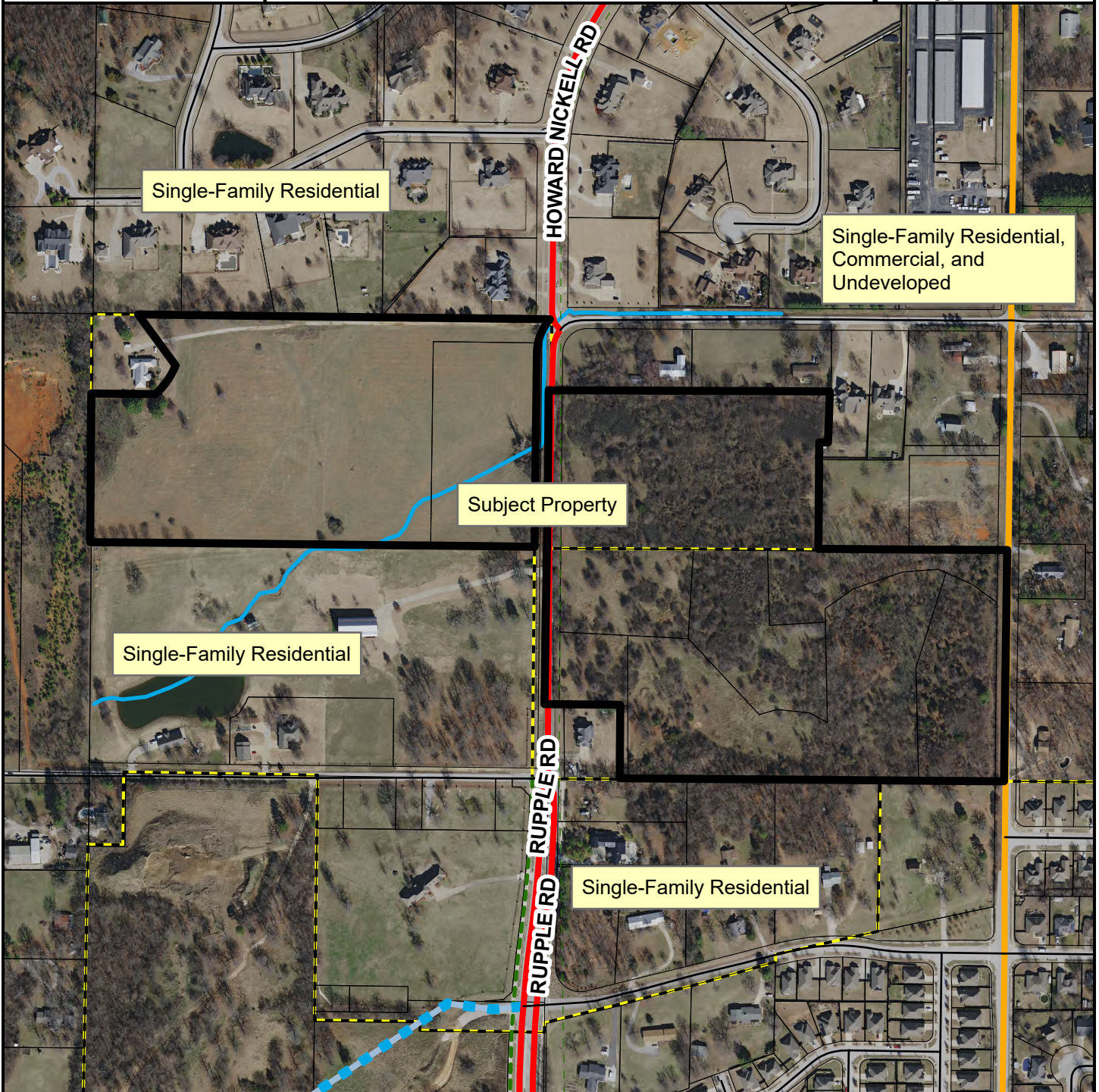


- Residential-Agricultural
- RSF-4
- RSF-8
- Neighborhood Services - Gen.
- Neighborhood Conservation

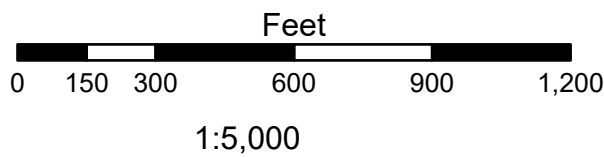
PZD-2024-0005

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

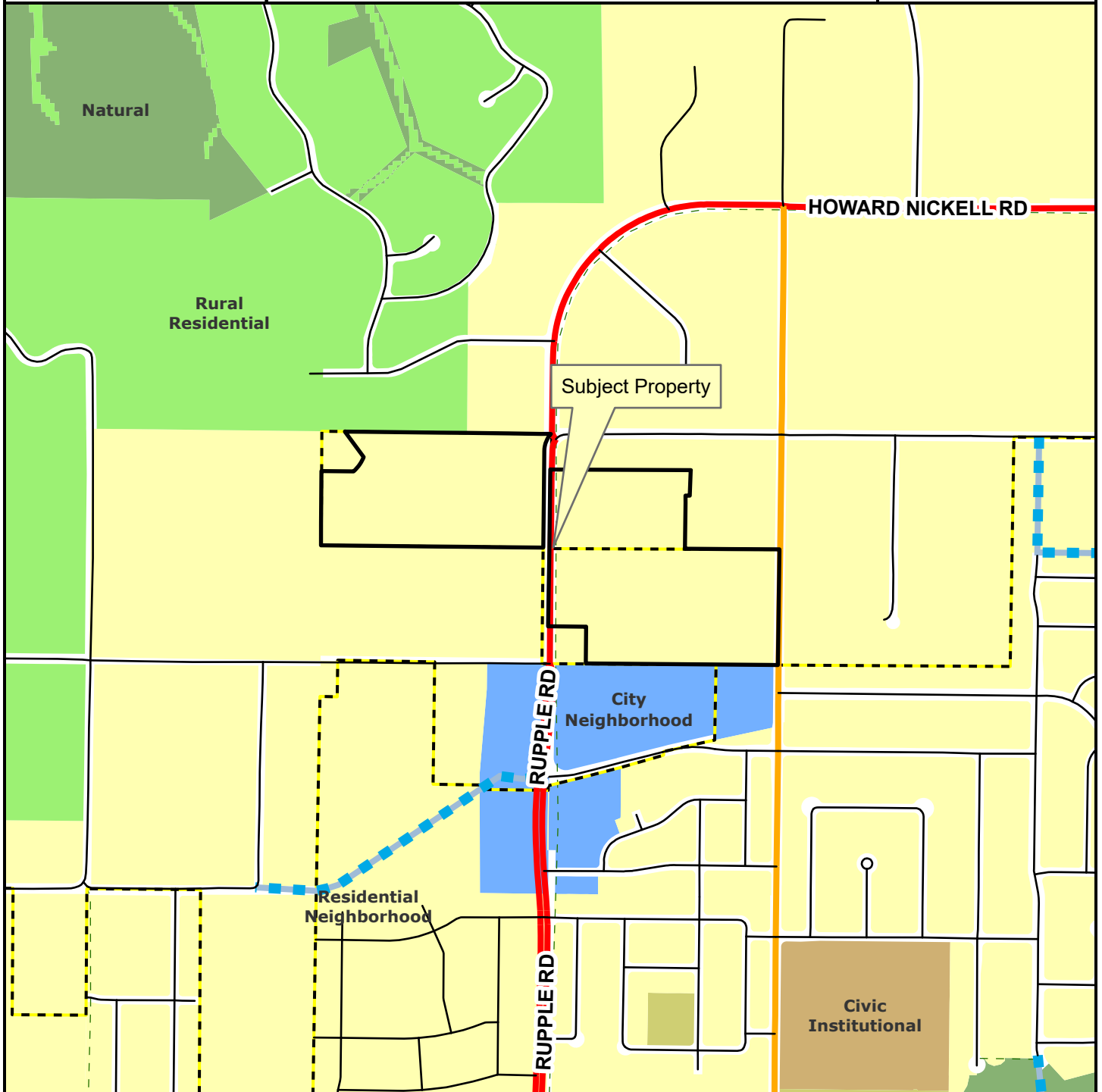
- 100-Year Floodplain
- Floodway

PZD-2024-0005

N. RUPPLE RD & W. SALEM RD



Future Land Use



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

Feet

0 305 610 1,220 1,830 2,440

1:10,000

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



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](#)





Outlook

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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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.

--

Flint Harris
Owner, Breakstone LLC



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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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 Rawn**
City Council

CC: **Jonathan Curth**, Development Services Director

FROM: **Blake Pennington**, Senior Assistant City Attorney

DATE: **January 29, 2025**

RE: **Foxtail Meadows Rezoning Invalid**

Last fall, the Planning Commission considered annexation rezoning petitions for a project called Foxtail Meadows near Ruppel Road and Salem Road. Both the annexation and rezoning were denied by the Planning Commission and the applicant properly appealed to the City Council.

Both items were on the November 19, 2024 agenda and the City Council approved the annexation of approximately 7.90 acres into Fayetteville. After the annexation was approved, the City Council then considered and voted to approve an ordinance to rezone the entire 44 acre Foxtail Meadows project site to a PZD.

§ 157.03 of the Unified Development code governs notifications required for annexations, zoning map amendments, and rezonings. The applicant properly provided notice of the Planning Commission meeting. However, when an applicant appeals the Planning Commission's denial of a rezoning application to the City Council, § 157.03(B)(3) also requires written and posted notice of the appeal at least 15 days prior to the City Council meeting. This was not done by the applicant and the City did not catch the oversight until recently.

Because the required notice was not given, the rezoning ordinance is void and will need to be heard again by the City Council. The annexation appeal did not require additional public notice so the 7.9 acres has been legally annexed into Fayetteville and it is currently zoned R-A, Residential Agricultural. The other approximately 36 acres remains RSF-4, Residential Single Family, 4 Units Per Acre. The rezoning ordinance is scheduled for the February 18 City Council meeting and it will be on the first reading.



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Keith Macedo, Interim Chief of Staff
FROM: Missy Hutcheson, Human Resources Director
SUBJECT: **Acceptance of the 2025 Fire and Police Pay and Benefits Study and Approval of Proposed Fire and Police Step Pay Plans**

RECOMMENDATION:

Staff recommends City Council accept the 2025 Fire and Police Pay and Benefits Study conducted by JER HR Group, the City's compensation consultant, and approve the proposed Fire and Police step pay plans.

BACKGROUND:

In 2016, after a professional services selection was completed, City Council approved a contract with Johanson Group, now JER HR Group, to conduct a classification, compensation, and benefits study.

Following the implementation of the classification study, the 2017 City Council Ad Hoc Pay Plan Committee was formed to make recommendations to the City Council regarding new criteria for future pay and benefits studies. The Committee consisted of Council Members, Administration, and one representative from each employee group – Fire, Police, and Merit. This Committee made the following recommendations to the City Council regarding Fire and Police pay and benefits surveys:

1. Survey data sources – Bentonville, Rogers, Springdale, Jonesboro and Lawrence, KS;
2. Survey frequency – conduct annual studies, alternating between Fire and Police (odd years) and Merit (even years);
3. Survey five benefits provided by the data sources – retirement, medical/dental, time off in excess of statutory requirements, certification pay, and longevity pay.

On February 6, 2018, the City Council approved these recommendations along with a change order to the Johanson Group contract to conduct annual pay and benefits studies.

In 2021, through RFP, Johanson Group, now JER HR Group, was selected as the City's compensation consultant to perform ongoing surveys, job grading and other compensation consulting services.

DISCUSSION:

The JER HR Group 2025 Fire and Police Pay and Benefits Study Report follows the staff memo. The Final Report provides a summary of the study, including a discussion of benefits. The study recommendations from JER HR Group are listed below:

- Adoption of the 2025 Proposed Fire and Police Pay Step Plans

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

- Continuation of current competitive employee benefits for Fire and Police uniformed personnel to meet the City's Total Rewards: Compensation and Benefits Philosophy: Competitive base pay to attract applicants within the City's market recruitment area and retain competent employees by leading market recruitment area with total rewards (base pay and benefit) offerings

BUDGET/STAFF IMPACT:

Accepting the JER HR Group Fire and Police Pay and Benefits Study and adopting the proposed pay plans will equip the City to implement updated, competitive fire and police pay structures.

A separate agenda item with Mayor Rawn's recommendation for the 2025 Employee Compensation Appropriation Authority & Step Pay Plan Structure Adjustments will be presented to City Council for consideration.

ATTACHMENTS: SRF (#3), 2025 Fire and Police Pay and Benefits Study Report Cover Page (#4), 2025 Fire and Police Benefits Study Executive Summary (#5), Appendix 1 Fire and Police Pay Range Study Min & Blended Max & Revised Position Matches (#6), Appendix 2 Fire and Police Study - Position Match Methodology (#7), Appendix 3 Fire and Police Pay Range Study - Full Min and Blended Pay Range Max Methodology (#8), Appendix 4 Fire and Police Blended Maximum Bentonville and Rogers Worksheets (#9), Appendix 5 Fire and Police Study Medical and Dental Cost Shares (#10), Appendix 6 Fire and Police Pay and Benefits Study (#11), Appendix 7 Fire and Police Study Certificate Pay (#12), Appendix 8 Fire and Police Study Assignments and Pay (#13), Appendix 9 Geographic Compensation Differential GCD Table (#14), Appendix 10 Proposed Fire Dept Pay Plan 24 Hour Shift (#15), Appendix 11 Proposed Fire Department Pay Plan Day Shift (#16), Appendix 12 Proposed Police Dept Pay Plan (#17)

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 #: 2025-201

Acceptance of the 2025 Fire and Police Pay and Benefits Study and Approval of Proposed Fire and Police Step Pay Plans

A RESOLUTION TO APPROVE THE 2025 FIRE AND POLICE PAY AND BENEFITS STUDY PREPARED BY JER HR GROUP, AND TO APPROVE THE 2025 FIRE AND POLICE STEP PAY PLANS

WHEREAS, Mayor Rawn proposes an adjustment to the Police and Fire pay plan grids to provide for implementation of the 2025 step pay plans, as recommended by JER HR Group's 2025 Fire and Police Pay and Benefits Study Report.

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 approves the 2025 Fire and Police Pay and Benefits Study prepared by the JER HR Group, and further approves the 2025 Fire and Police step pay plans, copies of which are attached to this Resolution.

City of Fayetteville Staff Review Form

2025-201

Item ID

3/4/2025

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

Missy Hutcheson

2/11/2025

HUMAN RESOURCES (120)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends City Council accept the 2025 Fire and Police Pay and Benefits Study conducted by JER HR Group, presented by Cliff Sandsmark, and approve the proposed Fire and Police step pay plans.

Budget Impact:

#####.51##.##

All Funds

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 92,452,021.00

Expenses (Actual+Encum)

\$ 10,826,377.70

Available Budget

\$ 81,625,643.30

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 81,625,643.30

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

RECEIVED FROM MISSY HUTCHESON
02/18/25 @ 1:53PM

CITY OF FAYETTEVILLE

2025 FIRE AND POLICE PAY AND BENEFITS STUDY REPORT

February 12, 2025

PRESENTED TO:
The Honorable Mayor Molly Rawn
Honorable Members of the City Council

PRESENTED BY:
Cliff Sandsmark
Senior Consultant



February 10, 2025

To: The Honorable Molly Rawn, Mayor
Honorable Members of the City Council

From: Clifford C. Sandsmark, CCP, CSCP, SPHR SHRM-SCPS
Senior Consultant with the JER HR Group

Subject: 2025 Fire and Police Pay and Benefits Study Final Report

JER HR Group is pleased to provide this Fire and Police Pay and Benefits study report. It is based on an analysis of fire and police uniformed pay range comparisons with competing municipalities in the City's labor market (Bentonville, Rogers, and Springdale) and two benchmark cities (Jonesboro, AR and Lawrence, KS) located outside the Northwest Arkansas region. This memo narrative summarizes the 2025 Fire and Police Pay and Benefits Study findings and recommendations.

Background Information

Following the completion of the 2017 pay and benefits study in the Spring of 2017, former Mayor Jordan formed the 2017 City Council Ad Hoc Pay Plan Committee to research and provide acceptable direction and parameters for future uniformed personnel and merit staff pay and benefits studies. The Committee met on several occasions and finalized their work in November 2017 with the following study directives that apply to the 2025 Fire and Police Pay and Benefits Study.

- Total Rewards: Compensation & Benefits Philosophy – Competitive base pay to attract applicants within the City's market recruitment area and retain competent employees by leading market recruitment area with total rewards (base pay and benefit) offerings
- Study Market Cities: Bentonville, Rogers, Springdale, Jonesboro and Lawrence, KS
- Evaluation of Employee Benefit Options – five major prevalent benefits: Retirement Plan, Medical/Dental, Time Off Plans, Certificate Pay, and Longevity Pay
- Frequency of surveys – Every other year (Civil Service-odd years and Merit-even years)
- Financially sustainable structures for step & merit pay plans
- Apples to apples comparison on step and merit range mins and maxes

Discussion of the Fire and Police Pay Plans

The Fire and Police Pay Plans are based on the actual market pay average minimums and actual blended market pay average maximums for each rank. Pay step plan 2025 minimums and maximums for Springdale, Jonesboro and Lawrence and merit pay plan 2025 minimums and blended maximums for Bentonville and Rogers were compared to Fayetteville's 2023 Fire and Police pay step range minimums and maximums for each rank. Position pay step ranges for the City of Lawrence's Fire Captain and Police Sergeant were modified to provide better position and pay range comparison matches for the City of Fayetteville's ranks of Fire Captain and Police Sergeant. All of the pay step plans for Springdale, Jonesboro, and Lawrence and the pay range plans for Bentonville and Rogers are based on 2025 (current) pay plans.

The position matches and blended maximums were used to create apple to apple comparisons for market study average pay step and merit range minimums and maximums. Position match methodology and blended minimum and maximum methodology appear in Appendices Two, Three and Four). The overall market average pay range minimums and blended maximums for the Fire and Police positions are noted on the one-page document in Appendix One. Pay range minimums and maximums for the cities of Jonesboro and Lawrence were adjusted by the Geographical Compensation Differential (GCD) multiplier as noted on Appendix One. The GCD table for all the study cities appears in Appendix Nine.

For all fire ranks and the Police Officer rank, the proposed pay step plan was created by applying the variances from both the minimum and maximum to the current step pay plan charts. For the ranks Police Corporal, Police Sergeant and Police Lieutenant, the proposed pay step plan was created by applying the variance from the minimum to both the minimum and maximum of the current step pay plan charts in order to maintain a consistent range spread in the proposed pay step plan. The individual steps were then created by calculating the dollar amount to develop equitable increases from the minimum to the maximum step. The 2025 Fire pay plan drafts based on implementing the identified market study variances are noted in Appendices 10 and 11. The 2025 Police pay plan draft is Appendix 12 and represents staff's recommendation as referenced above.

Discussion of the External Prevalent Market Benefits Study

Retirement Plan

The City of Fayetteville has adopted and continues to fund the Arkansas LOPFI 2 retirement plan for its uniformed fire and police personnel. The 2025 Arkansas market pay study cities offer and fund LOPFI 1 retirement plans for their fire and police personnel. The City of Fayetteville contributed 26.50% of covered pay for fire and police uniformed personnel during the 2024 calendar year. The market pay study cities inclusive of Lawrence averaged 23.44% in contributions as a percentage of base pay for fire and police uniformed personnel. The City of Fayetteville's funding of the LOPFI 2 retirement plan exceeds the market for the Arkansas study municipalities and City of Lawrence.

Medical and Dental Plans

The City of Fayetteville offers medical health insurance plan options, and the most popular plan is the High Deductible Health Plan (HDHP) with Health Savings Account contributions made by the City. The City of Fayetteville's cost share of the HDHP insurance monthly premiums and annual HSA contributions for its employees are better than the market average.

Time Off Plans

For Police Sick Days and Fire Sick Shifts, the City of Fayetteville offers 12 accrued sick days/shifts during the first year of employment and 20 accrued sick days/shifts from the second year and beyond. The 2025 Arkansas pay and benefits study municipalities offer 20 accrued sick days/shifts from some point during the first year of employment and for each year after.

For Police and Fire Vacation Leave, the City of Fayetteville is competitive with market average vacation days/shifts offered.

Days of Vacation – Police Department

Tenure	Fayetteville	Bentonville	Rogers	Springdale	Jonesboro	Lawrence	Avg.	Var.
< 5 yrs.	15	15	15	15	15	12	14	+1
5-9.9 yrs.	15	18	15	15	15	16	16	-1
10-14.9 yrs.	15	20	20	20	15	19	19	-4
15-19.9 yrs.	18	21	20	20	20	22	21	-3
20-24.9 yrs.	24	22	20	25	20	24	22	+2
25-29 yrs.	24	24	20	25	20	25	23	+1

Days of Vacation – Fire Shift

Tenure	Fayetteville	Bentonville	Rogers	Springdale	Jonesboro	Lawrence	Avg.	Var.
< 5 yrs.	8	7	7	7	7	6	7	+1
5-9.9 yrs.	8	7	9	7	7	8	8	0
10-14.9 yrs.	9	9	11	10	7	9	9	0
15-19.9 yrs.	9	10	11	10	9.3	10	10	-1
20-24.9 yrs.	10	12	13	12	9.3	11	11	-1
25-29 yrs.	12	14	13	12	9.3	12	12	0

Certificate and Assignment Pay

The Police Department offers certificate pay for police officers. The market study municipalities offer less options for fire certificate pay, and more options are offered for police focused certificate pay, especially in the cities of Bentonville and Lawrence. See Appendix 7.

The Fire and Police Departments offer assignment pay. These incentives are paid as a percentage of base pay. The assignments and associated pay amounts are detailed in Appendix 8.

Education Pay

Both the Fire and Police Departments offer education pay. Three of the market study cities, Bentonville, Jonesboro and Lawrence, KS, offer education pay. Appendix 6 page one details education pay for Fayetteville and the other study cities.

Longevity Pay

Four of the five market study municipalities offer longevity pay. Both the Fayetteville Fire and Police Departments offer longevity pay which begins after five years of service. The longevity pay amounts are captured on page three of Appendix Six.

Recommendations for the Fire and Police Pay and Benefits Study

- Adoption of the 2025 Proposed Fire and Police Pay Step Plans

- Continuation of current competitive employee benefits for Fire and Police uniformed personnel to meet the City's Total Rewards: Compensation and Benefits Philosophy – Competitive base pay to attract applicants within the City's market recruitment area and retain competent employees by leading market recruitment area with total rewards (base pay and benefit) offerings.

List of Appendices:

Appendix 1: Fire and Police Pay Range Study Min & Blended Max & Revised Position Matches
Appendix 2: Fire and Police Study – Position Match Methodology
Appendix 3: Fire and Police Pay Range Study – Full Min and Blended Pay Range Max Methodology
Appendix 4: Fire and Police Blended Maximum Bentonville and Rogers Worksheets
Appendix 5: Fire and Police Study – Medical and Dental Cost Shares
Appendix 6: Fire and Police Pay and Benefits Study
Appendix 7: Fire and Police Study – Certificate Pay
Appendix 8: Fire and Police Study – Assignments and Pay
Appendix 9: Geographical Compensation Differential (GCD) Table
Appendix 10: Proposed Fire Department Pay Plan 24 Hour Shift
Appendix 11: Proposed Fire Department Pay Plan Day Shift
Appendix 12: Proposed Police Department Pay Plan

JER HR Group would be pleased to answer any questions you might have concerning this report and the recommendations for the 2025 Fire and Police Pay and Benefits Study.

It has been a pleasure working with the City's leadership team on this biennial study.

Sincerely,



Clifford C. Sandsmark, CCP, CSCP, SPHR, SHRM-SCPS
Senior Consultant, JER HR Group, Inc.
Phone: 479-521-2697
<https://jerhrgroup.com>

City of Fayetteville

Received From Missy Hutcheson 02/18/25 @ 1:53PM

Fire and Police Pay Range Study

Full Minimums & Maximums and Revised Position Matches

February 6, 2025

Fire Department

City	Firefighter		Fire Driver		Fire Captain		Battalion Chief		Division Chief	
	Min	Max	Min	Max	Min	Max	Min	Max	Min	Max
Bentonville	\$51,426	\$66,953	\$60,337	\$83,453	\$67,617	\$92,388	\$91,655	\$118,549	\$ 84,635	\$ 151,129
Rogers	\$47,737	\$60,767	\$53,332	\$71,014	\$74,764	\$98,743	\$97,790	\$121,259	\$ 109,300	\$136,121
Springdale	\$47,874	\$70,375	\$50,612	\$74,400	\$64,688	\$95,091	\$86,915	\$130,371	\$ 89,376	\$ 134,063
Jonesboro*	\$51,581	\$68,060	\$68,169	\$79,872	\$79,531	\$93,183	\$92,597	\$106,364	\$ 94,205	\$ 107,075
Lawrence*	\$64,374	\$95,126	\$70,026	\$103,488	\$87,338	\$ 130,741	\$109,172	\$161,409	\$ 112,443	\$ 166,242
Average	\$52,598	\$72,256	\$60,495	\$82,445	\$74,788	\$102,029	\$95,626	\$127,590	\$97,992	\$138,926
Fayetteville	\$46,126	\$63,831	\$52,445	\$72,509	\$66,743	\$92,660	\$83,400	\$114,412		
Variance \$	(\$6,472)	(\$8,425)	(\$8,050)	(\$9,936)	(\$8,045)	(\$9,369)	(\$12,226)	(\$13,178)		
Variance %	-14.03%	-13.20%	-15.35%	-13.70%	-12.05%	-10.11%	-14.66%	-11.52%		

Police Department

City	Police Officer		Police Corporal		Police Sergeant		Police Lieutenant	
	Min	Max	Min	Max **	Min	Max **	Min	Max **
Bentonville	\$56,826	\$74,252	\$64,730	\$93,991	\$74,443	\$102,627	\$84,115	\$113,192
Rogers	\$59,122	\$83,297	\$69,023	\$87,974	\$80,512	\$103,432	\$97,789	\$126,559
Springdale	\$54,679	\$78,602	\$64,216	\$94,494	\$74,382	\$109,452	\$88,111	\$132,146
Jonesboro*	\$54,700	\$72,175			\$68,374	\$85,015	\$78,894	\$98,095
Lawrence*	\$63,079	\$99,529			\$94,902	\$137,648	\$112,443	\$166,242
Average	\$57,681	\$81,571	\$65,990	\$92,153	\$78,523	\$107,635	\$92,270	\$127,247
Fayetteville	\$53,102	\$76,315	\$62,358	\$91,749	\$72,218	\$106,267	\$85,550	\$128,315
Variance \$	(\$4,579)	(\$5,256)	(\$3,632)	(\$404)	(\$6,305)	(\$1,368)	(\$6,720)	\$1,068
Variance %	-8.62%	-6.89%	-5.82%	-0.44%	-8.73%	-1.29%	-7.86%	0.83%

Jonesboro*

1.0415 GCD Multiplier

Lawrence*

1.0400 GCD Multiplier

Bentonville Fire: Adjustment from 2990 to 2912 hours

Jonesboro Fire: 2,750 Hours Annualized to 2,912 for Kelly Days

Lawrence Fire: 2,816 Hours Annualized to 2,912 for Kelly Days

** Recommend adjusting the maximum range variance to match the minimum range variance to maintain consistent range spread

City of Fayetteville

2025 Pay Study Plans – Fire and Police

Position Match Methodology

February 6, 2025

Position Matches with City of Bentonville and Rogers Fire Positions – Blended Matches Only

- Bentonville Firefighter II/Driver with Fayetteville Firefighter
- Bentonville Fire Driver/Captain with Fayetteville Fire Driver
- Rogers Fire Captain/Fire Captain TCQ with Fayetteville Fire Captain

City of Lawrence

- Firefighter AEMT/Fire Engineer AEMT with Fayetteville Firefighter
- Fire Engineer AEMT/Fire Lieutenant AEMT with Fayetteville Fire Driver

Fire Division Chief

- Bentonville Division Chief/Deputy Chief with Fayetteville Division Chief
- Jonesboro Division Chief/Assistant Chief with Fayetteville Division Chief
- Springdale Battalion Chief/Assistant Chief with Fayetteville Division Chief

Fire Captain

The following methodology was used to create a City of Lawrence Pay Step Plan Minimum and Maximum comparison for the Fire Captain position with a Geographical Compensation Differential Adjustment.

City of Lawrence	Pay Step Plan Minimum	Pay Step Plan Maximum
Fire Battalion Chief FYV Study Match	\$109,172	\$161,409
Fire Captain FYV Study Match	\$87,338	\$130,741

FYV – Battalion Chief	FYV – Fire Captain	FYV Captain as a % of Battalion Chief	Same % of Lawrence Battalion Chief Match
Minimum: \$83,400	Minimum: \$66,743	80.0%	80.0% X 109,172 = \$87,338
Maximum: \$114,412	Maximum: \$92,660	81.0%	81.0% X \$161,409 = \$130,741

Police Sergeant

The following methodology was used to create a City of Lawrence Pay Step Plan Minimum and Maximum comparison for the Police Sergeant position with a Geographical Compensation Differential Adjustment.

City of Lawrence	Pay Step Plan Minimum	Pay Step Plan Maximum
Police Lieutenant FYV Study Match	\$112,443	\$166,242
Police Sergeant FYV Study Match	\$94,902	\$137,648

FYV – Police Lieutenant	FYV – Police Sergeant	FYV Sergeant as a % of Lieutenant	Same % of Lawrence Police Lieutenant Match
Minimum: \$85,550	Minimum: \$72,218	84.4%	84.4% X \$112,443 = \$94,902
Maximum: \$128,315	Maximum: \$106,267	82.8%	82.8% X \$166,242 = \$137,648

APPENDIX 3

City of Fayetteville**2025 Pay Study Plans – Fire and Police****February 6, 2025****Pay Range Minimum and Blended Maximum Calculations for Pay Study**

Three of the market pay study cities (Jonesboro, Lawrence, and Springdale) offer pay step plans with pay scale minimums and maximums, and two of the cities (Bentonville and Rogers) offer pay range minimums and maximums.

Pay Range Minimum

Use of pay step plan minimums for Jonesboro, Lawrence, and Springdale; merit pay range minimums for Rogers based on 90% of the range midpoint, and merit pay range minimums for Bentonville.

Pay Range Maximum

Use of pay step plan maximums for Jonesboro, Lawrence, and Springdale. Bentonville and Rogers have merit pay (non-step) ranges for fire and police uniformed positions. To help with apple-to-apple comparisons with blended maximums, the following methodologies were used (See Blended Maximum Worksheets for Fire and Police). The blended pay range maximums for Bentonville and Rogers are based on selecting the most realistic and obtainable pay range maximum by job title based on the following three methodologies: 120% of the actual pay average by position title, the 2025 Pay Range Maximum by position title, and the Highest Paid Employees by position title. The 120% of the actual pay average methodology is the most realistic and obtainable pay range maximum selection unless the current annual employee pay level exceeds the 120% Blended Maximum value. If so, the 2025 Pay Range Maximum is selected next in the sequence of pay range maximums. The third methodology pay range maximum selection occurs when the highest paid employee(s) annual base pay level exceeds the 2025 Pay Range Maximum value. The following pay range maximums were selected for the Bentonville and Rogers fire and police positions using the three previously mentioned pay range blended maximum methodologies.

Bentonville: Merit Pay Range Maximums:

- 120% of the actual pay average for Firefighter II/ Driver Blend, Battalion Chief, Division Chief/Deputy Chief Blend, Police Officer, and Police Lieutenant
- 2025 Pay Range Maximum for Police Sergeant
- Highest Paid Employee for Fire Driver/Captain Blend, Fire Captain, and Police Corporal

Rogers: Merit Pay Range Maximums:

- 120% of the actual pay average for Firefighter/EMT, Fire Driver, Fire Captain/TCQ Blend, Battalion Chief, Deputy Chief for Division Chief, Police Corporal, Police Sergeant, and Police Lieutenant
- 2025 Pay Range Maximum – N/A
- Highest Paid Employee for Police Officer

City of Fayetteville**Fire Pay Study - Blended Maximum Worksheet****February 6, 2025**Received From Missy
Hutcheson 02/18/25 @
1:53PM**Bentonville - Fire**

	2025 Pay Range Min.	Actual Average Salary	Multiple %	Pay Range Blended Rate	2025 Pay Range Max.	Highest Paid Emps.
Firefighter II/Driver Blend	\$51,426	\$55,794	120%	\$66,953	\$71,228	\$63,378
						\$62,784
						\$57,305
Fire Driver/Captain Blend	\$60,337	\$58,465	120%	\$70,158	\$81,973	\$83,453
						\$72,282
						\$65,752
Fire Captain	\$67,617	\$75,242	120%	\$90,290	\$90,738	\$92,388
						\$70,927
						\$68,827
Battalion Chief	\$91,655	\$98,791	120%	\$118,549	\$117,092	\$104,138
						\$104,138
						\$88,096
Division Chief/Deputy Chief Blend	\$84,635	\$125,941	120%	\$151,129	\$ 120,134	\$ 148,921
						\$ 116,865
						\$ 98,134

Rogers - Fire

	2025 Pay Range Min.	Actual Average Salary	Multiple %	Pay Range Blended Rate	2025 Pay Range Max.	Highest Paid Emps.
Firefighter/EMT	\$47,737	\$50,639	120%	\$60,767	\$65,883	\$56,700
						\$55,407
						\$54,053
Fire Driver	\$53,332	\$59,178	120%	\$71,014	\$73,875	\$66,837
						\$64,912
						\$60,069
Fire Captain/TCQ Blend	\$74,764	\$82,286	120%	\$98,743	\$103,844	\$93,488
						\$87,427
						\$82,630
Battalion Chief	\$97,790	\$101,049	120%	\$121,259	\$135,812	\$103,354
						\$102,332
						\$99,264
Dep. Chief for Div. Chief	\$109,300	\$113,434	120%	\$136,121	\$ 151,796	\$ 116,633
						\$ 114,392
						\$ 109,278

City of Fayetteville
Police Pay Study
Blended Maximum Worksheet
February 6, 2025

Bentonville - Police

	2025 Pay Range Min.	Actual Average Salary	Multiple %	Pay Range Blended Rate	2025 Pay Range Max.	Highest Paid Emps.
Police Officer II	\$56,826	\$61,877	120%	\$74,252	\$75,358	\$64,725
						\$64,725
						\$64,725
Police Corporal	\$64,730	\$77,245	120%	\$92,694	\$88,379	\$93,991
						\$93,991
						\$93,991
Police Sergeant	\$74,443	\$83,557	120%	\$100,268	\$102,627	\$101,557
						\$88,970
						\$84,833
Police Lieutenant	\$84,115	\$94,327	120%	\$113,192	\$121,285	\$108,480
						\$93,991
						\$92,443

Rogers - Police

	2025 Pay Range Min.	Actual Average Salary	Multiple %	Pay Range Blended Rate	2025 Pay Range Max.	Highest Paid Emps.
Police Officer	\$59,122	\$61,998	120%	\$74,398	\$81,867	\$83,297
						\$70,458
						\$69,675
Police Corporal	\$69,023	\$73,312	120%	\$87,974	\$95,852	\$85,886
						\$83,362
						\$81,708
Police Sergeant	\$80,512	\$86,193	120%	\$103,432	\$111,836	\$90,804
						\$90,499
						\$90,216
Police Lieutenant	\$97,789	\$105,466	120%	\$126,559	\$135,812	\$107,233
						\$106,558
						\$105,166

Cost Shares

MONTHLY <u>MEDICAL</u> PREMIUM COST SHARE													
		Bentonville - HDHP 1		Rogers - PPO		Springdale HDHP		Jonesboro - HDHP		Lawrence - HRA		Fayetteville HDHP	
		%	\$	%	\$	%	\$	%	\$	%	\$	%	\$
Employee Only	Employee	0.0%	\$0.00	10%	\$57.01	30%	\$96.97	11%	\$52.50	3%	\$21.68	14%	\$66.04
	City	100.0%	\$369.64	90%	\$512.89	70%	\$226.27	89%	\$415.72	97%	\$762.34	86%	\$403.74
Employee & Spouse	Employee	11.0%	\$92.30			30%	\$193.73	24%	\$210.00	13%	\$214.50	15%	\$150.76
	City	89.0%	\$746.79			70%	\$452.03	76%	\$647.93	87%	\$1,468.50	85%	\$862.44
Employee & Children	Employee	11.0%	\$72.38	20%	\$157.30	30%	\$174.26	27%	\$183.74	13%	\$197.18	15%	\$114.20
	City	89.0%	\$585.59	80%	\$629.16	70%	\$406.62	73%	\$486.27	87%	\$1,326.84	85%	\$653.32
Employee & Family	Employee	11.0%	\$118.26	23%	\$309.36	30%	\$266.38	21%	\$250.94	15%	\$361.84	15%	\$211.70
	City	89.0%	\$956.79	77%	\$1,007.07	70%	\$621.54	79%	\$958.41	85%	\$2,060.16	85%	\$1,211.10

MONTHLY <u>DENTAL</u> PREMIUM COST SHARE													
		Bentonville		Rogers		Springdale		Jonesboro		Lawrence		Fayetteville	
		%	\$	%	\$	%	\$	%	\$	%	\$	%	\$
Employee Only	Employee	85%	\$7.28	100%	\$25.58	30%	\$9.35	0%	\$0.00	Included with Medical		100%	\$30.22
	City	15%	\$1.28	0%	\$0.00	70%	\$21.81	100%	\$31.04			0%	\$0.00
Employee & Spouse	Employee	85%	\$14.56			30%	\$19.49	41%	\$67.80			100%	\$60.44
	City	15%	\$2.57			70%	\$45.49	59%	\$98.84			0%	\$0.00
Employee & Children	Employee	85%	\$15.59	100%	\$48.62	30%	\$17.53	41%	\$67.80			100%	\$69.52
	City	15%	\$2.75	0%	\$0.00	70%	\$40.89	59%	\$98.84			0%	\$0.00
Employee & Family	Employee	85%	\$24.91	100%	\$109.20	30%	\$29.78	41%	\$67.80			100%	\$107.80
	City	15%	\$4.40	0%	\$0.00	70%	\$69.48	59%	\$98.84			0%	\$0.00

CITY	COMPENSATION	PAY RANGE STRUCTURE		PREMIUM PAY FOR ANNUAL HOLIDAYS OR OVERTIME FOR WORKED HOLIDAYS	SHIFT DIFFERENTIALS AND PREMIUM PAY	EDUCATION DIFFERENTIALS	PAY ADJUSTMENTS FOR 2025	ADDITIONAL COMPENSATION - 2025
		Pay Range or Steps	Comments					
Fayetteville 1/1/2025 Data		Steps	Steps include holiday pay	Premium Holiday Pay is prorated and paid over each pay period to assist in aligning with holiday pay practices of other departments. Police: 104 hours premium holiday pay annually Fire: 112 hours premium holiday pay annually	Police Permanent Night Shift, Canine, and Dickson Street Bike Unit Officers Paid \$1.50 Premium Pay Per Hour	Police AA-3% of Base Pay BA-6% of Base Pay MA-7% of Base Pay Fire AA \$25 26PP BA \$100 26 PP MA \$150 26 PP		
Bentonville 1/1/2025 Data		Range	Ranges include statutory holiday pay	Overtime for Worked Holidays	No	Per Pay Period Assoc. - \$35 BA - \$100 Masters- \$150	3.50%	
Rogers 1/1/2025 Data		Range	Ranges include statutory holiday pay	Overtime for Worked Holidays	Only for period of high volume ambulance \$1.75 to \$2.25 / hr.	At time of hire, AA degree \$1,300 - BA \$2,600 and MA \$3,000	The greater of \$1872 or 3% COLA, plus 1.5% merit	
Springdale 1/1/2025 Data		Steps	Holiday Pay - One end of year check. Added to steps for this pay study	Regular Pay, Holidays compensated with holiday check	No	No	3% COLA	
Jonesboro 1/1/2025 Data		Steps	Steps include statutory holiday pay	Overtime for Worked Holidays	Police - Any shift other than 1st shift \$25 per month	No	2% Step and 1% COLA	
Lawrence KS 1/1/2025 Data		Steps	Steps include holiday pay	Police: Overtime for Worked Holidays Fire: 12 Hours Straight Time Pay for Working a Holiday	Fire - No Police -60 cents/hr Late Swing and Midnight Shifts 85 cents/hr Second and Early Swing Shifts	Fire 2.5% of Base Pay per Degree Police \$1,200 AA, \$1,500 BA, and \$1,850 MA only for one degree		

APPENDIX 6

CITY	BENEFITS & OTHER COMPENSATION	RETIREMENT PLANS	MEDICAL & DENTAL PLANS					
			Plan Offerings	Insurance Prem. Cost Share % \$	Deductibles	Out of Pocket	H.S.A. Contributions	Wellness Program
Fayetteville 1/1/2025 Data		Fire and Police LOPFI Benefit Program 2 2025 Fire 26.50% 2025 Police 26.50% Employee 9.5%	PPO, HDHP w/HSA (BCBS), BCBS Dental	Cost Shares	PPO Individual/ \$1,000 and Family/\$2,000 HDHP Individual/\$3,300 and Family/\$6,600	PPO Individual/ \$3,000 Family/\$6,000 HDHP Individual/ \$3,300 Family/\$6,600	EE Only: \$1,050 EE/Spouse: \$1,480.08 EE/Child(ren): \$1,890 EE/Family: \$2,280	Personalized health coaching; city-wide wellness programming; Flu Shots; HepB shots; Wellbeing Day; Free City Gym. Employee Assistance Programs
Bentonville 1/1/2025 Data		Fire LOPFI I - 24.4% Emp. 9.5% Police LOPFI I 24.0% Emp. 3.5%	HDHP w/HSA (BCBS), Vision (BCBS) and Delta Dental	Cost Shares	HDHP 1: Individual \$4,000/ Family \$8,000 HDHP 2: Individual \$3,500/ Family \$7,000 HDHP 3: Individual \$1,650/ Family \$3,300	HDHP 1: Individual \$6,650/ Family \$13,300 HDHP 2: Individual \$3,500/ Family \$7,000 HDHP 3: Individual \$1,650/ Family \$3,300	HDHP 1: Individual \$1,350/ Family \$2,200 HDHP 2: Individual \$1,200/ Family \$2,000 HDHP 3: Individual \$600/ Family \$1,000	No
Rogers 1/1/2025 Data		Fire and Police LOPFI I Police & Fire 24% Fire Emp. 9.5% and Police Emp. 3.5%	Co-pay PPO (BCBS) and Delta Dental		PPO Individual/\$500 and Family/\$1,500	PPO Individual/ \$2,750 Family/\$5,500	No	Free Access to Gym and Indoor Track Facility at Rogers Activity Center
Springdale 1/1/2025 Data		Fire and Police LOPFI I Police & Fire 23.5% Fire Emp. 8.5% and Police Emp. 2.5%	Co-pay PPO, HDHP w/ HSA (BCBS), Delta Dental	Cost Shares	PPO \$500 Ind/ \$1,000 Family HDHP \$5,000 Ind/ \$10,000 Family	PPO \$3,200 Ind/ \$6,400 Family. HDHP \$5,000 Ind/ \$10,000 Family.	Employer Paid EE Only - \$1,316 EE/Spouse - \$2,332 EE/Child+ - \$2,131 EE/Family - \$3,097	Access to free City Gym, Free Membership to Springdale Rec. Center & Springdale Library, Health Fair, Vaccine Clinic
Jonesboro 1/1/2025 Data		Fire and Police LOPFI I Police 22.54% and Fire 23.50% Employee 8.6%	Co-pay PPO (BCBS), HDHP and Delta Dental	Cost Shares	PPO Individual/ \$750 and Family/\$1,500 HDHP Individual \$4,000 and Family \$8,000	PPO Individual/ \$3,750 Family/\$7,500 HDHP: Individual \$4,000 and Family \$8,000	No	Wellness Services 100% covered
Lawrence KS 1/1/2025 Data	City Provided Life Insurance, minimum 20,000; many supplementary insurances available to employees	Kansas Police and Fire Retirement System - City: 23.10%; Employee: 7.15% Employee contributed 457	Aetna PPO and Delta Dental	Cost Shares	Individual 1000 Family 2000	Individual 5000 Family 10000	No	WellCare Clinic; Personal Health Assessments; Annual Flu and COVID Shots; Annual Biometric Clinic; Employee Discounts on Fitness Classes; Tiered based system earns money toward HRA

APPENDIX 6

CITY	TIME OFF PLANS				CERTIFICATE PAY		ASSIGNMENT PAY		LONGEVITY PAY
	Holidays	Vacation Days	Sick Days	Personal Days	Type	Amount	Type	Amount	
Fayetteville 1/1/2025 Data	A.C.A. §14-53-106 Fire and A.C.A. §14-52-105 Police - Holiday pay is figured into their base salary.	Police 0-19- 15 days 30/max 19-24 18 days 36/max 24-29 24 days 48/max 29+ 26 days 52/max Fire 0-10 192 hrs 384/max 10-20 216 hrs 432/max 20-24 240 hrs 480/max 24-29 288 hrs 576/max 29+ 312 hrs 624 max	Police: Yr 1- 12 days Yr 2+ 20 days Max/90 Fire: Yr 1-12 shifts Yr 2+20 shifts Max/90 shifts	Police: 8 hrs/Year Fire: None	General Intermediate Advanced Senior	\$25/mo for each, max \$100/mo			Police 5-9 yrs \$250 /26 PP 10-14 yrs \$500 /26 PP 15-19 yrs \$1,000 /26PP 20-24 yrs \$2,000 /26 PP 25+ years \$3,000 /26PP Fire 5-9 yrs \$700 /26 PP 10-14 yrs \$1,400 /26 PP 15-19 yrs \$2,100 /26 PP 20-24 yrs \$2,800 /26 PP 25+ years \$3,500 /26 PP
Bentonville 1/1/2025 Data	A.C.A. §14-53-106 Fire and A.C.A. §14-52-105 Police - Holiday pay is figured into their base salary.	0-5 yrs 15 days 10 yrs 18 days 15 yrs 20 days 20 yrs 21 days 25 yrs 22 days year 24 days	6-11- 16- 21- 26th	20/Year 90/Max 1/year	Certificate Pay		ASSIGNMENT PAY		No
Rogers 1/1/2025 Data	A.C.A. §14-53-106 Fire and A.C.A. §14-52-105 Police - Holiday pay is figured into their base salary.	Police: 0-10 yrs = 15 Days; > 10 yrs =20 days Fire/Shifts: < 5yrs = 168 hrs; 5-9.99 yrs = 216 hrs 10-19.99 yrs hrs >20 yrs = 312 hrs	Police: 20/Year 90/Max Fire: 20/Year 60/Max	None					Police: \$10 per month of service after 5 years Paid in December for active employees only
Springdale 1/1/2025 Data		0-10 yrs 15 days 11-19 yrs 20 days 20+ yrs 25 days	20/Year 90/Max	None	General Intermediate Advanced Senior	\$300 / year \$600/ year \$900/ year \$1200/ year	Assignment Pay		5+ yrs \$700 10+ yrs \$1,400 15+ yrs \$2,800 20+ yrs \$4,200 25+ years \$5,600
Jonesboro 1/1/2025 Data	A.C.A. §14-53-106 Fire and A.C.A. §14-52-105 Police - Holiday pay is figured into their base salary.	Police & Fire 0-14 yrs 15 days 15+ yrs 20 days Fire (24hr) 0-14 yrs 21 days 15+ yrs 28 days	Police: 20/Year 90/Max Fire: 20-30/Year 180/Max	None	No	No	No	No	21-25 Yrs \$1,000/Yr 26-30 Yrs \$1,500/Yr 31+ Yrs \$2,000/Yr
Lawrence KS 1/1/2025 Data	10	Police-Fire/Fire 24 1-5 yrs 12 days/144 hrs 6-10 yrs 16 days/194 hrs 11-15 yrs 19 days/216 hrs 16-20 yrs 22 days/240 hrs 21-25 yrs 24 days/264 hrs 26+ yrs 25 days/288 hrs	Police: 12/Year 130/Max Fire: 278 Hrs/Yr 1,464 Hours/Max	Police: 3/Year Fire: 1-5 Yrs -3 6-10 Yrs - 4 11-15 Yrs - 5 16+ Yrs - 6					Fire and Police 5-9 Yrs \$336; \$250 10-14 Yrs \$576 \$500 15-19 Yrs \$816; \$750 20+ Yrs \$1,000 Police Fire 20-24 Yrs \$1,056 Fire 25-29 Yrs \$1,296 Fire 30-34 Yrs \$1,536 Fire 35-39 Yrs \$1,776

CERTIFICATE PAY

Bentonville Police - Per Pay Period		Lawrence Police - % of Base Salary		Rogers Police		Hourly	Per Year	Springdale Police - Per Year		Jonesboro Police	Fayetteville Police - Per Month	
General Certificate	\$75	EMT Certification	2.5%	Basic			\$300	General Certificate	\$300	none provided on survey	General Certificate	\$25
Intermediate Certificate	\$100	Emergency Medical Responder	2.5%	Field Training Officer			\$300	Intermediate Certificate	\$600		Intermediate Certificate	\$25
Advanced Certificate	\$150	OUI Investigator	2.5%	Instructor			\$300	Advanced Certificate	\$900		Advanced Certificate	\$25
Senior Certificate	\$225	M-Squad	2.5%	General			\$600	Senior Certificate	\$1,200		Senior Certificate	\$25
Instructor - General Certificate	\$0	Patrol Shift Investigator	2.5%	Intermediate			\$900				Maximum of \$100/month	
Instructor - Intermediate Certificate	\$0	Accident Investigator	2.5%	Advanced			\$1,200					
Instructor - Advanced Certificate	\$0	Motor Vehicle Inspector	2.5%	Senior			\$1,500					
Instructor - Senior Certificate	\$0	Evidence Technician I	2.5%	Police Previous LE Experience			\$ 300/year					
Chief Level I Certificate	\$45	Evidence Technician II	2.5%	Bilingual 1%	1%							
Chief Level II Certificate	\$60	Expert Witness	2.5%	Bilingual 3%	3%							
Chief Level III Certificate	\$75	Drug Recognition Expert	2.5%	Bilingual 5%	5%							
ACO Advanced Certificate	\$45	Foreign Language I	2.5%									
ACO Senior Certificate	\$60	Foreign Language II	2.5%									
		Advanced Investigation Training	2.5%									
		Military Service	2.5%									
		Maximum of six 2.5% steps for (Educ. & Certs.)										
Bentonville Fire - Per Year		Lawrence Fire - % of Base Salary		Rogers Fire		Hourly	Per Year	Springdale Fire - Per Year		Jonesboro Fire	Fayetteville Fire	
Paramedic Certification (Paramedic)	\$10,000.00	Coroner Investigator - ABMDI	5%	Accreditation Assistant			\$2,500	Fire Certification I	\$900	none provided on survey	N/A	
		Coroner Investigator - ABMDI Diplomat	7.5%	CAAS Accreditation Manager			\$2,000	Fire Certification II	\$1,200			
		Fire Investigator II	5%	CFAI Accreditation Manager			\$4,500	Paramedic Student Pay	\$2,000			
		Fire Investigator II + 2 Years	7.5%	ADEM Hazmat Coordinator			\$1,504					
				AHA Training Coordinator			\$2,176					
				Instructor II & ACLS Instructor			\$2,176					
				Instructor II, ACLS, PALS			\$4,512					
				NFPA 1403 Live Fire Instructor			\$544					
				ARFF ENTRY	\$0.40							
				ARFF FULL	\$0.70							
				ARFF ADVANCED	\$0.85							
				ARFF COORDINATOR	\$1.00							
				SOT ENTRY	\$0.40							
				SOT FULL	\$0.70							
				SOT ADVANCED	\$1.00							
				SOT SUPERVISORY	\$1.30							
				Bilingual 1%	1%							
				Bilingual 3%	3%							
				Bilingual 5%	5%							

ASSIGNMENTS AND PAY

Bentonville Police - Per Pay Period		Lawrence Police - % of Base Salary		Rogers Police - % of Base Salary	Springdale Police - Per Year		Jonesboro Police - Per	Fayetteville Police - % of Base Pay	
Field Training Officer	\$30.00	Armor	0%	none provided on survey	SWAT	\$1,200	none provided on survey	ERT/CNT	2%
Special Response Team	\$100.00	Drug Enforcement Investigator	0%		K-9	\$1,200		Peer to Peer Support Team	2%
Special Response Team Leader	\$115.00	Evidence Custodian	0%		Bi-lingual	\$1,200		Field Training Officer	2%
CID	\$0.00	Intoxilizer Mechanic	0%		FTO - when assigned	\$1/hr		Honor Guard	2%
K-9 Officer	\$115.00	Juvenile Investigator	0%					Accident Reconstruction	2%
Bomb Commander	\$0.00	Rangemaster	0%					Drug Recognition Expert	2%
Bomb Technician	\$150.00	School Resource Officer	0%					Bilingual Certification	2%
CID Stand-by Pay	\$30/Day	Accident Investigator Unit Officer	0%						
Bi-Lingual	\$100.00	Training Unit Officer	2.5%					Maximum of 4 Specializations or 8%	
		Dive Team	0%						
		Patrol Service Dog Handler	0%						
		Department Instructor	0%						
		Public Affair's Officer	0%						
		Special Assignment - When Assigned	\$500.00						
Bentonville Fire - Per Pay Period		Lawrence Fire - % of Base Salary		Rogers Fire - Per Hour	Springdale Fire - Per Year		Jonesboro Fire - Per	Fayetteville Fire - % of Base Pay	
Paramedic-in-Training (Prerequisite)	\$96.16	Acting Office Position	2.5%	none provided on survey	Preceptor/Training - when assigned	\$1/hr	none provided on survey	Hazmat Tech	2%
Paramedic-in-Training (Actual)	\$192.31	Air Pak Maintenance	5.0%		Acting out of Classification Pay	\$1/hr		Hazmat Team Leader	4%
HAZMAT Team Specialist	\$75.00	AED Manager	5.0%		Bi-lingual	\$1,200		ARFF Certified	2%
HAZMAT Team Technician	\$75.00	Clothing Supply Clerk	5.0%					ARFF Team Leader	4%
HAZMAT/TRT Team Coordinator	\$100.00	Coroner Investigator	2.5%					ERT Team	2%
Tactical Rescue Team (Special Ops)	\$75.00	CPR Coordinator	5.0%					Peer Team	2%
Special Response Team	\$75.00	Fire Investigator	2.5%					FTO	2%
Special Response Team Leader	\$115.00	HAZMAT Monitor Technician	5.0%					Bilingual	2%
Bi-Lingual	\$100.00	Night Consultant	5.0%						
		Public Education Specialist	5.0%						
		Tactical Medic	5.0%						
		Technology Specialist	5.0%						

2025 Geographical Salary Comparison Administrative Assistant - National Average = \$45,000									
	CompAnalyst	DOL AR & DOL KS	ERI	Glassdoor	CNN	Nerd Wallet	Overall Average	Geographic Compensation Differential	GCD Multiplier
Fayetteville	\$41,874	\$40,090	\$41,900	\$41,600	\$42,314	\$43,903	\$41,947	1.0000	1.0000
Bentonville	\$41,874	\$40,090	\$41,900	\$41,600	\$42,314	\$43,903	\$41,947	1.0000	1.0000
Rogers	\$41,874	\$40,090	\$41,900	\$41,600	\$42,314	\$43,903	\$41,947	1.0000	1.0000
Springdale	\$41,874	\$40,090	\$41,900	\$41,600	\$42,314	\$43,903	\$41,947	1.0000	1.0000
Jonesboro	\$42,242	\$37,430	\$39,559	\$40,500	\$41,702	\$39,804	\$40,206	0.9585	1.0415
Lawrence	\$42,518	\$40,110	\$40,026	\$39,520	\$39,440	\$41,043	\$40,443	0.9641	1.0400

FAYETTEVILLE FIRE DEPARTMENT PAY PLAN 24 HOUR SHIFT
PROPOSED IMPLEMENTATION 03-31-2025

Position/Grade	Rate	Step A	Step B	Step C	Step D	Step E	Step F	Step G	Step H	Step I	Step J
Firefighter	BASE PAY	\$ 50,740.56	\$ 52,846.56	\$ 54,952.56	\$ 57,058.56	\$ 59,164.56	\$ 61,270.56	\$ 63,376.56	\$ 65,482.56	\$ 67,588.56	\$ 69,694.56
F232-S	HOLIDAY PAY	\$ 1,879.28	\$ 1,957.28	\$ 2,035.28	\$ 2,113.28	\$ 2,191.28	\$ 2,269.28	\$ 2,347.28	\$ 2,425.28	\$ 2,503.28	\$ 2,581.28
	TOTAL PAY ****	\$ 52,619.84	\$ 54,803.84	\$ 56,987.84	\$ 59,171.84	\$ 61,355.84	\$ 63,539.84	\$ 65,723.84	\$ 67,907.84	\$ 70,091.84	\$ 72,275.84
	HOURLY RATE - SHIFT	\$ 18.07	\$ 18.82	\$ 19.57	\$ 20.32	\$ 21.07	\$ 21.82	\$ 22.57	\$ 23.32	\$ 24.07	\$ 24.82
Driver	BASE PAY	\$ 58,350.24	\$ 60,708.96	\$ 63,067.68	\$ 65,426.40	\$ 67,785.12	\$ 70,143.84	\$ 72,502.56	\$ 74,861.28	\$ 77,220.00	\$ 79,522.56
F235-S	HOLIDAY PAY	\$ 2,161.12	\$ 2,248.48	\$ 2,335.84	\$ 2,423.20	\$ 2,510.56	\$ 2,597.92	\$ 2,685.28	\$ 2,772.64	\$ 2,860.00	\$ 2,945.28
	TOTAL PAY ****	\$ 60,511.36	\$ 62,957.44	\$ 65,403.52	\$ 67,849.60	\$ 70,295.68	\$ 72,741.76	\$ 75,187.84	\$ 77,633.92	\$ 80,080.00	\$ 82,467.84
	HOURLY RATE - SHIFT	\$ 20.78	\$ 21.62	\$ 22.46	\$ 23.30	\$ 24.14	\$ 24.98	\$ 25.82	\$ 26.66	\$ 27.50	\$ 28.32
Captain	BASE PAY	\$ 72,137.52	\$ 75,057.84	\$ 77,978.16	\$ 80,898.48	\$ 83,818.80	\$ 86,739.12	\$ 89,659.44	\$ 92,579.76	\$ 95,500.08	\$ 98,392.32
F238-S	HOLIDAY PAY	\$ 2,671.76	\$ 2,779.92	\$ 2,888.08	\$ 2,996.24	\$ 3,104.40	\$ 3,212.56	\$ 3,320.72	\$ 3,428.88	\$ 3,537.04	\$ 3,644.16
	TOTAL PAY ****	\$ 74,809.28	\$ 77,837.76	\$ 80,866.24	\$ 83,894.72	\$ 86,923.20	\$ 89,951.68	\$ 92,980.16	\$ 96,008.64	\$ 99,037.12	\$ 102,036.48
	HOURLY RATE - SHIFT	\$ 25.69	\$ 26.73	\$ 27.77	\$ 28.81	\$ 29.85	\$ 30.89	\$ 31.93	\$ 32.97	\$ 34.01	\$ 35.04
Battalion Chief	BASE PAY	\$ 92,214.72	\$ 95,640.48	\$ 99,066.24	\$ 102,492.00	\$ 105,917.76	\$ 109,343.52	\$ 112,769.28	\$ 116,195.04	\$ 119,620.80	\$ 123,046.56
F241-S	HOLIDAY PAY	\$ 3,415.36	\$ 3,542.24	\$ 3,669.12	\$ 3,796.00	\$ 3,922.88	\$ 4,049.76	\$ 4,176.64	\$ 4,303.52	\$ 4,430.40	\$ 4,557.28
	TOTAL PAY ****	\$ 95,630.08	\$ 99,182.72	\$ 102,735.36	\$ 106,288.00	\$ 109,840.64	\$ 113,393.28	\$ 116,945.92	\$ 120,498.56	\$ 124,051.20	\$ 127,603.84
	HOURLY RATE - SHIFT	\$ 32.84	\$ 34.06	\$ 35.28	\$ 36.50	\$ 37.72	\$ 38.94	\$ 40.16	\$ 41.38	\$ 42.60	\$ 43.82

24 HR SHIFT SCHEDULED HOURS: 2912 TOTAL PAY INCLUDES BASE PAY AND HOLIDAY PAY FOR THE 13 HOLIDAYS RECOGNIZED BY THE CITY (104 HOURS)

PREMIUM HOLIDAY PAY: FOR THE RANKS OF FIREFIGHTER, DRIVER, CAPTAIN AND BATTALION CHIEF 112 HOURS OF PREMIUM HOLIDAY PAY IS PRORATED OVER EACH OF THE 26 PAY PERIODS AND LISTED SEPARATELY ON THE PAYSTUB. PREMIUM HOLIDAY PAY ASSISTS IN ALIGNING HOLIDAY PAY PRACTICES WITH OTHER FIRE DEPARTMENTS.

*******NOTE** The Pay Plan steps are based on the hourly rate. Total Pay is calculated by multiplying the hourly rate by 2912.

FAYETTEVILLE FIRE DEPARTMENT PAY PLAN DAY SHIFT
PROPOSED IMPLEMENTATION 03-31-2025

Position/Grade	Rate	Step A	Step B	Step C	Step D	Step E	Step F	Step G	Step H	Step I	Step J
Firefighter	BASE PAY	\$ 50,012.56	\$ 52,087.36	\$ 54,162.16	\$ 56,236.96	\$ 58,311.76	\$ 60,386.56	\$ 62,461.36	\$ 64,536.16	\$ 66,610.96	\$ 68,725.28
F232-D	HOLIDAY PAY	\$ 2,632.24	\$ 2,741.44	\$ 2,850.64	\$ 2,959.84	\$ 3,069.04	\$ 3,178.24	\$ 3,287.44	\$ 3,396.64	\$ 3,505.84	\$ 3,617.12
	TOTAL PAY ****	\$ 52,644.80	\$ 54,828.80	\$ 57,012.80	\$ 59,196.80	\$ 61,380.80	\$ 63,564.80	\$ 65,748.80	\$ 67,932.80	\$ 70,116.80	\$ 72,342.40
	HOURLY RATE - SHIFT	\$ 25.31	\$ 26.36	\$ 27.41	\$ 28.46	\$ 29.51	\$ 30.56	\$ 31.61	\$ 32.66	\$ 33.71	\$ 34.78
Driver	BASE PAY	\$ 57,501.60	\$ 59,833.28	\$ 62,164.96	\$ 64,496.64	\$ 66,828.32	\$ 69,160.00	\$ 71,491.68	\$ 73,823.36	\$ 76,155.04	\$ 78,427.44
F235-D	HOLIDAY PAY	\$ 3,026.40	\$ 3,149.12	\$ 3,271.84	\$ 3,394.56	\$ 3,517.28	\$ 3,640.00	\$ 3,762.72	\$ 3,885.44	\$ 4,008.16	\$ 4,127.76
	TOTAL PAY ****	\$ 60,528.00	\$ 62,982.40	\$ 65,436.80	\$ 67,891.20	\$ 70,345.60	\$ 72,800.00	\$ 75,254.40	\$ 77,708.80	\$ 80,163.20	\$ 82,555.20
	HOURLY RATE - SHIFT	\$ 29.10	\$ 30.28	\$ 31.46	\$ 32.64	\$ 33.82	\$ 35.00	\$ 36.18	\$ 37.36	\$ 38.54	\$ 39.69
Captain	BASE PAY	\$ 71,056.96	\$ 73,941.92	\$ 76,826.88	\$ 79,711.84	\$ 82,596.80	\$ 85,481.76	\$ 88,366.72	\$ 91,251.68	\$ 94,136.64	\$ 97,021.60
F238-D	HOLIDAY PAY	\$ 3,739.84	\$ 3,891.68	\$ 4,043.52	\$ 4,195.36	\$ 4,347.20	\$ 4,499.04	\$ 4,650.88	\$ 4,802.72	\$ 4,954.56	\$ 5,106.40
	TOTAL PAY ****	\$ 74,796.80	\$ 77,833.60	\$ 80,870.40	\$ 83,907.20	\$ 86,944.00	\$ 89,980.80	\$ 93,017.60	\$ 96,054.40	\$ 99,091.20	\$ 102,128.00
	HOURLY RATE - SHIFT	\$ 35.96	\$ 37.42	\$ 38.88	\$ 40.34	\$ 41.80	\$ 43.26	\$ 44.72	\$ 46.18	\$ 47.64	\$ 49.10
Battalion Chief	BASE PAY	\$ 90,935.52	\$ 94,314.48	\$ 97,693.44	\$ 101,072.40	\$ 104,451.36	\$ 107,830.32	\$ 111,209.28	\$ 114,588.24	\$ 117,967.20	\$ 121,286.88
F241-D	HOLIDAY PAY	\$ 4,786.08	\$ 4,963.92	\$ 5,141.76	\$ 5,319.60	\$ 5,497.44	\$ 5,675.28	\$ 5,853.12	\$ 6,030.96	\$ 6,208.80	\$ 6,383.52
	TOTAL PAY ****	\$ 95,721.60	\$ 99,278.40	\$ 102,835.20	\$ 106,392.00	\$ 109,948.80	\$ 113,505.60	\$ 117,062.40	\$ 120,619.20	\$ 124,176.00	\$ 127,670.40
	HOURLY RATE - SHIFT	\$ 46.02	\$ 47.73	\$ 49.44	\$ 51.15	\$ 52.86	\$ 54.57	\$ 56.28	\$ 57.99	\$ 59.70	\$ 61.38
Division Chief	BASE PAY	\$ 93,109.12	\$ 97,436.56	\$ 101,764.00	\$ 106,091.44	\$ 110,418.88	\$ 114,746.32	\$ 119,073.76	\$ 123,401.20	\$ 127,728.64	\$ 131,996.80
F244-D	HOLIDAY PAY	\$ 4,900.48	\$ 5,128.24	\$ 5,356.00	\$ 5,583.76	\$ 5,811.52	\$ 6,039.28	\$ 6,267.04	\$ 6,494.80	\$ 6,722.56	\$ 6,947.20
	TOTAL PAY ****	\$ 98,009.60	\$ 102,564.80	\$ 107,120.00	\$ 111,675.20	\$ 116,230.40	\$ 120,785.60	\$ 125,340.80	\$ 129,896.00	\$ 134,451.20	\$ 138,944.00
	HOURLY RATE - SHIFT	\$ 47.12	\$ 49.31	\$ 51.50	\$ 53.69	\$ 55.88	\$ 58.07	\$ 60.26	\$ 62.45	\$ 64.64	\$ 66.80

DAY SHIFT SCHEDULED HOURS: 2080 TOTAL PAY INCLUDES BASE PAY AND HOLIDAY PAY FOR THE 13 HOLIDAYS RECOGNIZED BY THE CITY (104 HOURS)

PREMIUM HOLIDAY PAY: FOR THE RANKS OF FIREFIGHTER, DRIVER, CAPTAIN AND BATTALION CHIEF 112 HOURS OF PREMIUM HOLIDAY PAY IS PRORATED OVER EACH OF THE 26 PAY PERIODS AND LISTED SEPARATELY ON THE PAYSTUB. PREMIUM HOLIDAY PAY ASSISTS IN ALIGNING HOLIDAY PAY PRACTICES WITH OTHER FIRE DEPARTMENTS.

*****NOTE The Pay Plan steps are based on the hourly rate. Total Pay is calculated by multiplying the hourly rate by 2080.

FAYETTEVILLE POLICE DEPARTMENT PAY PLAN
PROPOSED IMPLEMENTATION 03-31-2025

Position/Grade	Rate	Step A	Step B	Step C	Step D	Step E	Step F	Step G	Step H	Step I	Step J
Police Officer	BASE PAY	\$ 54,814.24	\$ 57,343.52	\$ 59,872.80	\$ 62,402.08	\$ 64,931.36	\$ 67,460.64	\$ 69,989.92	\$ 72,519.20	\$ 75,048.48	\$ 77,498.72
P330	HOLIDAY PAY	\$ 2,884.96	\$ 3,018.08	\$ 3,151.20	\$ 3,284.32	\$ 3,417.44	\$ 3,550.56	\$ 3,683.68	\$ 3,816.80	\$ 3,949.92	\$ 4,078.88
	TOTAL PAY ****	\$ 57,699.20	\$ 60,361.60	\$ 63,024.00	\$ 65,686.40	\$ 68,348.80	\$ 71,011.20	\$ 73,673.60	\$ 76,336.00	\$ 78,998.40	\$ 81,577.60
	HOURLY RATE	\$ 27.74	\$ 29.02	\$ 30.30	\$ 31.58	\$ 32.86	\$ 34.14	\$ 35.42	\$ 36.70	\$ 37.98	\$ 39.22
Police Corporal	BASE PAY	\$ 62,698.48	\$ 66,927.12	\$ 71,155.76	\$ 75,384.40	\$ 79,613.04	\$ 83,841.68	\$ 88,070.32	\$ 92,239.68		
P332	HOLIDAY PAY	\$ 3,299.92	\$ 3,522.48	\$ 3,745.04	\$ 3,967.60	\$ 4,190.16	\$ 4,412.72	\$ 4,635.28	\$ 4,854.72		
	TOTAL PAY ****	\$ 65,998.40	\$ 70,449.60	\$ 74,900.80	\$ 79,352.00	\$ 83,803.20	\$ 88,254.40	\$ 92,705.60	\$ 97,094.40		
	HOURLY RATE	\$ 31.73	\$ 33.87	\$ 36.01	\$ 38.15	\$ 40.29	\$ 42.43	\$ 44.57	\$ 46.68		
Police Sergeant	BASE PAY	\$ 74,613.76	\$ 78,526.24	\$ 82,438.72	\$ 86,351.20	\$ 90,263.68	\$ 94,176.16	\$ 98,088.64	\$ 102,001.12	\$ 105,913.60	\$ 109,766.80
P335	HOLIDAY PAY	\$ 3,927.04	\$ 4,132.96	\$ 4,338.88	\$ 4,544.80	\$ 4,750.72	\$ 4,956.64	\$ 5,162.56	\$ 5,368.48	\$ 5,574.40	\$ 5,777.20
	TOTAL PAY ****	\$ 78,540.80	\$ 82,659.20	\$ 86,777.60	\$ 90,896.00	\$ 95,014.40	\$ 99,132.80	\$ 103,251.20	\$ 107,369.60	\$ 111,488.00	\$ 115,544.00
	HOURLY RATE	\$ 37.76	\$ 39.74	\$ 41.72	\$ 43.70	\$ 45.68	\$ 47.66	\$ 49.64	\$ 51.62	\$ 53.60	\$ 55.55
Police Lieutenant	BASE PAY	\$ 87,675.12	\$ 92,437.28	\$ 97,199.44	\$ 101,961.60	\$ 106,723.76	\$ 111,485.92	\$ 116,248.08	\$ 121,010.24	\$ 125,772.40	\$ 130,475.28
P337	HOLIDAY PAY	\$ 4,614.48	\$ 4,865.12	\$ 5,115.76	\$ 5,366.40	\$ 5,617.04	\$ 5,867.68	\$ 6,118.32	\$ 6,368.96	\$ 6,619.60	\$ 6,867.12
	TOTAL PAY ****	\$ 92,289.60	\$ 97,302.40	\$ 102,315.20	\$ 107,328.00	\$ 112,340.80	\$ 117,353.60	\$ 122,366.40	\$ 127,379.20	\$ 132,392.00	\$ 137,342.40
	HOURLY RATE	\$ 44.37	\$ 46.78	\$ 49.19	\$ 51.60	\$ 54.01	\$ 56.42	\$ 58.83	\$ 61.24	\$ 63.65	\$ 66.03

TOTAL PAY: TOTAL PAY INCLUDES BASE PAY AND HOLIDAY PAY FOR THE 13 HOLIDAYS RECOGNIZED BY THE CITY (104 HOURS)

PREMIUM HOLIDAY PAY: FOR THE RANKS OF OFFICER, CORPORAL, SERGEANT AND LIEUTENANT 104 HOURS OF PREMIUM HOLIDAY PAY IS PRORATED OVER EACH OF THE 26 PAY PERIODS AND LISTED SEPARATELY ON THE PAYSTUB. PREMIUM HOLIDAY PAY ASSISTS IN ALIGNING HOLIDAY PAY PRACTICES WITH OTHER POLICE DEPARTMENTS. 8 HOURS OF PERSONAL LEAVE TIME OFF IS OFFERED TO THESE RANKS.

*******NOTE** The Pay Plan steps are based on the hourly rate. Total Pay is calculated by multiplying the hourly rate by scheduled hours - 2080.



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council

THRU:

FROM: Paul Becker, Chief Financial Officer

SUBJECT: A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$2,409,500 TO FACILITATE THE CITY-WIDE 2025 EMPLOYEE COMPENSATION ADJUSTMENT.

RECOMMENDATION:

The Mayor is recommending that the City Council appropriate funds to provide for the compensation package outlined below.

BACKGROUND:

The Mayor is recommending a compensation package to the City Council based on the Police and Fire Staff Pay and Benefits Study recently completed.

All funds have the capacity to afford these salary increases.

DISCUSSION:

Based on these results, the Mayor is recommending the following compensation package to the Council:

- The plan would provide an increase for Police and Fire uniformed personnel by placing them on the new step pay plan structure at their current step effective 03/31/2025.
- The plan would provide across the board increases for all non-uniformed personnel effective 03/31/2025. The increases will be based on the 4.5% movement to the structure approved in the 2025 Pay and Benefits Study.
- To be eligible, merit employees must have completed at least six (6) months of service, which means they must have been paid on Pay Period #13, 2024, which equals a start date before 10/13/2024.
- The 2025 cost of this plan is projected to be \$2,770,500 in the General Fund. The 2025 cost for all funds would be \$3,395,500.
- The on-going cost of the plan in future years will be \$3,790,000 for the General Fund and \$4,645,000 for all funds.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

BUDGET/STAFF IMPACT:

The impact of this proposal would be to increase the budgets for various funds as follows:

FUNDING SOURCE	ANNUAL IMPACT	PARTIAL IMPACT	BUDGET ADJUSTMENT
1010 - General	\$3,790,000	\$2,770,500	\$1,765,400
2100 - Street	160,100	117,000	117,000
2130 - Parking	26,000	19,000	19,000
2180 - Community Development	20,500	15,000	15,000
2250 - Parks Development	101,200	74,000	74,000
2930 - Drug Law Enforcement Grant	4,100	3,000	22,100
5400 - Water and Sewer	279,100	204,000	204,000
5500 - Recycling and Trash Collection	177,800	130,000	130,000
5550 - Airport	28,700	21,000	21,000
9700 - Shop	57,500	42,000	42,000
Total	\$4,645,000	\$3,395,500	\$2,409,500

ATTACHMENTS: SRF (#3) , BA (#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 #: 2025-203

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$2,409,500 TO FACILITATE THE CITY-WIDE 2025 EMPLOYEE COMPENSATION ADJUSTMENT.

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$2,409,500.00 TO FACILITATE THE CITY-WIDE 2025 EMPLOYEE COMPENSATION ADJUSTMENT

WHEREAS, Mayor Rawn's proposed Employee Compensation Adjustment will cost the General Fund about \$2,770,500.00 in 2025 for General Fund employees; and

WHEREAS, including all employees (Water and Sewer, Recycling and Trash Collection, etc. as well as General Fund employees), the cost will be about \$3,395,500.00 for 2025.

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 approves a budget adjustment, a copy of which is attached to this Resolution, in the amount of \$2,409,500.00 to fund the city-wide 2025 Employee Compensation Adjustment.

City of Fayetteville Staff Review Form

2025-203

Item ID

3/4/2025

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

Paul Becker

2/18/2025

CHIEF FINANCIAL OFFICER (110)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

2025 CITY-WIDE EMPLOYEE COMPENSATION:

A RESOLUTION TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$2,409,500 TO FACILITATE THE CITY-WIDE 2025 EMPLOYEE COMPENSATION ADJUSTMENT.

Budget Impact:

####.###.####-51##.##

ALL FUNDS

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 92,452,021.00

Expenses (Actual+Encum)

\$ 10,510,135.92

Available Budget

\$ 81,941,885.08

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 2,409,500.00

Remaining Budget

\$ 84,351,385.08

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 2025	Division /Org2 Non-Departmental (800) Requestor: Kevin Springer	Adjustment Number
--------------------------------	--	--------------------------

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

A BUDGET ADJUSTMENT IN THE AMOUNT OF \$2,409,500 TO FACILITATE CITY-WIDE EMPLOYEE COMPENSATION ADJUSTMENTS FOR 2025.

RESOLUTION/ORDINANCE	COUNCIL DATE:	3/4/2025
	ITEM ID#:	2025-203
	<i>Kevin Springer</i>	
	<i>2/18/2025 2:32 PM</i>	
	Budget Division	Date
	TYPE:	D - (City Council)
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/

TOTAL	2,409,500	2,409,500	v.2025218			
Account Number	Increase / (Decrease)		Project.Sub#		AT	Account Name
	Expense	Revenue	Project	Sub.Detl		
1010.090.6600-5106.00	1,765,400	-			EX	Personnel Contingency - General
2100.410.4100-5106.00	117,000	-			EX	Personnel Contingency - General
2130.430.9130-5106.00	19,000	-			EX	Personnel Contingency - General
2180.642.4930-5106.00	15,000	-			EX	Personnel Contingency - General
2250.520.9250-5106.00	74,000	-			EX	Personnel Contingency - General
2930.200.2960-5106.00	22,100	-			EX	Personnel Contingency - General
5400.720.4000-5106.00	204,000	-			EX	Personnel Contingency - General
5500.750.5000-5106.00	130,000	-			EX	Personnel Contingency - General
5550.760.3940-5106.00	21,000	-			EX	Personnel Contingency - General
9700.770.1910-5106.00	42,000	-			EX	Personnel Contingency - General
	-	-				
1010.001.0001-4999.99	-	1,765,400			RE	Use Fund Balance - Current
2100.410.4100-4999.99	-	117,000			RE	Use Fund Balance - Current
2130.430.9130-4999.99	-	19,000			RE	Use Fund Balance - Current
2180.642.4930-4320.00	-	15,000			RE	Grant Funding CDBG
2250.520.9250-4999.99	-	74,000			RE	Use Fund Balance - Current
2930.200.2960-4999.99	-	22,100			RE	Use Fund Balance - Current
5400.720.4000-4999.99	-	204,000			RE	Use Fund Balance - Current
5500.750.5000-4999.99	-	130,000			RE	Use Fund Balance - Current

Account Number	Increase / (Decrease)		Project.Sub#		AT	Account Name
	Expense	Revenue	Project	Sub.Detl		
5550.760.3940-4999.99	-	21,000			RE	Use Fund Balance - Current
9700.770.1910-4999.99	-	42,000			RE	Use Fund Balance - Current
	-	-				
	-	-				



CITY OF
FAYETTEVILLE
ARKANSAS

CITY COUNCIL MEMO
2025-204

MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU:
FROM: Council Member Sarah Moore
SUBJECT: **Extension of Sewer Service to 1780 N. Fox Hunter Road**

RECOMMENDATION:

Council Member Moore is sponsoring a resolution to extend the City's sewerage system to property located at 1780 N. Fox Hunter Road.

BACKGROUND:

DISCUSSION:

BUDGET/STAFF IMPACT:

ATTACHMENTS: Agenda Packet - Council Member Moore - Extend Sewer Service to 1780 N Fox Hunter Road - Signed (#3), Council Member Moore Email Approval - Sewer Connection For 1780 N Fox Hunter Road, Fayetteville (#4)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-204

Extension of Sewer Service to 1780 N. Fox Hunter Road

A RESOLUTION TO APPROVE AN EXTENSION OF THE CITY'S SEWERAGE SYSTEM BEYOND THE CITY LIMITS TO PROPERTY LOCATED AT 1780 NORTH FOX HUNTER ROAD

WHEREAS, §51.113 **Sewer Service and Extension Policy** states that "the city's sewerage system shall not be extended outside the city's corporate limits except on the express approval of the City Council"; and

WHEREAS, Jeanie Hunter has requested to connect to the City's sewer main that currently runs across her property located at 1780 North Fox Hunter Road.

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 approves the request by Jeanie Hall for an extension of the City's sewerage system beyond the city limits to her property located at 1780 North Fox Hunter Road upon payment of the necessary tapping fee and any other costs required to make the sewer connection.

AGENDA REQUEST FORM

FOR: Council Meeting of March 4, 2025

FROM: Council Member Sarah Moore

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

A RESOLUTION TO APPROVE AN EXTENSION OF THE CITY’S SEWERAGE
SYSTEM BEYOND THE CITY LIMITS TO PROPERTY LOCATED AT 1780 NORTH
FOX HUNTER ROAD

APPROVED FOR AGENDA:

Approved by email _____
Sarah Moore
City Council Member

2/12/2025
Date

Blake Pennington
Blake Pennington, Senior Asst. City Attorney
Approved as to form

2/12/2025
Date

RESOLUTION NO. _____

A RESOLUTION TO APPROVE AN EXTENSION OF THE CITY’S SEWERAGE SYSTEM BEYOND THE CITY LIMITS TO PROPERTY LOCATED AT 1780 NORTH FOX HUNTER ROAD

WHEREAS, §51.113 **Sewer Service and Extension Policy** states that “the city’s sewerage system shall not be extended outside the city’s corporate limits except on the express approval of the City Council”; and

WHEREAS, Jeanie Hunter has requested to connect to the City’s sewer main that currently runs across her property located at 1780 North Fox Hunter Road.

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 approves the request by Jeanie Hall for an extension of the City’s sewerage system beyond the city limits to her property located at 1780 North Fox Hunter Road upon payment of the necessary tapping fee and any other costs required to make the sewer connection.

PASSED and **APPROVED** this 4th day of March, 2025.

APPROVED:

ATTEST:

By: _____
MOLLY RAWN, Mayor

By: _____
KARA PAXTON, City Clerk/Treasurer

From: [Moore, Sarah](#)
To: [Pennington, Blake](#)
Cc: [Williams, Kit](#); [Nyander, Tim](#)
Subject: Re: Sewer connection for 1780 N Fox Hunter Road, Fayetteville AR
Date: Wednesday, February 12, 2025 10:42:51 AM
Attachments: [image002.png](#)
[image001.png](#)

This works, thanks Blake
Sarah Moore

On Feb 12, 2025, at 10:41 AM, Pennington, Blake <bpennington@fayetteville-ar.gov> wrote:

Sarah,

Attached is a draft resolution and agenda request form. It's the same language we used for 1776 N. Fox Hunter when that extension was approved back in 2021. Let me know if you approve and I'll get it on the March 4 agenda.

Thanks,

Blake E. Pennington
Senior Assistant City Attorney
City of Fayetteville, Arkansas
bpennington@fayetteville-ar.gov
Direct: 479.575.8312
www.fayetteville-ar.gov
<image002.png>

From: Moore, Sarah <sarah.moore@fayetteville-ar.gov>
Sent: Tuesday, February 11, 2025 6:52 PM
To: Williams, Kit <kwilliams@fayetteville-ar.gov>; Pennington, Blake <bpennington@fayetteville-ar.gov>
Cc: Nyander, Tim <tnyander@fayetteville-ar.gov>
Subject: Sewer connection for 1780 N Fox Hunter Road, Fayetteville AR

Hi Kit and Blake

I would like to sponsor a sewer connection for this address in the county with Jeanie Hall as applicant as they have worked with Tim and team that capacity is available and homeowner will bear all the costs of connecting to the sewer.

Are there any other details that you will need to put this together for the first March

meeting?

Sarah Moore
Fayetteville City Council, Ward 2
sarah.moore@fayetteville-ar.gov
479.263.6629

<image001.png>

Report a concern with SeeClickFix:
<https://www.fayetteville-ar.gov/4233/Report-a-Concern-with-SeeClickFix>

Speak up on City projects:
<https://speakup.fayetteville-ar.gov/>

Voice your feedback to the entire Council and Mayor by emailing:
agendaitemcomment@fayetteville-ar.gov

<Agenda Packet - Council Member Moore - Extend Sewer Service to 1780 N Fox
Hunter Road.pdf>



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council
THRU: Kit Williams, City Attorney
FROM: Sarah Moore, City Council Member - Ward 1 Position 2
SUBJECT: **AN ORDINANCE TO AMEND § 114.02 FARMER'S MARKET**

RECOMMENDATION:

AMEND § 114.02 **FARMER'S MARKET** TO ENACT A NEW (K) *SERVICES THAT WOULD BE OF BENEFIT AS A COMPLIMENT FOR THE FARMER'S MARKET*

BACKGROUND:

The Fayetteville Farmer's Market has operated successfully on the Fayetteville Square for half a century. The products and goods sold at the Fayetteville Farmer's Market must be grown or produced by the vendor thereof and is further limited by § 114.02 (D) *Articles Permitted To Be Sold*.

DISCUSSION:

Services that would be of benefit as a compliment for the Fayetteville Farmer's Market should be allowed by city ordinance to be provided at the Fayetteville Farmer's Market if the Rural Mountain Producer Exchange Board approves such services as beneficial to its members and patrons.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: Agenda Request and Approval - Moore (#3)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-154

AN ORDINANCE TO AMEND § 114.02 FARMER'S MARKET

AN ORDINANCE TO AMEND § 114.02 FARMER'S MARKET TO ENACT A NEW (K) SERVICES THAT WOULD BE OF BENEFIT AS A COMPLEMENT FOR THE FARMER'S MARKET AND (L) PERSONAL CARE PRODUCTS

WHEREAS, the Fayetteville Farmer's Market has operated successfully on the Fayetteville Square for half a century; and

WHEREAS, the products and goods sold at the Fayetteville Farmer's Market must be grown or produced by the vendor thereof and is further limited by § 114.02 (D) *Articles Permitted To Be Sold*; and

WHEREAS, personal care products and services that would be of benefit as a complement for the Fayetteville Farmer's Market should be allowed by city ordinance to be provided at the Fayetteville Farmer's Market if the Rural Mountain Producer Exchange Board approves such products and services as beneficial to its members and patrons.

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 § 114.02 **Farmer's Market** be enacting a new (K) *Services that would be of benefit as a complement for the Farmer's Market* as follows:

“(K) *Services that would be of benefit as a complement for the Farmer's Market.* Services that would be of benefit as a complement for the Farmer's Market are allowed if approved by Rural Mountain Producer Exchange Board.”

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends § 114.02 **Farmer's Market** be enacting a new (L) *Personal care products* as follows:

“(L) *Personal care products.* Personal care products including soaps and lotions handcrafted by local artisans may be offered for sale.”

AGENDA REQUEST FORM

FOR: Council Meeting of March 18, 2025

FROM: Council Member Sarah Moore

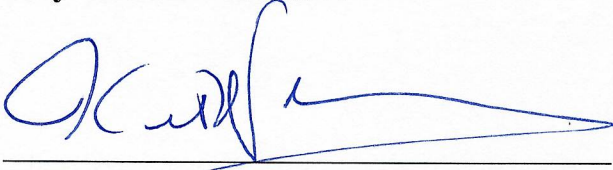
ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND § 114.02 **FARMER'S MARKET** TO ENACT A NEW (K) *SERVICES THAT WOULD BE OF BENEFIT AS A COMPLEMENT FOR THE FARMER'S MARKET AND (L) PERSONAL CARE PRODUCTS*

APPROVED FOR AGENDA:

Approved via email
Sarah Moore
City Council Member

1/30/25
Date


Kit Williams
Approved as to form

1/30/25
Date

Barnes, Stacy

From: Moore, Sarah
Sent: Thursday, January 30, 2025 3:21 PM
To: Williams, Kit
Cc: Pennington, Blake; Barnes, Stacy
Subject: Re: Another revision for FFM- add personal care to ordinance

This looks great. I'm good for this to go forward.

And I'll let them know to contact the clerks office.

Thanks Kit. This will open up some more opportunities for the market.

Sarah Moore

> On Jan 30, 2025, at 4:01 PM, Williams, Kit <kwilliams@fayetteville-ar.gov> wrote:

>

> Sarah,

> Attached is the revised ordinance with which we can replace the current one in Civic Clerk. Please review and let us know if it is satisfactory. You might remind the Farmer's Market personnel to contact the city clerk's Office to ensure a spot on the agenda for their report.

> Kit

>

> -----Original Message-----

> From: Moore, Sarah <sarah.moore@fayetteville-ar.gov>

> Sent: Thursday, January 30, 2025 2:21 PM

> To: Williams, Kit <kwilliams@fayetteville-ar.gov>

> Cc: Pennington, Blake <bpennington@fayetteville-ar.gov>; Barnes, Stacy <sbarnes@fayetteville-ar.gov>

> Subject: Re: Another revision for FFM- add personal care to ordinance

>

> I appreciate that Kit.

>

> And I also believe that the market plans to come in March to give us their yearly report. Should I connect them with the clerks office to plan for that during an agenda session?

>

>

> Sarah Moore

>

>

>> On Jan 30, 2025, at 2:56 PM, Williams, Kit <kwilliams@fayetteville-ar.gov> wrote:

>>

>> Sarah,

>> We have already had it approved and entered into Civic Clerk, so I do not know if I am allowed to amend it now. We can try, and if it is not possible, it can be added as an amendment later. I will get it drafted soon.

>> Kit

>>

>> -----Original Message-----

>> From: Moore, Sarah <sarah.moore@fayetteville-ar.gov>

>> Sent: Thursday, January 30, 2025 12:36 PM

>> To: Williams, Kit <kwilliams@fayetteville-ar.gov>; Pennington, Blake <bpennington@fayetteville-ar.gov>

>> Subject: Another revision for FFM- add personal care to ordinance

>>

>>

>> Hi Kit and Blake

>> Got this back from FFM manager. Can we also place on the same ordinance change to include "personal care products" as well as sounds like this is a desirable area to include for them right now.

>>

>> From market-

>>

>> I've been thinking about the proposed addition to the ordinance and wanted to ask about another vendor category, personal care items. We have some very talented artisan soap, lotion and other personal care product vendors. These products have always been included as crafts because they are hand crafted by our members, but I was speaking to a Board Member and we were wondering if we would need to add that vendor category to the ordinance along with the service vendor category."

>>

>>

>>

>> Thank you

>> Sarah Moore

>>

> <scan.pdf>



MEETING OF FEBRUARY 25, 2025

TO: Mayor Rawn and City Council

THRU:

FROM: Council Member Sarah Moore

SUBJECT: Truth in Leasing Ordinance; Disclosure of Fees and Costs

RECOMMENDATION:

Council Member Moore is sponsoring the Truth in Leasing Ordinance that would require the disclosure of fees and costs associated with residential leases.

BACKGROUND:

DISCUSSION:

BUDGET/STAFF IMPACT:

ATTACHMENTS: Agenda Packet - Truth in Leasing Ordinance - Council Member Moore (#3)



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-231

Truth in Leasing Ordinance; Disclosure of Fees and Costs

AN ORDINANCE TO ENACT § 120.03 TRUTH IN LEASING; DISCLOSURE OF RENTAL FEES AND COSTS FOR LEASED RESIDENTIAL PROPERTIES IN THE CITY OF FAYETTEVILLE

WHEREAS, potential tenants often make housing decisions based on advertised rent prices but may not be fully aware of additional, often hidden, fees and costs that could significantly affect their ability to afford and maintain rental housing and can lead to confusion, financial hardship, and the potential for deceptive practices that harm Fayetteville residents; and

WHEREAS, clear and accurate disclosure of all fees and costs associated with rental properties allows prospective tenants to make informed, well-considered decisions and prevents vulnerable tenants, including low-income individuals and families, from being burdened by unexpected financial obligations; and

WHEREAS, providing a clear breakdown of costs ensures that tenants are better equipped to budget effectively and maintain housing stability, which can lead to lower tenant turnover rates; and

WHEREAS, by requiring the disclosure of all rental fees and costs in advertisements and listings, the city will support fair housing practices and enhance consumer protection for current and future tenants.

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 enacts § 120.03 – **Truth in Leasing; Disclosure of Rental Fees and Costs** as follows:

“120.03 - Truth in Leasing; Disclosure of Residential Rental Fees and Costs

(A) *Required Disclosures*. Landlords or property owners of residential properties shall include a clear and comprehensive disclosure of all fees and costs that are or could be charged to the tenant by the landlord or property owner in any contract, advertisement or listing, whether physical or digital. This includes, but is not limited to:

1. Rent: The base monthly rent amount.
2. Security Deposit: The amount required as a security deposit.
3. Application and Background Check Fees: Fees required to process rental applications or perform

background checks.

4. Maintenance Fees: Costs for maintenance or repairs that may be charged to the tenant.
5. Utility Costs: Charges for utilities such as water, electricity, gas, internet, or trash collection the tenant pays to the landlord. This does not include costs associated with utilities in the name of the tenant.
6. Pet Fees: Any fees, costs, or deposits associated with keeping pets on the property.
7. Parking Fees: Charges for parking spaces or permits, if applicable.
8. Late Fees: The fees imposed for late rent payments including any grace periods, charges schedules, or escalating fee policies.
9. Administrative, Leasing, or Miscellaneous Fees: Any other fees imposed on a tenant related to the administration of the lease or for other purposes not listed above.

(B) *Clear and Prominent Disclosure Required.* All fees and costs must be disclosed clearly and in a manner that is easily accessible, visible, and understandable to potential tenants. Fees must be itemized and presented separately from the base rent amount and shall be accompanied by a description of the service(s) associated with each fee. In online listings, this disclosure shall be presented on the same page as the listing details, and in print advertisements, it should be included in the body of the advertisement or in a clearly visible section. If there is a leasing office onsite, this information shall be displayed along with any required business licenses or permits. A copy of the list shall be attached to all paper applications. In any lease agreement or contract, this disclosure shall be included in a separate section within the body of the contract or attached as an exhibit or appendix to the contract."

AGENDA REQUEST FORM

FOR: Council Meeting of March 4, 2025

FROM: Council Member Sarah Moore

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

**AN ORDINANCE TO ENACT § 120.03 TRUTH IN LEASING;
DISCLOSURE OF RENTAL FEES AND COSTS FOR LEASED
RESIDENTIAL PROPERTIES IN THE CITY OF FAYETTEVILLE**

APPROVED FOR AGENDA:

Approved by email

Sarah Moore
City Council Member

2/18/2025

Date

Blake Pennington

Blake Pennington
Senior Assistant City Attorney
Approved as to form

2/18/2025

Date

AN ORDINANCE TO ENACT § 120.03 TRUTH IN LEASING; DISCLOSURE OF RENTAL FEES AND COSTS FOR LEASED RESIDENTIAL PROPERTIES IN THE CITY OF FAYETTEVILLE

WHEREAS, potential tenants often make housing decisions based on advertised rent prices but may not be fully aware of additional, often hidden, fees and costs that could significantly affect their ability to afford and maintain rental housing and can lead to confusion, financial hardship, and the potential for deceptive practices that harm Fayetteville residents; and

WHEREAS, clear and accurate disclosure of all fees and costs associated with rental properties allows prospective tenants to make informed, well-considered decisions and prevents vulnerable tenants, including low-income individuals and families, from being burdened by unexpected financial obligations; and

WHEREAS, providing a clear breakdown of costs ensures that tenants are better equipped to budget effectively and maintain housing stability, which can lead to lower tenant turnover rates; and

WHEREAS, by requiring the disclosure of all rental fees and costs in advertisements and listings, the city will support fair housing practices and enhance consumer protection for current and future tenants.

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

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