

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Tentative Agenda

Tuesday, April 29, 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: 864 4120 0584**

[PUBLIC REGISTRATION LINK: HTTPS://US06WEB.ZOOM.US/WEBINAR/REGISTER/WN_RDVPGCBZRPQKKNKEH576YG](https://us06web.zoom.us/join/86441200584)

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. SALES TAX & MONTHLY FINANCIAL REPORT - CHIEF FINANCIAL OFFICER****A. CONSENT****A.1. APPROVAL OF THE APRIL 15, 2025 CITY COUNCIL MEETING MINUTES****A.2. FAYETTEVILLE ANIMAL SHELTER DONATION (SUSAN SHELTON):**

A RESOLUTION TO AUTHORIZE THE MAYOR TO ACCEPT THE LIFE INSURANCE PROCEEDS OF SUSAN SHELTON, AND TO RECOGNIZE SUSAN SHELTON FOR HER DONATION TO THE FAYETTEVILLE ANIMAL SHELTER (2025-500)

A.3. TUNNELL-SPANGLER-WALSH & ASSOCIATES (CHANGE ORDER #3):

A RESOLUTION TO APPROVE AMENDMENT NO. 3 TO THE CONTRACT WITH TUNNELL-SPANGLER-WALSH & ASSOCIATES D/B/A TSW IN AN AMOUNT NOT TO EXCEED \$5,000.00 FOR PHASE 1 IMPROVEMENTS TO WALKER COMMUNITY PARK – PARK IMPROVEMENT BOND PROJECT (2025-534)

A.4. ROUTEWARE GLOBAL (SERVICE CONTRACT):

A RESOLUTION TO AUTHORIZE AN AGREEMENT WITH ROUTEWARE GLOBAL, INC. FOR RECYCLING AND TRASH COLLECTION LOCATION MONITORING PRODUCTS AND SERVICES IN THE AMOUNT OF \$81,438.03, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT

THROUGH MAY 28, 2026, AND FUTURE RENEWAL PERIODS (2025-471)

A.5. NATIONAL LEAGUE OF CITIES SOUTHERN CITIES ECONOMIC INITIATIVE (GRANT ACCEPTANCE):

A RESOLUTION TO AUTHORIZE THE ACCEPTANCE OF A SOUTHERN CITIES ECONOMIC INITIATIVE PLANNING GRANT IN THE AMOUNT OF \$15,000.00 TO SUPPORT A PROJECT TO DEVELOP COMMUNITY-DRIVEN AFFORDABLE HOUSING SOLUTIONS, AND TO APPROVE A BUDGET ADJUSTMENT (2025-523)

A.6. SURFCO RESTORATION & CONSTRUCTION, LLC. (PAYMENT / INSURANCE PROCEEDS):

A RESOLUTION TO AUTHORIZE PAYMENT TO SURFCO RESTORATION & CONSTRUCTION IN THE AMOUNT OF \$147,010.18 FOR THE REMEDIATION WORK ASSOCIATED WITH THE CITY HALL FIRE SPRINKLER CLAIM, AND TO APPROVE A BUDGET ADJUSTMENT RECOGNIZING INSURANCE PROCEEDS IN THE AMOUNT OF \$147,882.00 (2025-521)

A.7. FLINTCO, LLC. (CHANGE ORDER #1):

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH FLINTCO, LLC IN THE AMOUNT OF \$10,943,640.00 FOR THE MAPLE STREET IMPROVEMENTS PROJECT, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$300,000.00, TO RECOGNIZE \$1,000,000 IN ADDITIONAL REVENUE FROM THE UNIVERSITY OF ARKANSAS, AND TO APPROVE A BUDGET ADJUSTMENT (2025-474)

A.8. ARKANSAS AND MISSOURI RAILROAD (AGREEMENT AMENDMENT):

A RESOLUTION TO APPROVE AN AMENDMENT TO RESOLUTION 232.22 AND AUTHORIZE THE PAYMENT OF AN ADDITIONAL \$15,138.06 TO THE ARKANSAS AND MISSOURI RAILROAD FOR RAILROAD CROSSING MODIFICATIONS REQUIRED FOR THE RAZORBACK ROAD AND 15TH STREET INTERSECTION PROJECT, AND TO APPROVE A BUDGET ADJUSTMENT - 2019 STREET IMPROVEMENT BOND PROJECT (2025-526)

A.9. BENCHMARK CONSTRUCTION COMPANY OF NWA, INC. (CHANGE ORDER #1):

A RESOLUTION TO APPROVE CHANGE ORDER NO. 1 TO THE CONTRACT WITH BENCHMARK CONSTRUCTION COMPANY OF NWA, INC. IN THE AMOUNT OF \$537,471.41 FOR THE COLLEGE AVENUE IMPROVEMENTS PROJECT, AND TO APPROVE A BUDGET ADJUSTMENT (2025-499)

A.10. LEWIS FORD (PURCHASE AGREEMENT):

A RESOLUTION TO APPROVE THE PURCHASE OF TWO FORD MAVERICKS

FROM LEWIS FORD IN THE TOTAL AMOUNT OF \$56,150.00, PLUS ANY APPLICABLE TAXES, SURCHARGES, AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE PURSUANT TO ORDINANCE 6491 (2025-518)

A.11. RUSH TRUCK CENTER (PURCHASE AGREEMENT):

A RESOLUTION TO APPROVE THE PURCHASE OF ONE DUMP TRUCK FROM RUSH TRUCK CENTERS IN THE AMOUNT OF \$207,684.35, PLUS ANY APPLICABLE TAXES, SURCHARGES, FREIGHT CHARGES OR DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (2025-519)

A.12. HOLDEN INDUSTRIES, INC. (SERVICE CONTRACT):

A RESOLUTION TO AWARD BID #25-33 AND AUTHORIZE THE PURCHASE OF STANDARDIZED LOW PROFILE TANDEM AXLE TRAILERS FROM HOLDEN INDUSTRIES, INC. WITHIN THE APPROVED BUDGET AS NEEDED THROUGH DECEMBER 31, 2025 (2025-529)

A.13. 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 \$31,278.75 PLUS ANY ADDITIONAL FREIGHT CHARGES AND DELIVERY FEES, AND TO APPROVE A BUDGET ADJUSTMENT (2025-520)

A.14. RANDALL FORD OF FORT SMITH (PURCHASE CONTRACT):

A RESOLUTION TO APPROVE THE PURCHASE OF A FORD EXPLORER, FORD F550 AND HYBRID FORD F150 FROM RANDALL FORD IN THE TOTAL AMOUNT OF \$195,470.98, PLUS ANY APPLICABLE TAXES, SURCHARGES, AND DELIVERY FEES PURSUANT TO ORDINANCE 6491, AND TO APPROVE A BUDGET ADJUSTMENT (2025-517)

A.15. OLSSON, INC. (AMENDMENT NO. 1):

A RESOLUTION TO APPROVE AMENDMENT NO. 1 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH OLSSON, INC. IN AN AMOUNT NOT TO EXCEED \$63,200.00 FOR ADDITIONAL SERVICES ASSOCIATED WITH REPLACING COATING SYSTEMS AND UPDATING SAFETY SYSTEMS AT THE BAXTER WATER STORAGE TANK (2025-472)

A.16. GARVER, LLC. (SERVICE AGREEMENT):

A RESOLUTION TO AWARD RFQ #25-01, SELECTION #5, AND AUTHORIZE A PROFESSIONAL ENGINEERING SERVICES CONTRACT WITH GARVER, LLC IN AN AMOUNT NOT TO EXCEED \$303,704.00 FOR THE PRELIMINARY

DESIGN OF IMPROVEMENTS TO THE NOLAND WATER RESOURCE
RECOVERY FACILITY (2025-467)

A.17. J.A. RIGGS TRACTOR CO. (EQUIPMENT PURCHASE):

A RESOLUTION TO AWARD BID #25-21 AND AUTHORIZE THE PURCHASE OF SWITCHGEAR EQUIPMENT FROM J.A. RIGGS TRACTOR COMPANY IN THE AMOUNT OF \$993,580.00, PLUS ANY APPLICABLE TAXES, FOR THE NOLAND WATER RESOURCE RECOVERY FACILITY (2025-464)

A.18. CAROLLO ENGINEERS, INC. (SERVICE AGREEMENT):

A RESOLUTION TO APPROVE AN AGREEMENT WITH CAROLLO ENGINEERS, INC. IN AN AMOUNT NOT TO EXCEED \$176,358.00 FOR THE 2025 WATER AND SEWER RATE AND IMPACT FEE STUDIES, TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$20,000.00, AND TO APPROVE A BUDGET ADJUSTMENT (2025-533)

A.19. HAWKINS-WEIR ENGINEERS, INC. (AMENDMENT NO. 4):

A RESOLUTION TO APPROVE AMENDMENT NO. 4 TO THE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH HAWKINS-WEIR ENGINEERS, INC. IN AN AMOUNT NOT TO EXCEED \$395,840.00 FOR ADDITIONAL SERVICES ASSOCIATED WITH UTILITY RELOCATIONS ALONG MARTIN LUTHER KING JR. BLVD. AT THE I-49/HWY-62 INTERCHANGE (2025-465)

B. UNFINISHED BUSINESS

B.1. DISCLOSURE OF RENTAL FEES AND COSTS (ORDINANCE):

AN ORDINANCE TO ENACT § 120.03 DISCLOSURE OF RENTAL FEES AND COSTS FOR LEASED RESIDENTIAL PROPERTIES IN THE CITY OF FAYETTEVILLE (2025-231)

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

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

AT THE APRIL 1, 2025 CITY COUNCIL MEETING THIS ORDINANCE WAS TABLED TO THE MAY 6, 2025 CITY COUNCIL MEETING

B.2. CHAPTER 172 PARKING REQUIREMENTS (AMENDMENT):

AN ORDINANCE TO AMEND CHAPTER 172 PARKING AND LOADING OF THE UNIFIED DEVELOPMENT CODE TO REVISE THE CITY'S REGULATIONS RELATED TO RESIDENTIAL PARKING REQUIREMENTS, PARKING

REDUCTIONS, AND PARKING LOT LOCATION STANDARDS, AND TO DECLARE AN EMERGENCY (2024-01107)

AT THE JANUARY 7, 2025 CITY COUNCIL MEETING, THIS ORDINANCE WAS TABLED INDEFINITELY.

AT THE APRIL 15, 2025 CITY COUNCIL MEETING, THIS ORDINANCE WAS REMOVED FROM THE TABLE AND PLACED ON THE AGENDA. THIS ITEM WAS AMENDED AND LEFT ON THE SECOND READING.

B.3. REZONING-2025-0009: (S. RAZORBACK RD & S. ASHWOOD AVE/CUNNINGS ARKANSAS, 638):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-09 FOR APPROXIMATELY 5.9 ACRES LOCATED AT SOUTH RAZORBACK ROAD AND SOUTH ASHWOOD AVENUE IN WARD 1 FROM NS-L, NEIGHBORHOOD SERVICES-LIMITED TO R-A, RESIDENTIAL-AGRICULTURAL, AND CS, COMMUNITY SERVICES (2025-429)

AT THE APRIL 15, 2025 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING.

C. NEW BUSINESS

C.1. DISCONTINUE CITY HEALTH OFFICER POSITION (RESOLUTION):

A RESOLUTION TO REPEAL RESOLUTION 173-20 AND REESTABLISH THE BOARD OF HEALTH WITHOUT AN APPOINTED CITY HEALTH OFFICER (2025-542)

C.2. STREAMSIDE PROTECTION ZONE MAPPING (AMENDMENT):

AN ORDINANCE TO APPROVE AN AMENDMENT TO THE STREAMSIDE PROTECTION ZONE MAPPING FOR PROPERTY LOCATED AT 3352 NORTH HIGHWAY 112 (2025-531)

C.3. AUTHORIZE BOARD OF ADJUSTMENT APPEALS TO CITY COUNCIL (AMENDMENTS):

AN ORDINANCE TO AMEND CHAPTER 155 APPEALS AND § 156.02 ZONING REGULATIONS OF THE UNIFIED DEVELOPMENT CODE TO PROVIDE THAT BOARD OF ADJUSTMENT DECISIONS MAY BE APPEALED TO THE CITY COUNCIL, AND TO CLARIFY VARIOUS APPEAL PROCEDURES (2025-479)

C.4. ENACT FEES FOR UTILITY TELEVISIONING SERVICES (AMEND CH. 51 – WATER & SEWER):

AN ORDINANCE TO AMEND CHAPTER 51, WATER AND SEWERS OF THE FAYETTEVILLE CODE OF ORDINANCES TO ENACT FEES FOR UTILITY

TELEVISIONING SERVICES (2025-538)

C.5. REVISE LOT FRONTAGE REQUIREMENTS TO PROMOTE HOUSING OPPORTUNITIES (AMEND CH. 151):

AN ORDINANCE TO AMEND SECTION 151.01 DEFINITIONS OF THE UNIFIED DEVELOPMENT CODE TO REVISE LOT FRONTAGE REQUIREMENTS (2025-540)

C.6. ADD FLEXIBILITY TO ACCESSORY DWELLING UNITS REGULATIONS TO PROMOTE HOUSING OPPORTUNITIES (AMEND CH. 164 & 171):

AN ORDINANCE TO AMEND SECTIONS 164.19 ACCESSORY DWELLING UNITS AND 171.13 PROPERTY OWNER TO CONSTRUCT SIDEWALK OR CONTRIBUTE COST OF SIDEWALK OF THE UNIFIED DEVELOPMENT CODE TO ADD FLEXIBILITY TO THE REGULATIONS FOR ACCESSORY DWELLING UNITS (2025-539)

C.7. MODIFY PREFABRICATED CONSTRUCTION STANDARDS TO PROMOTE HOUSING OPPORTUNITIES (AMEND CH. 151 & 164):

AN ORDINANCE TO AMEND SECTIONS 151.01 DEFINITIONS AND 164.15 PREFABRICATED CONSTRUCTION OF THE UNIFIED DEVELOPMENT CODE TO ADOPT MODULAR CONSTRUCTION REGULATIONS (2025-541)

C.8. VACATION-2025-0004: (191 S. HILL AVE./VERVE, 522 - UTILITY EASEMENT):

AN ORDINANCE TO APPROVE VAC-25-04 FOR PROPERTY LOCATED AT 191 SOUTH HILL AVENUE IN WARD 2 TO VACATE 0.24 ACRES OF GENERAL UTILITY EASEMENTS (2025-528)

C.9. VACATION-2025-0005: (191 S. HILL AVE./VERVE, 522 - STREET RIGHT-OF-WAY):

AN ORDINANCE TO APPROVE VAC-25-05 FOR PROPERTY LOCATED AT 191 SOUTH HILL AVENUE IN WARD 2 TO VACATE 0.05 ACRES OF STREET RIGHT-OF-WAY (2025-522)

C.10. VACATION-2025-0013: (3661 W. WEDINGTON DR.):

AN ORDINANCE TO APPROVE VAC-25-13 FOR PROPERTY LOCATED AT 3661 WEST WEDINGTON DRIVE IN WARD 4 TO VACATE 0.95 ACRES OF TREE PRESERVATION (2025-366)

C.11. VACATION-2025-0011: (2828 N. MANSFIELD AVE./DRAKE FARMS, 250 - UTILITY EASEMENTS):

AN ORDINANCE TO APPROVE VAC-25-11 FOR PROPERTY LOCATED AT 2828 NORTH MANSFIELD AVENUE IN WARD 2 TO VACATE THREE

PORTIONS OF GENERAL UTILITY EASEMENTS CONTAINING A TOTAL OF 1.11 ACRES (2025-524)

C.12. VACATION-2025-0012: (2828 N. MANSFIELD AVE./DRAKE FARMS, 250 - ACCESS EASEMENT):

AN ORDINANCE TO APPROVE VAC-25-12 FOR PROPERTY LOCATED AT 2828 NORTH MANSFIELD AVENUE IN WARD 2 TO VACATE 0.38 ACRES OF ACCESS EASEMENT (2025-525)

PROPOSED AGENDA ADDITIONS

D. CITY COUNCIL AGENDA SESSION PRESENTATIONS

D.1. 2025 FAYETTEVILLE HOUSING ASSESSMENT - BRITIN BOSTICK

E. CITY COUNCIL TOUR

F. ANNOUNCEMENTS

G. ADJOURNMENT