

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Final Agenda

Tuesday, June 17, 2025

5:30 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: 863 2281 9878**
PUBLIC REGISTRATION LINK: [HTTPS://US06WEB.ZOOM.US/WEBINAR/REGISTER/WN_J7A2AR3SS0QWEJKZHKFQJG](https://us06web.zoom.us/join/86322819878)
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. NOMINATING COMMITTEE REPORT - COMMITTEE CHAIR

PROPOSED AGENDA ADDITIONS

A. CONSENT

- A.1. APPROVAL OF THE MAY 20, 2025 CITY COUNCIL MEETING MINUTES**

- A.2. APPROVAL OF THE JUNE 3, 2025 CITY COUNCIL MEETING MINUTES**

- ### A.3. ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM:

A RESOLUTION TO AUTHORIZE AN AGREEMENT WITH THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM FOR AN OUTDOOR RECREATION GRANT PROGRAM IN THE AMOUNT OF \$150,000.00 AS A 50/50 MATCHING GRANT FOR IMPROVEMENTS TO WALKER COMMUNITY PARK AND TO APPROVE A BUDGET ADJUSTMENT (2025-683)

- #### A.4. AMEND THE RULES OF ORDER AND PROCEDURE:

A RESOLUTION TO AMEND THE RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL E.1.A. STANDING CITY COUNCIL COMMITTEES, TO REMOVE THE REFERENCE TO AN EQUIPMENT COMMITTEE (2025-730)

- A.5. FAYETTEVILLE AREA COMMUNITY FOUNDATION:**

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF A GRANT FROM THE
FAYETTEVILLE AREA COMMUNITY FOUNDATION IN THE AMOUNT OF
\$1,500.00 TO PURCHASE ITEMS NEEDED FOR THE KITCHEN SPACE AT

THE YVONNE RICHARDSON COMMUNITY CENTER, AND TO APPROVE A BUDGET ADJUSTMENT (2025-712)

A.6. MILESTONE CONSTRUCTION COMPANY, LLC:

A RESOLUTION TO AWARD BID #25-34 AND AUTHORIZE A CONTRACT WITH MILESTONE CONSTRUCTION COMPANY, LLC FOR CONSTRUCTION PROJECTS NOT EXCEEDING \$50,000.00 ON AN ON-CALL BASIS FOR ONE YEAR WITH FOUR AUTOMATIC ONE-YEAR RENEWALS (2025-606)

A.7. WATERSHED CONSERVATION RESOURCE CENTER:

A RESOLUTION TO AWARD RFQ #25-01, SELECTION #6, AND AUTHORIZE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH THE WATERSHED CONSERVATION RESOURCE CENTER IN AN AMOUNT NOT TO EXCEED \$102,025.00 FOR STREAMBANK EROSION ASSESSMENT AND RESTORATION ACTIVITIES ALONG THE UPPER CLEAR CREEK BASIN, AND TO APPROVE A BUDGET ADJUSTMENT (2025-754)

A.8. WASHINGTON WATER AUTHORITY:

A RESOLUTION TO APPROVE A SERVICE AGREEMENT BETWEEN THE WASHINGTON WATER AUTHORITY AND THE CITY OF FAYETTEVILLE FOR A WATER SERVICE BOUNDARY ADJUSTMENT (2025-765)

A.9. ADDITION OF A CHIEF HOUSING OFFICER POSITION:

A RESOLUTION TO AUTHORIZE THE MAYOR TO HIRE A CHIEF HOUSING OFFICER, AND TO APPROVE A BUDGET ADJUSTMENT (2025-938)

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)

FOR ITEM HISTORY BETWEEN MARCH 4, 2025 AND APRIL 1, 2025, PLEASE CONTACT THE OFFICE OF THE CITY CLERK TREASURER.

AT THE MAY 6, 2025 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE SECOND READING AND TABLED TO THE JUNE 17, 2025 CITY COUNCIL MEETING.

B.2. 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)

AT THE MAY 6, 2025 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING.

AT THE MAY 20, 2025 CITY COUNCIL MEETING THIS ORDINANCE WAS LEFT ON THE FIRST READING AND TABLED TO THE JUNE 17, 2025 CITY COUNCIL MEETING.

B.3. 2026-2030 CAPITAL IMPROVEMENTS PLAN:

A RESOLUTION TO ADOPT THE 2026-2030 FIVE-YEAR CAPITAL IMPROVEMENTS PLAN (2025-700)

AT THE JUNE 3, 2025 CITY COUNCIL MEETING, THIS RESOLUTION WAS TABLED TO THE JUNE 17, 2025 CITY COUNCIL MEETING.

C. NEW BUSINESS**C.1. ENACT NEW ZONING DISTRICT (CCR):**

AN ORDINANCE TO ENACT § 161.38 DISTRICT CCR, CONSERVATION, CULTURAL, AND RECREATION AS A NEW ZONING DISTRICT TO CONSERVE, PRESERVE, PROTECT AND ENHANCE NATURAL RESOURCES OF FAYETTEVILLE (2025-714)

C.2. REZONING (1230 W. HENDRIX ST/REAGOR HOMES LLC, 404):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-16 FOR APPROXIMATELY 0.50 ACRES LOCATED AT 1230 WEST HENDRIX STREET IN WARD 2 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE (2025-755)

C.3. REZONING (1312 E. ZION RD/BURGAS REALTY LLC, 136):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-17 FOR APPROXIMATELY 4.61 ACRES LOCATED AT 1312 EAST ZION ROAD IN WARD 3 FROM R-A, RESIDENTIAL-AGRICULTURAL TO CS, COMMUNITY SERVICES (2025-756)

C.4. REZONING (2330 N. RAVEN LN/SIEMEK & BATES, 324):

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-13 FOR APPROXIMATELY 0.40 ACRES LOCATED AT

2330 NORTH RAVEN LANE IN WARD 4 FROM R-A, RESIDENTIAL-AGRICULTURAL TO RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE (2025-770)

C.5. SAFE CAMPING INITIATIVE:

A RESOLUTION TO COMMIT TO A ONE-YEAR SAFE CAMPING INITIATIVE AS AN INTERIM STRATEGY TO ADDRESS THE HOUSING CRISIS, AND TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$630,000.00 TO FUND THE PROGRAM (2025-920)

C.6. POLICE DEPARTMENT GRANT APPLICATION:

A RESOLUTION TO APPROVE AN APPLICATION FOR A 2025 COPS HIRING PROGRAM MATCHING GRANT IN THE AMOUNT OF \$250,000.00 TO FUND TWO SCHOOL RESOURCE OFFICERS FOR A PERIOD OF FOUR YEARS WITH THE \$542,072.00 MATCHING REQUIREMENT SPLIT PROPORTIONALLY BETWEEN THE CITY AND FAYETTEVILLE PUBLIC SCHOOLS (2025-711)

C.7. ESTABLISHMENT OF FAYETTEVILLE RENTERS COUNCIL:

AN ORDINANCE TO ESTABLISH THE CITY OF FAYETTEVILLE RENTERS' COUNCIL REPRESENTING THE INTERESTS OF RENTERS LOCATED WITHIN THE CITY OF FAYETTEVILLE TO ADVISE AND MAKE RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL ON PUBLIC POLICY MATTERS OF IMPORTANCE TO RENTERS CITYWIDE IN CHAPTER 33 OF THE FAYETTEVILLE CITY CODE (2025-840)

C.8. TREE PRESERVATION AMENDMENTS:

AN ORDINANCE TO AMEND § 167.04 (L) CONTINUING PRESERVATION AND PROTECTION UNDER APPROVED TREE PRESERVATION PLANS AND TREE PRESERVATION EASEMENTS (2025-716)

C.9. EXTEND SHORT-TERM RENTAL SUNSET CLAUSE:

AN ORDINANCE TO AMEND ORDINANCE 6820 PASSED ON DECEMBER 4, 2024 TO EXTEND THE SUNSET CLAUSE EFFECTIVE DATE TO SEPTEMBER 30, 2025 AND TO DECLARE AN EMERGENCY (2025-940)

D. CITY COUNCIL TOUR

E. ANNOUNCEMENTS

F. ADJOURNMENT

NOTICE TO MEMBERS OF THE AUDIENCE

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

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

Agenda Additions: A new item which is requested to be added to the agenda at a City Council meeting should only be considered if it requires immediate City Council consideration and if the normal agenda setting process is not practical. The City Council may only place such new item on the City Council meeting's agenda by suspending the rules by two-thirds vote. Such agenda addition shall be heard prior to the Consent Agenda.

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

Unfinished Business and New Business:

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

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

Courtesy and Respect: All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from comments that are harassing or amount to a personal attack against any identifiable individual including abusive comments and derogatory remarks about integrity or offer any other comments that are also not limited to the discussion of the specific agenda item being considered by the City Council. Any

member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

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

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

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

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

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



NOMINATING COMMITTEE REPORT

June 17, 2025

Meeting Date and Time: June 16, 2025 at 5:30 p.m.

Members in Attendance: Mr. Robert B. Stafford, Chair (Council Member Ward 1, Position 1)
Ms. Sarah Moore (Council Member Ward 2, Position 1)
Ms. Sarah Bunch (Council Member Ward 3, Position 2)
Min. Monique Jones (Council Member Ward 4, Position 2).

The Nominating Committee recommends the following candidates for appointment.

Board of Adjustments

No applications received for an unexpired Public at Large term ending March 31, 2028.

Construction Board of Adjustments and Appeals

No qualifying applications received for an unexpired Member at Large term ending March 31, 2030.

Fayetteville Arts Council

Chloe Bell. Reappointment to a Resident at Large term ending June 30, 2028.

Diana Galienda. Resident at Large term ending June 30, 2028.

Na'Tosha De'Von. Working Artist term ending June 30, 2028.

Elizabeth Muscari. Working Artist term ending June 30, 2028.

Fayetteville Housing Authority Board of Commissioners

Diana Nathan. Recommended by Mayor Rawn to an unexpired Public at Large term ending December 28, 2027.



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council

THRU: Ted Jack, Park Planning Superintendent
Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs
Keith Macedo, Chief of Staff

FROM: Zach Foster, Park Planner II

SUBJECT: **Matching Grant Statement of Agreement for Walker Park**

RECOMMENDATION:

Staff recommends a resolution authorizing the City to enter into an Agreement with the Arkansas Department of Parks, Heritage and Tourism Outdoor Recreation Grant Program (ORGP) which will provide \$150,000.00 in funding as a 50/50 matching grant for improvements to Walker Park, authorizing a budget adjustment, and authorizing the Mayor to sign additional documents as necessary.

BACKGROUND:

Staff was granted permission to apply for a \$250,000 award from the ORGP's matching grant in August 2024 with Resolution 199-24. Fayetteville received a partial award of \$150,000 in December 2024.

While Fayetteville applied for several improvements, the ORGP's partial award was limited to removing and replacing Walker Park's southeastern playground, which is the second oldest playground in the Park System and is nearing the end of its life span. The new, accessible playground will benefit children, parents, and guardians of all abilities and will continue to support the heavily used area of the park for picnics and events.

The playground renovation is one portion of a larger improvement project to Walker Park Phase 1 improvements based on the 2023 Walker Park Master Plan, which is partially funded by the 2019 bond.

DISCUSSION:

Construction is expected to begin in Summer 2025. Parks Staff will manage construction progress and ensure all grant requirements are met.

BUDGET/STAFF IMPACT:

The ORGP matching grant requires a 50/50 match. Fayetteville will match the \$150,000.00 grant award with \$150,000.00 in funds from 2025 project funds.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment, 5. A-10878-25-WA Contract for Signatures, 6. Walker Park CDs for ORGP, 7. City Attorney Scriveners Error Corrections Memo



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-683

A RESOLUTION TO AUTHORIZE AN AGREEMENT WITH THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM FOR AN OUTDOOR RECREATION GRANT PROGRAM IN THE AMOUNT OF \$150,000.00 AS A 50/50 MATCHING GRANT FOR IMPROVEMENTS TO WALKER COMMUNITY PARK AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on August 6, 2024, City Council passed Resolution 199-24 that granted permission to apply for a \$250,000.00 matching grant from the Arkansas Department of Parks, Heritage and Tourism Outdoor Recreation Grant Program (ORGP); and

WHEREAS, in December 2024, Fayetteville received a partial award of \$150,000.00; and

WHEREAS, the ORGP's partial award was limited to removing and replacing Walker Park's southeastern playground, which is the second oldest playground in the Park System and is nearing the end of its life span; and

WHEREAS, the new, accessible playground will benefit children, parents, and guardians of all abilities and will continue to support the heavily used area of the park for picnics and events; and

WHEREAS, the playground renovation is one portion of a larger improvement project to Walker Park Phase 1 improvements based on the 2023 Walker Park Master Plan, which is partially funded by the 2019 bond.

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 an agreement with the Arkansas Department of Parks, Heritage and Tourism for an outdoor recreation grant program in the amount of \$150,000.00 as a 50/50 matching grant for improvements to Walker Community Park and further authorizes Mayor Rawn to sign any additional documents necessary to receive the funds.

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

2025-683

Item ID

6/17/2025

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

Zach Foster

5/21/2025

PARKS & RECREATION (520)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends a resolution authorizing the City to enter into an Agreement with the Arkansas Department of Parks, Heritage and Tourism Outdoor Recreation Grant Program (ORGP) which will provide \$150,000.00 in funding as a 50/50 matching grant for improvements to Walker Park, authorizing a budget adjustment, and authorizing the Mayor to sign additional documents as necessary.

Budget Impact:

2250.520.9255-5806.00

Park Development

Account Number

Fund

46050.7550.2501

Walker Park - Outdoor Rec Grant (ADPHT)

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 1,060,309.00

Expenses (Actual+Encum)

\$ 156,808.05

Available Budget

\$ 903,500.95

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 150,000.00

Remaining Budget

\$ 1,053,500.95

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 199-24

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2025	PARKS & RECREATION (520)	
	Requestor: Alan Bearden	

Budget adjustment to establish project funding for a 50/50 matching grant from Outdoor Recreation Grants Program through Arkansas Department of Parks, Heritage, and Tourism for improvements at Walker Park. This budget adjustment recognizes the \$150,000 to be provided with the ORGP grant and transfers the City's matching \$150,000 of HMR funds within project 46050 from Walker Park Park Improvements (project # 46050.7550.2000) into the grant (project # 46050.7550.2501).

	COUNCIL DATE:	6/17/2025
	ITEM ID#:	2025-683
	Holly Black	
	5/21/2025 4:00 PM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

v.2025513

**MATCHING GRANT CONTRACT AGREEMENT
STATE OF ARKANSAS
DEPARTMENT OF PARKS, HERITAGE, AND TOURISM**

Applicant: City of Fayetteville

Project No. A-10878-25-WA

Project Title: Improvements to Walker Park

Period covered by this agreement: Date of Signing through 5-31-2026

Project Scope:

Walker Park

- Replace outdated playground to include barrier-free access improvements

Project Costs

Grant Amount: \$150,000.00

Applicant Match: \$150,000.00

Total Cost: \$300,000.00

Attachments:

1. Project Boundary Map
2. Matching Grant Project Management Guide

**MATCHING GRANT STATEMENT OF AGREEMENT
STATE OF ARKANSAS
DEPARTMENT OF PARKS, HERITAGE, AND TOURISM**

STATEMENT OF AGREEMENT

Project No. A-10878-25-WA

Granting Agency: Arkansas Department of Parks, Heritage, and Tourism

The State of Arkansas, represented by the Director of the Outdoor Recreation Grants Program, Arkansas Department of Parks, Heritage and Tourism (hereinafter referred to as "Grantor") and the applicant named above (hereinafter referred to as "Applicant") mutually agree to perform this agreement in accordance with the terms, promises, conditions, plans, specifications, estimates, procedures, project proposals, maps, and assurances attached hereto.

Grantor hereby promises, in consideration of promises by Applicant herein, to obligate to Applicant the amount of money referred to above, and tender to Applicant that portion of the obligation which is required to pay Grantor's share of costs relative to project stage, based upon percentage of assistance and contingent upon receipt of those funds per Arkansas Act 729 of 1987. Applicant hereby promises, in consideration of promises made by Grantor herein, to execute the project or project stage(s) described above in accordance with the terms of this agreement.

To ensure full reimbursement, Applicant must not deviate from the scope of the project without concurrence of Grantor. Should any condition(s) in the agreement change, e.g., change in project scope, deletion or addition of item(s), or extension of project period, Applicant will submit to Grantor for approval a formal request for project amendment.

Applicant agrees to follow, to the best of Applicant's knowledge and abilities, all rules, laws, and/or regulations applicable to Applicant's agreed-upon project as those rules, laws, and/or regulations are enforced by local, state, and/or federal authority under whose jurisdiction Applicant operates. Applicant also agrees to comply with the requirements of the Arkansas Department of Parks, Heritage, and Tourism, including rules, laws, and/or regulations that may pertain to lawful dispersal of public monies by Grantor. Applicant understands that willful or egregious disregard for rules, laws, and/or regulations applicable to Applicant's project and jurisdiction may result in forfeiture of reimbursement, either in part or in full, and/or disqualification from future consideration, either temporarily or perpetually, of public monies dispersed by Grantor under Grantor's funding mandate.

Upon completion of project, Applicant agrees to erect a permanent sign acknowledging the funding assistance provided by the Arkansas Natural and Cultural Resources Grant and Trust Fund (ANCRGT), and to bury all new utility lines at ANCRGT-funded project sites, including ANCRGT-assisted property acquisitions. Applicant agrees to be responsible for in perpetuity maintaining, as public outdoor recreation, the project area shown on attached Project Boundary Map.

Applicant hereby agrees to and accepts the responsibilities and obligations set out herein, as does Grantor. Applicant further understands, agrees, and accepts that this agreement is not effective until said agreement has been duly executed by Grantor and Applicant notified accordingly, and no development is to be initiated and/or invoiced by Applicant prior to receipt of said notification.

In witness thereof, the parties have executed this agreement as of the date entered below.

THE STATE OF ARKANSAS, GRANTOR:

GRANTEE:

BY: Terrance Youngblood
Director, Outdoor Recreation Grants Program
Arkansas Department of Parks, Heritage, and Tourism

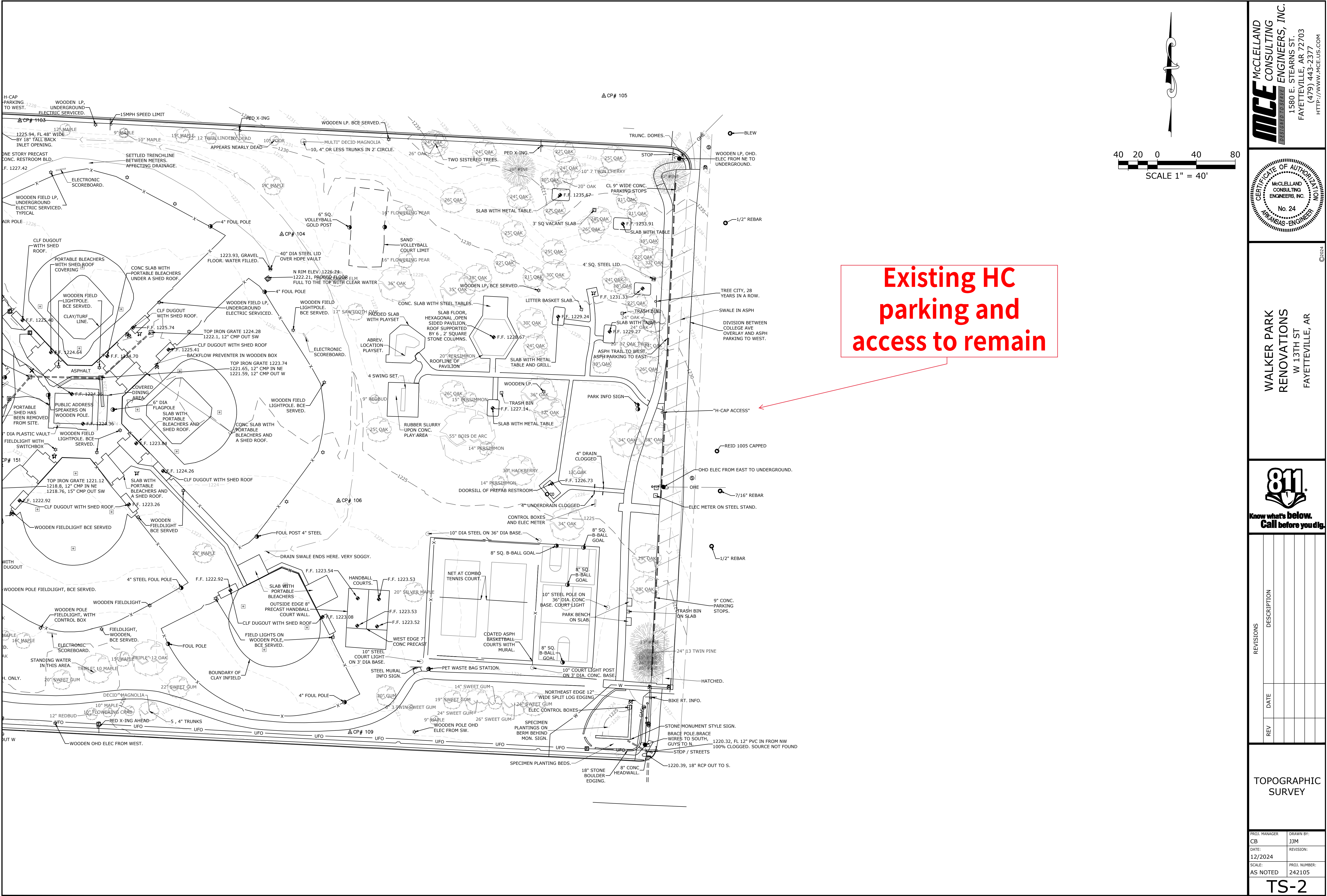
The Honorable Molly Rawn
Mayor
City of Fayetteville

(signature)

(signature)

Date: _____

Date: _____



REVISIONS		DESCRIPTION
REV	DATE	

IMPORTANT!
CONTRACTOR TO VERIFY PLANT QUANTITIES BEFORE
PURCHASING AND INSTALLING.

CONTRACTOR TO RE-SEED ALL DISTURBED AREAS, TYP.

TSW

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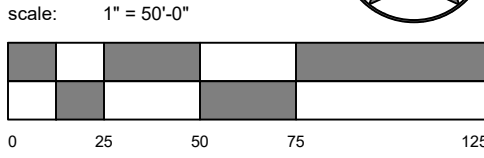
seal

consultant

revisions

NOT FOR
CONSTRUCTION

north arrow + scale



project information

24013 WALKER
PARK PHASE 1

project address

10 W 15TH ST
FAYETTEVILLE, AR 72701

client information

CITY OF FAYETTEVILLE, AR
113 WEST MOUNTAIN ST
FAYETTEVILLE, AR 72701
479.444.3469

drawing information

project number: 24013
contact: AW
drawn by: AS
checked by: VH & RKK

drawing date

FEBRUARY 12, 2025

sheet title

LANDSCAPE PLAN - KEY

sheet number

LP-1.00

P:\PROJECTS\24013_City of Fayetteville - Walker Park - Phase 1 CDS\CAD\SHEETS\LP-100 - Landscape Plan.dwg (LP-1.00) Plotted on: Mar 04, 2025 - 7:53pm by nabel-aziz

EROSION CONTROL DETAILS

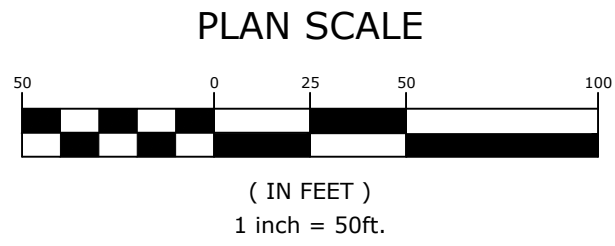
EC1 CITY OF FAYETTEVILLE CONSTRUCTION EXIT STANDARD DETAIL
EC3 CITY OF FAYETTEVILLE TIMBER CONCRETE WASHOUT STANDARD DETAIL
EC4 CITY OF FAYETTEVILLE SILT FENCE WITH WIRE BACKING STANDARD DETAIL
EC5 CITY OF FAYETTEVILLE SEDIMENT LOG STANDARD DETAIL
EC17 CITY OF FAYETTEVILLE ROCK CHECK DAM STANDARD DETAIL
50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
50F TEMPORARY GRATE INLET SEDIMENT FILTER IN PAVEMENT

PROPOSED LEGEND

----- GRADE BREAK
-->-- FLOW LINE
--- XXX --- CONTOUR ELEVATION
=== STORM DRAIN
CATCH BASIN
SANITARY SEWER MANHOLE
FLARED END SECTION
FLOW ARROW
LIMITS OF DISTURBANCE
CONSTRUCTION ROCK ENTRANCE
SILT FENCE
INLET PROTECTION
SILT SOCK / BIG RED

EXISTING LEGEND

PROPERTY LINE
R/W RIGHT OF WAY
SS SANITARY SEWER LINE
W WATER LINE
GAS GAS LINE
UGT UNDERGROUND TELEPHONE
UGE UNDERGROUND ELECTRIC
UGTV UNDERGROUND TELEVISION
UFO UNDERGROUND FIBER
OHE OVERHEAD ELECTRIC
FENCE
ROAD CENTERLINE
DITCH FLOWLINE
EASEMENT LINE
GRAVEL LINE
FIRE HYDRANT
WATER METER
WATER VALVE
WATER FAUCET
SANITARY SEWER MH
CLEAN-OUT
DRAINAGE MH
POWER POLE
GUY WIRE w/ ANCHOR
GAS METER
GAS RISER
STREET LIGHT POLE
TELEPHONE PEDESTAL
CABLE TV PEDESTAL
CABLE VAULT
ELECTRIC VAULT
FIBER VAULT
GAS VAULT
TELEPHONE VAULT
WATER VAULT
SIGN (AS NOTED)
POST (AS NOTED)
BENCHMARK
FOUND IRON PIN (AS NOTED)
CONTROL POINT
RR SPIKE
BUSH
DECIDUOUS TREE
CONIFEROUS TREE



TSW

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LANDSCAPE ARCHITECTURE

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seal

consultant

MCE McCLELLAND
CONSULTING
DESIGNED TO SERVE ENGINEERS, INC.

revisions

NOT FOR
CONSTRUCTION

north arrow + scale

project information

24013 WALKER
PARK PHASE 1

project address

10 W 15TH ST
FAYETTEVILLE, AR 72701

client information

CITY OF FAYETTEVILLE, AR
113 WEST MOUNTAIN ST
FAYETTEVILLE, AR 72701
479.444.3469

drawing information

project number: 24013
contact: EB
drawn by: JCM
checked by: PAD

drawing date

MARCH 5, 2025

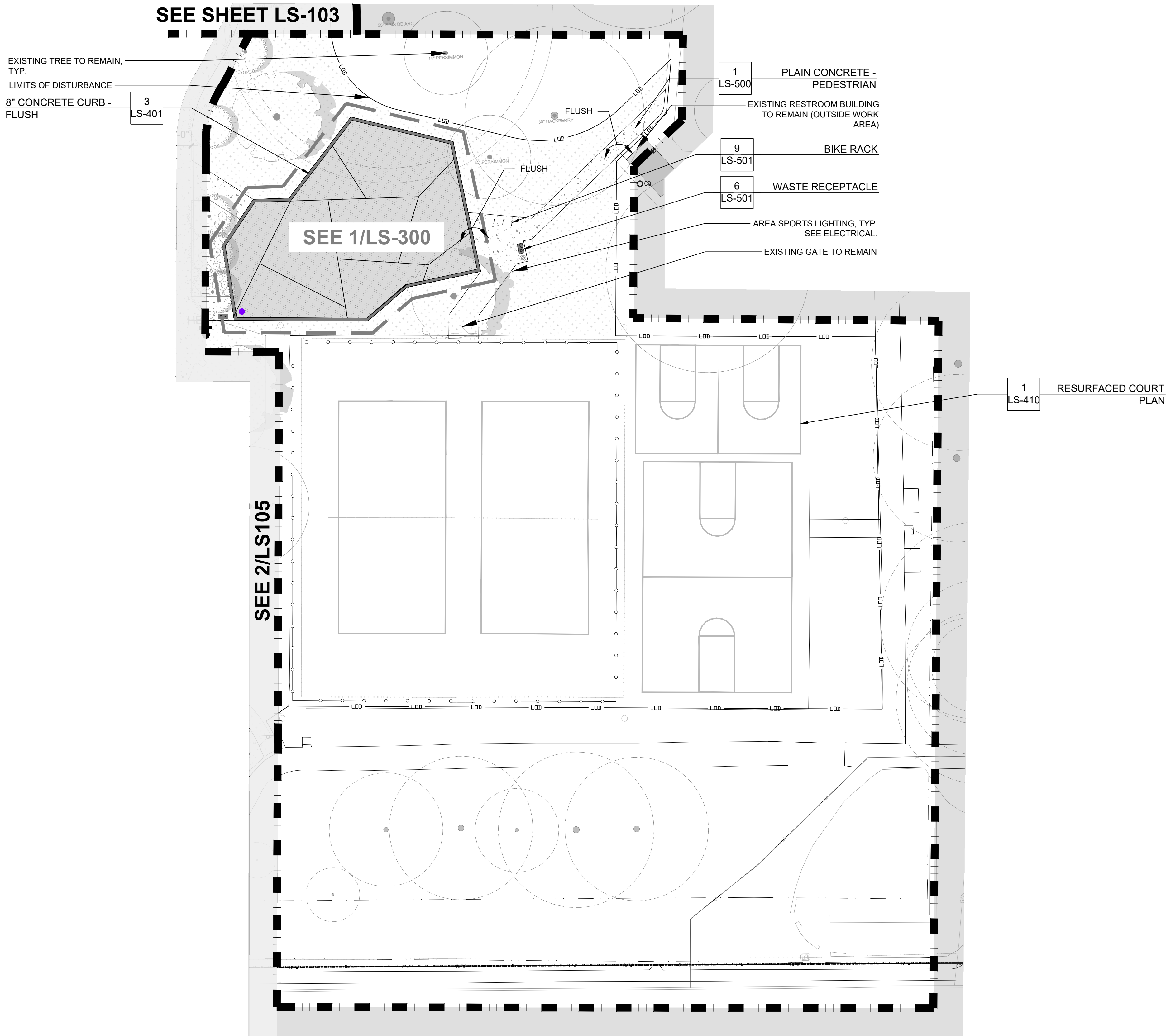
sheet title

EROSION CONTROL PLAN PHASE II

sheet number

C-008

P:\PROJECTS\24013_City of Fayetteville - Walker Park - Phase 1 CDS\CAD\SHEETS\LS-100 - Layout Plan.dwg (LS-106) Plotted on: Mar 04, 2025 - 7:38pm by nabelaziz



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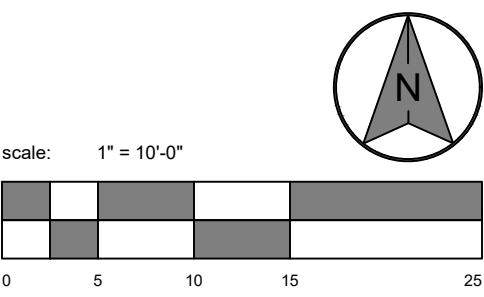
seal

consultant

revisions

NOT FOR
CONSTRUCTION

north arrow + scale



project information

24013 WALKER
PARK PHASE 1

project address

10 W 15TH ST
FAYETTEVILLE, AR 72701

client information

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479.444.3469

drawing information

project number: 24013
contact: AW
drawn by: AS
checked by: VH & RKK

drawing date

FEBRUARY 12, 2025

sheet title

LAYOUT PLAN - 5

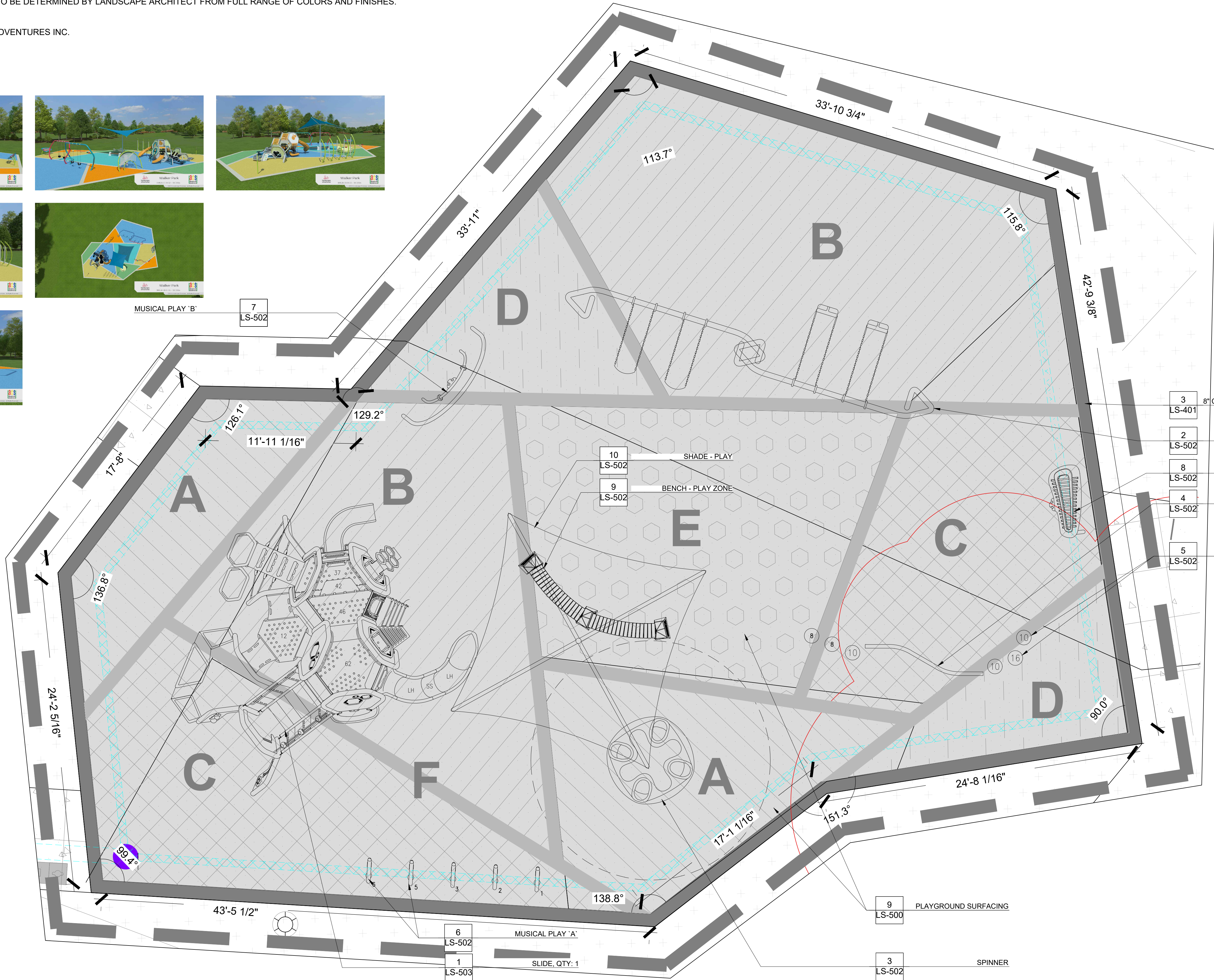
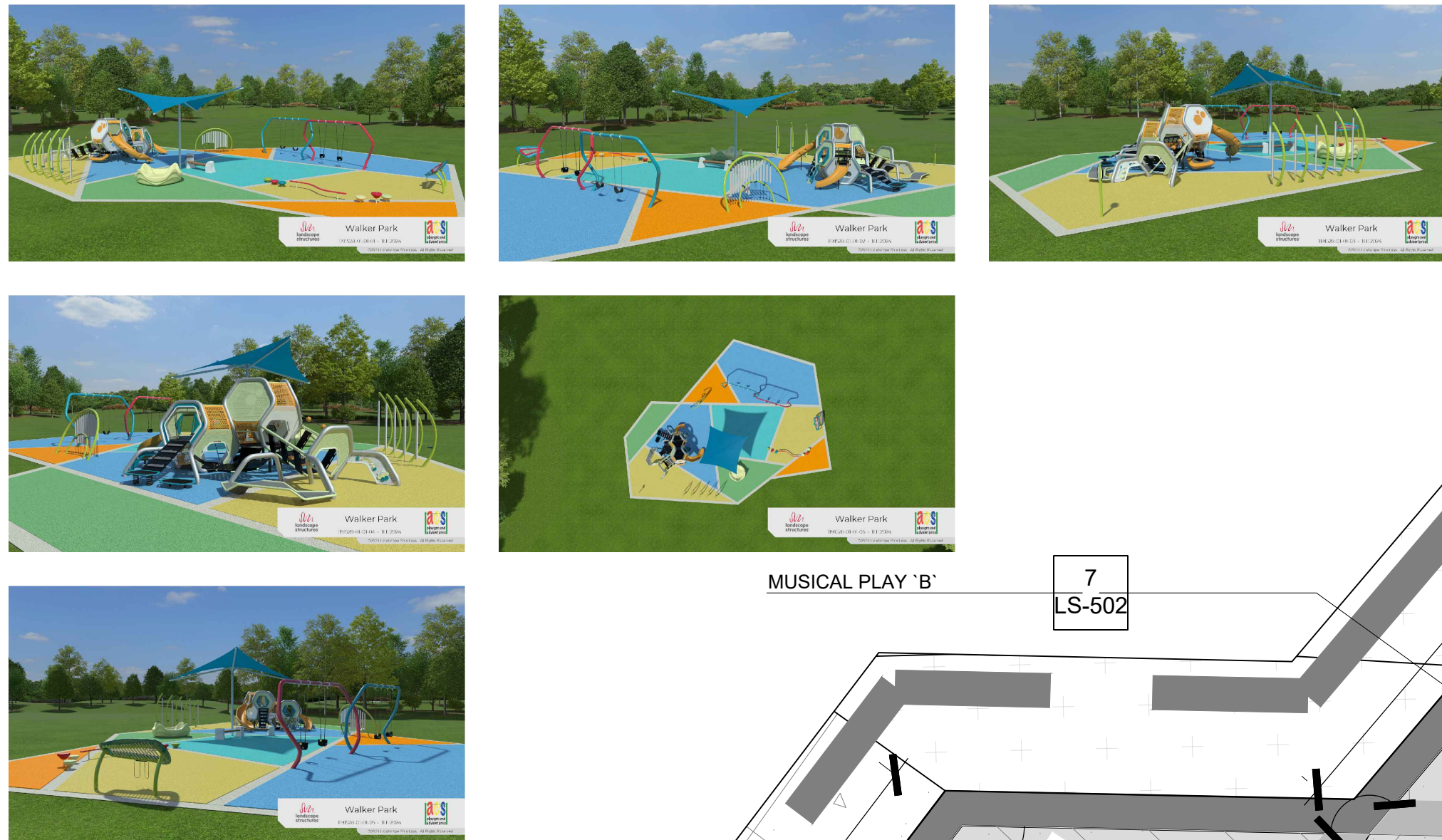
sheet number

LS-106

- NOTES:
- IMAGES BELOW ARE PLAYGROUND CONCEPTS DEVELOPED BY LANDSCAPE STRUCTURES. THESE CONCEPT IMAGES SERVE AS A BASIS OF DESIGN FOR THE SPACE.
 - ALL COLORS AND FINISHES TO BE DETERMINED BY LANDSCAPE ARCHITECT FROM FULL RANGE OF COLORS AND FINISHES.

CONTACT INFORMATION:
ROB GREEN | ACS PLAYGROUND ADVENTURES INC.
PH: 479-305-5050
EMAIL: ROBG@ACSPPLAY.COM
WEB: WWW.PLAYLSI.COM

DESIGN INTENT:



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LANDSCAPE ARCHITECTURE

Atlanta, GA | Tulsa, OK | Chattanooga, TN

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revisions

NOT FOR
CONSTRUCTION

north arrow + scale

project information

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113 WEST MOUNTAIN ST
FAYETTEVILLE, AR 72701
479.444.3469

drawing information

project number: 24013
contact: AW
drawn by: AS
checked by: VH & RKK

drawing date

FEBRUARY 12, 2025

sheet title

PLAYGROUND ENLARGEMENT

sheet number

LS-300

P:\PROJECTS\24013_City of Fayetteville - Walker Park - Phase 1 CDs\CAD\SHEET\LS-300 - Detailed Plans.dwg (LS-300) Plotted on: Mar 04, 2025 - 7:45pm by nabel-aziz

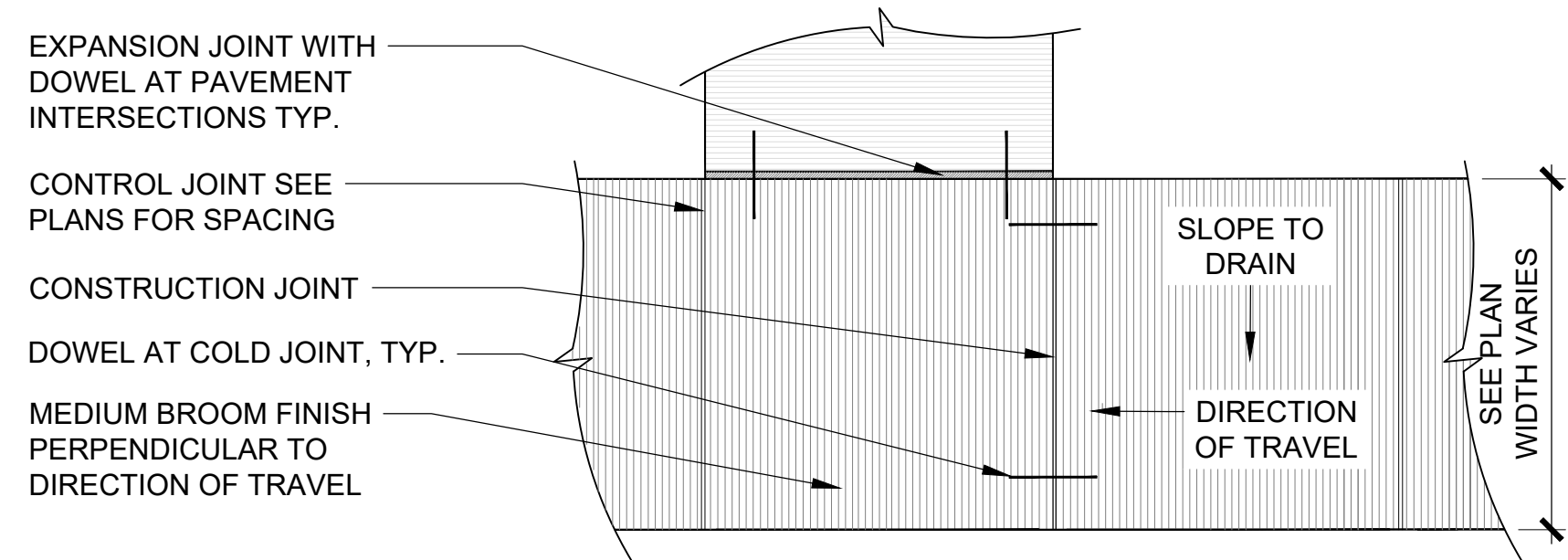
1 PLAYGROUND ENLARGEMENT

3" = 1'-0"

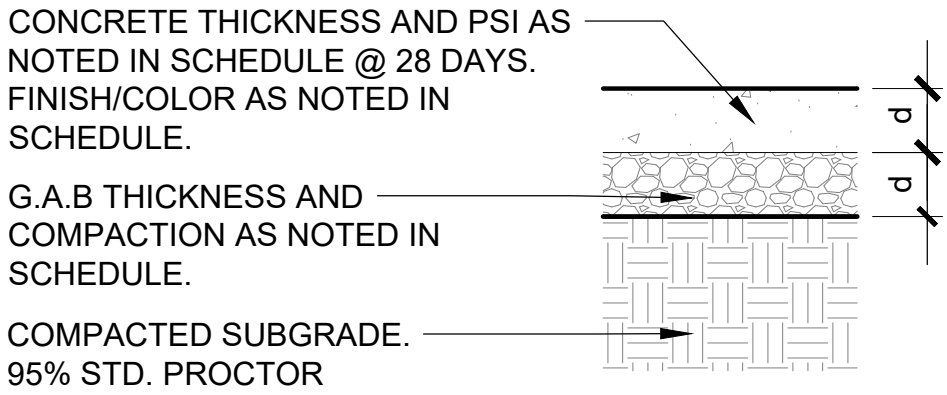
100% CONSTRUCTION DOCUMENTS

NOTES:

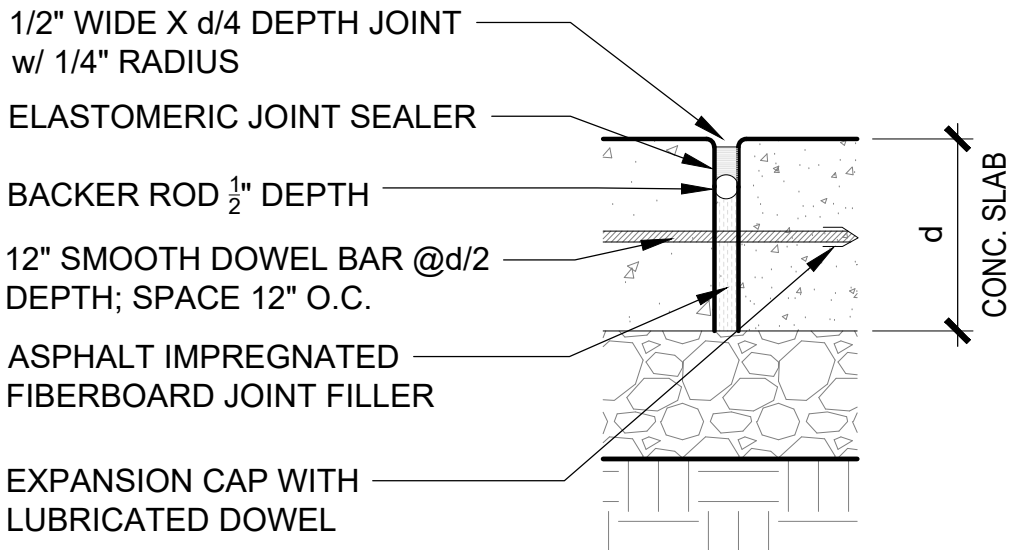
1. FOR ALL CONCRETE FINISHES SEE HARDSCAPE SCHEDULE/LS-500
2. CONTRACTOR TO CONSTRUCT 5'x5' MOCKUPS ON SITE OF ALL CONCRETE FINISHES FOR OWNER & LANDSCAPE ARCHITECT TO REVIEW AND APPROVE. MOCKUPS ARE TO BE REMOVED FROM THE SITE BEFORE COMPLETION OF THE PROJECT.
3. CAULK JOINTS WITH LITHOSEAL (COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS).
4. EXPANSION JOINT TRANSITION TO BE USED WHERE CONCRETE SIDEWALK ABUTS BUILDING, SITE WALLS, OR OTHER STRUCTURES. (SEE SECTIONS AND JOINTS DETAILS)
5. ALL CONCRETE PAVING SHALL HAVE EXPANSION JOINTS AND CONTROL (ALSO KNOWN AS ISOLATION OR CONSTRUCTION) JOINTS. WHERE JOINTING IS NOT SHOWN ON THE PLANS, THE CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR APPROVAL THAT MEETS THE REQUIREMENTS OF ACI 302.1R-15.
6. EXPANSION JOINTS SHALL BE PLACED A MAXIMUM OF 30' O.C.
7. TIE HORIZONTAL SURFACES TOGETHER WITH DOWELS WHERE SLABS AND ELEMENTS ADJOIN AT FLUSH TRANSITIONS.
8. MAXIMUM CROSS SLOPE TO BE 2%.
9. MICROMESH ADDITIVE TO BE USED IN ALL CONCRETE PAVEMENT AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



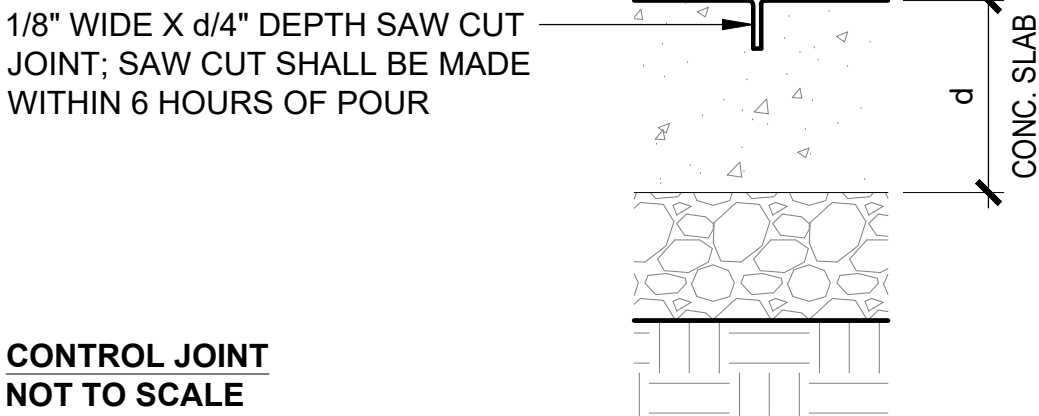
CONCRETE SIDEWALK PLAN VIEW
SCALE: 1" = 1'-0"



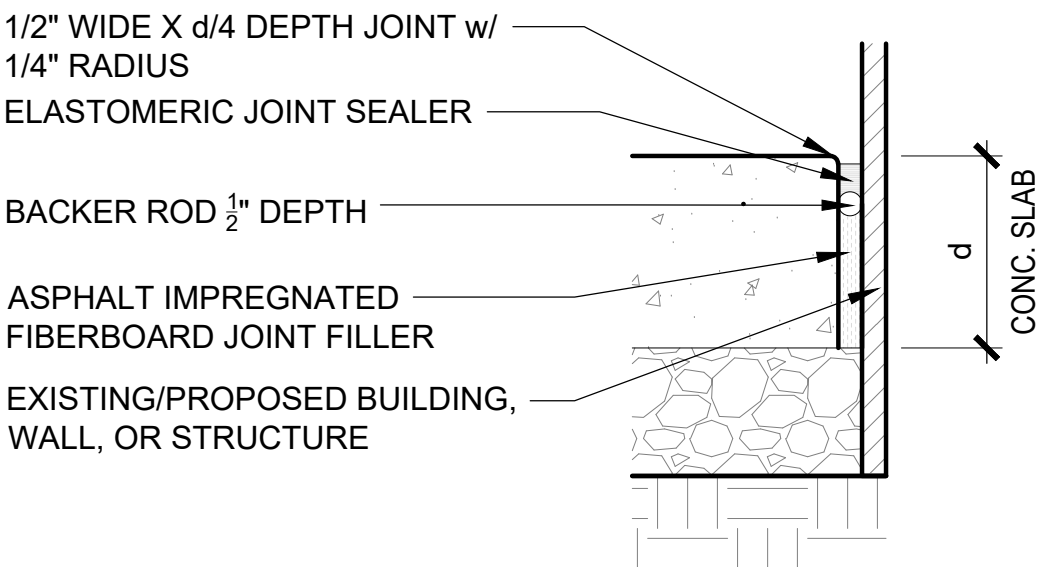
CONCRETE SECTION ON GRADE
SCALE: 1"=1'-0"



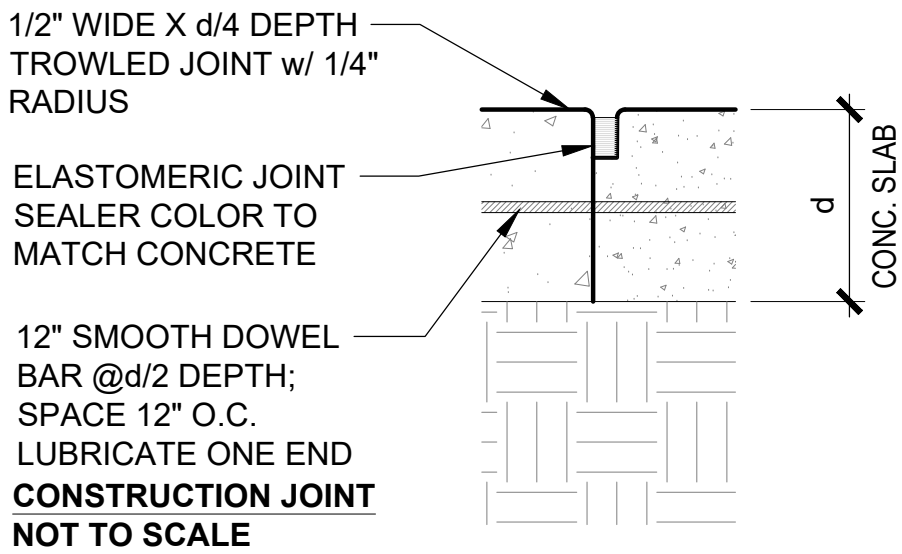
EXPANSION JOINT
NOT TO SCALE



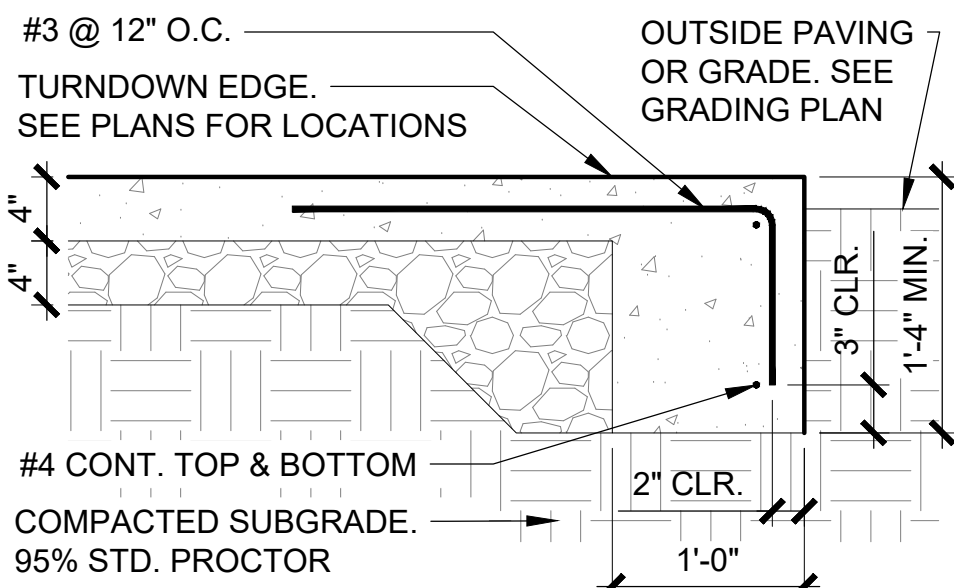
CONTROL JOINT
NOT TO SCALE



EXPANSION JOINT AT BUILDING, WALL OR STRUCTURE
NOT TO SCALE



TURNDOWN / THICKENED EDGE
SCALE: 1"=1'-0"

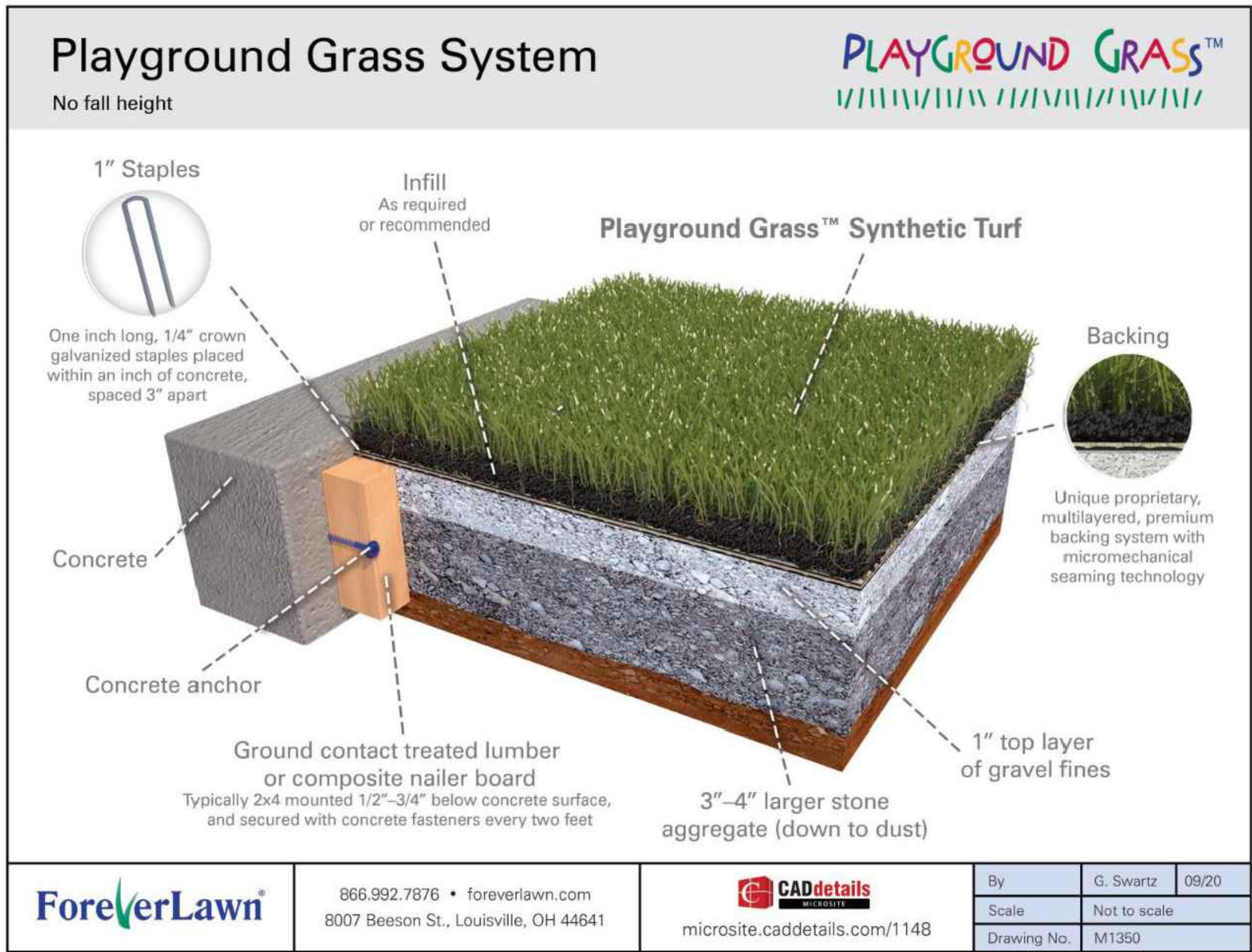


1 CONCRETE

SCALE: AS NOTED

NOTES:

1. SEE 5/LS-500 AND 6/LS-500 FOR SPECIFICATION
2. 6" SOCK PIPE LAYOUT PER LANDSCAPE ARCHITECTURE SUPPLEMENTAL GRADING AND DRAINAGE PLANS AND CIVIL DRAINAGE PLANS. INSTALL SOCK PIPE PER MANUFACTURER'S RECOMMENDATIONS AND TIE INTO CIVIL'S MAIN STORMWATER TRUNK LINES.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
4. SYNTHETIC TURF SHALL COMPLY WITH ALL ADA LAWS AND BE FULLY ACCESSIBLE.
5. WHEN SYNTHETIC TURF ABUTS A CONCRETE CURB OR SIDEWALK, IT MUST ADHERE TO ADA THRESHOLD REQUIREMENTS AND BE INSTALLED WITH A FINISHED SURFACE NO MORE THAN 1/4" VERTICAL CHANGE.
6. CONTRACTOR'S EQUAL PRODUCT AND INSTALLATION DETAILS SUBMITTED TO LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL. PRIOR TO CONSTRUCTION AND ORDERING MATERIAL, THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE PREFERRED PRODUCT/SPECS. FOR APPROVAL BY LANDSCAPE ARCHITECT.

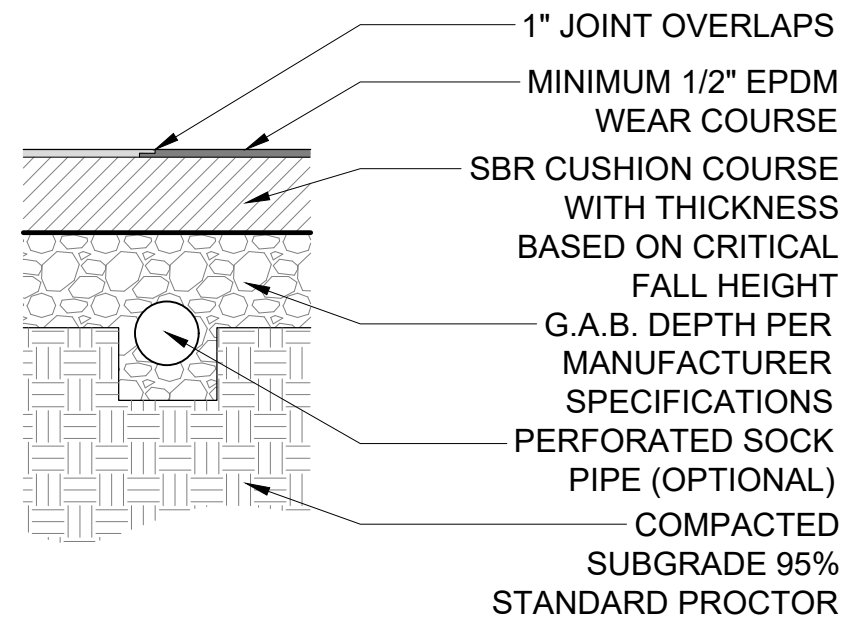
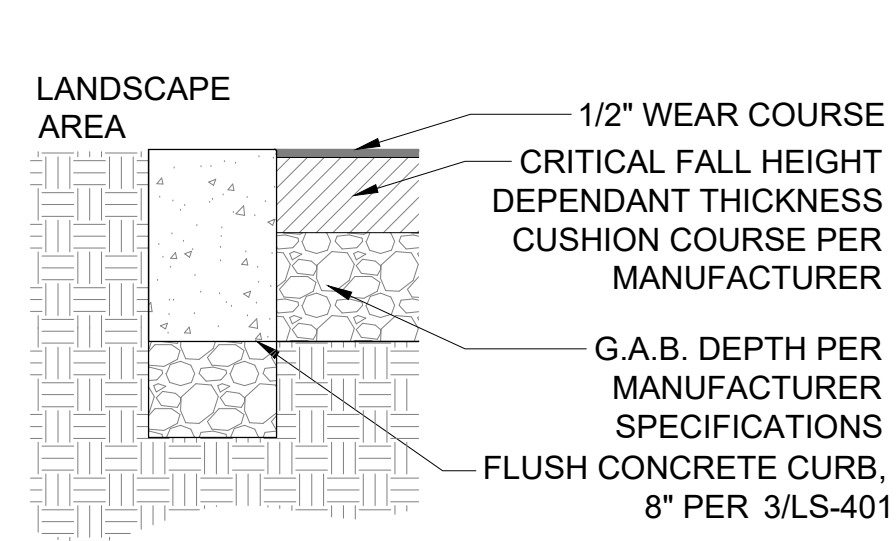


2 ARTIFICIAL TURF

1" = 1'-0"

NOTES:

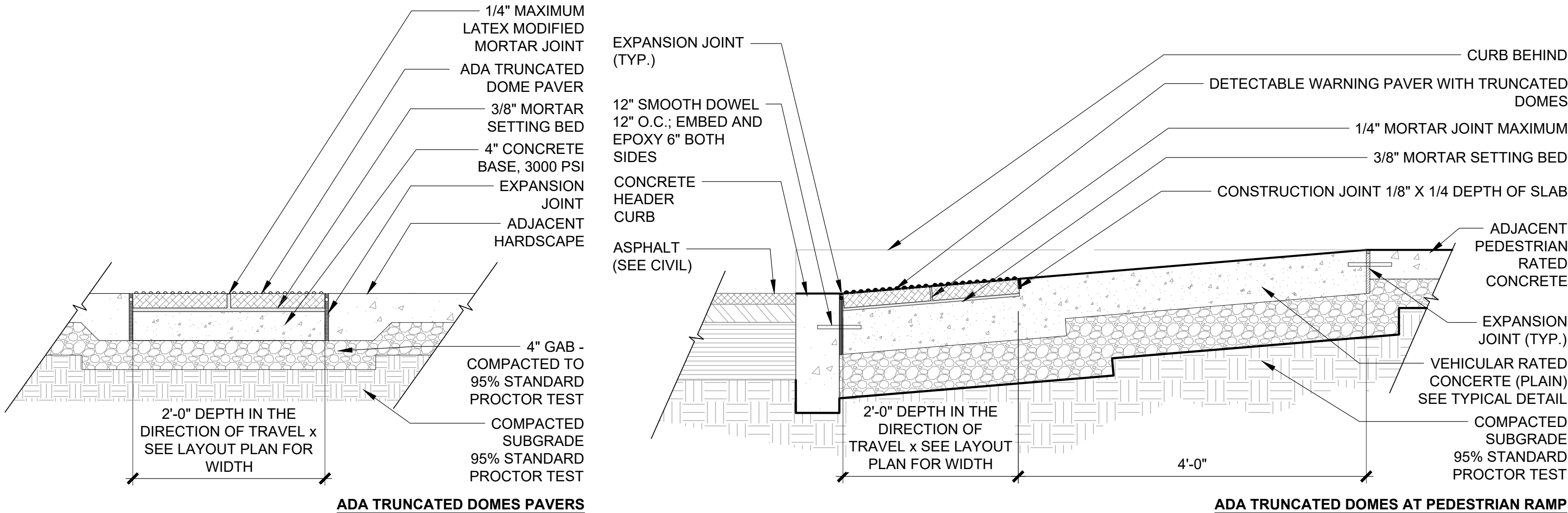
1. ALL FALL HEIGHT REQUIREMENTS TO BE VERIFIED PER PLAYGROUND EQUIPMENT MANUFACTURER AND CUSHION THICKNESS PER MATERIAL MANUFACTURER.
2. 6" SOCK PIPE LAYOUT PER LANDSCAPE ARCHITECTURE SUPPLEMENTAL GRADING AND DRAINAGE PLANS AND CIVIL DRAINAGE PLANS. INSTALL SOCK PIPE PER MANUFACTURER'S RECOMMENDATIONS AND TIE INTO CIVIL'S MAIN STORMWATER TRUNK LINES.



3 RUBBER SURFACING

1" = 1'-0"

- NOTES:
- SEE 7/LS-500 FOR SPECIFICATION
 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - PRIOR TO CONSTRUCTION AND ORDERING MATERIAL, THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE PREFERRED PRODUCT/SPECS FOR APPROVAL BY LANDSCAPE ARCHITECT.

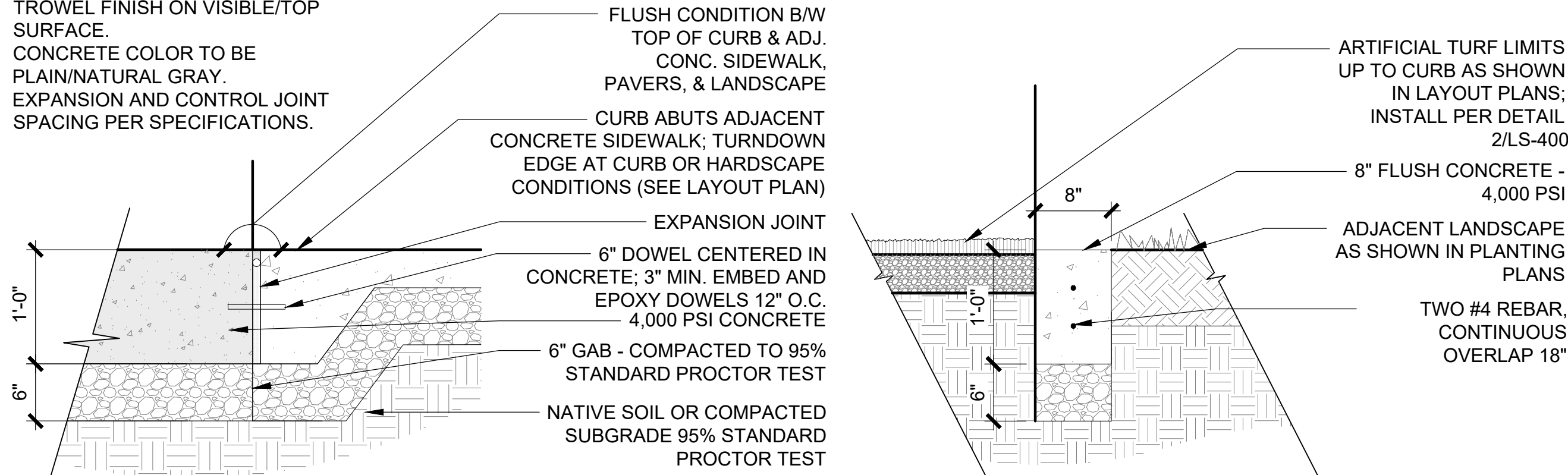


1 TRUNCATED DOMES

1" = 1'-0"

IMPORTANT!

- CONCRETE TO HAVE A SMOOTH TROWEL FINISH ON VISIBLE/TOP SURFACE.
- CONCRETE COLOR TO BE PLAIN/NATURAL GRAY.
- EXPANSION AND CONTROL JOINT SPACING PER SPECIFICATIONS.

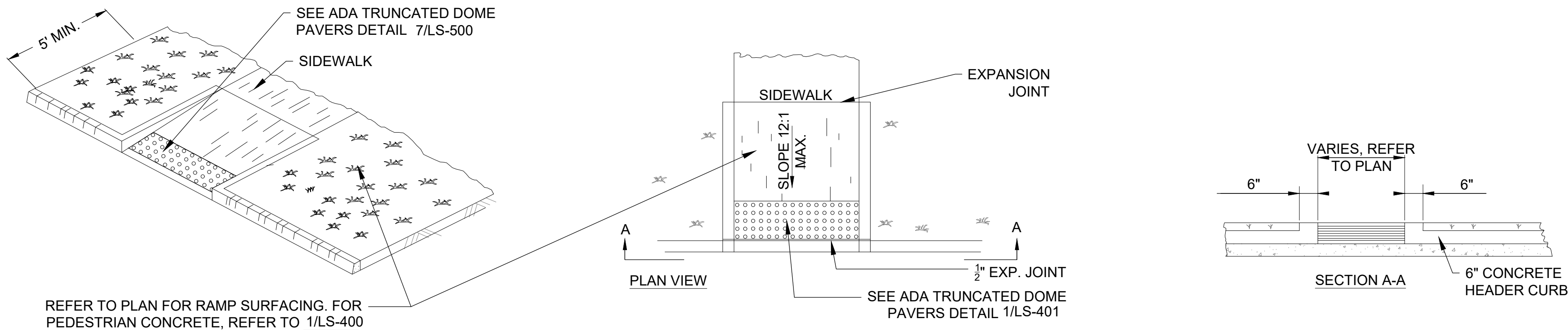


3 8" CONCRETE CURB - FLUSH

1" = 1'-0"

IMPORTANT!

- REFER TO SHEET L-0.10 FOR NOTES ON CONCRETE CONSTRUCTION.

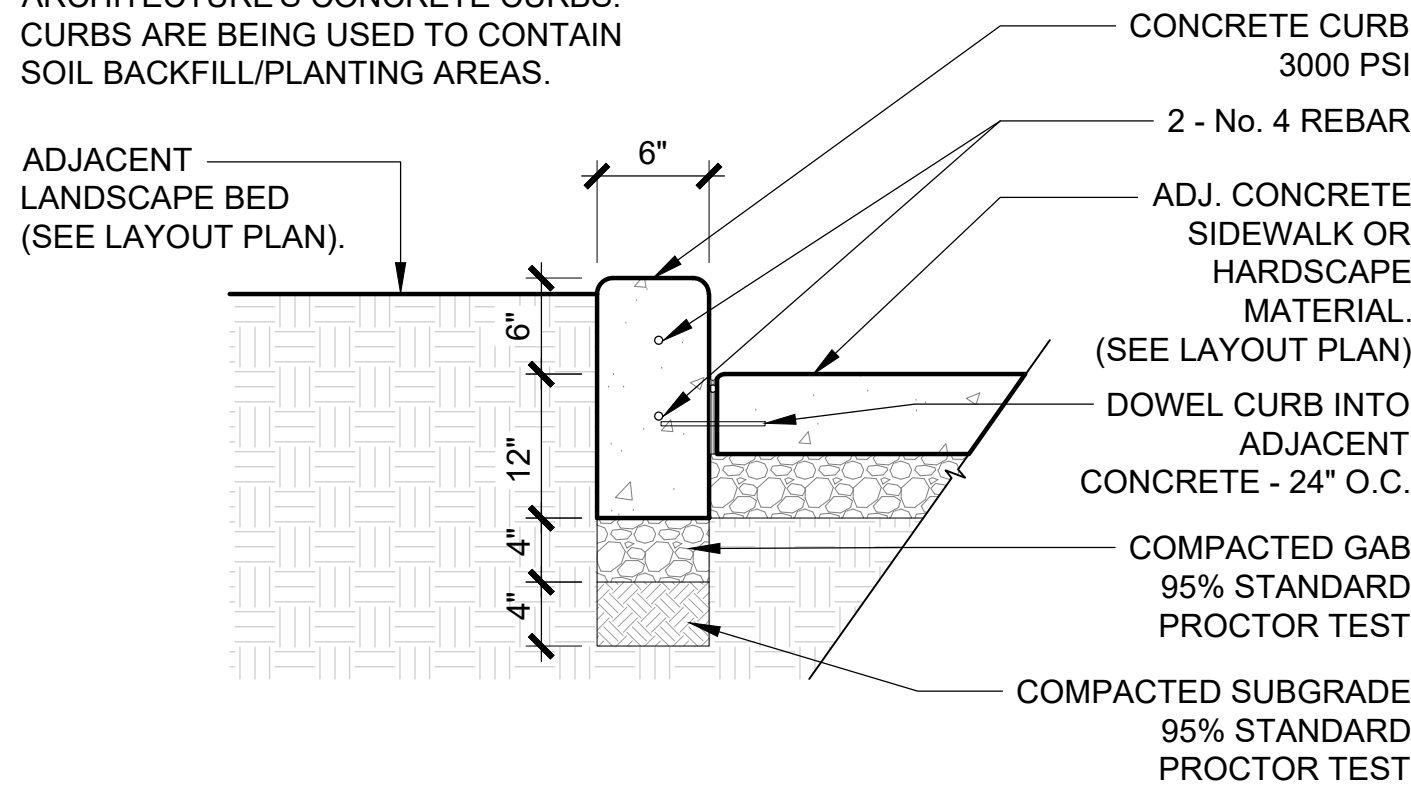


4 CURB RAMP

3/4" = 1'-0"

NOTES:

- CONCRETE CURB FINISH TO BE:
- *PARGED SMOOTH*
- CONTRACTOR TO REFERENCE LAYOUT PLAN FOR LOCATION OF LANDSCAPE ARCHITECTURE'S CONCRETE CURBS. CURBS ARE BEING USED TO CONTAIN SOIL BACKFILL/PLANTING AREAS.



2 6" CONCRETE CURB

1" = 1'-0"

NOT FOR
CONSTRUCTION

24013 WALKER
PARK PHASE 1

10 W 15TH ST
FAYETTEVILLE, AR 72701

CITY OF FAYETTEVILLE, AR
113 WEST MOUNTAIN ST
FAYETTEVILLE, AR 72701
479.444.3469

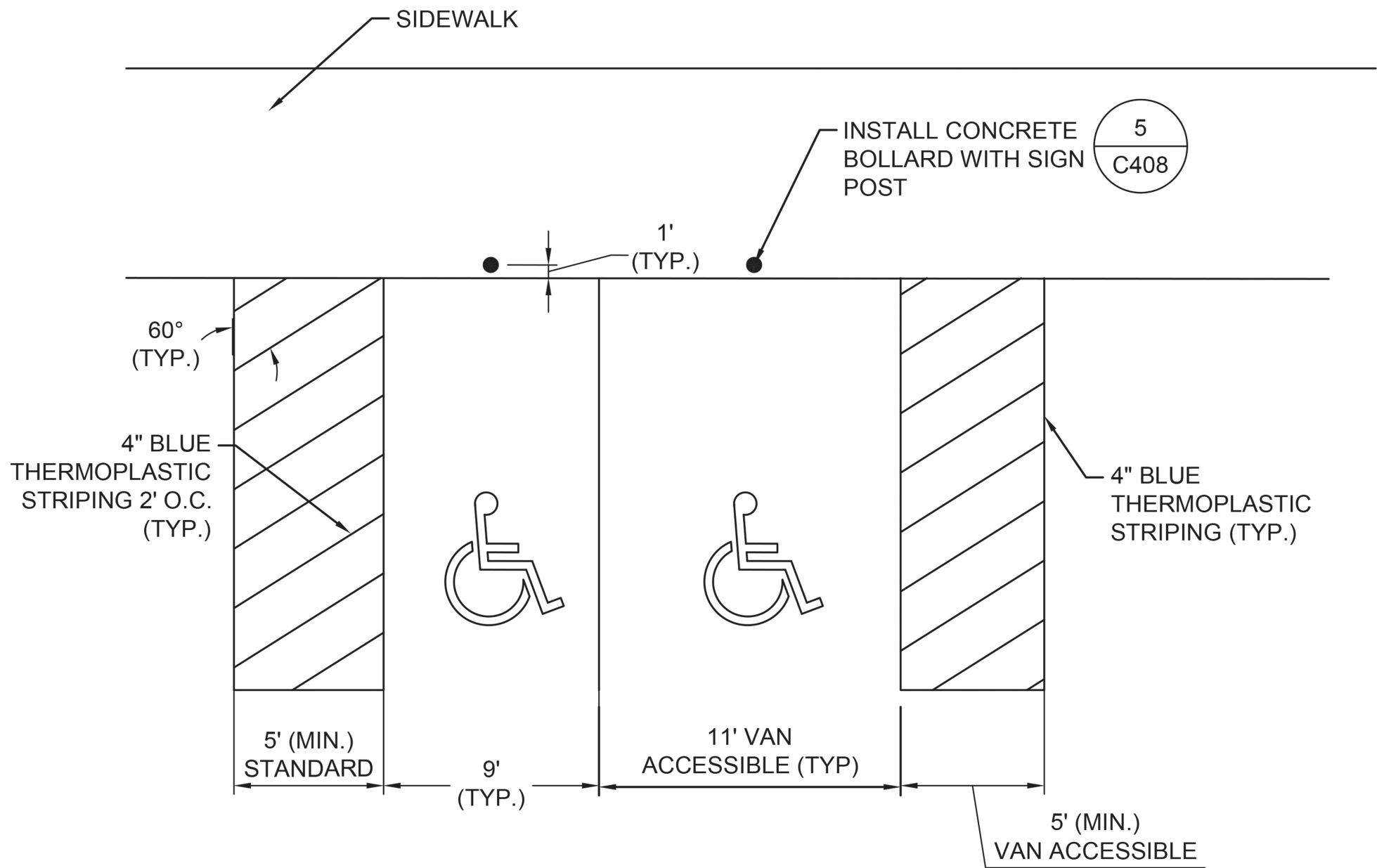
project number: 24013
contact: AW
drawn by: AS
checked by: VH & RKK

FEBRUARY 12, 2025

HARDSCAPE PAVING DETAILS

LS-401

P:\PROJECTS\24013_City of Fayetteville - Walker Park - Phase 1 CDA\CAD\SHEETS\LS-400 - Construction Details.dwg (LS-401) Plotted on: Mar 04, 2025 - 6:14pm by nabbelaziz



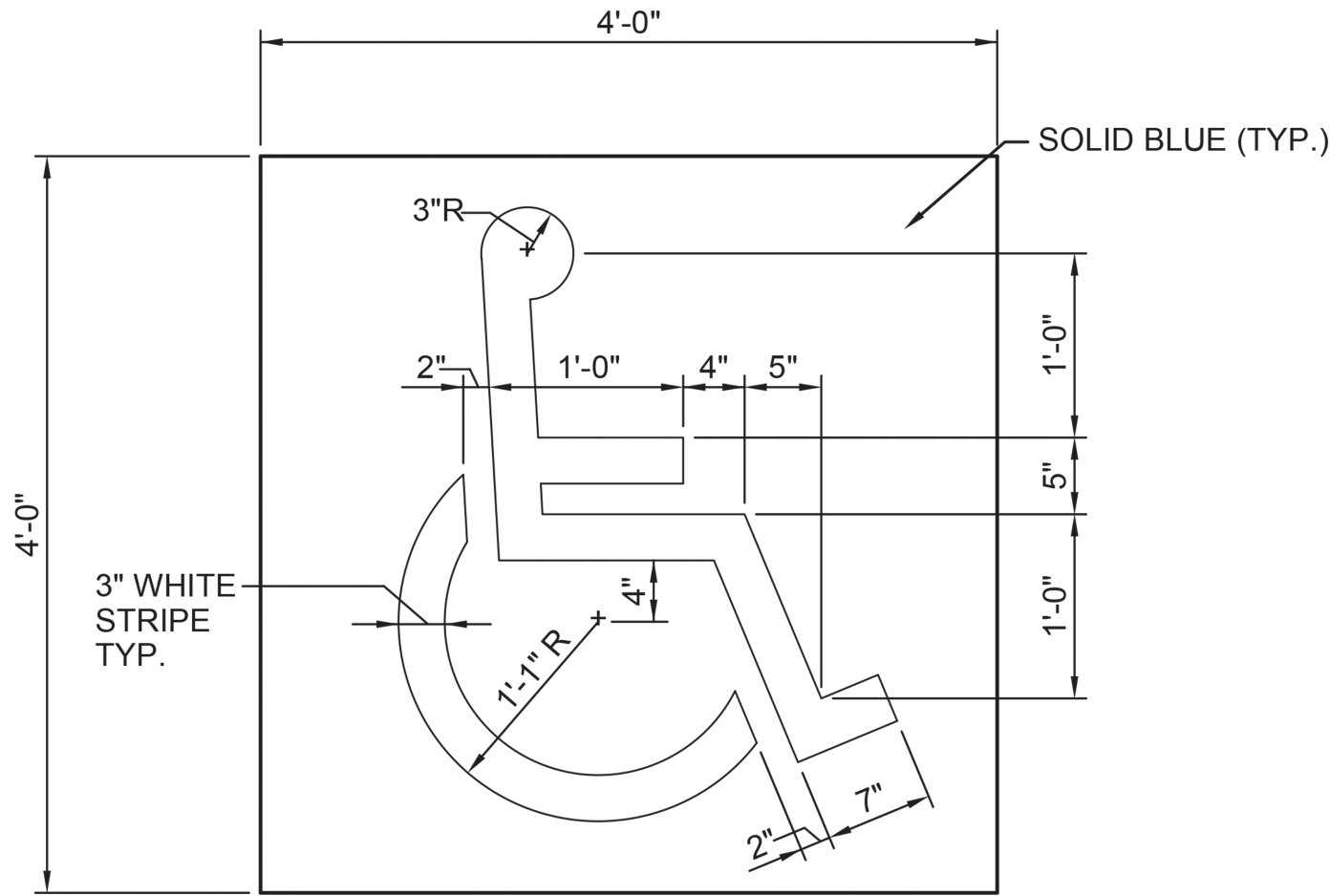
NOTES:

- SEE LAYOUT PLAN FOR HANDICAP LAYOUT.
- ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED.

1
C-408

ACCESSIBLE PARKING SPACE STRIPING

SCALE: NONE



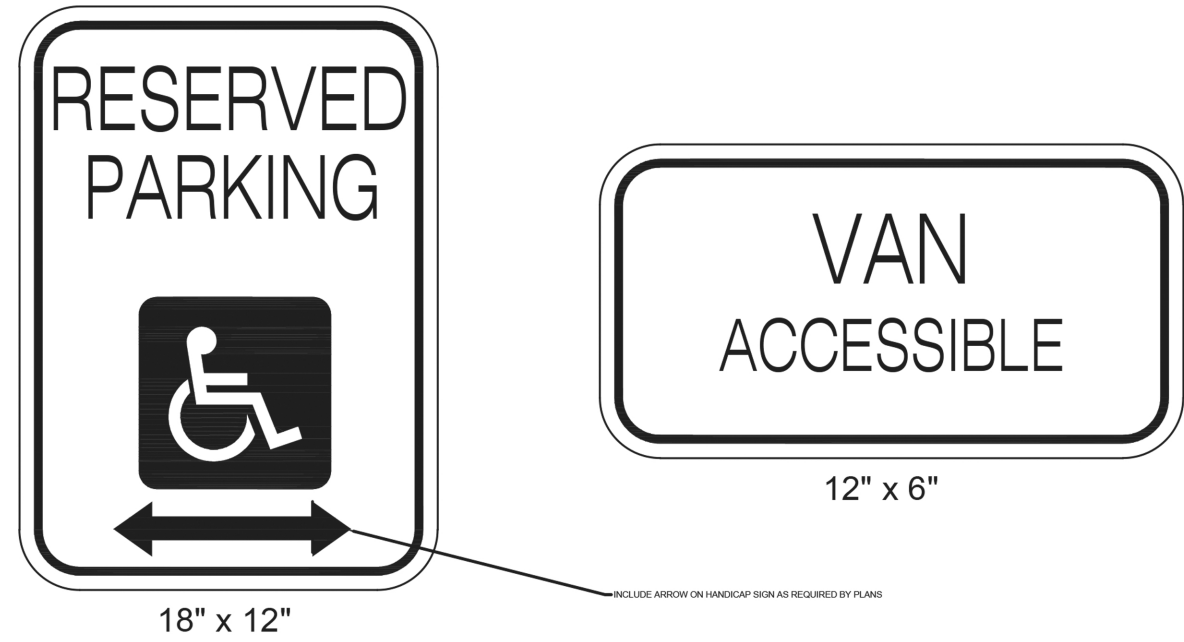
NOTES:

- ACCESSIBLE PARKING STALL SYMBOL SHALL BE PRE-FORMED (ONE PIECE) TWO COLOR (BLUE/WHITE) THERMOPLASTIC MARKING.

2
C-408

ACCESSIBLE PARKING STALL SYMBOL

SCALE: NONE



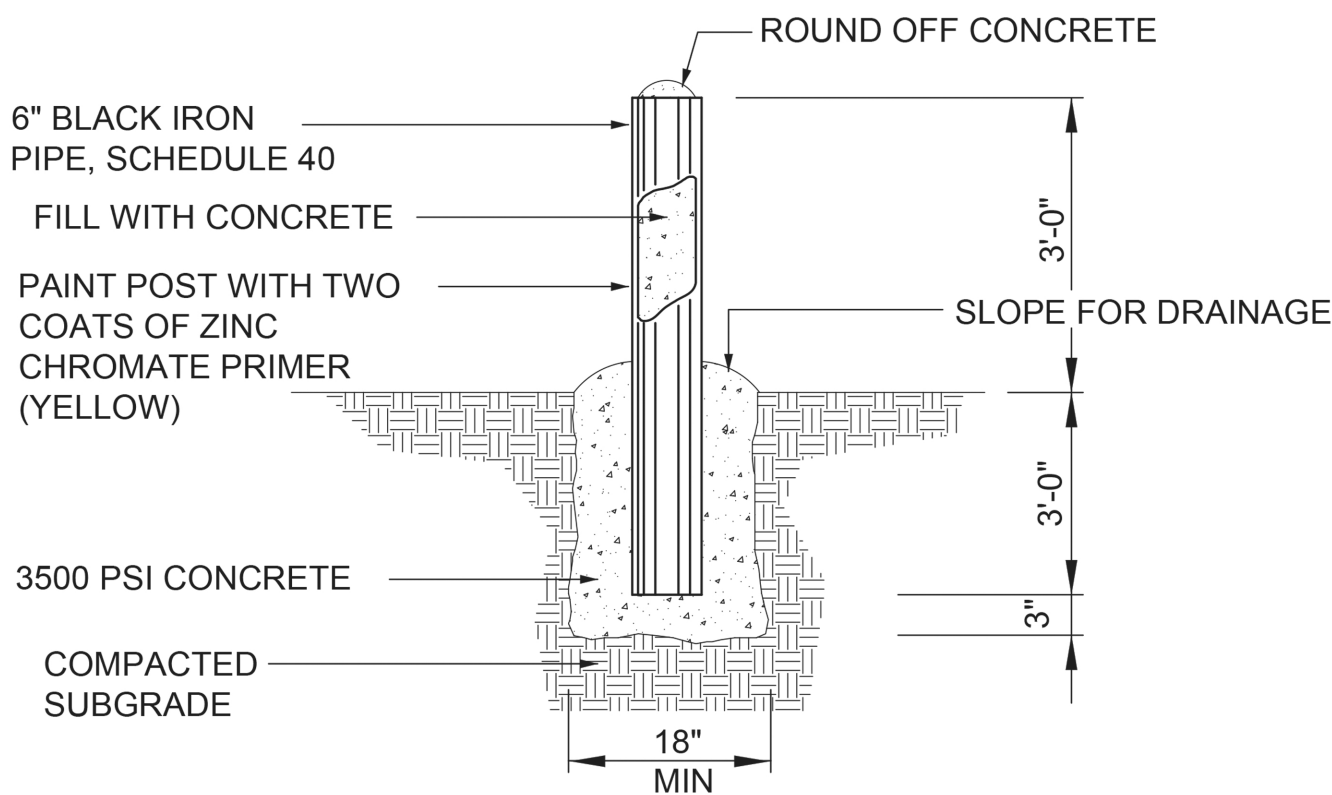
NOTES:

- INSTALLED SIGNS SHALL COMPLY WITH THE LATEST EDITION OF THE MUTCD.
- ALL SIGNS ARE TO BE INSTALLED AT THE LOCATIONS SHOWN IN THE PLANS, AND IN ACCORDANCE WITH THE DETAILS IN THE PLANS.
- SIGN POSTS SHALL ADHERE TO MSU STANDARDS ON DRAWING NUMBER C-405.

3
C-408

HANDICAP PARKING SIGNS

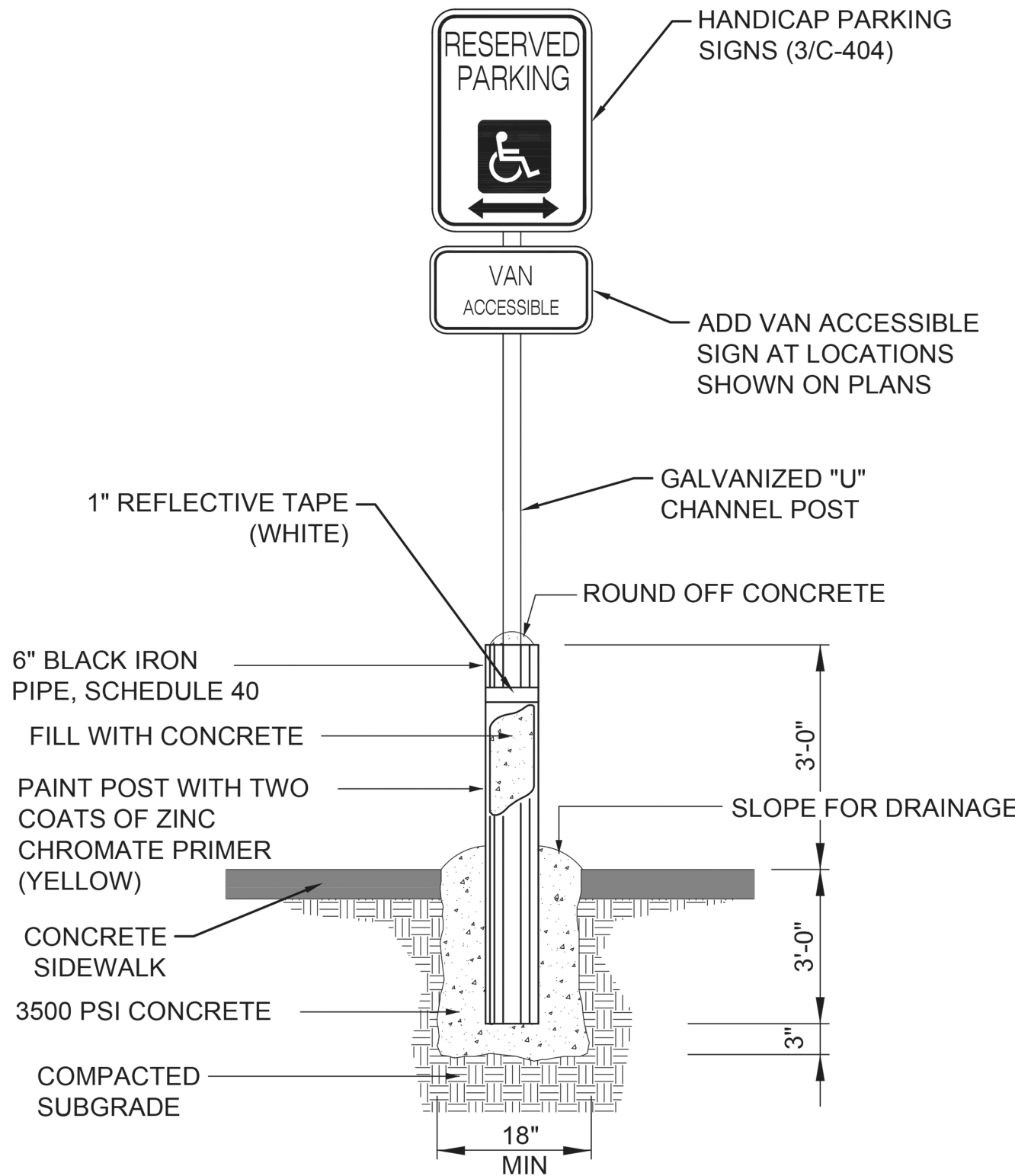
SCALE: NONE



4
C-408

CONCRETE BOLLARD

SCALE: NONE

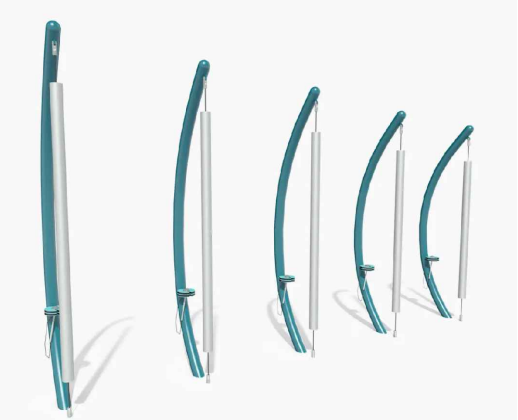


5
C-408

CONCRETE BOLLARD WITH SIGN POST

SCALE: NONE

P:\PROJECTS\24013_City of Fayetteville - Walker Park - Phase 1 CDS\CAD\SHEET\SL5-500 - Hardscape Schedules.dwg (LS-502) Plotted on: Mar 04, 2025 - 6:16pm by nabdelaziz

1 SLIDE	MANUFACTURER NAME: LANDSCAPE STRUCTURES WEBSITE: WWW.PLAYLSI.COM PRODUCT HEDRA SCOUT MODEL NUMBER: 265929 GENERAL DIMENSIONS: 26' (L) X 22' (W) X 8' (H) WEIGHT: 3,570 LBS ALL PANELS TO HAVE TRANSPARENCY OF 50% OR MORE. COLOR AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING		2 SWING	MANUFACTURER NAME: LANDSCAPE STRUCTURES WEBSITE: WWW.PLAYLSI.COM PRODUCT HEDRA SWING MODEL NUMBER: 278557 GENERAL DIMENSIONS: 16' (L) X 3' (W) X 8' (H) WEIGHT: 346 LBS COLOR AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING		3 SPINNER	MANUFACTURER NAME: LANDSCAPE STRUCTURES WEBSITE: WWW.PLAYLSI.COM PRODUCT OMNISPIN SPINNER MODEL NUMBER: 173591 GENERAL DIMENSIONS: 7' (L) X 7' (W) X 18" (H) WEIGHT: 500 LBS COLOR AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING	
4 BALANCE BEAM	MANUFACTURER NAME: LANDSCAPE STRUCTURES WEBSITE: WWW.PLAYLSI.COM PRODUCT CURVED BALANCE BEAM MODEL NUMBER: 100041 GENERAL DIMENSIONS: 10' (L) X 1.5' (W) X 1' (H) WEIGHT: 70 LBS COLOR AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING		5 STEPPERS	MANUFACTURER NAME: LANDSCAPE STRUCTURES WEBSITE: WWW.PLAYLSI.COM PRODUCT POD CLIMBERS MODEL NUMBER: 135346 GENERAL DIMENSIONS: 1' (DIA.) X VARYING HEIGHTS (8" - 16") WEIGHT: TBD COLOR AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING		6 MUSICAL PLAY 'A'	MANUFACTURER NAME: LANDSCAPE STRUCTURES WEBSITE: WWW.PLAYLSI.COM PRODUCT VIBRA CHIMES PENTATONIC SCALE MODEL NUMBER: 251574 GENERAL DIMENSIONS: 14' (L) X 2' (W) WEIGHT: 340 COLOR AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING	
7 MUSICAL PLAY 'B'	MANUFACTURER NAME: LANDSCAPE STRUCTURES WEBSITE: WWW.PLAYLSI.COM PRODUCT GRANDIOSO CHIMES MODEL NUMBER: 214442 GENERAL DIMENSIONS: 9' (L) X 3' (W) WEIGHT: 425 LBS COLOR AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING		8 MUSICAL PLAY 'C'	MANUFACTURER NAME: LANDSCAPE STRUCTURES WEBSITE: WWW.PLAYLSI.COM PRODUCT ANIMATO METALLOPHONE MODEL NUMBER: 214438 GENERAL DIMENSIONS: 6' (L) X 2.5' (W) WEIGHT: 250 LBS COLOR AND FINISH TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF CUSTOM COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING		9 BENCH - PLAY	MANUFACTURER NAME: LANDSCAPE STRUCTURES WEBSITE: WWW.PLAYLSI.COM PRODUCT FACET BENCH MODEL #: 235526 GENERAL DIMENSIONS: 8' (L) X 2' (W) X 2' (H) WEIGHT: 1,200 LBS COLOR AND MATERIAL TO BE SELECTED FROM LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING	
10 SHADE - PLAY	MANUFACTURER NAME: HYPAR SHADE STRUCTURE WEBSITE: HTTPS://WWW.ICONSHELTERS.COM PRODUCT SKYWAYS SINGLE POST HYPAR SHADE MODEL #: 267726 GENERAL DIMENSIONS: 16' X 16' WEIGHT: 670 LBS COLOR AND MATERIAL TO BE SELECTED FROM LANDSCAPE ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS AND FINISHES CONTRACTOR TO CONFIRM QUANTITIES PRIOR TO PURCHASING							

HARDSCAPE SCHEDULE NOTES:

1. SAMPLES ARE TO BE PROVIDED FOR ALL MATERIALS AND FINISHES FOR APPROVAL BY LANDSCAPE ARCHITECT TWO WEEKS PRIOR TO PURCHASE.
2. PRODUCT SUBMITTALS AND SHOP DRAWINGS FOR ALL MATERIALS AND ALL FABRICATED ITEMS ARE REQUIRED FOR REVIEW AND APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND CONSTRUCTION.
3. PRODUCT TO BE AS SPECIFIED OR APPROVED EQUAL. SUBMITTAL TO LANDSCAPE ARCHITECT REQUIRED.
4. PRODUCTS ARE TO BE APPLIED/INSTALLED PER MANUFACTURER'S RECOMMENDATION.
5. SEE PROJECT MANUAL FOR ADDITIONAL MATERIAL AND FINISH INFORMATION.

TSW

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Atlanta, Georgia 30309
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revisions

NOT FOR
CONSTRUCTION

north arrow + scale

project information

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PARK PHASE 1

project address

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client information

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113 WEST MOUNTAIN ST
FAYETTEVILLE, AR 72701
479.444.3469

drawing information

project number: 24013
contact: AW
drawn by: AS
checked by: VH & RKK

drawing date

FEBRUARY 12, 2025

sheet title

FURNISHINGS SCHEDULE - PLAY
AREA

sheet number



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
Kara Paxton, City Clerk/Treasurer

CC: Keith Macedo, Chief of Staff
Allison Jumper, Parks, Natural Resources & Cultural Affairs Director

FROM: Kit Williams, City Attorney

A handwritten signature in blue ink, appearing to read "Kit Williams", with a long horizontal line extending to the right.

DATE: June 10, 2025

RE: Scrivener's Errors in Resolution

The attached Resolution to accept a \$150,000.00 matching grant from the Arkansas Department of Parks, Heritage and Tourism for an outdoor recreation grant was mislabeled in its title as a "Giving Tree" grant. That clerical or scrivener's error was not repeated in the body of the Resolution.

A second scrivener's error occurred when the Resolution referred to Bryce Davis Community Park for which the City also sought an outdoor recreation grant. Unfortunately, the State did not award that grant, but only the grant for Walker Park. Thus, it was also a scrivener's error when the Resolution referred to Bryce Davis Community Park.

Therefore, all references to Bryce Davis Community Park, as well as the "Giving Tree" grant program, were scrivener's errors not affecting the grant provider, nor amount of the grant, nor how this grant will be used, nor the budget adjustment, nor any Whereas Clause.

Attached is the corrected Resolution with all scrivener's errors corrected. Unless a Council Member objects during the Agenda Session, I recommend that this agenda item's Resolution be changed administratively to correct these scrivener's errors so that this item can remain on the Consent Agenda with the correct Resolution. If any Council Member believes these corrections need to be made by a formal amendment motion during the City Council meeting, that Council member should remove this item from the Consent Agenda.

RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE AN AGREEMENT WITH THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM FOR AN OUTDOOR RECREATION GRANT PROGRAM IN THE AMOUNT OF \$150,000.00 AS A 50/50 MATCHING GRANT FOR IMPROVEMENTS TO WALKER COMMUNITY PARK, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on August 6, 2024, City Council passed Resolution 199-24 that granted permission to apply for a \$250,000.00 matching grant from the Arkansas Department of Parks, Heritage and Tourism Outdoor Recreation Grant Program (ORGP); and

WHEREAS, in December 2024, Fayetteville received a partial award of \$150,000.00; and

WHEREAS, the ORGP's partial award was limited to removing and replacing Walker Park's southeastern playground, which is the second oldest playground in the Park System and is nearing the end of its life span; and

WHEREAS, the new, accessible playground will benefit children, parents, and guardians of all abilities and will continue to support the heavily used area of the park for picnics and events; and

WHEREAS, the playground renovation is one portion of a larger improvement project to Walker Park Phase 1 improvements based on the 2023 Walker Park Master Plan, which is partially funded by the 2019 bond.

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 an agreement with the Arkansas Department of Parks, Heritage and Tourism for an outdoor recreation grant program in the amount of \$150,000.00 as a 50/50 matching grant for improvements to Walker Community Park, and further authorizes Mayor Rawn to sign any additional documents necessary to receive the funds.

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.



Needed Changes to Resolution

City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-683

A RESOLUTION TO AUTHORIZE AN AGREEMENT WITH THE ARKANSAS DEPARTMENT OF PARKS, HERITAGE AND TOURISM FOR AN OUTDOOR RECREATION "GIVING TREE" GRANT PROGRAM IN THE AMOUNT OF \$150,000.00 AS A 50/50 MATCHING GRANT FOR IMPROVEMENTS TO WALKER AND BRYCE DAVIS COMMUNITY PARKS, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on August 6, 2024, City Council passed Resolution 199-24 that granted permission to apply for a \$250,000.00 matching grant from the Arkansas Department of Parks, Heritage and Tourism Outdoor Recreation Grant Program (ORGP); and

WHEREAS, in December 2024, Fayetteville received a partial award of \$150,000.00; and

WHEREAS, the ORGP's partial award was limited to removing and replacing Walker Park's southeastern playground, which is the second oldest playground in the Park System and is nearing the end of its life span; and

WHEREAS, the new, accessible playground will benefit children, parents, and guardians of all abilities and will continue to support the heavily used area of the park for picnics and events; and

WHEREAS, the playground renovation is one portion of a larger improvement project to Walker Park Phase 1 improvements based on the 2023 Walker Park Master Plan, which is partially funded by the 2019 bond.

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 an agreement with the Arkansas Department of Parks, Heritage and Tourism for an outdoor recreation grant program in the amount of \$150,000.00 as a 50/50 matching grant for improvements to Walker and Bryce Davis Community Parks, and further authorizes Mayor Rawn to sign any additional documents necessary to receive the funds.

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.



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU: Kit Williams, City Attorney
FROM: Molly Rawn, Mayor
SUBJECT:

RECOMMENDATION:

AMEND THE *RULES OF ORDER AND PROCEDURE*

BACKGROUND:

It has generally been agreed that because of our excellent and award-winning Fleet Operations Division, the City no longer needs the Equipment Committee to review all Fleet purchases of vehicles and major equipment needed by the City.

DISCUSSION:

BUDGET/STAFF IMPACT:

ATTACHMENTS: 3. Mayor Request and Approval, 4. Current Rules



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-730

A RESOLUTION TO AMEND THE RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL E.1.a. STANDING CITY COUNCIL COMMITTEES, TO REMOVE THE REFERENCE TO AN EQUIPMENT COMMITTEE

WHEREAS, it has generally been agreed that because of our excellent and award-winning Fleet Operations Division, the City no longer needs the Equipment Committee to review all Fleet purchases of vehicles and major equipment needed by the City.

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 amends E.1.a. **Standing City Council Committees** of the *Rules of Order and Procedure of the Fayetteville City Council* by repealing the first sentence and enacting a replacement sentence as follows:

“The four standing committees of the City are: Water and Sewer, Nominating, Ordinance Review, and Transportation.”

The later reference in that subsection to “five committees” is changed to “four committees.”

AGENDA REQUEST FORM

FOR: Council Meeting of June 17, 2025

FROM: Mayor Rawn

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

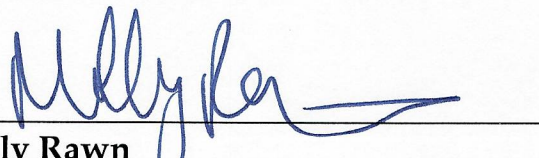
A RESOLUTION TO AMEND THE *RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL* E.1.a. **STANDING CITY COUNCIL COMMITTEES**, TO REMOVE THE REFERENCE TO AN EQUIPMENT COMMITTEE

APPROVED FOR AGENDA:



Kit Williams
Approved as to form

May 22, 2025
Date



Molly Rawn
Acknowledgement

May 23, 2025
Date

E. INTERNAL BOARDS, COMMITTEES, COMMISSIONS AND APPOINTMENTS

1. Membership of Internal Boards, Committees, Commissions and Appointments

a. Standing City Council Committees.

The five standing committees of the City Council are: Equipment, Nominating, Ordinance Review, Streets, and Water and Sewer. Each committee shall have four Council Members appointed by the Mayor in January after every regular election. All Council Members shall serve on at least two of these five committees. Each committee shall elect a chair and vice chair during the first committee meeting after the Council Members are appointed.

b. Other Committees (See also Section H. Citizens Committees)

Council Members may volunteer or request to serve on any of the various other committees which have City Council slots. The Mayor may appoint a Council Member to the other committees pursuant to their request.

c. Appeal Right to City Council

Any Council Member who is dissatisfied with his or her committee assignments can appeal to the whole City Council who can determine by majority vote which Council Member will be appointed to a specific committee.

d. Ad Hoc Committees.

Ad hoc committees may be appointed either by the Mayor or by a majority vote of the City Council to study special problems and projects of the City.

2. Notification and Attendance

All Council Members, representatives of the news media who have requested notification, and other persons who have shown a direct interest in matters to be considered at a committee meeting shall be notified of City Council committee meetings.

Committee meetings shall be held when possible at times that allow all members of the committee to attend. In order for a committee to make an official recommendation to the City Council, a majority of the committee members must agree on that recommendation. Council Members who are not members of a particular City Council committee may generally participate in the meeting of that committee except for voting on committee recommendations, but the chairperson may rule otherwise.



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Chief of Staff
Alison Jumper, Director of Parks, Natural Resources and Cultural Affairs
Lee Farmer, Recreation Superintendent

FROM: Tiffany Hoover, Assistant Recreation Superintendent

SUBJECT: **Approval to accept a grant and approve a budget adjustment in the amount of \$1,500 from the Fayetteville Area Community Foundation**

RECOMMENDATION:

Approval to accept a grant in the amount of \$1,500 from the Fayetteville Area Community Foundation through their Giving Tree Grant Program and approve a budget adjustment.

BACKGROUND:

The YRCC will soon reopen with a new instructional kitchen. This space will enhance existing programs such as Kid Crops and will allow the center to expand programming and rentals centered around cooking and nutritional education.

DISCUSSION:

Grant funds requested from the Arkansas Community Foundation's Giving Tree program will allow the YRCC to purchase small appliances, cookware, plateware, silverware, safety items, and more that is needed for the kitchen space to function properly and serve the needs of building users.

BUDGET/STAFF IMPACT:

The Giving Tree grant is a non-match grant. Grant funding will be used to purchase kitchen equipment and supplies needed for programming and general facility use for the new space.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment, 5. Award Letter - Giving Tree 2025 - YRCC



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-712

A RESOLUTION TO AUTHORIZE ACCEPTANCE OF A GRANT FROM THE FAYETTEVILLE AREA COMMUNITY FOUNDATION IN THE AMOUNT OF \$1,500.00 TO PURCHASE ITEMS NEEDED FOR THE KITCHEN SPACE AT THE YVONNE RICHARDSON COMMUNITY CENTER, 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 acceptance of the Fayetteville Area Community Foundation's Giving Tree Grant award in the amount of \$1,500.00 to purchase items needed for the kitchen space at the Yvonne Richardson Community Center.

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

2025-712

Item ID

6/17/2025

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

Tiffany Hoover

5/12/2025

PARKS & RECREATION (520)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval to accept a grant and approve a budget adjustment in the amount of \$1,500 from the Arkansas Community Foundation's Spring Giving Tree program, to provide new instructional kitchen equipment in the YRCC.

Budget Impact:

1010.520.5280-4305.00

General

Account Number

Fund

32201.2025

Giving Tree Grant 2025

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 1,717.00

Expenses (Actual+Encum)

\$ 1,000.00

Available Budget

\$ 717.00

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 1,500.00

Remaining Budget

\$ 2,217.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2025	PARKS & RECREATION (520)	
	Requestor: Alan Bearden	

Budget adjustment to request recognizing and accepting commercial grant funds fro Arkansas Community Foundation's Spring Giving Tree program to provide new instructional kitchen equipment for Yvonne Richardson Community Center (YRCC).

	COUNCIL DATE:	6/17/2025
	ITEM ID#:	2025-712
	Holly Black	
	5/21/2025 4:03 PM	
	Budget Division	Date
	D - (City Council)	
	TYPE:	
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/
RESOLUTION/ORDINANCE		

[illegible]

Giving Tree Grants

From Stacy Keenan <fayettevillearea@arcf.org>

Date Fri 3/21/2025 2:55 PM

To Hoover, Tiffany <thoover@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.



March 21, 2025

Dear Tiffany:

Thank you for the Giving Tree grant application that you submitted to the Fayetteville Area Affiliate of the Arkansas Community Foundation. We are happy to let you know that your proposal to support the purchase of kitchen equipment for YRCC's newly renovated kitchen was approved for \$1,500.

We all enjoyed reading about the services provided by the Yvonne Richardson Center and we want to thank you for all your organization does for our community. The ability to provide support for your efforts sounds like a wonderful service we can help with, and we look forward to hearing about the results shown in this project.

This year our board has decided on a more personal way to distribute checks. Instead of mailing the checks to recipients, we would like to deliver your grant check in person at a time that is mutually convenient. I'll be back in touch with you to select some options for dates.

We wish you the utmost success in your future endeavors and will continue to keep your organization in mind when, and if, additional funding opportunities come available in the future.

Regards,

Stacy T. Keenan, Executive Director
Fayetteville Area Community Foundation



Stacy Keenan – Executive Director

Fayetteville Area Community Foundation

2907 E Joyce Blvd. Suite 13, Fayetteville, AR 72703

479-315-6423 (office)

www.arcf.org/fayettevillearea

Smart Giving to Improve Communities



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU: Chris Brown, Public Works Director
Byron Humphry, Parks Maintenance Superintendent
FROM: Quin Thompson, Facilities & Bldg Maint Manager
SUBJECT: **CONTRACT FOR ON-CALL CONSTRUCTION SERVICES**

RECOMMENDATION:

Staff recommend the award of Bid 25-34 for On-Call services and approval of a contract with Milestone Construction Company, LLC, for construction on an on-call basis for one year with four one-year automatic renewals.

BACKGROUND:

Facilities Management engages many contractors at various scales of work at any given time. An on-call construction contract provides the City with flexibility and reduced response times for construction projects valued at less than \$50,000. Similar on-call contracts with the City include product mark-up and labor rates and are advertised and bid for the contract term.

DISCUSSION:

On-call construction services were advertised and bid through the City Procurement Division. The contract is for a period of one year with an automatic option to renew unless cancelled, with four additional one-year terms. Bids were advertised according to State procurement requirements with responses received from four vendors. Milestone Construction Company, LLC is the lowest responsive bidder.

BUDGET/STAFF IMPACT:

The projects will be funded by Sales Tax Capital Improvement funds.

ATTACHMENTS: 3. Staff Review Form, 4. Bid 25-34 Milestone Contract, 5. Bid 25-34, Appendix A - Bid Tab, 6. Bid 25-34, Appendix B - City Issued Bid, 7. Bid 25-34, Appendix C - Milestone's Submittal



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-606

A RESOLUTION TO AWARD BID #25-34 AND AUTHORIZE A CONTRACT WITH MILESTONE CONSTRUCTION COMPANY, LLC FOR CONSTRUCTION PROJECTS NOT EXCEEDING \$50,000.00 ON AN ON-CALL BASIS FOR ONE YEAR WITH FOUR AUTOMATIC ONE-YEAR RENEWALS

WHEREAS, Facilities Management engages many contractors at various scales of work at any given time and an on-call construction contract for projects not exceeding \$50,000.00 would provide the City with flexibility and reduced response times.

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 #25-34 and authorizes a contract with Milestone Construction Company, LLC for construction projects not exceeding \$50,000.00 on an on-call basis for one year with four automatic one-year renewals within the approved budget.

City of Fayetteville Staff Review Form

2025-606

Item ID

6/17/2025

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

Quin Thompson

5/7/2025

FACILITIES MANAGEMENT (140)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommend the award of Bid 25-34 for On-Call services and approval of a contract with Milestone Construction Company, LLC, for construction on an on-call basis for one year with four one-year automatic renewals.

Budget Impact:

4470.140.8900-5400.00

Sales Tax Capital

Account Number

Fund

02046.1

Building Improvements

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 1,375,347.00

Expenses (Actual+Encum)

\$ 136,716.24

Available Budget

\$ 1,238,630.76

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 1,238,630.76

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



THIS AGREEMENT is made this _____ day of _____, 2025, by and between City of Fayetteville, Arkansas, acting by and through its Mayor (hereinafter called CITY OF FAYETTEVILLE or CITY) and **Milestone Construction Company, LLC** (Vendor or Milestone). CITY OF FAYETTEVILLE from time to time requires professional construction services in connection with construction projects. Therefore, CITY OF FAYETTEVILLE and **Milestone**, in consideration of their mutual covenants, agree as follows:

1. **Milestone**, at its own cost and expense, shall furnish all labor, materials, supplies, machinery, equipment, tools, supervision, bonds, insurance, tax permits, and/or all other accessories and services necessary to complete items bid per **Bid 25-34, Construction – On-Call Contractor for City Facilities** as stated in **Milestone's** bid response, and in accordance with specifications attached hereto and made a part hereof under **Bid 25-34**.
 - a. The City of Fayetteville shall pay **Milestone** for completion of the project(s) based on prices indicated in **Appendix B**.
 - b. Payments will be made after approval and acceptance of work and submission of invoice. Payments will be made approximately 30 days after approval of invoice. The City of Fayetteville reserves the right to request receipts for materials purchased for the City of Fayetteville from suppliers, subcontractors, or other sources. Invoices shall be submitted itemized to the detail and breakout presented in the bid form.
2. **Entire Agreement and Exhibits:** This Agreement sets forth the entire agreement and understanding between the parties on the subject matter of this Agreement. Neither party shall be bound by any conditions, definitions, representations or warranties with respect to the subject matter of this Agreement other than those as expressly provided herein.
 - a. Appendices included under this agreement include the following:
 - i. **Appendix A:** Bid Tabulation
 - ii. **Appendix B:** Bid Package identified as **Bid 25-34, Construction – On-Call Contractor for City Facilities** with the specifications and conditions typed thereon inclusive of all bidding documents, plans and drawings, and issued addenda.
 - iii. **Appendix C:** **Milestone's** Bid Submittal
 - iv. **Appendix D:** **Milestone's** Certificate of Insurance
3. This agreement may be modified only by a duly executed written instrument signed by the CITY and **Milestone**.
4. **Milestone** shall not assign its duties under the terms of this agreement.

5. **Debarment and Suspension:** By execution of this agreement, Vendor certifies that to the best of its knowledge and belief that the Vendor and it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency.
6. **Indemnification:** The CITY requires **Milestone** to indemnify, defend and hold harmless the CITY OF FAYETTEVILLE for any loss caused by negligence and from and against any and all loss where loss is caused or incurred or alleged to be caused or incurred in whole or in part as a result of the negligence or other actionable fault of **Milestone**, or their employees, agents, Subcontractors, sub consultant and Suppliers of **Milestone**.
7. **Insurance:** **Milestone** shall furnish a certificate of insurance addressed to the City of Fayetteville, showing that applicable coverage exists for the following insurance which shall be maintained throughout the term of the Contract. Any work sublet; the contractor shall require the subcontractor similarly to provide worker's compensation insurance. In case any employee engaged in work on the project under this contract is not protected under Worker's Compensation Insurance, **Milestone** 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. The premiums for all insurance shall be paid by **Milestone**. The Certificate of Insurance shall show the City as an additional insured.
- a. Workmen's Compensation: Statutory Amount
 - b. Comprehensive General & Automobile Insurance: \$500,000 for each person injured.
 - c. Bodily Injury Liability: \$1,000,000 for each accident.
 - d. Property Damage Liability: \$1,000,000 aggregate.
8. **Milestone** shall furnish proof of licensure as required by all local and state agencies.
9. This contract may be terminated by the City of Fayetteville or **Milestone** with 30 calendar days written notice.
10. The City agrees to reserve the right to automatically renew the contract for four (4) additional one (1) year terms. Renewals shall be automatic unless either **Milestone** or the City notifies the other of its intent to terminate the contract at the end of the contract period.
- a. Single projects exceeding \$50,000.00 will require additional approval from the Fayetteville City Council.
 - b. Single projects over the City Council threshold of \$50,000.00 shall require one hundred percent (100%) performance and payment bonds. Performance and Payment bonds shall be provided to the City after being file marked at the Washington County Circuit Clerk's Office.
 - c. **Milestone** shall warranty work performed under this contract for a period of one (1) full year from the date of final payment for each project awarded under this contract.

- 11. Notices:** Any notice required to be given under this Agreement to either party to the other shall be sufficient if addressed and mailed, certified mail, postage paid, delivery, fax or e-mail (receipt confirmed), or overnight courier.
- 12. Jurisdiction:** Legal jurisdiction to resolve any disputes shall be Washington County, Arkansas with Arkansas law applying to the case. The City will not agree to be forced to mediate or arbitrate any dispute. Venue for all legal disputes shall be Washington County, Arkansas.
- 13. Freedom of Information Act:** City of Fayetteville contracts and documents prepared while performing 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 VENDOR shall do everything possible to provide the documents in a prompt and timely manner as prescribed in the Arkansas Freedom of Information Act (A.C.A. 25-19-101 et. Seq.). Only legally authorized photo copying costs pursuant to the FOIA may be assessed for this compliance.
- 14. Changes in Scope or Price:** Changes, modifications, or amendments in scope, price or fees to this contract shall not be allowed without a prior formal contract amendment approved by the Mayor and the City Council **in advance** of the change in scope, cost or fees.
- 15. Liens:** No liens against this construction project(s) are allowed. Arkansas law (A.C.A. §§18-44-501 through 508) prohibits the filing of any mechanics of materialmen's liens in relation to this public construction project. Arkansas law requires, and the contractor promises to provide and file with the Circuit Clerk of Washington County a bond in a sum equal to the amount of this contract. Any subcontractor or materials supplier may bring an action for non-payment or labor or material on the bond. The contractor promises to notify every subcontractor and materials supplier for this project of this paragraph and obtain their written acknowledgement of such notice prior to commencement of the work of the subcontractor or materials supplier.
- 16. General Provisions:**
- a. **ETHICS:** All parties shall perform with integrity. Each shall avoid conflicts of interest and promptly disclose to any other part any conflicts that may arise. All parties warrant that it has not and shall not pay or receive any contingent fees or gratuities to or from any other party, including agents, officer's employers, Subcontractors, Sub subcontractors, Suppliers, Volunteers, Elected Officials, or Others to secure preferential treatment.
 - b. **MATERIALS FURNISHED BY OWNER OR OTHERS:** If the Work includes installation of materials or equipment furnished by City or Others, it shall be the responsibility of the vendor to examine the items so provided and thereupon handle, store, and install the items, unless otherwise provided in the Contract Documents, with such skill and care as to provide a satisfactory and proper installation. Loss or damage due to acts or omissions of the vendor shall be the responsibility of vendor and may be deducted from any amounts due or to become due. Any defects discovered in such materials or equipment shall be reported at once to the City and the City's contracted third-party Design Professional. Following receipt of written notice from vendor of defects, City and Design Professional shall promptly inform the City what action, if any, vendor shall take with regard to the defects.

- c. COMPLIANCE WITH LAWS: Vendor shall comply with all the Law at its own cost. Vendor shall be liable to City for all loss, cost, or expense attributable to any acts or omissions by Vendor its employees, subcontractors, suppliers, and agents for failure to comply with Laws, including fines, penalties, or corrective measures.
- d. COST OF CORRECTING DAMAGED OR DESTROYED WORK: With regard to damage or loss attributable to the acts or omissions of City or Others and not to Vendor, City may either (a) promptly remedy the damage or loss and assume affected warranty responsibilities, (b) accept the damage or loss, or (c) issue a Change Order to remedy the damage or loss.
 - i. If any Defective Work is found, City shall promptly notify Vendor in writing. Unless City provides written acceptance of the condition, Vendor shall promptly correct the Defective Work at its own cost and time and bear the expense of additional services required for correction of any Defective Work for which it is responsible. If within the two-year correction period City discovers and does not promptly notify Vendor or give Vendor an opportunity to test or correct Defective Work as reasonably requested by Vendor, City waives Vendor's obligation to correct that Defective Work as well as City's right to claim a breach of the warranty with respect to that Defective Work.
- e. TAXES AND PERMITS: Vendor shall give public authorities all notices required by law and shall obtain and pay for all necessary permits, licenses, and renewals pertaining to the Work. Vendor shall provide to City copies of all notices, permits, licenses, and renewals required under this Agreement.
- f. EXTENT OF AGREEMENT: Except as expressly provided, this Agreement is for the exclusive benefit of all Parties, and not the benefit of any third party. This Agreement represents the entire and integrated agreement between the Parties, and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement and each and every provision is for the exclusive benefit of all Parties and not for the benefit of any third party.

17. Responsibility of the City of Fayetteville

- a. CITY OF FAYETTEVILLE shall, within a reasonable time, so as not to delay the services of **Milestone**:
 - i. Provide full information as to the requirements for the Project.
 - ii. Assist **Milestone** by placing at **Milestone** disposal all available information pertinent to the assignment including previous reports and any other data relative thereto.
 - iii. Assist **Milestone** in obtaining access to property reasonably necessary for **Milestone** to perform its services.
 - iv. Examine all studies, reports, sketches, cost opinions, proposals, and other documents presented by **Milestone** and render in writing decisions pertaining thereto.
 - v. Review all documents and provide written comments to **Milestone** in a timely manner.
 - vi. The City of Fayetteville Facilities and Building Maintenance Manager is the project representatives with respect to the services to be performed under this Agreement. The Facilities and Building Maintenance Manager shall have complete authority to transmit

instructions, receive information, interpret and define policies and decisions with respect to materials, equipment, elements and systems to be used in the Project, and other matters pertinent to the services covered by this Agreement.

18. Additional Responsibilities of Milestone:

- a. Review, approval, or acceptance of design drawings, specifications, reports and other services furnished hereunder by CITY shall not in any way relieve **Milestone** of responsibility for the technical adequacy of the work. Review, approval or acceptance of, or payment for any of the services by CITY shall not be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- b. **Milestone** shall be and shall remain liable, in accordance with applicable law, for all damages to CITY OF FAYETTEVILLE caused by **Milestone** negligent performance, except beyond the **Milestone** normal standard of care, of any of the services furnished under this Agreement, and except for errors, omissions or other deficiencies to the extent attributable to CITY OF FAYETTEVILLE or CITY OF FAYETTEVILLE-furnished data.
- c. **Milestone** obligations under this clause are in addition to Vendor's other express or implied assurances under this Agreement or State law and in no way diminish any other rights that CITY OF FAYETTEVILLE may have against **Milestone** for faulty materials, equipment, or work.

19. Gratuities:

- a. If CITY OF FAYETTEVILLE finds after a notice and hearing that **Milestone** or any of **Milestone** agents or representatives, offered or gave gratuities (in the form of entertainment, gifts or otherwise) to any official, employee or agent of CITY OF FAYETTEVILLE or related third party contractor associated with this project, in an attempt to secure an agreement or favorable treatment in awarding, amending or making any determinations related to the performance of this Agreement, CITY OF FAYETTEVILLE may, by written notice to **Milestone** terminate this Agreement. CITY OF FAYETTEVILLE may also pursue other rights and remedies that the law or this Agreement provides. However, the existence of the facts on which CITY OF FAYETTEVILLE bases such finding shall be in issue and may be reviewed in proceedings under the Remedies clause of this Agreement.
- b. The CITY may pursue the same remedies against **Milestone** as it could pursue in the event of a breach of the Agreement by **Milestone**. As a penalty, in addition to any other damages to which it may be entitled by law, CITY OF FAYETTEVILLE may pursue exemplary damages in an amount, as determined by CITY, which shall be not less than three nor more than ten times the costs **Milestone** incurs in providing any such gratuities to any such officer or employee.

20. Contractor's Representations:

- a. **Milestone** has examined and carefully studied all contract documents.
- b. **Milestone** shall visit the project sites and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, performance, and furnishing of the Work.

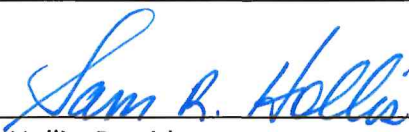
- c. **Milestone** is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, performance, and furnishing of the Work.
- d. **Milestone** does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the performing and furnishing of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- e. **Milestone** is aware of the general nature of work to be performed by The City of Fayetteville and others at the Site that relates to the Work as indicated in the Contract Documents.
- f. **Milestone** has correlated the information known to **Milestone**, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

IN WITNESS WHEREOF, **CITY OF FAYETTEVILLE, ARKANSAS** by and through its Mayor, and **MILESTONE CONSTRUCTION COMPANY, LLC**, by its authorized officer have made and executed this Agreement as of the day and year first above written.

CITY OF FAYETTEVILLE, ARKANSAS

MILESTONE CONSTRUCTION COMPANY, LLC

By: _____
Molly Rawn, Mayor

By:  _____
Sam Hollis, President

ATTEST:

By: _____
Kara Paxton, City Clerk - Treasurer

Date Signed: _____

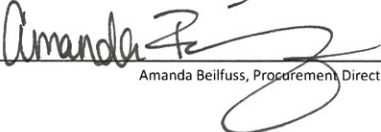
Date Signed: _____



BID TABULATION
Bid 25-34, Construction - On-Call Contractor for City Facilities
DEADLINE: Tuesday, April 15, 2025 at 2:00 PM

				REJECTED - UNRESPONSIVE									
				McGowan Built Properties		Milestone Construction Company, LLC		SSI of Northwest Arkansas		RRC Earthwork & Utilities (Royal Ridge Construction)		Surfco Restoration and Construction LLC	
				Total									
					\$192,630.00	\$193,300.00		\$222,850.00		\$262,570.00		\$262,730.00	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
SECTION A: Fees (Estimated Annual)					\$28,600.00	\$29,000.00		\$26,900.00		\$33,750.00		\$27,950.00	
1.1	Material (Cost plus %) \$0-\$5000	5000	Dollars	\$1.20	\$6,000.00	\$1.20	\$6,000.00	\$1.10	\$5,500.00	\$1.35	\$6,750.00	\$1.13	\$5,650.00
1.2	Material (Cost plus %) \$5000 and up	10000	Dollars	\$1.13	\$11,300.00	\$1.15	\$11,500.00	\$1.07	\$10,700.00	\$1.35	\$13,500.00	\$1.10	\$11,000.00
1.3	Rental Equipment (Cost plus %)	10000	Dollars	\$1.13	\$11,300.00	\$1.15	\$11,500.00	\$1.07	\$10,700.00	\$1.35	\$13,500.00	\$1.13	\$11,300.00
SECTION B: Hours (Estimated Annual)					\$164,030.00	\$164,300.00		\$195,950.00		\$228,820.00		\$234,780.00	
2.1	Floor Installer - Straight/Regular Time	500	Hours	\$50.00	\$25,000.00	\$45.00	\$22,500.00	\$50.00	\$25,000.00	\$68.00	\$34,000.00	\$70.00	\$35,000.00
2.2	Floor Installer - Nights and Weekends	40	Hours	\$65.00	\$2,600.00	\$50.00	\$2,000.00	\$70.00	\$2,800.00	\$102.00	\$4,080.00	\$100.00	\$4,000.00
2.3	Floor Installer - Holiday	10	Hours	\$80.00	\$800.00	\$55.00	\$550.00	\$115.00	\$1,150.00	\$150.00	\$1,500.00	\$100.00	\$1,000.00
2.4	Paint/Drywall Finisher - Straight/Regular Time	500	Hours	\$50.00	\$25,000.00	\$45.00	\$22,500.00	\$50.00	\$25,000.00	\$54.00	\$27,000.00	\$70.00	\$35,000.00
2.5	Paint/Drywall Finisher - Nights and Weekends	40	Hours	\$65.00	\$2,600.00	\$55.00	\$2,200.00	\$70.00	\$2,800.00	\$88.00	\$3,520.00	\$100.00	\$4,000.00
2.6	Paint/Drywall Finisher - Holidays	10	Hours	\$80.00	\$800.00	\$65.00	\$650.00	\$115.00	\$1,150.00	\$130.00	\$1,300.00	\$100.00	\$1,000.00
2.7	Framer - Straight/Regular Time	500	Hours	\$50.00	\$25,000.00	\$50.00	\$25,000.00	\$70.00	\$35,000.00	\$75.00	\$37,500.00	\$70.00	\$35,000.00
2.8	Framer - Nights and Weekends	40	Hours	\$65.00	\$2,600.00	\$75.00	\$3,000.00	\$100.00	\$4,000.00	\$108.00	\$4,320.00	\$100.00	\$4,000.00
2.9	Framer - Holidays	10	Hours	\$80.00	\$800.00	\$85.00	\$850.00	\$115.00	\$1,150.00	\$150.00	\$1,500.00	\$100.00	\$1,000.00
2.10	Foreman/Supervisor - Straight/Regular Time	500	Hours	\$65.00	\$32,500.00	\$55.00	\$27,500.00	\$70.00	\$35,000.00	\$88.00	\$44,000.00	\$75.00	\$37,500.00
2.11	Foreman/Supervisor - Nights and Weekends	40	Hours	\$97.00	\$3,880.00	\$65.00	\$2,600.00	\$100.00	\$4,000.00	\$130.00	\$5,200.00	\$110.00	\$4,400.00
2.12	Foreman/Supervisor - Holidays	10	Hours	\$125.00	\$1,250.00	\$75.00	\$750.00	\$100.00	\$1,000.00	\$175.00	\$1,750.00	\$125.00	\$1,250.00
2.13	General Laborer - Straight/Regular Time	500	Hours	\$32.00	\$16,000.00	\$45.00	\$22,500.00	\$50.00	\$25,000.00	\$48.00	\$24,000.00	\$55.00	\$27,500.00
2.14	General Laborer - Nights and Weekends	40	Hours	\$45.00	\$1,800.00	\$55.00	\$2,200.00	\$70.00	\$2,800.00	\$72.00	\$2,880.00	\$82.00	\$3,280.00
2.15	General Laborer - Holidays	10	Hours	\$60.00	\$600.00	\$65.00	\$650.00	\$115.00	\$1,150.00	\$95.00	\$950.00	\$85.00	\$850.00
2.16	Ceiling Installer - Straight/Regular Time	500	Hours	\$40.00	\$20,000.00	\$50.00	\$25,000.00	\$50.00	\$25,000.00	\$61.00	\$30,500.00	\$70.00	\$35,000.00
2.17	Ceiling Installer - Nights and Weekends	40	Hours	\$52.50	\$2,100.00	\$75.00	\$3,000.00	\$70.00	\$2,800.00	\$88.00	\$3,520.00	\$100.00	\$4,000.00
2.18	Ceiling Installer - Holidays	10	Hours	\$70.00	\$700.00	\$85.00	\$850.00	\$115.00	\$1,150.00	\$130.00	\$1,300.00	\$100.00	\$1,000.00

* NOTICE: Bid award is contingent upon supplier meeting minimum specifications and formal authorization by City Officials.

 4/15/25
Amanda Beilfuss, Procurement Director

 4/15/25
Kenny Fitch, Sr. Procurement Agent



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

Bid 25-34, Construction - On-Call Contractor for City Facilities

DEADLINE: Tuesday, April 15, 2025 before 2:00 PM, Local Time

PROCUREMENT DIRECTOR: Amanda Beilfuss, abeilfuss@fayetteville-ar.gov

DATE OF ISSUE AND ADVERTISEMENT: 03/16/2025 & 03/23/2025

INVITATION TO BID

Bid 25-34, Construction – On-Call Contractor for City Facilities

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.

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 25-34, Construction – On-Call Contractor for City Facilities
Advertisement

City of Fayetteville, Arkansas
INVITATION TO BID
Bid 24-34, Construction – On-Call Contractor for City Facilities

The City of Fayetteville is accepting sealed bids from properly licensed firms for providing various construction related services to City-owned facilities on an on-call basis. Questions regarding this bid should be addressed to Amanda Beilfuss, Procurement Director at abeilfuss@fayetteville-ar.gov.

Bidding documents, plans, plan holders, 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 **Tuesday, April 15, 2024 before 2:00 PM, local time** utilizing the electronic bidding software or by submitting a sealed bid to the City of Fayetteville Purchasing Division. All bids shall be received prior to the bid deadline. Late or misdirected bids shall not be accepted. 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>. The City of Fayetteville shall not be responsible for lost or misdirected bids, or failure of bidder's technical equipment.

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.

The City of Fayetteville reserves the right to waive irregularities, reject bids, and postpone the award of any Contract for a period which shall not exceed beyond ninety (90) days from the bid opening date.

City of Fayetteville
By: Amanda Beilfuss
Procurement Director
P: 479.575.8220 Email: abeilfuss@fayetteville-ar.gov
TDD (Telecommunications Device for the Deaf): (479) 521-1316
Date of advertisement: 03.16.25 & 03.23.25
This publication was paid for by the Purchasing Division of the City of Fayetteville, Arkansas.
Amount paid: \$310.86

1. EXECUTION OF BID:

- a. 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:
 - i. Bid Attributes
 - ii. Bid Line Items – Bidders shall bid on all line items and not submit partial bids
 - iii. Response Attachments – Required Bid Form (this form, completed in its entirety)
- b. 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.

2. PRICE:

Bidders shall submit pricing on the City's online bidding portal 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.

3. BIDDER CERTIFIES:

- a. Bidder has read and agrees to the requirements set forth in this bid, including specifications, terms, standard conditions, and any pertinent information regarding the articles being bid on.
- b. 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.
- c. 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.
- d. 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.

- e. The Bidder can and will comply with all specifications and requirements for delivery, documentation and support as specified herein.
- f. Bidder, as an officer of their organization, or per the attached letter of authorization, is duly authorized to certify the information provided herein is accurate and true.
- g. Bidder shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment in addition to all federal, state, and local laws.
- h. Bidder shall disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Response shall disclose if a known relationship exists between any principal or employee of your firm and any City of Fayetteville employee or elected City of Fayetteville official. If no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a purchase and/or contract as a result of your response.

_____ 1.) NO KNOWN RELATIONSHIP EXISTS

_____ 2.) RELATIONSHIP EXISTS (Please explain): _____

- i. Bidder will perform the Work in compliance with all applicable trench safety standards set forth in Occupational Safety and Health Administration (OSHA) Part 1926 – Subpart P – Excavations.
- j. As s bidder on this project, you are required to provide debarment/suspension certification indicating that you are in compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.
- k. Federal Executive Order (E.O.) 12549 “Debarment and Suspension” requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.
- l. Your signature below certifies that neither you nor your principal is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

4. ACKNOWLEDGEMENT OF ADDENDA

Acknowledge receipt of addenda for this invitation to bid, request for proposal, or request for qualification by signing and dating below. All addendums are hereby made a part of the bid or RFP documents to the same extent as though it were originally included therein. Proposers/Bidders should indicate their receipt of same in the appropriate blank listed herein. Failure to do so may subject Contractor to disqualification.

ADDENDUM NO.	SIGNATURE AND PRINTED NAME	DATE ACKNOWLEDGED

5. SIGNATURE SUBMITTAL:

NAME OF FIRM: _____

Purchase Order/Payments shall be issued to this name

D/B/A or Corporation Name _____

BUSINESS ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ FAX: _____

E-MAIL: _____

TAX ID #: _____ AR SECRETARY OF STATE FILING #: _____

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

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____ DATE: _____

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 Bidder's technical equipment.
- d. The City will not be responsible for misdirected bids. Bidder should call the Purchasing Division Office at (479) 575-8256 to ensure correct receipt of bidding documents prior to opening time and date listed on the bid form.
- e. 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. Bidder's desire to take exception to a non-negotiable term will not disqualify it from consideration for award.
- f. 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 or electronic clock located in the City's third-party bidding software.
- g. 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 Procurement Director. 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 of 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 Amanda Belfuss, City Procurement Director, 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 BID:**

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 BID 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. CONSTITUTIONAL, 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 constitutional, state, and federal directives, orders and laws as applicable to this bid 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 bid prices submitted in accordance with said bid terms and conditions therein, should any said governmental entity desire to buy under this bid. 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 Bidder, by affixing their signature to this bid, agrees to the following: "bidder certifies that their bid is made without previous understanding, agreement, or connection with any person, firm or corporation making a bid 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 JURISDICTION:

- 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. 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. INSURANCE:

The successful Bidder shall provide a Certificate of Insurance in accordance with the following guidelines, prior to commencement of any work: \$1,000,000 Commercial Liability, Statutory Worker's Compensation, and General Automotive, if applicable. SUCH CERTIFICATE SHALL LIST THE CITY OF FAYETTEVILLE AS AN ADDITIONAL INSURED. LISTING THE CITY OF FAYETTEVILLE AS A CERTIFICATE HOLDER ONLY IS NOT AN ACCEPTABLE SUBSTITUTE. CERTIFICATE OF INSURANCE MUST INCLUDE THE ENDORSEMENT SHOWING THE CITY OF FAYETTEVILLE LISTED AS AN ADDITIONAL INSURED. Insurance shall remain valid, when applicable, throughout contract completion.

15. 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 bid on this requirement.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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 bid 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

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 Amanda Beilfuss immediately via telephone (479.575.8220) or e-mail (abeilfuss@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 Amanda Beilfuss via e-mail (abeilfuss@fayetteville-ar.gov). No oral interpretation or clarifications will be given as to the meaning of any part of this bid. 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 necessary to properly respond to this bid. The bid is designed to provide qualified Bidders with sufficient basic information to submit bids 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. Bidder 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: N/A

1. GENERAL:

This Scope of Work outlines the responsibilities of the General Contractor (GC) for the on-call management, coordination, and execution of the following trades for City-owned facilities: Painting, Drywall, Framing, Floor Finishes, Demolition, and Acoustical Ceiling. The GC will act as the primary point of contact for these services and will be responsible for scheduling, coordinating, and ensuring the quality of work for each trade. The City anticipates awarding a contract for an initial one (1) year term with the option to negotiate rates at contract renewal for four (4) additional one (1) year terms.

2. GENERAL RESPONSIBILITIES:

a. Project Management:

- i. Coordinate with clients, subcontractors (if applicable), and suppliers to ensure timely execution of work.
- ii. Provide daily supervision and monitoring of all tasks.
- iii. Maintain a clean and safe work environment, ensuring compliance with OSHA and other relevant safety regulations.
- iv. Schedule inspections, approvals, and delivery of materials as requested.
- v. Contractor shall be available within four (4) hours for an emergency request. All other project requests, Contractor shall be available within forty-eight (48) hours.
- vi. After business hours, weekend, and holiday work may be required of Contractor.

b. Documentation:

- i. Provide periodic progress reports and updates to the client.
- ii. Maintain documentation for each trade, including invoices, material receipts, and change orders.
- iii. Ensure compliance with building codes and local regulations.
- iv. Secure any necessary permits required for the work.

3. SUMMARY OF TRADES:

a. Painting:

- i. Prepare surfaces for painting (cleaning, sanding, patching).
- ii. Apply primer, paint, and finishes to interior and exterior surfaces as specified.
- iii. Ensure high-quality application, with attention to uniform coverage and clean lines.
- iv. Clean up work areas after completion.

b. Drywall:

- i. Installation of drywall panels, ensuring proper alignment and secure attachment.
- ii. Tape, mud, and sand drywall joints to achieve a smooth surface.
- iii. Repair or replace damaged drywall as needed.
- iv. Apply texture (if specified) and finish as required.
- v. Final sanding and touch-ups to ensure a smooth and clean finish.

c. **Framing**

- i. Construct and install structural framing, including wood or metal studs, headers, and other framing components as per project specifications.
- ii. Ensure framing complies with local building codes and safety standards.
- iii. Coordinate with other trades (plumbing, electrical, HVAC) to ensure proper placement of systems within the framing.
- iv. Install headers, beams, and other structural components as needed.

d. **Floor Finishes**

- i. Install various floor finishes, including hardwood, laminate, tile, carpet, and vinyl.
- ii. Prepare subflooring, ensuring it is level and clean prior to installation.
- iii. Cut and fit flooring materials to the specified design and layout.
- iv. Ensure all transitions, baseboards, and edge finishes are clean and professional.

e. **Demolition**

- i. Safely remove existing structures, finishes, and components, including walls, ceilings, floors, and fixtures.
- ii. Disconnect and cap off utilities as necessary.
- iii. Ensure proper disposal of debris and hazardous materials in compliance with local environmental regulations.
- iv. Salvage reusable materials or protect parts of the structure that need to remain intact.

f. **Acoustical Ceiling**

- i. Install acoustical ceiling grid systems and tiles as per project specifications.
- ii. Ensure proper alignment, suspension, and installation to meet acoustical and aesthetic requirements.
- iii. Coordinate the installation with lighting, HVAC, and other building systems.
- iv. Verify that the finished acoustical ceiling meets the desired soundproofing and aesthetic goals.

4. **PRICING:**

- a. Hourly labor rates and markup percentages bid shall include, but is not limited to, all labor cost, insurance, mobilization, overhead, profit, travel time, bonding, mileage, etc. Prices quoted shall be firm for the term of the contract. The City shall not be charged any additional fees including, but not limited to, insurance premiums, mobilization, fuel surcharges, etc.
- b. Regarding the bid line items involving markup percentages on materials: Markup percentage shall be input as a DECIMAL amount. For example, if a bidder desired to bid a markup of 10%, this percentage would need to be inserted in the bid table as ".10" to calculate a 10% increase over the cost of the material.
- c. **Any single project exceeding \$50,000 will be required to be formally bid.** The formal bid will require the Contractor to have a valid Arkansas Contractor's license and the bid will also require 100% separate performance and payment bonds AFTER Council approval.

5. **BIDDER QUALIFICATIONS:**

All bidders shall submit resume(s) AND the completed reference sheet (see next page) with bid.

City of Fayetteville
Bid 25-34, Construction – On-Call Contractor for City Facilities
References

The following information is required from all Bidders so all bids may be reviewed and properly evaluated.

COMPANY NAME: _____

BUSINESS ADDRESS: _____

NUMBER OF YEARS IN BUSINESS: _____ HOW LONG IN PRESENT LOCATION: _____

TOTAL NUMBER OF CURRENT EMPLOYEES: _____ FULL TIME _____ PART TIME

NUMBER OF EMPLOYEES YOU PLAN TO USE TO SERVICE THIS CONTRACT: _____ FULL TIME _____ PART TIME

PLEASE LIST FOUR (4) LOCAL COMMERCIAL AND/OR GOVERNMENTAL REFERENCES THAT YOU HAVE PREVIOUSLY PERFORMED SIMILAR CONTRACT SERVICES FOR WITHIN THE PAST FIVE (5) YEARS (All fields must be completed). Contractors shall have valid experience.

1. _____
COMPANY NAME

CITY, STATE, ZIP

CONTACT PERSON

TELEPHONE

DATE COMPLETED

E-MAIL ADDRESS

3. _____
COMPANY NAME

CITY, STATE, ZIP

CONTACT PERSON

TELEPHONE

DATE COMPLETED

E-MAIL ADDRESS

2. _____
COMPANY NAME

CITY, STATE, ZIP

CONTACT PERSON

TELEPHONE

DATE COMPLETED

E-MAIL ADDRESS

4. _____
COMPANY NAME

CITY, STATE, ZIP

CONTACT PERSON

TELEPHONE

DATE COMPLETED

E-MAIL ADDRESS



CITY OF
FAYETTEVILLE
ARKANSAS

Bid 25-34

Milestone Construction Company, LLC

Milestone Construction Company, LLC

Supplier Response

Event Information

Number: Bid 25-34

Title: Construction - On-Call Contractor for City Facilities

Type: Invitation to Bid

Issue Date: 3/16/2025

Deadline: 4/15/2025 02:00 PM (CT)

Notes: The City of Fayetteville is seeking bids from properly licensed contractors for providing various construction related services to City-owned facilities on an on-call basis. Any questions concerning the bidding process should be directed to Amanda Beilfuss, City of Fayetteville Procurement Director, at abeilfuss@fayetteville-ar.gov

Contact Information

Contact: Amanda Beilfuss

Address: Purchasing

Room 306

City Hall

113 West Mountain Street - Room 306

Fayetteville, AR 72701

Email: abeilfuss@fayetteville-ar.gov

Milestone Construction Company, LLC Information

Contact: Erin Metcalf
Address: 2002 S. 48th Street Suite A
Springdale, AR 72762
Phone: (479) 751-3560 x202
Fax: (479) 751-4841
Email: emetcalf@mstonecc.com
Web Address: mstonecc.com

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

Erin Metcalf

Signature

Submitted at 4/15/2025 12:33:33 PM (CT)

emetcalf@mstonecc.com

Email

Requested Attachments

Signature Forms for Bid 25-34

Signature Forms.pdf

Please attach your completed bid forms. These documents can be found in the Project Manual found in the Attachments tab. Please be sure to include ALL required information stated in the Project Manual.

Required Resume(s)

Reference Sheet.pdf

Please include the required resume(s), as outlined on page 14 of the Project Manual. Please be sure to include the completed reference sheet as well.

Response Attachments

Work Completed 11-6-24.xls

Complete Projects

Contractors License.pdf

Contractors License

Milestone COI 2024.pdf

COI

Bid Attributes

1 Arkansas Secretary of State Filing Number:

800044464

2 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, I agree

☐ No, I don't agree

3 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, I agree

☐ No, I don't agree

4 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 Package Header**

SECTION A: Fees (Estimated Annual)

Quantity: 1 UOM: Contractors Cost Estimate Total: \$29,000.00

Item Notes: Please put your mark up as a 1 plus the decimal percentage amount. This will get you the total plus cost amount for each line.

(For example, a 10% markup would need to be put in as 1.10, 25% as 1.25, etc.)

Package Items**1.1 Material (Cost plus %) \$0-\$5000**

Quantity: 5000 UOM: Dollars Price: \$1.20 Total: \$6,000.00

1.2 Material (Cost plus %) \$5000 and up

Quantity: 10000 UOM: Dollars Price: \$1.15 Total: \$11,500.00

1.3 Rental Equipment (Cost plus %)

Quantity: 10000 UOM: Dollars Price: \$1.15 Total: \$11,500.00

2 Package Header

SECTION B: Hours (Estimated Annual)

Quantity: 1 UOM: Price/Hour Total: \$164,300.00

Item Notes: *Put in price per hour for each*

Package Items**2.1 Floor Installer - Straight/Regular Time**

Quantity: 500 UOM: Hours Price: \$45.00 Total: \$22,500.00

2.2 Floor Installer - Nights and Weekends

Quantity: 40 UOM: Hours Price: \$50.00 Total: \$2,000.00

2.3 Floor Installer - Holiday

Quantity: 10 UOM: Hours Price: \$55.00 Total: \$550.00

2.4 Paint/Drywall Finisher - Straight/Regular Time

Quantity: 500 UOM: Hours Price: \$45.00 Total: \$22,500.00

2.5 Paint/Drywall Finisher - Nights and Weekends

Quantity: 40 UOM: Hours Price: \$55.00 Total: \$2,200.00

2.6 Paint/Drywall Finisher - Holidays

Quantity: 10 UOM: Hours Price: \$65.00 Total: \$650.00

2.7 Framer - Straight/Regular Time

Quantity: 500 UOM: Hours Price: \$50.00 Total: \$25,000.00

2.8 Framer - Nights and Weekends

Quantity: 40 UOM: Hours Price: \$75.00 Total: \$3,000.00

2.9 Framer - Holidays

Quantity: 10 UOM: Hours Price: \$85.00 Total: \$850.00

2.10 Foreman/Supervisor - Straight/Regular Time

Quantity: 500 UOM: Hours Price: \$55.00 Total: \$27,500.00

2.11 Foreman/Supervisor - Nights and Weekends

Quantity: 40 UOM: Hours Price: \$65.00 Total: \$2,600.00

2.12 Foreman/Supervisor -Holidays

Quantity: 10 UOM: Hours Price: \$75.00 Total: \$750.00

2.13 General Laborer - Straight/Regular Time

Quantity: 500 UOM: Hours Price: \$45.00 Total: \$22,500.00

2.14 General Laborer - Nights and Weekends

Quantity: 40 UOM: Hours Price: \$55.00 Total: \$2,200.00

2.15 General Laborer - Holidays

Quantity: 10 UOM: Hours Price: \$65.00 Total: \$650.00

2.16 Ceiling Installer - Straight/Regular Time

Quantity: 500 UOM: Hours Price: \$50.00 Total: \$25,000.00

2.17 Ceiling Installer - Nights and Weekends

Quantity: 40 UOM: Hours Price: \$75.00 Total: \$3,000.00

2.18 Ceiling Installer - Holidays

Quantity: 10 UOM: Hours Price: \$85.00 Total: \$850.00

Response Total: \$193,300.00



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

Bid 25-34, Construction - On-Call Contractor for City Facilities

DEADLINE: Tuesday, April 15, 2025 before 2:00 PM, Local Time

PROCUREMENT DIRECTOR: Amanda Beilfuss, abeilfuss@fayetteville-ar.gov

DATE OF ISSUE AND ADVERTISEMENT: 03/16/2025 & 03/23/2025

INVITATION TO BID

Bid 25-34, Construction – On-Call Contractor for City Facilities

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.

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 25-34, Construction – On-Call Contractor for City Facilities
Advertisement

City of Fayetteville, Arkansas
INVITATION TO BID
Bid 24-34, Construction – On-Call Contractor for City Facilities

The City of Fayetteville is accepting sealed bids from properly licensed firms for providing various construction related services to City-owned facilities on an on-call basis. Questions regarding this bid should be addressed to Amanda Beilfuss, Procurement Director at abeilfuss@fayetteville-ar.gov.

Bidding documents, plans, plan holders, 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 **Tuesday, April 15, 2024 before 2:00 PM, local time** utilizing the electronic bidding software or by submitting a sealed bid to the City of Fayetteville Purchasing Division. All bids shall be received prior to the bid deadline. Late or misdirected bids shall not be accepted. 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>. The City of Fayetteville shall not be responsible for lost or misdirected bids, or failure of bidder's technical equipment.

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.

The City of Fayetteville reserves the right to waive irregularities, reject bids, and postpone the award of any Contract for a period which shall not exceed beyond ninety (90) days from the bid opening date.

City of Fayetteville
By: Amanda Beilfuss
Procurement Director
P: 479.575.8220 Email: abeilfuss@fayetteville-ar.gov
TDD (Telecommunications Device for the Deaf): (479) 521-1316
Date of advertisement: 03.16.25 & 03.23.25
This publication was paid for by the Purchasing Division of the City of Fayetteville, Arkansas.
Amount paid: \$310.86

City of Fayetteville

Bid 25-34, Construction – On-Call Contractor for City Facilities

Required Bid Form – Bid Signature & Online Submittal Requirements

1. EXECUTION OF BID:

- a. 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:
 - i. Bid Attributes
 - ii. Bid Line Items – Bidders shall bid on all line items and not submit partial bids
 - iii. Response Attachments – Required Bid Form (this form, completed in its entirety)
- b. 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.

2. PRICE:

Bidders shall submit pricing on the City's online bidding portal 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.

3. BIDDER CERTIFIES:

- a. Bidder has read and agrees to the requirements set forth in this bid, including specifications, terms, standard conditions, and any pertinent information regarding the articles being bid on.
- b. 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.
- c. 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.
- d. 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.

- e. The Bidder can and will comply with all specifications and requirements for delivery, documentation and support as specified herein.
- f. Bidder, as an officer of their organization, or per the attached letter of authorization, is duly authorized to certify the information provided herein is accurate and true.
- g. Bidder shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment in addition to all federal, state, and local laws.
- h. Bidder shall disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Response shall disclose if a known relationship exists between any principal or employee of your firm and any City of Fayetteville employee or elected City of Fayetteville official. If no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a purchase and/or contract as a result of your response.

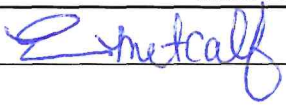
 X 1.) NO KNOWN RELATIONSHIP EXISTS

 2.) RELATIONSHIP EXISTS (Please explain):

- i. Bidder will perform the Work in compliance with all applicable trench safety standards set forth in Occupational Safety and Health Administration (OSHA) Part 1926 – Subpart P – Excavations.
- j. As s bidder on this project, you are required to provide debarment/suspension certification indicating that you are in compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.
- k. Federal Executive Order (E.O.) 12549 “Debarment and Suspension” requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.
- l. Your signature below certifies that neither you nor your principal is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

4. ACKNOWLEDGEMENT OF ADDENDA

Acknowledge receipt of addenda for this invitation to bid, request for proposal, or request for qualification by signing and dating below. All addendums are hereby made a part of the bid or RFP documents to the same extent as though it were originally included therein. Proposers/Bidders should indicate their receipt of same in the appropriate blank listed herein. Failure to do so may subject Contractor to disqualification.

ADDENDUM NO.	SIGNATURE AND PRINTED NAME	DATE ACKNOWLEDGED
0	 Erin Metcalf	04-15-2025

5. SIGNATURE SUBMITTAL:

NAME OF FIRM: Milestone Construction Company, LLC

Purchase Order/Payments shall be issued to this name

D/B/A or Corporation Name Milestone Construction Company, LLC

BUSINESS ADDRESS: 2002 S. 48th Street

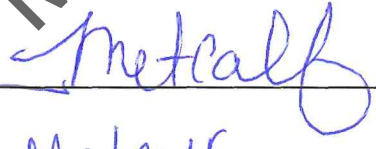
CITY: Springdale STATE: AR ZIP: 72762

PHONE: 479-751-3560 FAX: 479-751-4841

E-MAIL: emetcalf@milestonecc.com

TAX ID #: 14-9116629 AR SECRETARY OF STATE FILING #: 800044464

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

SIGNATURE: 

PRINTED NAME: Erin Metcalf

TITLE: Project Manager DATE: 4-15-2025

City of Fayetteville
Bid 25-34, Construction – On-Call Contractor for City Facilities
General Terms and Conditions

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 Bidder's technical equipment.
- d. The City will not be responsible for misdirected bids. Bidder should call the Purchasing Division Office at (479) 575-8256 to ensure correct receipt of bidding documents prior to opening time and date listed on the bid form.
- e. 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. Bidder's desire to take exception to a non-negotiable term will not disqualify it from consideration for award.
- f. 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 or electronic clock located in the City's third-party bidding software.
- g. 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 Procurement Director. 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 Amanda Beilfuss, City Procurement Director, 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 BID:**

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 BID 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. CONSTITUTIONAL, 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 constitutional, state, and federal directives, orders and laws as applicable to this bid 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 bid prices submitted in accordance with said bid terms and conditions therein, should any said governmental entity desire to buy under this bid. 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 Bidder, by affixing their signature to this bid, agrees to the following: "bidder certifies that their bid is made without previous understanding, agreement, or connection with any person, firm or corporation making a bid 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 JURISDICTION:

- 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. 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. INSURANCE:

The successful Bidder shall provide a Certificate of Insurance in accordance with the following guidelines, prior to commencement of any work: \$1,000,000 Commercial Liability, Statutory Worker's Compensation, and General Automotive, if applicable. SUCH CERTIFICATE SHALL LIST THE CITY OF FAYETTEVILLE AS AN ADDITIONAL INSURED. LISTING THE CITY OF FAYETTEVILLE AS A CERTIFICATE HOLDER ONLY IS NOT AN ACCEPTABLE SUBSTITUTE. CERTIFICATE OF INSURANCE MUST INCLUDE THE ENDORSEMENT SHOWING THE CITY OF FAYETTEVILLE LISTED AS AN ADDITIONAL INSURED. Insurance shall remain valid, when applicable, throughout contract completion.

15. 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 bid on this requirement.

16. 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.

17. 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.

18. 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.

19. 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.

20. 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 bid 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

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 Amanda Beilfuss immediately via telephone (479.575.8220) or e-mail (abeilfuss@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 Amanda Beilfuss via e-mail (abeilfuss@fayetteville-ar.gov). No oral interpretation or clarifications will be given as to the meaning of any part of this bid. 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 necessary to properly respond to this bid. The bid is designed to provide qualified Bidders with sufficient basic information to submit bids 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. Bidder 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: N/A

1. GENERAL:

This Scope of Work outlines the responsibilities of the General Contractor (GC) for the on-call management, coordination, and execution of the following trades for City-owned facilities: Painting, Drywall, Framing, Floor Finishes, Demolition, and Acoustical Ceiling. The GC will act as the primary point of contact for these services and will be responsible for scheduling, coordinating, and ensuring the quality of work for each trade. The City anticipates awarding a contract for an initial one (1) year term with the option to negotiate rates at contract renewal for four (4) additional one (1) year terms.

2. GENERAL RESPONSIBILITIES:

a. Project Management:

- i. Coordinate with clients, subcontractors (if applicable), and suppliers to ensure timely execution of work.
- ii. Provide daily supervision and monitoring of all tasks.
- iii. Maintain a clean and safe work environment, ensuring compliance with OSHA and other relevant safety regulations.
- iv. Schedule inspections, approvals, and delivery of materials as requested.
- v. Contractor shall be available within four (4) hours for an emergency request. All other project requests, Contractor shall be available within forty-eight (48) hours.
- vi. After business hours, weekend, and holiday work may be required of Contractor.

b. Documentation:

- i. Provide periodic progress reports and updates to the client.
- ii. Maintain documentation for each trade, including invoices, material receipts, and change orders.
- iii. Ensure compliance with building codes and local regulations.
- iv. Secure any necessary permits required for the work.

3. SUMMARY OF TRADES:

a. Painting:

- i. Prepare surfaces for painting (cleaning, sanding, patching).
- ii. Apply primer, paint, and finishes to interior and exterior surfaces as specified.
- iii. Ensure high-quality application, with attention to uniform coverage and clean lines.
- iv. Clean up work areas after completion.

b. Drywall:

- i. Installation of drywall panels, ensuring proper alignment and secure attachment.
- ii. Tape, mud, and sand drywall joints to achieve a smooth surface.
- iii. Repair or replace damaged drywall as needed.
- iv. Apply texture (if specified) and finish as required.
- v. Final sanding and touch-ups to ensure a smooth and clean finish.

c. **Framing**

- i. Construct and install structural framing, including wood or metal studs, headers, and other framing components as per project specifications.
- ii. Ensure framing complies with local building codes and safety standards.
- iii. Coordinate with other trades (plumbing, electrical, HVAC) to ensure proper placement of systems within the framing.
- iv. Install headers, beams, and other structural components as needed.

d. **Floor Finishes**

- i. Install various floor finishes, including hardwood, laminate, tile, carpet, and vinyl.
- ii. Prepare subflooring, ensuring it is level and clean prior to installation.
- iii. Cut and fit flooring materials to the specified design and layout.
- iv. Ensure all transitions, baseboards, and edge finishes are clean and professional.

e. **Demolition**

- i. Safely remove existing structures, finishes, and components, including walls, ceilings, floors, and fixtures.
- ii. Disconnect and cap off utilities as necessary.
- iii. Ensure proper disposal of debris and hazardous materials in compliance with local environmental regulations.
- iv. Salvage reusable materials or protect parts of the structure that need to remain intact.

f. **Acoustical Ceiling**

- i. Install acoustical ceiling grid systems and tiles as per project specifications.
- ii. Ensure proper alignment, suspension, and installation to meet acoustical and aesthetic requirements.
- iii. Coordinate the installation with lighting, HVAC, and other building systems.
- iv. Verify that the finished acoustical ceiling meets the desired soundproofing and aesthetic goals.

4. **PRICING:**

- a. Hourly labor rates and markup percentages bid shall include, but is not limited to, all labor cost, insurance, mobilization, overhead, profit, travel time, bonding, mileage, etc. Prices quoted shall be firm for the term of the contract. The City shall not be charged any additional fees including, but not limited to, insurance premiums, mobilization, fuel surcharges, etc.
- b. Regarding the bid line items involving markup percentages on materials: Markup percentage shall be input as a DECIMAL amount. For example, if a bidder desired to bid a markup of 10%, this percentage would need to be inserted in the bid table as ".10" to calculate a 10% increase over the cost of the material.
- c. **Any single project exceeding \$50,000 will be required to be formally bid.** The formal bid will require the Contractor to have a valid Arkansas Contractor's license and the bid will also require 100% separate performance and payment bonds AFTER Council approval.

5. **BIDDER QUALIFICATIONS:**

All bidders shall submit resume(s) AND the completed reference sheet (see next page) with bid.

City of Fayetteville

Bid 25-34, Construction – On-Call Contractor for City Facilities

References

The following information is required from all Bidders so all bids may be reviewed and properly evaluated.

COMPANY NAME: Milestone Construction Company, LLC

BUSINESS ADDRESS: 2002 S. 49th Street Springdale, AR 72762

NUMBER OF YEARS IN BUSINESS: 21+ years HOW LONG IN PRESENT LOCATION: _____

TOTAL NUMBER OF CURRENT EMPLOYEES: _____ FULL TIME _____ PART TIME

NUMBER OF EMPLOYEES YOU PLAN TO USE TO SERVICE THIS CONTRACT: _____ FULL TIME _____ PART TIME

PLEASE LIST FOUR (4) LOCAL COMMERCIAL AND/OR GOVERNMENTAL REFERENCES THAT YOU HAVE PREVIOUSLY PERFORMED SIMILAR CONTRACT SERVICES FOR WITHIN THE PAST FIVE (5) YEARS (All fields must be completed). Contractors shall have valid experience.

1. Legacy National Bank

COMPANY NAME

Springdale, AR 72762

CITY, STATE, ZIP

Matthew Gill

CONTACT PERSON

479-717-1927

TELEPHONE

Continues Varies Projects

DATE COMPLETED

matthew.gill@legacyar.com

E-MAIL ADDRESS

3. City of Bentonville Parks

COMPANY NAME

Bentonville, AR 72712

CITY, STATE, ZIP

Wade Tomlinson

CONTACT PERSON

479-271-3392

TELEPHONE

Continues Varies Projects

DATE COMPLETED

watmlinson@Bentonvillear.com

E-MAIL ADDRESS

2. Mana

COMPANY NAME

Fayetteville, AR

CITY, STATE, ZIP

Jason Wilson

CONTACT PERSON

479-841-0620

TELEPHONE

Continues Varies Projects

DATE COMPLETED

Jason.wilson@mana.md

E-MAIL ADDRESS

4. Benton County Admin

COMPANY NAME

Bentonville, AR 72712

CITY, STATE, ZIP

Bryan Beeson

CONTACT PERSON

479-271-1096

TELEPHONE

October 2024

DATE COMPLETED

bryan.beeson@bentoncountyar.gov

E-MAIL ADDRESS

City of Fayetteville

Bid 25-34, Construction – On-Call Contractor for City Facilities

References

The following information is required from all Bidders so all bids may be reviewed and properly evaluated.

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1. Legacy National Bank

COMPANY NAME

Springdale, AR 72762

CITY, STATE, ZIP

Matthew Gill

CONTACT PERSON

479-717-1927

TELEPHONE

Continues Varies Projects

DATE COMPLETED

matthew.gill@legacyar.com

E-MAIL ADDRESS

3. City of Bentonville Parks

COMPANY NAME

Bentonville, AR 72712

CITY, STATE, ZIP

Wade Tomlinson

CONTACT PERSON

479-271-3392

TELEPHONE

Continues Varies Projects

DATE COMPLETED

wtomlinson@Bentonvillear.com

E-MAIL ADDRESS

2. Mana

COMPANY NAME

Fayetteville, AR (NWA)

CITY, STATE, ZIP

Jason Wilson

CONTACT PERSON

479-841-0620

TELEPHONE

Continues Varies Projects

DATE COMPLETED

Jason.wilson@mana.md

E-MAIL ADDRESS

4. Benton County Admin

COMPANY NAME

Bentonville, AR 72712

CITY, STATE, ZIP

Bryan Beeson

CONTACT PERSON

479-271-1096

TELEPHONE

October 2024

DATE COMPLETED

bryan.beeson@bentoncountyar.gov

E-MAIL ADDRESS



ERIN METCALF

Project Manager

Erin has worked in the commercial construction industry for over 20 years. She is a self-motivated professional, who has managed a number of various project types that range from Construction Management, to hard bid and negotiated work.

Milestone Experience

Erin will be your Project Manager to handle all administrative needs on the project and would virtually be available to you as the Owner at any time.

Organizations and Certifications

OSHA-10, CPR/First Aid, HCC (ASHE) Healthcare, and HILTI/STI Fire stopping

Similar Project Experience

NWACC Bike Lab - Bentonville, AR

Washington County, City Hall Roof Replacement - Fayetteville, AR

Benton County Administration Offices - Bentonville, AR

NE Lake Bella Vista Parking Lot - Bella Vista, AR

City of Bentonville Sidewalks - Bentonville, AR

Peace at Home Animal Sanctuary - Fayetteville, AR

Razorback Greenway Improvements - Bentonville, AR

Airship at the Pumphouse - Bentonville, AR

Washington Regional, Medical Records & Medical Relaxation Room - Fayetteville, AR

Circle of Life Ambulatory Canopy & Interior Renovations - Springdale, AR

Thaden School - Bentonville, AR

MANA, multiple projects - Fayetteville, Rogers & Bella Vista, AR

Lifestyles - Fayetteville, AR

P & G - Fayetteville, AR

Salvation Army - Fayetteville, AR

Rogers Public Schools - Rogers, AR

Siloam Springs Schools - Siloam Springs, AR



LANCE NORSWORTHY

Manager

Lance has worked in the commercial construction industry for over 20 years. Having established a solid knowledge base by working as a Foreman and a Superintendent, he collaborates successfully with architects, owners and subcontractors. Lance is safety conscious and detail oriented, in combination with a strong work ethic, Lance has the ability to lead projects successfully.

Milestone Experience

Lance is the Manager over Construction Services Division that provides maintenance services, on-call services and preventative maintenance plans which include: renovations, remodels, demolitions, 24 hour emergency services and handyman services.

Organizations and Certifications

OSHA-10, CPR/First Aid, HCC (ASHE) Healthcare, and HILTI/STI Fire stopping

Similar Project Experience

Washington Regional, Medical Records & Medical Relaxation Room - Fayetteville, AR
 Circle of Life Ambulatory Canopy & Interior Renovations - Springdale, AR
 Northwest Medical Center, Fire stopping - Fayetteville, AR
 Family Rock Dental - Rogers, AR
 Aspen Dental - Rogers, AR
 Abide Chiropractic - Fayetteville, AR
 Hedberg Allergy - Fayetteville and Rogers, AR
 Rockline industries, Springdale, AR
 Northwest Arkansas National Airport - Highfill, AR
 Diamond Center remodel - Fayetteville, AR
 Town Center - Fayetteville, AR
 Orchard Park - Bentonville, AR
 Bekaert - Rogers, AR
 Pratt & Whitney, Building #2 - Springdale, AR
 Tyson - Multiple locations
 Hallmark remodel - Bentonville, AR

HEALTH CARE						
Dr. Humble Pediatric office Remodel, Pittsburg, KS						
Arkansas Heart Hospital,MRI replacement, Little Rock, AR						
Medical Center of South Arkansas,MRI Replacement, El Dorado, AR						
Via Christy Hospital,CT Replacement, Pittsburg, KS						
Via Christy Hospital,Materials Management, Pittsburg, KS						
Baptist Health Hospital, Parker Dermatologist Remodel, Little Rock, AR						
UAMS, Sterile room remodel, Little Rock, AR						
Via Christy Hospital,Physical Therapy Remodel, Pittsburg, KS						
Via Christy Hospital,Sleep Study, Pittsburg, KS						
Northwest Medical Center, Firestopping, Fayetteville, AR						
Oklahoma Heart Hospital, Firestopping, Oklahoma City						
Mana Medical Clinic X- Ray replacement						
Washington Regional Medical Records Remodel						
Washington Regional Medical Relaxation Room						
Abide Chiropractic Build out						
Family Rock Dental						
Circle Of Life Ambulance Canopy & interior Renovations						
Aspen Dental						

Bid 25-34, Construction
 On-Call Contractor for City Facilities
 Milestone's Submittal

INDUSTRIAL				
Pama Foundation, Caterpillar Inc.,North Little Rock				
Bathroom Remodels, Bekaert, Rogers, AR				
Skippy Peanut Butter Remodel, North Little Rock AR				
Cameron Valve, Concrete Pits, Little Rock AR				
Cameron Valve,workout room , Little Rock AR				
CXI Railroad, wheel turn pits, Cumberland Maryland				
CXI Railroad, wheel turn pits, Seattle, Washington				
CXI Railroad, wheel turn pits, Houston, Texas				
Lockheed Martin, El Dorado,AR				
Aerojet, Eldorado, AR				
Pratt & Whitney building #2, Springdale AR				
Rockline industries renovation				
Brunner & Lay				
Village Pet Hospital Addition				

Appendix C
 Bid 25-34, Construction -
 On-Call Contractor for City Facilities
 Milestone's Submittal

OTHER					
Arvest, Multiple ATM replacements, Across Arksnsas					
USA Imaging remodel, Little Rock, AR					
Arvest, Multiple ATM replacements, Across Arksnsas					
AT&T, Workorders , Across Arkansas					
Bank Of America, Work orders,Across Arkansas					
Bank Of America, Remodel, Likttle Rock, AR					
Altitude Trampoline Parks , Monroe Louisiana					
Bee & Bee's Clothing Store, Sterlington Louisiana					
XNA Concourse A romodel, Bentonville					
Diamond Center, Fayetteville					
Town Center, Fayetteville					
Rogers Schools (Multiple Locations)					
Legacy Remodels (Multiple Locations)					
Springdale Chamber of Commerce					
Vold Vision					
Tyson (Multiple Locations)					
Hallmark remodel					
Northwest Arkansas Mall (Multiple Projects)					
Life Styles,Inc.					
Orchard Park					
Procter & Gamble					
Salvation Army					
Springdale Parks & Rec. build out					
Siloam Springs Schools					
BOST					
KT Produce					

On-Call Contractor for City Facilities
Appendix C
Bid 25-34, Construction - Milestone's Submittal

License No. 0156050425

ID #19266

State of Arkansas
Commercial Contractors Licensing Board

MILESTONE CONSTRUCTION COMPANY, LLC
2002 S 48TH ST
SPRINGDALE, AR 72762

MILESTONE CONSTRUCTION COMPANY, LLC

This is to Certify That

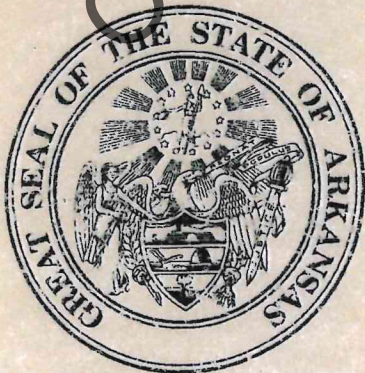
is duly licensed under the provisions of Ark. Code Ann. § 17-25-101 et. seq. as amended and is entitled to practice Contracting in the State of Arkansas within the following classifications/specialties:

BUILDING
(COMMERCIAL & RESIDENTIAL)
MUNICIPAL & UTILITY CONSTRUCTION

This contractor has an unlimited suggested bid limit.

from May 17, 2024 until April 30, 2025 when this Certificate expires.

Witness our hands of the Board, dated at North Little Rock, Arkansas



[Signature]

CHAIRMAN

[Signature]

SECRETARY

May 17, 2024 - dsa



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sterling Seacrest Pritchard, Inc. 4601 East McCain Blvd Suite B North Little Rock AR 72117	CONTACT NAME: Marla Williams PHONE (A/C, No, Ext): 501-478-2962 E-MAIL ADDRESS: marlaw@sspins.com FAX (A/C, No): 501-251-1200
INSURED Milestone Construction Co., LLC 2002 South 48th Street Springdale AR 72762	INSURER(S) AFFORDING COVERAGE INSURER A: Amerisure Mutual Insurance Co INSURER B: Atlantic Specialty Insurance Co INSURER C: INSURER D: INSURER E: INSURER F:
License#: 70726 MILECON-02	NAIC # 23396 27154

COVERAGES**CERTIFICATE NUMBER:** 1014248531**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual Liab ☒ XCU Included GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y	Y	CPP20262172002	12/1/2023	12/31/2024 EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	Y	Y	CA 20262142002	12/1/2023	12/1/2024 COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 0	Y	Y	CU 20336521802	12/1/2023	12/1/2024 EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	WC 20262351902	12/1/2023	12/1/2024 ☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Blanket Builders Risk			7900210100007	12/1/2023	12/1/2024 Limit Per Jobsite Deductible \$10,000,000 Wind/Hail Deductible \$2,500 \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: Fayetteville City Hall Reroof

The following applies when required in a written contract or agreement: City of Fayetteville and Garver, LLC are included as additional insureds on a primary and non-contributory basis with respect to General Liability (including completed operations), Auto Liability and Umbrella. Waiver of subrogation is provided on General Liability, Auto Liability, Umbrella and Workers Compensation. 30 Day Notice of Cancellation applies in favor of Certificate Holder, except 10 days for Non-Payment of Premium.

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Instructions for Exporting QuickBooks data

Where did my worksheet go?

When you export data to a new workbook, your new worksheet containing exported data goes to the new worksheet is placed in front of the last active sheet where it will be named "SheetX"

How do I make sure this tips sheet isn't exported with the QuickBooks report in the final workbook?

Before exporting, on the Export Report Basic tab, deselect the option to include the instructions

How can I customize and update my worksheet?

You can set up Excel links between 2 or more worksheets. (See Microsoft Excel Help for details on the feature to setup links between a QuickBooks summary report and your customized sheet.)

- >> Choose one sheet as your source worksheet into which you'll export QuickBooks data.
- >> Customize your data and link the data between that sheet and the source worksheet.
- >> Export your source data to an existing worksheet and overwrite the current data.
- >> Create Excel links between a QuickBooks data worksheet and another worksheet.

Troubleshooting: Why don't my links work correctly after exporting data?

Be aware that any difference in the structure of the current report from the report that you used to create the links between worksheets. If you are seeing wrong data in your customized worksheet, check the following:

- >> Moved or deleted elements, or changed the structure of the report in some way.
 - You might have moved or deleted items from item list which gets used in the report.
 - You might have moved or deleted accounts from accounts list which gets used in the report.
- >> You are using a report related to accounts and have account(s) with no active transactions.
 - TIP: Choose display All rows (available for most of the reports), Select the account(s) with active transactions.
- >> Deleted exported data sheet which serves as data source.

orks data. Then create another worksheet where you can
ata so that the new data is used by any Excel links and formulas.

gets used in a report like Profit and Loss standard report.
ct Modify report->Display->Advanced->Display row->All rows

Project Name	Project Owner	Architect	Contract Amount	Date of Completion	% of Work by Milestone
Vold Vision Conference Room Fayetteville, AR	Dr. Vold Fayetteville, AR	Hight Jackson Architects 5201 Village Parkway, Suite 300 Rogers, AR 72758	\$ 1,311,000.00	16-Jun	20%
MedExpress Clinic Lawrence, KS	Urgent Care, MSO, LLC 1751 Earl Core Road Morgantown, WV 26505	Cortland Morgan 711 North Fielder Road Arlington, TX 76012	\$ 927,500.00	16-Feb	15%
MANA Fountain Plaza Rogers, AR	MANA 3383 N. Mana Ct. Fayetteville, AR 72701	Key Architects Fayetteville, AR	\$ 295,000.00	16-Apr	20%
Interior Remodel at North Hills 3344 N. Futrall Drive Fayetteville, AR 72703	MANA 3383 N. Mana Ct. Fayetteville, AR 72703	Key Architects Fayetteville, AR	\$ 1,300,000.00	16-Jul	20%
First Baptist Church Phase 2C Rogers, AR	First Baptist Church Rogers, AR	Hight Jackson Architects 5201 Village Parkway, Suite 300 Dallas, TX 75254	\$ 2,450,000.00	16-May	22%
Springdale SE Park Springdale, AR	City of Springdale Springdale, AR	Engineering Services Inc. 14110 Dallas Parkway, Suite 300 Springdale, AR	\$ 11,100,000.00	16-May	28%
MedExpress Clinic Derby, KS	Urgent Care, MSO, LLC 1751 Earl Core Road Morgantown, WV 26505	Cortland Morgan 711 North Fielder Road Arlington, TX 76012	\$ 965,000.00	16-May	15%
Walmart Visitor Center Bentonville, AR	Walmart Stores, Inc. 2001 S.E. 10th Street Bentonville, AR 72712	Neilson Architects 1705 S. Walton Blvd., Suite #3 Bentonville, AR 72712	\$ 327,000.00	15 Jun	20%
New Tech Phase III Rogers, AR	Rogers Public Schools Rogers, AR	JKJ Architects	\$ 182,000.00	16-Aug	20%
Northside Elementary Bentonville, AR	Rogers Public Schools Bentonville, AR	JKJ Architects	\$ 238,000.00	16Aug	20%

Work Completed in the Past 5 Years

Project Name	Project Owner	Architect	Contract Amount	Date of Completion	% of Work by Milestone
Cross Church Springdale Worship Renov 1709 Johnson Road Springdale, AR 72762	Cross Church, Inc. 1709 Johnson Road Springdale, AR 72762	O'Kelley Architecture LLC 17 MT Laurel Ave. Birmingham, AL 35242	\$ 3,422,231.00	Aug-24	40%
NWACC ITSTI Bike Lab 1201 SE Eagle Way Bentonville, AR 72712	NWACC 1201 SE Eagle Way Bentonville, AR 72712	Cromwell 1300 East 6th Street Little Rock, AR 72202	\$ 2,196,188.00	Jun-24	7%
NWA Pathology 390 E. Longview Street Fayetteville, AR 72703	NWA Pathology Associates, P.A. 390 E. Longview Street Fayetteville, AR 72703	KSA Architecture, P.A. 1682 E. Mission Blyd. Fayetteville, AR 72703	\$ 4,609,353.00	Sep-24	15%
George Elementary Addition 2878 S. Powell Street Springdale, AR 72764	Springdale Public Schools 804 W. Johnson Ave. Springdale, AR 72765	Core Architects, Inc. 5001 W. Founders Way, Ste 310 Rogers, AR 72758	\$ 11,290,673.00	Aug-24	15%
Luther George Park 300 Park Street Springdale, AR 72764	City of Springdale 201 Spring Street Springdale, AR 72764	SMM Studio 1824 Sophie Wright Place New Orleans, LA 70130	\$ 11,738,372.00	Oct-24	45%
Pea Ridge Urgent Care 2103 Slack Street Pea Ridge, AR 72751	Schumacher Farms at Sugar Creek 660 Willis Lane Pea Ridge, AR 72751	Key Architecture, Inc. 315 S. Gregg Ave. Fayetteville, AR 72701	\$ 1,900,000.00	Mar-24	15%
Cross Church Fayetteville Addition 2801 W. McMillan Fayetteville, AR 72701	Cross Church 1709 Johnson Road Springdale, AR 72762	Core Architects, Inc. 1800 S. Osage Springs Drive Rogers, AR 72758	\$ 4,537,150.00	Feb-24	20%

Project Name	Project Owner	Architect	Contract Amount	Date of Completion	% of Work by Milestone
Town Branch Park Improvements Bentonville, AR	City of Bentonville SW 14th Bentonville, AR 72712	Ecological Design Group, Inc. 216 W. Birch Street Rogers, AR 72756	\$ 624,264.26	Apr-24	25%
NE Lake Bella Vista Parking Lot Lowell, AR	City of Bentonville SW 14th Bentonville, AR	Ecological Design Group, Inc. Rogers, AR	\$ 1,700,061.28	May-24	20%
Happy Hollow Sidewalk Improvements Happy Hollow Road Fayetteville, AR	City of Fayetteville 113 West Mountain Street Fayetteville AR 72701-6083	NA	\$ 488,300.00	Jan-24	10%
Newks Eatery Bentonville 1500 SE Eagle Way Bentonville Arkansas 72712	Dubberly Bentonville, LLC Bentonville, AR 72712	Hendon + Huckstein Architects, P.C. 2126 Morris Ave. Birmingham, AL 35203	\$ 1,930,087.00	Jan-24	15%
PAHFS Candy Clark Pet Sanctuary 3045 Ivey Lane Fayetteville Arkansas 72701	Peace at Home Shelter PO Box 10946 Fayetteville AR 72701	WER Architects, LLC 112 West Center Street, #410 Fayetteville, AR 72701	\$ 1,038,992.00	Jan-24	10%
Wildlife Fencing Rehabilitation 4500 S School Ave Fayetteville Arkansas 72701	City of Fayetteville 113 West Mountain Street Fayetteville AR 72701-6083	Garver LLC 4701 Northshore Drive North Little Rock, AR 72118	\$ 455,750.00	Dec-23	10%
Cross Church CTHREE 2736 W McMillan Drive Fayetteville Arkansas 72701	Cross Church 1709 Johnson Road Springdale AR 72762	KSA Architecture 1689 E. Mission Blvd. Fayetteville, AR 72703	\$ 2,860,632.00	Oct-23	20%
Siloam Springs Admin Bldg. 3050 Cheri Whitlock Drive Siloam Springs Arkansas 72761	Siloam Springs Public Schools Siloam Springs, AR	Bild Architects Fayetteville, AR	\$ 6,801,970.00	Feb-24	15%

Project Name	Project Owner	Architect	Contract Amount	Date of Completion	% of Work by Milestone
Manchester Tunnel Bentonville, AR 72712	Northwest Arkansas Trailblazers 1000 SE 5th Street Bentonville, AR 72712	CEI Engineering Associates, Inc. 3108 SW Regency Pkwy Bentonville, AR 72712	\$ 487,905.00	Nov-23	10%
Bentonville Razorback Greenway Improvements (1-49 Reroute)	City of Bentonville Bentonville, AR	CEI Engineering Associates, Inc. 3108 SW Regency Pkwy Bentonville, AR 72712	\$ 1,694,452.00	Nov-23	10%
Airship at the Pumphouse 802 NW A Street Bentonville, AR 72712	Affordable AR Homes LLC PO Box 668 Bentonville AR 72712	Jennings+Santa Rita Architects, PLLC 619 W Dickson St Fayetteville, AR 72701	\$ 1,080,200.00	Mar-23	10%
Infosys Limited 901 N. 47th Street Rogers Arkansas 72756	Gowtham Settupalli 2400 N. Glenville Drive #150 Richardson TX 75082	Benchmark Group 1805 North 2nd St. Rogers, AR 72756	\$ 668,955.00	Nov-23	10%
Springdale Municipal Campus 201 Spring Street Springdale, AR	City of Springdale Springdale, AR	Duvall Decker Architects PA Jackson, MS	\$ 37,133,421.00	Jul-23	15%
John L Colbert Middle School Fayetteville, AR	Fayetteville Public Schools Fayetteville, AR	Lewis Architects Engineers Little Rock, AR	\$ 27,434,818.00	Jul-23	15%
Razorback Realignment Springdale, AR	City of Springdale Springdale, AR	McClelland Engineers Fayetteville, AR	\$ 4,200,000.00	Jul-23	80%
Spring Street Improvements 201 Spring Street Springdale, AR	City of Springdale Springdale, AR	Engineering Services, Inc. Springdale, AR	\$ 1,659,836.00	Jun-23	5%

Project Name	Project Owner	Architect	Contract Amount	Date of Completion	% of Work by Milestone
Pinnacle Groves 5520 W Northgate Rd Rogers, AR	Abby Development Dallas, TX	Michael Fittz Architecture Bedford, TX	\$ 7,861,234.00	Jun-23	10%
Tyson Tower 2 2200 W. Don Tyson Pkwy Springdale, AR 72762	Tyson Foods Springdale, AR	HOK Architects St. Louis, MO	\$ 11,563,727.00	Feb-23	15%
Glad Extrusion Expansion 1700 N. 13th Street Rogers, AR 72756	Glad Manufacturing Rogers, AR	Hight Jackson Associates PA Rogers, AR	\$ 3,563,830.00	Feb-23	10%
Tyson & Kelly Middle School HVAC Replacement	Springdale, Public Schools Springdale, AR	HSA Engineering Fort Smith, AR	\$ 4,330,529.00	Mar-23	15%
Woodland and Ramay Renovations 401 S. Sang Ave. & 1 E Poplar St Fayetteville, AR 72701	Fayetteville Public Schools Fayetteville, AR	Architecture Plus Fort Smith, AR	\$ 7,353,219.00	Nov-22	20%
Legacy Bank 205 W. Pridemore Dive Lincoln, AR 72744	Legacy National Bank Springdale, AR	KSA Architecture PA Fayetteville, AR	\$ 2,249,029.00	Nov-22	30%
Springdale Rec Center 1906 Cambridge Street Springdale, AR 72764	City of Springdale Springdale, AR	Hight Jackson Associates PA Rogers, AR	\$ 366,017.00	Nov-22	25%
Orchard Park Improvements Bentonville, AR 72712	City of Bentonville Bentonville, AR 72712	City of Bentonville Bentonville, AR	\$ 533,418.00	Jun-22	10%

Project Name	Project Owner	Architect	Contract Amount	Date of Completion	% of Work by Milestone
The Crossings 5600 US-412 Springdale, AR 72762	CL George & Sons Springdale, AR	McClelland Engineers Fayetteville, AR	\$ 1,549,900.00	Aug-21	10%
Rogers Virtual School 605 W Dyke Road Rogers, AR 72758	Rogers School District Rogers, AR	Hight-Jackson Associates Rogers, AR	\$ 660,222.00	Aug-21	10%
Cross Church Student Renovation 1709 Johnson Road Springdale, AR 72762	Cross Church Springdale, AR	Core Architects Rogers, AR	\$ 1,139,250.00	Dec-21	10%
Bright Ridge Dental 1603 SW Regional Airport Blvd Bentonville, AR 72712	Bright Ridge Dental Holdings, LLC Bentonville, AR	GHN Architects & Engineers Springfield, MO	\$ 495,521.00	Dec-21	5%
HVAC Improvements Fayetteville, AR	Fayetteville Public Schools Fayetteville, AR	Lewis Architects Little Rock, AR	\$ 1,149,225.00	Jul-21	15%
Town Center Restoration 15 W. Mountain Street Fayetteville, AR 72701	City of Fayetteville Fayetteville, AR	DEMX Fayetteville, AR	\$ 427,919.00	May-21	50%
Fire Station No. 9 7561 W. Downum Rd Springdale, AR 72762	City of Springdale Springdale, AR	MBL Architects Fayetteville, AR	\$ 2,090,000.00	Apr-21	15%
Streets at Ball Road Ball & County Line Rd Springdale, AR 72762	City of Springdale Springdale, AR	ESI Engineers Springdale, AR	\$ 3,733,110.00	Apr-21	5%

Project Name	Project Owner	Architect	Contract Amount	Date of Completion	% of Work by Milestone
Shaw Park 7341 W. Downum Rd Springdale, AR 72762	City of Springdale Springdale, AR	ESI Engineers Springdale, AR	\$ 10,485,000.00	Mar-21	20%
HVAC Improvements for Elmwood & Oakdale Schools 1610 S. 13th St./511 N. Dixieland Rogers, AR 72758	Rogers Public Schools Rogers, AR	Hight-Jackson Architecture Rogers, AR	\$ 1,318,126.00	Dec-20	20%
Bellafont Building 3790 N. Bellafont Blvd. Fayetteville, AR 72703	OD Building, LLC Springdale, AR	Core Architects Rogers, AR	\$ 3,582,443.00	Nov-20	15%
Thaden School Phase 2 SE 8th Street & S. Main Street Bentonville, AR 72712	Thaden School Bentonville, AR	Marion Blackwell Architects 42 E. Center Street Fayetteville, AR 72701	\$ 39,092,763.00	Sep-20	20%
Westside Elementary 2200 West Oak St. Rogers, AR 72758	Rogers School District Rogers, AR	Modus Studios Fayetteville, AR	\$ 5,462,340.00	Sep-02	25%
Rogers Emergency Training Addition & Remodel 3003 West Oak Street Rogers, AR 72758	City of Rogers Rogers, AR	DEMIX Architecture Fayetteville, AR	\$ 735,000.00	Aug-20	15%
Fire Station No. 8 2246 E. Huntsville Ave. Springdale, AR 72762	City of Springdale Springdale, AR	MBL Architects Fayetteville, AR	\$ 3,029,800.00	Jun-20	15%
Bank of Gravette 211 Main Street SE Gravette, AR 72736	Legacy National Bank Springdale, AR 72762	KSA Architects Fayetteville, AR	\$ 2,125,000.00	May-20	20%

Project Name	Project Owner	Architect	Contract Amount	Date of Completion	% of Work by Milestone
XNA Security Checkpoint Expansion One Airport Blvd Bentonville, AR 72712	NWARA One Airport Blvd., Suite 100 Bentonville, AR 72712	WD&D 2434 E Joyce Blvd., Suite 10 Fayetteville, AR 72703	\$ 4,158,900.00	Jan-20	25%

Appendix C
 Bid 25-34, Construction -
 On-Call Contractor for City Facilities
 Milestone's Submittal



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council

THRU: Chris Brown, Public Works Director

FROM: Alan Pugh, Staff Engineer

SUBJECT: **Approval of a contract for professional services with the Watershed Conservation Resource Center for streambank erosion assessment and stream and riparian restoration activities along portions of upper Clear Creek Basin within the Illinois River Watershed for a not to exceed fee of \$102,025 and approval of a budget adjustment.**

RECOMMENDATION:

Staff recommends approval of a contract for professional services, pursuant to RFQ-25-01, selection 6, with the Watershed Conservation Resource Center for streambank erosion assessment and stream and riparian restoration activities along portions of upper Clear Creek Basin within the Illinois River Watershed for a not to exceed fee of \$102,025 and approval of a budget adjustment.

BACKGROUND:

On December 15, 2020 the City council approved resolution number 309-20 approving task order #7 with the Watershed Conservation Resource Center (WCRC) for design and construction observation services associated with the restoration of two projects within the City of Fayetteville. These projects were approved within an EPA Wetland Program Development Grant (WPDG) awarded to the City and approved by City Council by resolution 308-20 on December 15, 2020. The projects identified at that time as a potential for grant funds were as follows and were to be completed as funding allowed:

- Scull Creek just north of Van Asche Drive: includes damage to private property from large cut banks.
- Niokaska Creek downstream of Azalea Terrace: Includes an “s” turn in which a large amount of erosion is taking place and beginning to threaten private structures
- Within existing park land on a tributary to Flynn Creek near N Brookbury Crossing which also includes damage to private property
- Clear Creek directly downstream of Lake Fayetteville: includes damage to both public and private property

This grant was obtained with the assistance of the Watershed Conservation Resource Center (WCRC) under the January 3, 2019 Memorandum of Understanding (MOU). This MOU was approved for a term of 5 years and establishes a general framework of cooperation to seek funding, conduct stream restoration projects and to work together on non-point source related pollution issues.

DISCUSSION:

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

While the project and original contract are ongoing, an amendment to the contract is necessary to include additional services. Since the expiration of the referenced MOU, purchasing has recommended that these services be selected through the same procurement process as other professional services. In accordance with this process, Watershed Conservation Resource Center was selected through RFQ-25-01, selection 6 to continue their efforts with the design and construction observation associated with this grant. The attached contract contains approximately \$52,025 in funding from the original agreement, which will be re-allocated to this agreement as well as an additional \$50,000 for additional design, reporting, flood studies and construction administration.

Please note that the funding was not sufficient to cover all of the projects identified in the original grant application. The restoration of Niokaska Creek downstream of Azalea has recently been completed and the restoration of Scull Creek north of Van Asche is under final design and permitting and should be under construction this summer. The restoration of Rocky Branch in Brookbury was recently completed in cooperation with the Illinois River Watershed Partnership outside of this grant. Additional funding and grant opportunities will need to be identified prior to the design and construction of the remaining project on Clear Creek.

BUDGET/STAFF IMPACT:

The required additional funding will be taken from the 2022 Drainage Bond Program.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment, 5. RFQ 25-01, Selection 6 - Final Vote, 6. WCRC Stream Restoration Services

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 #: 2025-754

A RESOLUTION TO AWARD RFQ #25-01, SELECTION #6, AND AUTHORIZE A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH THE WATERSHED CONSERVATION RESOURCE CENTER IN AN AMOUNT NOT TO EXCEED \$102,025.00 FOR STREAMBANK EROSION ASSESSMENT AND RESTORATION ACTIVITIES ALONG THE UPPER CLEAR CREEK BASIN, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on December 15, 2020, the City Council approved Resolution 308-20 which authorized acceptance of an EPA Wetland Program Development Grant awarded to the City; and

WHEREAS, also on December 15, 2020, the City Council approved Resolution 309-20 approving Task Order #7 with the Watershed Conservation Resource Center for design and construction observation services associated with stream restoration projects within the City; and

WHEREAS, Watershed Conservation Resource Center was selected pursuant to RFQ 25-01, selection #6 to provide additional design and construction observation services associated with this grant and Task Order #7.

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 RFQ #25-01, Selection #6, and authorizes Mayor Rawn to sign a professional engineering services agreement with the Watershed Conservation Resource Center in an amount not to exceed \$102,025.00 for streambank erosion assessment and stream and riparian restoration activities along the upper Clear Creek Basin within the Illinois River Watershed.

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

2025-754

Item ID

6/17/2025

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

Chris Brown

5/27/2025

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of a contract for professional services with the Watershed Conservation Resource Center for a not to exceed fee of \$102,025 for streambank erosion assessment and stream and riparian restoration activities along portions of upper Clear Creek Basin within the Illinois River Watershed and approval of a budget adjustment.

Budget Impact:

4704.860.7426-5860.02

2022 Drainage Projects Bond

Account Number

Fund

46040.7426

Stream Restoration-EPA Grant

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 293,425.00

Expenses (Actual+Encum)

\$ 216,045.95

Available Budget

\$ 77,379.05

Does item have a direct cost? Yes

Item Cost

\$ 102,025.00

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 50,000.00

Remaining Budget

\$ 25,354.05

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 309-20

Change Order Number:

Approval Date: 12/15/2020

Original Contract Number: 2020-84

Comments:

Budget Year	Division	Adjustment Number
2025	ENGINEERING (621)	
	Requestor: Chris Brown	

Approval of a contract for professional services with the Watershed Conservation Resource Center for a not to exceed fee of \$102,025 for streambank erosion assessment and stream and riparian restoration activities along portions of upper Clear Creek Basin within the Illinois River Watershed and approval of a budget adjustment.

	COUNCIL DATE:	6/17/2025
	ITEM ID#:	2025-754
	Kevin Springer	
	5/29/2025 4:11 PM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

v.2025513



CITY OF
FAYETTEVILLE
ARKANSAS

SELECTION COMMITTEE - VOTING RESULTS

Selection Description: RFQ 25-01, Selection 6 - Stream
Restoration Services

Selection Committee Date/Time: 4/10/2025 at 4:00 PM via Zoom

Firms are listed in alphabetical order

Overall RANK	1	2	3
	Freese and Nichols, Inc.	Halff & Associates	Watershed Conservation Resource Center
1st			
2nd			
3rd			

OVERALL RANK SUMMARY SCORING

1st ranked firm:

Watershed Conservation Resource Center

2nd ranked firm:

Freese and Nichols, Inc.

3rd ranked firm:

Halff Associates

Tallied by:

Amanda Beilfuss

Amanda Beilfuss, Procurement Director

Date: 4 / 17 / 25

Kenny Fitch

Kenny Fitch, Sr. Procurement Agent

Date: 4 / 18 / 25

AGREEMENT
For
PROFESSIONAL ENGINEERING SERVICES
Between
CITY OF FAYETTEVILLE, ARKANSAS
And
ENGINEER

THIS AGREEMENT is made as of _____, 2025, by and between City of Fayetteville, Arkansas, acting by and through its Mayor (hereinafter called CITY OF FAYETTEVILLE) and WATERSHED CONSERVATION RESOURCE CENTER (hereinafter called ENGINEER).

CITY OF FAYETTEVILLE from time to time requires professional engineering services in connection with the evaluation, design, and/or construction supervision of capital improvement projects. Therefore, CITY OF FAYETTEVILLE and ENGINEER in consideration of their mutual covenants agree as follows:

ENGINEER shall serve as CITY OF FAYETTEVILLE's professional engineering consultant in those assignments to which this Agreement applies, and shall give consultation and advice to CITY OF FAYETTEVILLE during the performance of ENGINEER's services. All services shall be performed under the direction of a professional engineer registered in the State of Arkansas and qualified in the particular field.

SECTION 1 - AUTHORIZATION OF SERVICES

- 1.1 Services on any assignment shall be undertaken only upon written Authorization of CITY OF FAYETTEVILLE and agreement of ENGINEER.
- 1.2 Assignments may include services described hereafter as Basic Services or as Additional Services of ENGINEER.
- 1.3 Changes, modifications or amendments in scope, price or fees to this contract shall **not** be allowed without a formal contract amendment approved by the Mayor and the City Council **in advance** of the change in scope, costs, fees, or delivery schedule.

SECTION 2 - BASIC SERVICES OF ENGINEER

- 2.1 Perform professional services in connection with the Project as hereinafter stated.
 - 2.1.1 The Scope of Services to be furnished by ENGINEER during the Project is included in Appendix A attached hereto and made part of this Agreement.
- 2.2 ENGINEER shall coordinate their activities and services with the CITY OF FAYETTEVILLE. ENGINEER and CITY OF FAYETTEVILLE agree that ENGINEER has full responsibility for the engineering services.

SECTION 3 - RESPONSIBILITIES OF CITY OF FAYETTEVILLE

- 3.1 CITY OF FAYETTEVILLE shall, within a reasonable time, so as not to delay the services of ENGINEER.
- 3.1.1 Provide full information as to CITY OF FAYETTEVILLE's requirements for the Project.
- 3.1.2 Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to the assignment including previous reports and any other data relative thereto.
- 3.1.3 Assist ENGINEER in obtaining access to property reasonably necessary for ENGINEER to perform its services under this Agreement.
- 3.1.4 Examine all studies, reports, sketches, cost opinions, proposals, and other documents presented by ENGINEER and render in writing decisions pertaining thereto.
- 3.1.5 The City Engineer is the CITY OF FAYETTEVILLE's project representative with respect to the services to be performed under this Agreement. The City Engineer shall have complete authority to transmit instructions, receive information, interpret and define CITY OF FAYETTEVILLE's policies and decisions with respect to materials, equipment, elements and systems to be used in the Project, and other matters pertinent to the services covered by this Agreement.
- 3.1.6 CITY OF FAYETTEVILLE and/or its representative will review all documents and provide written comments to ENGINEER in a timely manner.

SECTION 4 - PERIOD OF SERVICE

- 4.1 This Agreement will become effective upon the first written notice by CITY OF FAYETTEVILLE authorizing services hereunder.
- 4.2 The provisions of this Agreement have been agreed to in anticipation of the orderly progress of the Project through completion of the services stated in the Agreement. ENGINEER will proceed with providing the authorized services immediately upon receipt of written authorization from CITY OF FAYETTEVILLE. Said authorization shall include the scope of the services authorized and the time in which the services are to be completed. The anticipated schedule for this project is included as Appendix A.

SECTION 5 - PAYMENTS TO ENGINEER

- 5.1 The maximum not-to-exceed amount authorized for this Agreement is **\$102,025**. The CITY OF FAYETTEVILLE shall compensate ENGINEER based on the percentage of assigned task completion basis presented in Appendix A.
- 5.2 Statements
 - 5.2.1 Monthly statements for each calendar month shall be submitted to CITY OF FAYETTEVILLE or such parties as CITY OF FAYETTEVILLE may designate for professional services consistent with ENGINEER's normal billing schedule. Once established, the billing schedule shall be maintained throughout the duration of the Project. Applications for payment shall be made in accordance with a format to be developed by ENGINEER and approved by CITY OF FAYETTEVILLE. Applications for payment shall

be accompanied each month by the updated project schedule as the basis for determining the value earned as the work is accomplished. Final payment for professional services shall be made upon CITY OF FAYETTEVILLE's approval and acceptance with the satisfactory completion of the study and report for the Project.

5.3 Payments

- 5.3.1 All statements are payable upon receipt and due within thirty (30) days. If a portion of ENGINEER's statement is disputed by CITY OF FAYETTEVILLE, the undisputed portion shall be paid by CITY OF FAYETTEVILLE by the due date. CITY OF FAYETTEVILLE shall advise ENGINEER in writing of the basis for any disputed portion of any statement. CITY OF FAYETTEVILLE will make reasonable effort to pay invoices within 30 days of date the invoice is approved, however, payment within 30 days is not guaranteed.

5.4 Final Payment

- 5.4.1 Upon satisfactory completion of the work performed under this Agreement, as a condition before final payment under this Agreement, or as a termination settlement under this Agreement, ENGINEER shall execute and deliver to CITY OF FAYETTEVILLE a release of all claims against CITY OF FAYETTEVILLE arising under or by virtue of this Agreement, except claims which are specifically exempted by ENGINEER to be set forth therein. Unless otherwise provided in this Agreement or by State law or otherwise expressly agreed to by the parties to this Agreement, final payment under this Agreement or settlement upon termination of this Agreement shall not constitute a waiver of CITY OF FAYETTEVILLE's claims against ENGINEER or his sureties under this Agreement or applicable performance and payment bonds, if any.

SECTION 6 - GENERAL CONSIDERATIONS

6.1 Insurance

- 6.1.1 During the course of performance of these services, ENGINEER will maintain (in United States Dollars) the following minimum insurance coverages:

<u>Type of Coverage</u>	<u>Limits of Liability</u>
Workers' Compensation Employers' Liability	Statutory \$500,000 Each Accident
Commercial General Liability Bodily Injury and Property Damage	\$1,000,000 Combined Single Limit
Automobile Liability: Bodily Injury and Property Damage	\$1,000,000 Combined Single Limit
Professional Liability Insurance	\$1,000,000 Each Claim

ENGINEER will provide to CITY OF FAYETTEVILLE certificates as evidence of the specified insurance within ten days of the date of this Agreement and upon each renewal of coverage.

- 6.1.2 CITY OF FAYETTEVILLE and ENGINEER waive all rights against each other and their officers, directors, agents, or employees for damage covered by property insurance during and after the completion of ENGINEER's services.

6.2 Professional Responsibility

- 6.2.1 ENGINEER will exercise reasonable skill, care, and diligence in the performance of ENGINEER's services and will carry out its responsibilities in accordance with customarily accepted professional engineering practices. CITY OF FAYETTEVILLE will promptly report to ENGINEER any defects or suspected defects in ENGINEER's services of which CITY OF FAYETTEVILLE becomes aware, so that ENGINEER can take measures to minimize the consequences of such a defect. CITY OF FAYETTEVILLE retains all remedies to recover for its damages caused by any negligence of ENGINEER.

6.3 Cost Opinions and Projections

- 6.3.1 Cost opinions and projections prepared by ENGINEER relating to construction costs and schedules, operation and maintenance costs, equipment characteristics and performance, and operating results are based on ENGINEER's experience, qualifications, and judgment as a design professional. Since ENGINEER has no control over weather, cost and availability of labor, material and equipment, labor productivity, construction Contractors' procedures and methods, unavoidable delays, construction Contractors' methods of determining prices, economic conditions, competitive bidding or market conditions, and other factors affecting such cost opinions or projections, ENGINEER does not guarantee that actual rates, costs, performance, schedules, and related items will not vary from cost opinions and projections prepared by ENGINEER.

6.4 Changes

- 6.4.1 CITY OF FAYETTEVILLE shall have the right to make changes within the general scope of ENGINEER's services, with an appropriate change in compensation and schedule only after Fayetteville City Council approval of such proposed changes and, upon execution of a mutually acceptable amendment or change order signed by the Mayor of the CITY OF FAYETTEVILLE and the duly authorized officer of ENGINEER.

6.5 Termination

- 6.5.1 This Agreement may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party, provided that no termination may be effected unless the other party is given:

- 6.5.1.1 Not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate,

- 6.5.1.2 An opportunity for consultation with the terminating party prior to termination.

- 6.5.2 This Agreement may be terminated in whole or in part in writing by CITY OF FAYETTEVILLE for its convenience, provided that ENGINEER is given:
- 6.5.2.1 Not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate,
- 6.5.2.2 An opportunity for consultation with the terminating party prior to termination.
- 6.5.3 If termination for default is effected by CITY OF FAYETTEVILLE, an equitable adjustment in the price provided for in this Agreement shall be made, but
- 6.5.3.1 No amount shall be allowed for anticipated profit on unperformed services or other work,
- 6.5.3.2 Any payment due to ENGINEER at the time of termination may be adjusted to cover any additional costs to CITY OF FAYETTEVILLE because of ENGINEER's default.
- 6.5.4 If termination for default is effected by ENGINEER, or if termination for convenience is effected by CITY OF FAYETTEVILLE, the equitable adjustment shall include a reasonable profit for services or other work performed. The equitable adjustment for any termination shall provide for payment to ENGINEER for services rendered and expenses incurred prior to the termination, in addition to termination settlement costs reasonably incurred by ENGINEER relating to commitments which had become firm prior to the termination.
- 6.5.5 Upon receipt of a termination action under Paragraphs 6.5.1 or 6.5.2 above, ENGINEER shall:
- 6.5.5.1 Promptly discontinue all affected work (unless the notice directs otherwise),
- 6.5.5.2 Deliver or otherwise make available to CITY OF FAYETTEVILLE all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by ENGINEER in performing this Agreement, whether completed or in process.
- 6.5.6 Upon termination under Paragraphs 6.5.1 or 6.5.2 above CITY OF FAYETTEVILLE may take over the work and may award another party an agreement to complete the work under this Agreement.
- 6.5.7 If, after termination for failure of ENGINEER to fulfill contractual obligations, it is determined that ENGINEER had not failed to fulfill contractual obligations, the termination shall be deemed to have been for the convenience of CITY OF FAYETTEVILLE. In such event, adjustments of the agreement price shall be made as provided in Paragraph 6.5.4 of this clause.
- 6.6 Delays
- 6.6.1 In the event the services of ENGINEER are suspended or delayed by CITY OF FAYETTEVILLE or by other events beyond ENGINEER's reasonable control, ENGINEER shall be entitled to additional compensation and time for reasonable costs incurred by ENGINEER in temporarily closing down or delaying the Project.

6.7 Rights and Benefits

- 6.7.1 ENGINEER's services will be performed solely for the benefit of CITY OF FAYETTEVILLE and not for the benefit of any other persons or entities.

6.8 Dispute Resolution

- 6.8.1 Scope of Paragraph: The procedures of this Paragraph shall apply to any and all disputes between CITY OF FAYETTEVILLE and ENGINEER which arise from, or in any way are related to, this Agreement, including, but not limited to the interpretation of this Agreement, the enforcement of its terms, any acts, errors, or omissions of CITY OF FAYETTEVILLE or ENGINEER in the performance of this Agreement, and disputes concerning payment.

- 6.8.2 Exhaustion of Remedies Required: No action may be filed unless the parties first negotiate. If timely Notice is given under Paragraph 6.8.3, but an action is initiated prior to exhaustion of these procedures, such action shall be stayed, upon application by either party to a court of proper jurisdiction, until the procedures in Paragraphs 6.8.3 and 6.8.4 have been complied with.

6.8.3 Notice of Dispute

- 6.8.3.1 For disputes arising prior to the making of final payment promptly after the occurrence of any incident, action, or failure to act upon which a claim is based, the party seeking relief shall serve the other party with a written Notice.

- 6.8.3.2 For disputes arising within one year after the making of final payment, CITY OF FAYETTEVILLE shall give ENGINEER written Notice at the address listed in Paragraph 6.14 within thirty (30) days after occurrence of any incident, accident, or first observance of defect or damage. In both instances, the Notice shall specify the nature and amount of relief sought, the reason relief should be granted, and the appropriate portions of this Agreement that authorize the relief requested.

- 6.8.4 Negotiation: Within seven days of receipt of the Notice, the Project Managers for CITY OF FAYETTEVILLE and ENGINEER shall confer in an effort to resolve the dispute. If the dispute cannot be resolved at that level, then, upon written request of either side, the matter shall be referred to the President of ENGINEER and the Mayor of CITY OF FAYETTEVILLE or his designee. These officers shall meet at the Project Site or such other location as is agreed upon within 30 days of the written request to resolve the dispute.

- 6.9 CITY OF FAYETTEVILLE represents that it has sufficient funds or the means of obtaining funds to remit payment to ENGINEER for services rendered by ENGINEER.

6.10 Publications

- 6.10.1 Recognizing the importance of professional development on the part of ENGINEER's employees and the importance of ENGINEER's public relations, ENGINEER may prepare publications, such as technical papers, articles for periodicals, and press releases, pertaining to ENGINEER's services for the Project. Such publications will be provided to CITY OF FAYETTEVILLE in draft form for CITY OF FAYETTEVILLE's advance review. CITY OF FAYETTEVILLE shall review such drafts promptly and provide CITY OF FAYETTEVILLE's comments to ENGINEER. CITY OF FAYETTEVILLE may require

deletion of proprietary data or confidential information from such publications, but otherwise CITY OF FAYETTEVILLE will not unreasonably withhold approval. The cost of ENGINEER's activities pertaining to any such publication shall be for ENGINEER's account.

6.11 Indemnification

- 6.11.1 CITY OF FAYETTEVILLE agrees that it will require all construction Contractors to indemnify, defend, and hold harmless CITY OF FAYETTEVILLE and ENGINEER from and against any and all loss where loss is caused or incurred or alleged to be caused or incurred in whole or in part as a result of the negligence or other actionable fault of the Contractors, or their employees, agents, Subcontractors, and Suppliers.

6.12 Ownership of Documents

- 6.12.1 All documents provided by CITY OF FAYETTEVILLE including original drawings, CAD drawings, estimates, field notes, and project data are and remain the property of CITY OF FAYETTEVILLE. ENGINEER may retain reproduced copies of drawings and copies of other documents.
- 6.12.2 Engineering documents, computer models, drawings, specifications and other hard copy or electronic media prepared by ENGINEER as part of the Services shall become the property of CITY OF FAYETTEVILLE when ENGINEER has been compensated for all Services rendered, provided, however, that ENGINEER shall have the unrestricted right to their use. ENGINEER shall, however, retain its rights in its standard drawings details, specifications, databases, computer software, and other proprietary property. Rights to intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of ENGINEER.
- 6.12.3 Any files delivered in electronic medium may not work on systems and software different than those with which they were originally produced. ENGINEER makes no warranty as to the compatibility of these files with any other system or software. Because of the potential degradation of electronic medium over time, in the event of a conflict between the sealed original drawings/hard copies and the electronic files, the sealed drawings/hard copies will govern.

6.13 Notices

- 6.13.1 Any Notice required under this Agreement will be in writing, addressed to the appropriate party at the following addresses:

CITY OF FAYETTEVILLE's address:
113 West Mountain Street
Fayetteville, Arkansas 72701

ENGINEER's address:
909 East Rolling Hills Drive, Ste A
Fayetteville, Arkansas 72703

6.14 Successor and Assigns

- 6.14.1 CITY OF FAYETTEVILLE and ENGINEER each binds himself and his successors, executors, administrators, and assigns to the other party of this Agreement and to the successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement; except as above, neither CITY OF FAYETTEVILLE nor ENGINEER shall assign, sublet, or transfer his interest in the Agreement without the written consent of the other.

6.15 Controlling Law

- 6.15.1 This Agreement shall be subject to, interpreted and enforced according to the laws of the State of Arkansas without regard to any conflicts of law provisions.

6.16 Entire Agreement

- 6.16.1 This Agreement represents the entire Agreement between ENGINEER and CITY OF FAYETTEVILLE relative to the Scope of Services herein. Since terms contained in purchase orders do not generally apply to professional services, in the event CITY OF FAYETTEVILLE issues to ENGINEER a purchase order, no preprinted terms thereon shall become a part of this Agreement. Said purchase order document, whether or not signed by ENGINEER, shall be considered as a document for CITY OF FAYETTEVILLE's internal management of its operations.

SECTION 7 - SPECIAL CONDITIONS

7.1 Additional Responsibilities of ENGINEER

- 7.1.1 CITY OF FAYETTEVILLE's review, approval, or acceptance of design drawings, specifications, reports and other services furnished hereunder shall not in any way relieve ENGINEER of responsibility for the technical adequacy of the work. Neither CITY OF FAYETTEVILLE's review, approval or acceptance of, nor payment for any of the services shall be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- 7.1.2 ENGINEER shall be and shall remain liable, in accordance with applicable law, for all damages to CITY OF FAYETTEVILLE caused by ENGINEER's negligent performance of any of the services furnished under this Agreement except for errors, omissions or other deficiencies to the extent attributable to CITY OF FAYETTEVILLE or CITY OF FAYETTEVILLE-furnished data.
- 7.1.3 ENGINEER's obligations under this clause are in addition to ENGINEER's other express or implied assurances under this Agreement or State law and in no way diminish any other rights that CITY OF FAYETTEVILLE may have against ENGINEER for faulty materials, equipment, or work.

7.2 Remedies

- 7.2.1 Except as may be otherwise provided in this Agreement, all claims, counter-claims, disputes and other matters in question between CITY OF FAYETTEVILLE and ENGINEER arising

out of or relating to this Agreement or the breach thereof will be decided in a court of competent jurisdiction within Arkansas.

7.3 Audit: Access to Records

7.3.1 ENGINEER shall maintain books, records, documents and other evidence directly pertinent to performance on work under this Agreement in accordance with generally accepted accounting principles and practices consistently applied in effect on the date of execution of this Agreement. ENGINEER shall also maintain the financial information and data used by ENGINEER in the preparation of support of the cost submission required for any negotiated agreement or change order and send to CITY OF FAYETTEVILLE a copy of the cost summary submitted. CITY OF FAYETTEVILLE, the State or any of their authorized representatives shall have access to all such books, records, documents and other evidence for the purpose of inspection, audit and copying during normal business hours. ENGINEER will provide proper facilities for such access and inspection.

7.3.2 Records under Paragraph 7.3.1 above, shall be maintained and made available during performance on assisted work under this Agreement and until three years from the date of final payment for the project. In addition, those records which relate to any controversy arising out of such performance, or to costs or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolution of such appeal, litigation, claim or exception.

7.3.3 This right of access clause (with respect to financial records) applies to:

7.3.3.1 Negotiated prime agreements:

7.3.3.2 Negotiated change orders or agreement amendments in excess of \$10,000 affecting the price of any formally advertised, competitively awarded, fixed price agreement:

7.3.3.3 Agreements or purchase orders under any agreement other than a formally advertised, competitively awarded, fixed price agreement. However, this right of access does not apply to a prime agreement, lower tier subagreement or purchase order awarded after effective price competition, except:

7.3.3.3.1 With respect to record pertaining directly to subagreement performance, excluding any financial records of ENGINEER;

7.3.3.3.2 If there is any indication that fraud, gross abuse or corrupt practices may be involved;

7.3.3.3.3 If the subagreement is terminated for default or for convenience.

7.4 Covenant Against Contingent Fees

7.4.1 ENGINEER warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement of understanding for a commission, percentage, brokerage or continent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by ENGINEER for the purpose of securing business. For breach or violation of this warranty, CITY OF FAYETTEVILLE shall have the right to annul this Agreement without liability or at its discretion, to deduct from the

contract price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

7.5 Gratuities

7.5.1 If CITY OF FAYETTEVILLE finds after a notice and hearing that ENGINEER or any of ENGINEER's agents or representatives, offered or gave gratuities (in the form of entertainment, gifts or otherwise) to any official, employee or agent of CITY OF FAYETTEVILLE, in an attempt to secure an agreement or favorable treatment in awarding, amending or making any determinations related to the performance of this Agreement, CITY OF FAYETTEVILLE may, by written notice to ENGINEER terminate this Agreement. CITY OF FAYETTEVILLE may also pursue other rights and remedies that the law or this Agreement provides. However, the existence of the facts on which CITY OF FAYETTEVILLE bases such finding shall be in issue and may be reviewed in proceedings under the Remedies clause of this Agreement.

7.5.2 In the event this Agreement is terminated as provided in Paragraph 7.5.1, CITY OF FAYETTEVILLE may pursue the same remedies against ENGINEER as it could pursue in the event of a breach of the Agreement by ENGINEER. As a penalty, in addition to any other damages to which it may be entitled by law, CITY OF FAYETTEVILLE may pursue exemplary damages in an amount (as determined by CITY OF FAYETTEVILLE) which shall be not less than three nor more than ten times the costs ENGINEER incurs in providing any such gratuities to any such officer or employee.

7.6 Arkansas Freedom of Information Act

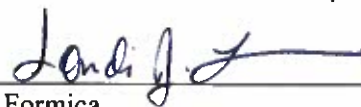
7.6.1 City contracts and documents, including internal documents and documents of subcontractors and sub-consultants, prepared while performing City contractual work are subject to the Arkansas Freedom of Information Act (FOIA). If a Freedom of Information Act request is presented to the CITY OF FAYETTEVILLE, ENGINEER 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.

IN WITNESS WHEREOF, CITY OF FAYETTEVILLE, ARKANSAS by and through its Mayor, and ENGINEER, by its authorized officer have made and executed this Agreement as of the day and year first above written.

CITY OF FAYETTEVILLE, ARKANSAS

ENGINEER

By: _____
Mayor, Molly Rawn

By:  5-28-25
Sandi J. Formica

ATTEST:

By: _____
City Clerk, Kara Paxton

Title: Executive Director

END OF AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

APPENDIX A - COMPLETION OF EPA PROJECT: EROSION ASSESSMENT AND STREAM RESTORATION IN UPPER CLEAR CREEK AND ILLINOIS RIVER WATERSHEDS

Project Description

The CITY in partnership with the WCRC developed and was awarded an EPA Region 6 Wetlands Development Program grant in 2020 to perform stream assessment work that will evaluate streambank erosion and prioritize potential stream restoration sites along 6 miles of stream corridor in the Clear Creek watershed. Portions of Mud Creek, Scull Creek, and Niokaska Creek are included in the assessment. To date, the WCRC has completed a majority of the work associated with the grant, including the design and implementation oversight of a restoration project on Niokaska Creek near Azalea Terrace. Due to a variety of causes the timeline was extended via a formal request to EPA and the cost of the work has increased significantly over the course of the project. Extenuating circumstances including significant unplanned expenses associated with floodplain hydraulics modeling and general inflation associated with the extended nature of the project resulting from rescheduling of project priorities to accommodate other City funded stream restoration work have affected the project budget. This agreement will establish the conditions and funding necessary to bring the EPA grant to a conclusion by September 30, 2025.

Section II - Project Timeframe

The WCRC will conduct the work over the period of the grant award which is June 15, 2025 to December 31, 2025.

Section III - Scope of Services

The WCRC will conduct the remaining activities found in the original workplan in coordination with the City. The original workplan is included as Attachment 1. Remaining activities to be performed by the WCRC will include, but are not limited to: 1) Finalization of Design for site on Scull Creek 2) Obtaining floodplain development permits, including a statement of no adverse affect for the proposed restoration work. 3) Completion of work associated with the inventory of Riparian, Streambank, Wetland, and other Natural Features; 4) Collection of post restoration streambank erosion and vegetation monitoring information. 5) Development of bid documents for stream restoration bidding 6) Assistance in materials procurement 7) Oversight and direction of construction activities 8) Oversight of floodplain revegetation work and 9) Preparation of periodic reports and final report. The work associated with this agreement will complete the full extent of the EPA workplan.

Section IV - Fees and Payments

WCRC will perform the above-referenced Scope of Services for \$102,025 as detailed in the attached project scope of work (Attachment 2). Reimbursements will be based on task completion percentage.

	U.S. ENVIRONMENTAL PROTECTION AGENCY Cooperative Agreement		GRANT NUMBER (FAIN): 01F81601	DATE OF AWARD 08/25/2020	
			MODIFICATION NUMBER: 0 PROGRAM CODE: CD		
			TYPE OF ACTION New		MAILING DATE 09/01/2020
			PAYMENT METHOD: ASAP		ACH# 66890
RECIPIENT TYPE: Township			Send Payment Request to: RTP Finance Center		
RECIPIENT: City of Fayetteville 113 West Mountain Street Fayetteville, AR 72701 EIN: 71-6018462			PAYEE: City of Fayetteville 113 West Mountain Street Fayetteville, AR 72701		
PROJECT MANAGER Alan Pugh 113 West Mountain Street Fayetteville, AR 72701 E-Mail: apugh@fayetteville-ar.gov Phone: 479-575-8208		EPA PROJECT OFFICER Sondra McDonald 1201 Elm Street, Suite 500, WDAS Dallas, TX 75270-2102 E-Mail: mcdonald.sondra@epa.gov Phone: 214-665-7187		EPA GRANT SPECIALIST Lakeia Robinson Mission Support Division, MSDCA E-Mail: robinson.lakeia@epa.gov Phone: 214-665-2765	
PROJECT TITLE AND DESCRIPTION Erosion Assessment and Stream Restoration in the upper Clear Creek and Illinois River Watersheds The City of Fayetteville, AR in partnership with the Watershed Conservation Resource Center proposes to complete the inventory of the riparian and stream bank conditions of urban streams in the upper Clear Creek Watershed & demonstrate innovated techniques to restore stream channels riparian & natural features including wetlands.					
BUDGET PERIOD 10/01/2020 - 12/31/2023		PROJECT PERIOD 10/01/2020 - 12/31/2023		TOTAL BUDGET PERIOD COST \$430,000.00	
				TOTAL PROJECT PERIOD COST \$430,000.00	
NOTICE OF AWARD					
Based on your Application dated 05/24/2019 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$300,000. EPA agrees to cost-share 69.76% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$300,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.					
ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)			AWARD APPROVAL OFFICE		
ORGANIZATION / ADDRESS Acquisition and Assistance Section 1201 Elm Street, Suite 500 Dallas, TX 75270-2102			ORGANIZATION / ADDRESS U.S. EPA, Region 6 Water Division 1201 Elm Street Dallas, TX 75202		
THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY					
Digital signature applied by EPA Award Official James McDonald - Director, Mission Support Division				DATE 08/25/2020	

Project Narrative

A. Cover Page

1. Project Title: Erosion Assessment and Stream Restoration in upper Clear Creek and Illinois River Watersheds

2. Track II Application – FY20

3. Core Elements: I. Monitoring and Assessment and III. Voluntary Restoration and Protection

Actions: Core Element (CE) I. Set 1: Goals a. Identify program decisions and long term environmental outcome(s) that will benefit from a wetland monitoring and assessment program, **CE III. Set 1 Goals: b.** Consider watershed planning, wildlife habitat, and other objectives when developing your selection process restoration/protection sites, **c.** Provide clear guidance on appropriate restoration and management techniques and success measures, CE III. **Set 3: Develop Strategy for Restoration a.** Increase wetland acreage through restoration, **c.** Establish partnerships to leverage additional protection, and **CE III. Set 4: Refine Protection and Restoration Strategies b.** Monitor restoration sites to ensure that they are implemented and managed correctly and linked to relevant watershed planning efforts.

4. Name of Applicant: City of Fayetteville, Arkansas, DUNS #07-565-7742

5. Key personnel and contact information:

Alan Pugh, PE, City of Fayetteville, apugh@fayetteville-ar.gov, (479) 575-8208

Sandi Formica, WCRC, formica@watershedconservation.org, (501) 352-5252

6. Geographic Location: Arkansas - Fayetteville, Washington County; HUC: 11110103, Illinois River Watershed, 12-digit HUC: 11110103-0201, Lake Fayetteville- Clear Creek and; 11110103-0202 Mud creek – Clear Creek

7. Total Project Cost: \$430,000 **Federal Dollars Requested:** \$300,000, **Match:** \$130,000

8. Abstract/Project Summary: Assessing stream systems within our urban areas provides important information to help conserve natural resources, protect water quality, and plan for urban development. Restoring natural resources by demonstrating stream, riparian, and wetland restoration within the priority watershed of Clear Creek protects water quality and expands and improves ecosystem services. The City of Fayetteville in partnership with the Watershed Conservation Resource Center proposes to complete an inventory of the riparian condition of 6 miles of urban streams that will include identifying streambanks with accelerated erosion, and wetland features, prairies, and springs within the stream corridor. In addition, stream and wetland restoration will be demonstrated using innovated techniques to restore the hydrology and native vegetation in upper Clear Creek watershed, a major tributary of the Illinois River.

Section B: Project Description

1. Project Description

The City of Fayetteville (City) in partnership with the Watershed Conservation Resource Center (WCRC) proposes to complete the inventory of the riparian and streambank conditions for 6 miles of urban streams in the upper Clear Creek watershed and demonstrate innovated techniques to restore stream channels, riparian, and natural features, including wetlands. Clear Creek is an impaired stream and a major tributary that flows to the Illinois River, a water quality protection priority for both Arkansas and Oklahoma.

Through the 6 mile riparian and streambank inventory of Clear Creek, unstable streambanks and degraded wetlands will be identified and prioritized for restoration. Natural areas, such as, springs, wetlands, and prairies will be identified for preservation. The data collected will be made available to the City's Engineering and Planning Divisions, state government, and watershed groups for evaluating proposed development, zoning, and watershed planning.

The impervious surfaces of the urban environment of the upper Clear Creek watershed have resulted in increased stormwater runoff with streams enlarging three to four times. Innovative restoration techniques that include using natural channel design principles to restore channel hydrology and stabilize streambanks will be demonstrated. Native vegetation establishment in riparian and wetland areas and on-going monitoring and maintenance practices to ensure long-term success of stream restoration projects will be demonstrated. The stream channels and riparian are over-whelmed with invasive vegetation, including bush honeysuckle, privet, and winter creeper. Their dense understory completely blocks the sunlight, preventing native grasses and wildflowers from growing in the forest or wetland plants from growing in seeps or wet depressions along streams. The project will emphasize the importance of restoring riparian and wetland areas with native plants and follow-up monitoring and maintenance as a critical component of successful stream restoration projects. The following restoration-based activities will be conducted:

- 1) Two to four unstable stream sites in the upper Clear Creek watershed will be selected and, approximately, 650 feet of stream channel will be restored using natural channel design principles that are a sustainable alternative to traditional engineering methods of hardening stream channels with concrete and rip-rap.
- 2) Approximately 1,300 feet of riparian (10 to 25 ft width) will be restored by removing invasive vegetation using mechanical removal and chemical treatment and revegetating with plants native to the local ecoregion to reduce erosion and restore the local ecology.
- 3) When possible, riverine wetlands will be restored in floodplains adjacent to selected restoration sites by creating small oxbows or depressions within large floodplains.
- 4) Sediment and phosphorus loading reductions will be monitored.

- 5) Both invasive and native vegetation will be monitored and reported to the ANHC.
- 6) The City and the WCRC will work with partners to conduct hands-on training workshops for states/tribal/government agencies, environmental professionals and the general public.
 - a. Identification, selection, and establishment of native species of plants in riparian and wetland areas to protect water quality and create wildlife habitat.
 - b. Safe removal techniques of invasive plants along streams

2. Description of Need

Over the past 30 years, Northwest Arkansas' population has tripled to over 400,000. Both forested and agricultural lands have been converted to urban areas, increasing the amount of impervious surfaces, which has increased runoff and intensified the magnitude and frequency of high flow events in streams. The Upper Illinois River watershed and its headwaters are characterized by this rapidly growing urban center from Fayetteville to Rogers and Bentonville, Arkansas. The headwaters of Clear Creek begin in Springdale and Fayetteville and Mud Creek, a major tributary of Clear Creek, drains a large area of Fayetteville. Smaller tributaries that flow to Mud Creek are Skull Creek and Niokaska Creek and their watersheds lie in Fayetteville with Skull Creek draining some of the oldest sections of the City. Clear Creek is an impaired stream on the Arkansas Department of Environment Quality's 303 (d) list, and based on the 'Watershed-Based Management Plan for the Upper Illinois River Watershed, Northwest Arkansas,' the Illinois River Watershed Partnership (IRWP) considers Clear Creek a priority for restoration to reduce non-point source pollution and restore aquatic and terrestrial habitat. Also, the Illinois River watershed is an Arkansas Natural Resource Commission priority for nutrient reduction.

Development has also resulted in the loss of wetlands, prairies, headwater streams, and riparian features that are connected to the stream channels and needed for healthy stream

ecosystems. The WCRC in partnership with the City and through a USDA Natural Resource Conservation Service grant has conducted a partial inventory of the Clear Creek watershed. Surveying an additional six miles of stream and riparian will complete the entire Clear Creek watershed inventory and provide additional information and data needed to restore disturbed sites and to preserve high quality natural features. The City will use this data to help determine their contribution to water quality improvements in the Illinois River from the restoration of streams and wetlands.

The project demonstrates innovative techniques for addressing channel enlargement as an alternative to traditional engineering approaches, such as, concrete and rip-rap. Restoration utilizing innovative techniques based on natural channel design principles is a progressive approach that will resolve the effects of channel enlargement, while improving water quality and the local ecology. The headwater streams of Clear Creek watershed and the surrounding natural features are choked with bush honeysuckle, privet, winter creeper and other invasive plants that prevent establishment of native plants and populate Clear Creek and the Illinois River watersheds with their seed. The density of these plants completely blocks sunlight and large areas of the forest floor are absent plants outside of these shrubs. Removal of these invasive plants is necessary, so that a healthy riparian based on the local ecoregion can be established.

This project will result in high quality restoration that includes channel, riparian, and riverine wetland features and that will be monitored for both sediment and phosphorus reduction and native plant establishment. The restoration of 650 feet of stream will address water resource concerns by reducing sediment and nutrients by stabilizing streambanks using natural channel design principles. It is expected that over 80% reduction of sediment and nutrients will be achieved through the channel restoration. In addition, aquatic and terrestrial habitat will be

restored. 1,300 feet of riparian that currently has an understory that is mostly invasive vegetation will be restored to native species of plants found in the Ozark Highlands ecoregion. Also, riverine wetlands will be established when possible through creating an oxbow if a new channel is constructed or a wet depression in the floodplain. The results of the demonstration will be used to show the importance of including establishment of native plants based on ecoregions at restoration sites and the use of natural channel design principles to stabilize streambanks. Local residents, state/tribe/local government, and environmental professionals will be trained on how to safely remove invasive species of plants and establish native species for streams and wetlands.

The Track II project supports *Core Element I. Monitoring and Assessment and Activity Set 1: Goals a. Identify program decisions and long term environmental outcome(s) that will benefit from a wetland monitoring and assessment program*: The results will be used by NW AR Cities and State agencies to assess areas that need restoration and encourage techniques that result in water quality and habitat improvement including natural channel design, native plant establishment, and long-term maintenance to create high-quality stream and wetland restorations. The project supports *Core Element III. Voluntary Restoration and Protection and the following Activities: Set 1 Goals: b. Consider watershed planning, wildlife habitat, and other objectives when developing your selection process restoration/protection sites*: The project is based on watershed planning that promotes the protection of water quality and restores both aquatic and terrestrial habitat in Clear Creek watershed, a priority area for restoration to protect the Illinois River. *Set 1: Goals c. Provide clear guidance on appropriate restoration and management techniques and success measures*: Training will be provided on the demonstrated innovative techniques to local residents, state/tribes/local government, and environmental professionals. *Set 3. Develop Strategy for Restoration a. Increase wetland acreage through restoration (re-*

establishment): The project will result in a minimum of 650 feet of stream, 1,300 feet, and riverine wetlands features restored. *CE III. Set 3. Develop Strategy for Restoration c. Establish partnerships to leverage additional protection:* Results will be shared with the IRWP along with conservation organizations, environmental professionals, and state government to encourage similar restoration and protection measures. *Set 4: Refine Protection and Restoration Strategies b. Monitor restoration sites to ensure that they are implemented and managed correctly and linked to relevant watershed planning efforts:* The restoration will be monitored and the data will be used to implement adaptive management strategies during the project period, improve restoration techniques for the area, and to evaluate the success of the project. Through the partners, information will be incorporated into local watershed planning.

3. Project Tasks - The project tasks are summarized as follows:

Task 1: Development of Quality Assurance Project Plan (QAPP). A QAPP plan will be developed to assure quality data collection. Responsible: WCRC ***Deliverable:*** *Approved QAPP*

Task 2: Conduct Inventory of Riparian, Streambank, Wetland, and other Natural Features and prioritize streambank sites. The assessment of upper Clear Creek streams within the city limits including Mud Creek and Niokaska Creek will be completed. 1) Conduct 6 mile inventory of riparian and streambank conditions including a) collect riparian area information - presence of wetland features, springs, prairie, forest coverage, and vegetation composition; b) evaluate streambanks showing signs of accelerated erosion using Bank Erosion Hazard Index (BEHI) method and Near Bank Shear Stress (NBSS); c) measure streambank height and length; and d) evaluate riparian area width using GIS,. 2) Enhance existing erosion prediction curves – install toe pins and measure erosion. 3) Create GIS data layer of stream, riparian, and natural features data. Responsibilities: WCRC 1), 2) applicant will obtain landowner permission. Applicant &

WCRC 3). **Deliverables:** *A summary of the inventory results with maps and updated erosion prediction curve, prioritization results.*

Task 3: Select Sites to be Restored in Upper Clear Creek watershed. 1) Two to four sites will be selected for channel (650 feet) and riparian (1,300 feet) restoration and riverine wetlands will be restored wherever possible. 2) Landowner agreements will be obtained for the restoration work. Responsibility: Applicant and WCRC 1), 2) **Deliverables:** *location map.*

Task 4: Site Monitoring and Collection of Pre and Post Restoration Data. 1) Establish plant monitoring sites along the riparian and natural features areas and collect data during two seasons (late spring and late summer) at the following times: a) before restoration; b) following the removal of invasive plants; and c) following channel restoration activities. 2) Establish sites for measuring bank profiles and collect data before and after restoration. 3) Measure streambank profiles and estimate streambank erosion rates before and after restoration. Responsibility: WCRC, Applicant, - 1) with ANHC assist and WCRC - 2). **Deliverable:** *plant monitoring data, streambank monitoring locations, sediment & nutrient load estimates*

Task 5: Native Plant Selection and Establishment. 1) Develop site re-vegetation plan; 2) Remove invasive vegetation using mechanical and chemical methods. 3) Select native species based on local ecoregion; identify native plant sources. 4) Incorporate native plants into the riparian, natural features, and during construction of stream restoration. Responsibility: WCRC 1), 2) & 4) WCRC & ANHC 3). **Deliverables:** *summary of invasive vegetation removal, list of native species of plants, summary of native vegetation establishment.*

Task 6: Develop Restoration Design. 1) Survey stream morphology and collect needed topographic data. 2) Develop restoration plans. 3) Develop construction drawings. 4) Obtain necessary permissions for construction including Corps 404 permit, ADEQ authorization, and

flood plain permit. Responsibility: WCRC – 1), 2), 3), & 4). **Deliverables:** *Restoration plan, construction drawings, 404 permit application, letter of “No-Rise”*

Task 7: Construction of Restoration Design. 1) Procure construction materials and construction contractor. 2) Prepare site for construction, including installation of safety fence, delivery of materials and equipment, and stake site plan elevations; 3) Conduct construction oversight and construct stream channel, structures, floodplains, and natural features. Responsibility: Applicant - 1), WCRC - 2) & 3). **Deliverables:** *Summary of demonstration project construction activities.*

Task 8: Technology Transfer - Training Workshops and Outreach. 1) Provide two training sessions on use of GIS data to City staff, local decision makers, watershed groups, and state/tribe/local government. 2) Provide a total of four hands-on training workshops on a) invasive vegetation removal along streams and b) native plant selection and establishment. 3) Incorporate information into workshops and courses. Responsibility: Applicant & WCRC 1), 2), 3) & 4). IRWP will assist with 2) & 3). *Workshop Agendas, Summary of Activities*

Task 9: Administrative and Reporting. Project oversight and develop 1) quarterly reports and 2) final report. Responsibility: Applicant. **Deliverables:** *Quarterly and Final Reports*

4. Milestone Schedule

Milestone/Task	Start Date	End Date	Product
1A: Develop Draft QAPP	11/01/20	01/31/21	Draft QAPP
1B: Finalize QAPP	02/01/21	03/31/21	Approved QAPP
2: Conduct Riparian Inventory			
1) Inventory 6 miles of Mud Creek	04/01/21	05/31/21	Area/watershed map
2) Measure Erosion Rates	07/01/21	09/30/22	Inventory results
3) Add new data to existing City database	09/30/22	12/31/22	Expanded GIS Database

3: Select Restoration Sites			
1) Select 2 to 4 Sites	02/01/21	03/31/21	Map of Project Sites
2) Obtain Landowner Permission	04/30/21	05/31/21	Signed Agreement
4: Restoration Site Monitoring			
1) Select plant monitoring sites and collect data spring and summer	04/01/21	06/30/21	Map of monitoring sites
a. before restoration	04/30/20	09/30/21	List of plant species
b. following channel restoration	03/15/21	09/30/22	List of plant species
2) Select streambank erosion monitoring sites & conduct BEHI/NBSS	04/01/22	06/30/22	Loading Estimate
3) Measure bank profiles			
a. Before channel restoration	07/01/21	07/30/22	Estimate of load reduction
b. After channel restoration	10/01/22	10/31/23	Estimate of load reduction
5: Native Plant Establishment			
1) Develop Site Vegetation Plan	04/01/22	08/31/22	Site vegetation plan
2) Remove invasive vegetation from selected restoration sites	04/01/21	10/31/23	Summary of invasive plant removal
3) Select and source native plant species	06/01/21	10/31/23	List of ecoregion-based plant species
4) Incorporate native plants into the restoration areas			
a. Riparian and natural features	01/01/22	10/31/23	Summary of establishment
b. Constructed flood plains	09/30/22	10/31/23	Summary of establishment

6: Restoration Design Development			
1) Survey Stream Morphology	11/01/21	03/31/22	Summary of data collected
2) Develop Restoration Plan	01/01/22	03/31/22	Restoration layout
3) Develop Construction Drawings	03/01/22	07/31/22	Construction drawings
4) Obtain necessary permissions	06/01/22	07/31/22	Letter of “No-Rise”, 404 Permit, ADEQ STAA
7: Construct Restoration			
1) Obtain construction materials	01/01/22	08/31/22	
2) Site Preparation	06/01/22	07/31/22	
3) Implement Restoration Plan	08/01/22	03/31/23	Summary of construction
8: Technology Transfer			
1) Conduct training workshops			Workshop Agendas
a. Prioritization Data Use	01/01/23	11/30/23	Summary of workshops
b. Invasive Removal	04/01/22	11/30/23	Summary of workshops
c. Native Plant Establishment	04/01/22	11/30/23	Summary of workshops
9: Reporting - Quarterly Report			
	01/30/21	10/31/23	Progress report
Final Report	10/01/23	12/31/23	Final report

5. Detailed Budget - If the applicant receives an award, the sub-award/sub-grant will be properly awarded consistent with the applicable regulations in 40 CFR Parts 30 or 31. The applicant will follow all appropriate procurement standards as required by EPA. The project budget is shown in the table below. The award recipient will administer the grant and procure services. The sub-award recipient, the WCRC, will execute major project tasks associated with this proposal, because of their unique expertise in the area of natural channel design stream restoration, stream

assessment, and native riparian vegetation management. Their budget is shown on line “h. and detailed under “Other” Budget and their primary responsibilities are shown in Section B.3.

	<i>Project Budget</i>			<i>“Other” Budget</i>		
Object Class Cat.	Federal	Non-Federal	Total	Federal	Non-Federal	Total
a. Personnel	\$0	\$0	\$0	\$103,169	\$0	\$103,169
b. Fringe	\$0	\$0	\$0	\$41,660	\$0	\$41,660
c. Travel	\$0	\$0	\$0	\$2,000	\$0	\$2,000
d. Equipment	\$0	\$0	\$0	\$0	\$0	\$0
e. Supplies	\$0	\$0	\$0	\$35,000	\$50,000	\$85,000
f. Contract	\$0	\$0	\$0	\$0	\$0	\$0
g. Construction	\$80,000	\$50,000	\$130,000	\$0	\$0	\$0
h. Other	\$220,000	\$80,000	\$300,000	\$0	\$30,000	\$30,000
i. Total Direct	\$300,000	\$130,000	\$430,000	\$181,829	\$80,000	\$261,829
j. Indirect	\$0	\$0	\$0	\$38,171	\$0	\$38,171
k. Totals	\$300,000	\$130,000	\$430,000	\$220,000	\$80,000	\$300,000

* Other Non-Federal Funding consists of in-kind match contributions from the IRWP (\$30,000)

The federal, non-federal, and total cost for each project task identified in Section B.3 are:

Task 1. Develop QAPP (F-\$5,000, NF-\$0, T-\$5,000); Task 2. Riparian Inventory (F-\$15,000, NF-\$0 T-\$15,000); Task 3. Select Restoration Sites (F-\$5,000, NF-\$0, T-\$5,000); Task 4. Restoration Site Monitoring (F-\$20,000 NF-\$0, T-\$20,000); Task 5. Native Plant Establishment (F-\$32,500, NF-\$30,000, T-\$62,500); Task 6. Develop Restoration Design (F-\$67,500, NF-\$0, T-\$67,500); Task 7. Construction of Restoration Design (F-\$125,000, NF-\$100,000, T-\$225,000). Task 8. Technology Transfer (F-\$12,000, NF-\$0, T-\$12,000), and Task 9. Reporting (F-\$18,000, NF-\$0, T-\$18,000).

Match for this project is in the form of cash and in-kind services provided by the applicant and project partners. The applicant will provide \$100,000 cash match that will be used for

procurement of materials (rock, plants, erosion control, etc.), compensation for restoration contractor, supplies and labor for the removal of invasive plants, and supplies and labor for the establishment of native plants. The IRWP will provide \$30,000 of in-kind cash match to assist with procurement of plants and materials needed for riparian restoration activities.

6. Transfer of Results - Technology and information gained from this project will be transferred through the following mechanisms. Data on native plant species will be provided to the ANHC to be included in their state-wide tracking system. Hands-on training workshops will be held that present innovative restoration techniques including ecoregion-based native plant establishment; safe invasive vegetation removal along streams, and natural channel design principles.

State/tribes/local government wetland programs in surrounding area will be invited to participate. Results will be integrated into local workshops and regional presentations at forums typically attended by representatives from state/tribes/local government wetland programs. Site tours will be given to individuals from local organizations, government offices, contractors, environmental professionals, developers, community leaders, city planners and engineers, and civic leaders.

7. Outputs, Outcomes, and Tracking

i. Link to EPA Strategic Plan – These outputs and outcomes are directly linked to the EPA Strategic Plan’s Goal 2 – Protecting America’s Water because data will be collected and analyzed to provide information on the condition of streams and wetlands to local & state government and watershed planners to restore and protect urban natural resources. This information will be used to prevent the destruction of healthy sections of stream and wetlands from urban development. Restoration efforts will be based on the results of this study, which emphasizes maximizing sediment and nutrient load reductions from streambank erosion to improve the water quality of streams within the Illinois River watershed. Water infrastructure is

improved through the demonstration of stream channel, riparian, and natural features restoration, which will reduce sediment and nutrients in the Illinois River watershed, while restoring aquatic and terrestrial habitat in an urban environment. The City is committed to long-term success of these types of project and will continue to support ongoing maintenance of the sites, so native vegetation is established and a sustainable channel restoration is created. The workshops supported by partnerships, on invasive removal, native vegetation establishment, and natural channel design will provide training and demonstrate the project's innovative techniques to state/tribes/local governments in the area.

ii. Outputs - The expected environmental outputs are 1) Identification, for 6 miles of urban streams: a) sites needing streambank, riparian, and/or wetland restoration and b) areas of stream corridor that have unique environmental attributes, such as healthy riparian forest, wetlands, springs, and/or prairie; 2) Maps and GIS data layer showing prioritized sites for restoration or preservation to be used as a planning tool for the City, local watershed planning, and state government; 3) Estimates of annual loading rates of sediment, phosphorus, and nitrogen from streambank erosion for 6 miles of channel; 4) Development of restoration strategies for the Illinois River watershed to integrate channel, riparian, and wetland features, water quality protection, habitat improvement, ecoregion-based native plant establishment, and long-term monitoring and maintenance of restoration sites to ensure longevity and healthy ecosystems will be established; 5) Increase ecological services through the implementation of 650 ft of stream and 1,300 ft of riparian restoration to demonstrate new and innovative approaches that include the importance of invasive vegetation removal, methods for native vegetation establishment, needed long-term vegetation management strategies, and natural channel design principles to restore channel stability. 6) Restore riverine wetlands in adjacent floodplains to help retain and

filter runoff; and 7) Develop training workshops for states/tribes/local government and residents that utilize innovative techniques and provide information that contributes to a broader understanding of streams and wetlands as ecosystems and the importance of native plants establishment and maintenance s critical components of stream and wetland restoration; 8) Development of monitoring data to demonstrate the effectiveness of restoration projects.

Outputs are linked to the EPA Strategic Plan because waters are cleaned through improved water infrastructure in partnerships that support drinking water, aquatic ecosystems, & recreation.

iii. Outcomes – The expected environmental outcomes from this project are 1) Improve the decision making ability of the City and watershed planners in conducting restoration of streams, wetlands, and riparian areas; preservation of healthy streams, wetlands, and other natural features; and reduction of sediment and nutrients from streambank erosion to improve water quality within the Illinois River watershed; 2) Improve City staff’s ability to implement the Streamside Protection Ordinance through the data and information collected; 3) Reduce the sediment and phosphorus loadings from treated streambank erosion sites to Clear Creek by 80%; 4) Reduce invasive species of plants in the treated riparian areas by over 90%; 5) Increase percentage of native plants along the riparian to 90%; 6) Increase quality of natural features on the site; and 7) Increase understanding among state/tribe/local government and residents, decision makers, and environmental professionals that a high quality restoration that improves both water quality and habitat including a) as part of the design, the channel, riparian areas, wetlands, and other natural features and b) native vegetation establishment and long-term monitoring and maintenance are needed and should be part of the design and budget. These outcomes are linked to the EPA Strategic Plan because the results will contribute to aquatic ecosystems and water resources being restored.

iv. **Tracking Outputs & Outcomes:** Outcomes 1) and 2) will be tracked by providing users of the GIS data layer with a form in which they will described how they used the streambank and natural feature inventory data. Outcomes 3) through 6) will be tracked using the project monitoring with baseline conditions established prior to restoration. Outcome 7) will be tracked by providing questionnaires to workshop participants before and after and comparing results.

8. Programmatic Capability/Technical Experience/Qualifications

i. **Organizational Experience:** The *City of Fayetteville* has been acknowledged for its environmental awareness for many years and is currently recognized as leading the State of Arkansas in sustainability and green infrastructure policies, including adopting the state's first Invasive Species Ordinance in 2015 and the state's first Climate Action Plan in 2018. The City partnered with the WCRC on several stream restoration projects that have been successful in using natural channel design principles. These projects included evaluating streambank erosion and examples can be found in Section F, Attachment i. The City supports ongoing maintenance of stream restoration sites and establishment of native plants in parks to reduce maintenance and enhance the natural settings. Additionally, the City has developed a city-wide phosphorus reduction plan and has voluntarily restored several sections of streams based on the plan.

The ***Watershed Conservation Resource Center (WCRC)*** is a 501(c) (3) non-profit organization whose mission is to protect, conserve, and restore natural resources. The co-founders and principals of the WCRC, Sandi J. Formica and Matthew Van Eps, have extensive backgrounds and are leading regional experts in watershed management, watershed assessment, stream stability analysis, natural channel restoration design and the utilization of GIS for inventory and evaluation of natural resource condition. The staff has a broad range of experience

with the watershed approach and has spent many years working throughout Arkansas on a variety of watershed issues. The WCRC has 12 staff persons and is housed in Fayetteville, AR.

The WCRC is engaged in several watershed assessment and stream restoration projects in Northwest Arkansas in which they've received funding and successfully designed and constructed (Section F, Attachment i). Through follow-up monitoring and assessment, the WCRC has developed their own innovative methods for vegetation establishment and long-term maintenance of restorations using natural channel design principles in the Ozark Mountain region where there are flashy, incised, steep-gradient streams. The WCRC is engaged in projects that assess stream stability, assess streambank erosion, and develop streambank erosion prediction curves to estimate pollutant loadings and reductions. In April of 2019, the Arkansas Game & Fish Commission awarded the WCRC a "Conservation Award" in recognition of extraordinary dedication and contributions to the conservation of Arkansas's fish, wildlife, and natural resources and as a conservation leader in Northwest, Arkansas.

ii. Staffing Experience & Qualifications- The key personnel for this project are (See Att. ii):

Alan Pugh, P.E., CFM, Staff Engineer, City of Fayetteville – will serve as Project Coordinator. Alan is the City's floodplain administrator and he is responsible for storm water permitting, design, stream restoration projects, grant management, and maintaining compliance with MS4 permits. Alan has over 16 years of experience ranging from residential/commercial design projects to various municipal projects including transportation and storm drainage.

• ***Sandi Formica, Executive Director, Watershed Conservation Resource Center***, will serve as Project Manager. Sandi manages the WCRC, a 501 (c) (3), and conducts project development, design, and management, provides technical oversight, develops grants, and carries-out watershed-based projects. She is a regional expert in watershed assessment and planning, river

stability, stream restoration design, and innovative methods to establish native vegetation at restoration sites. She is project manager of 15 successful stream restoration projects in NW AR.

• **Matthew Van Eps, P.E., Associated Director, Watershed Conservation Resource Center**, will serve as Project Engineer. He is the lead design and project engineer for 15 stream restoration projects that include watershed-based assessments and evaluation of the impacts of various land-use activities on sediment and nutrient loading.

9. Partnership Information - The following organizations have agreed to partner:

- 1) **Arkansas Natural Heritage Commission (ANHC)** will provide technical assistance on vegetation monitoring, plant species identification, and native plant selection and sources.
- 2) **Illinois River Watershed Partnership (IRWP)** will assist providing funding to help with the native plant establishment and assist with workshops and outreach.

10. Past Performance – Completed in 2018, in partnership with the WCRC, the City has successfully managed and met the commitments of two EPA Wetlands Program Development Grants: 1) FY14, an “Inventory of Riparian & Streambank Conditions of Urban Streams” was successfully completed in which streambank and riparian conditions of over 28 miles of urban streams was evaluated, streambank erosion prediction curves were developed that estimate sediment and nutrient loadings from streambank erosion, wetlands, prairies, springs, and streambanks in need of restoration were identified. The WCRC worked with the City’s GIS staff to create a data layer so the information is available to the City’s departments, watershed groups, and state/local government. Outputs from this project are being used to improve decision-making ability concerning proposed developments, protection of natural features, priorities when restoring streams, wetlands, and riparian areas, and estimates of the reduction of sediment and nutrients from streambank erosion to improve water quality within the Illinois River and Beaver

Lake watersheds. Outcomes met include 1) a redesign of a section of Cato Springs Branch in which approximately 800 feet of channel was going to be destroyed and replaced with a shorter, straight, trapezoidal channel and 2) natural feature information led to the discovery of new locations of aquatic species of greatest conservation concern and rare plants.

Completed in 2017, the WCRC in partnership with the City completed an EPA Section 319 grant, administered by ANRC, to restore a 1,250 long eroding riverbank on the White River near Fayetteville. Environmental outputs were the WCRC designed & constructed a natural channel design based riverbank restoration project that reduced lateral erosion, reduced sediment and nutrient loads, and enhanced the aquatic/terrestrial habitat. This project helped to reduce sediment and nutrient loadings to the White River. The estimated load reductions achieved by this project are 4,700 ton/yr and 4,200 lb/yr of for sediment and phosphorus, respectively. Environmental outcomes were met with a 98% annual reduction in sediment and nutrient loads.

Completed in the summer of 2016, the WCRC in partnership with the City successfully designed and implemented a stream restoration on Ground Cherry Creek using EPA Section 319 grant funds. This restoration achieved multiple beneficial objectives using a natural channel design approach resulting in the restoration of 2,000 feet of degraded stream. The WCRC successfully managed this project and met all reporting requirements. Environmental outcomes were met as sediment and nutrient loads were reduced annually by 98%.

C. Restoration Demonstration Project Information -. This project has a demonstration component. Headwater streams in Clear Creek watershed within the City have enlarged as a response to watershed changes, predominately the conversion of forest and pasture to residential and commercial development sites with large areas of impervious surfaces. Accelerated streambank erosion is found throughout the City and it contributes both sediment and nutrients to

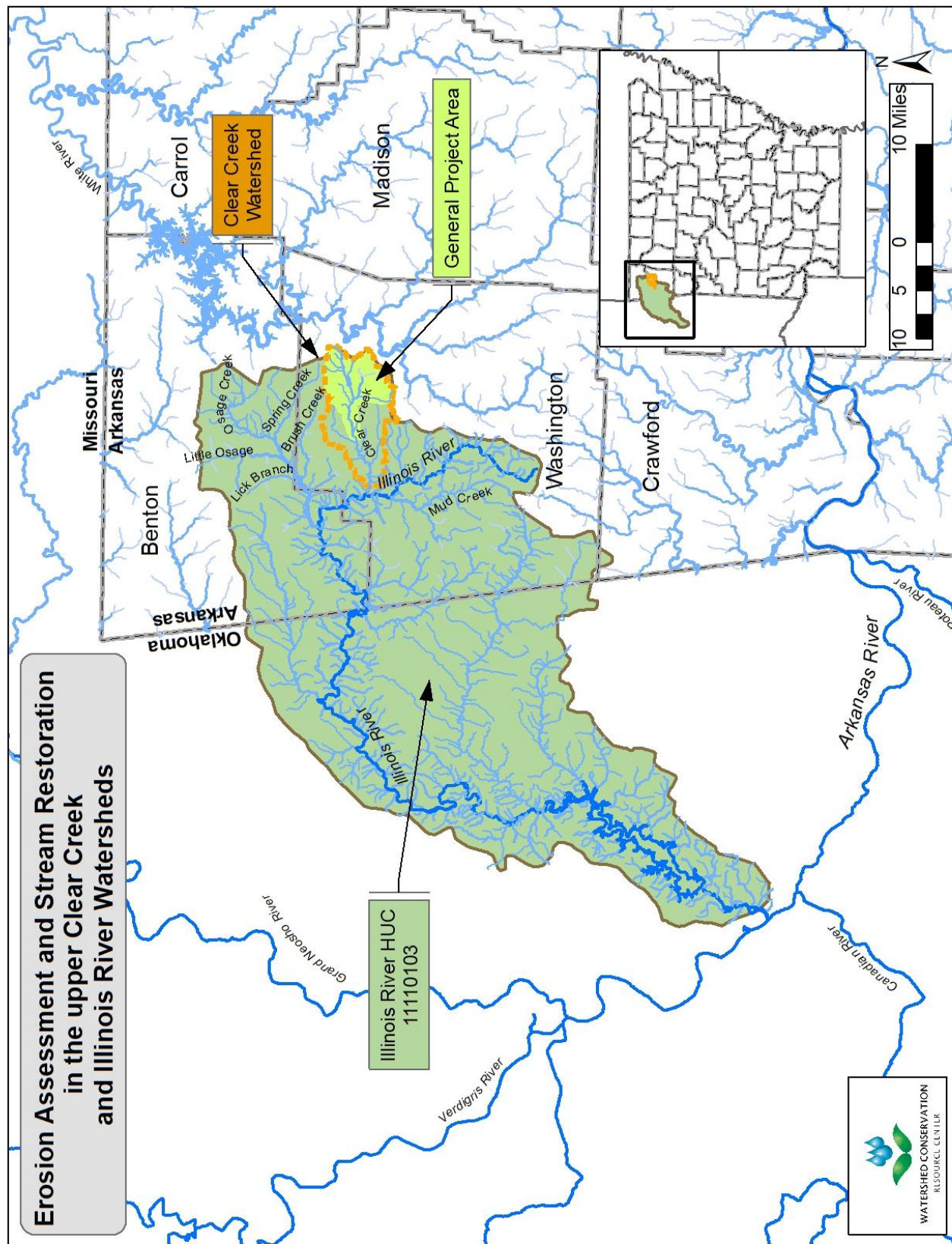
Clear Creek and the Illinois River. In addition to stabilizing the channel using natural channel design principles, the invasive vegetation must be carefully removed and replaced with native species of plants that can also prevent accelerated streambank erosion. Planting techniques that will be demonstrated along with the construction of soil lifts as flood plains will provide stability and give the vegetation time to establish. The WCRC will irrigate during the summer months, continue with invasive vegetation control, plant additional native when needed, and will repair damage from storm flows if needed. The City financially supports the WCRC to conduct long-term inspection and maintenance, so beyond this project, the WCRC expects to continue site monitoring and maintenance for at least five years. Watershed changes and flooding are considered in design. Erosion monitoring data will be used to estimate sediment and nutrient load reductions to the watershed. The following permits will be obtained: 1) USACE Section 404 permit; 2) floodplain development permit; and 3) ADEQ temporary authorization.

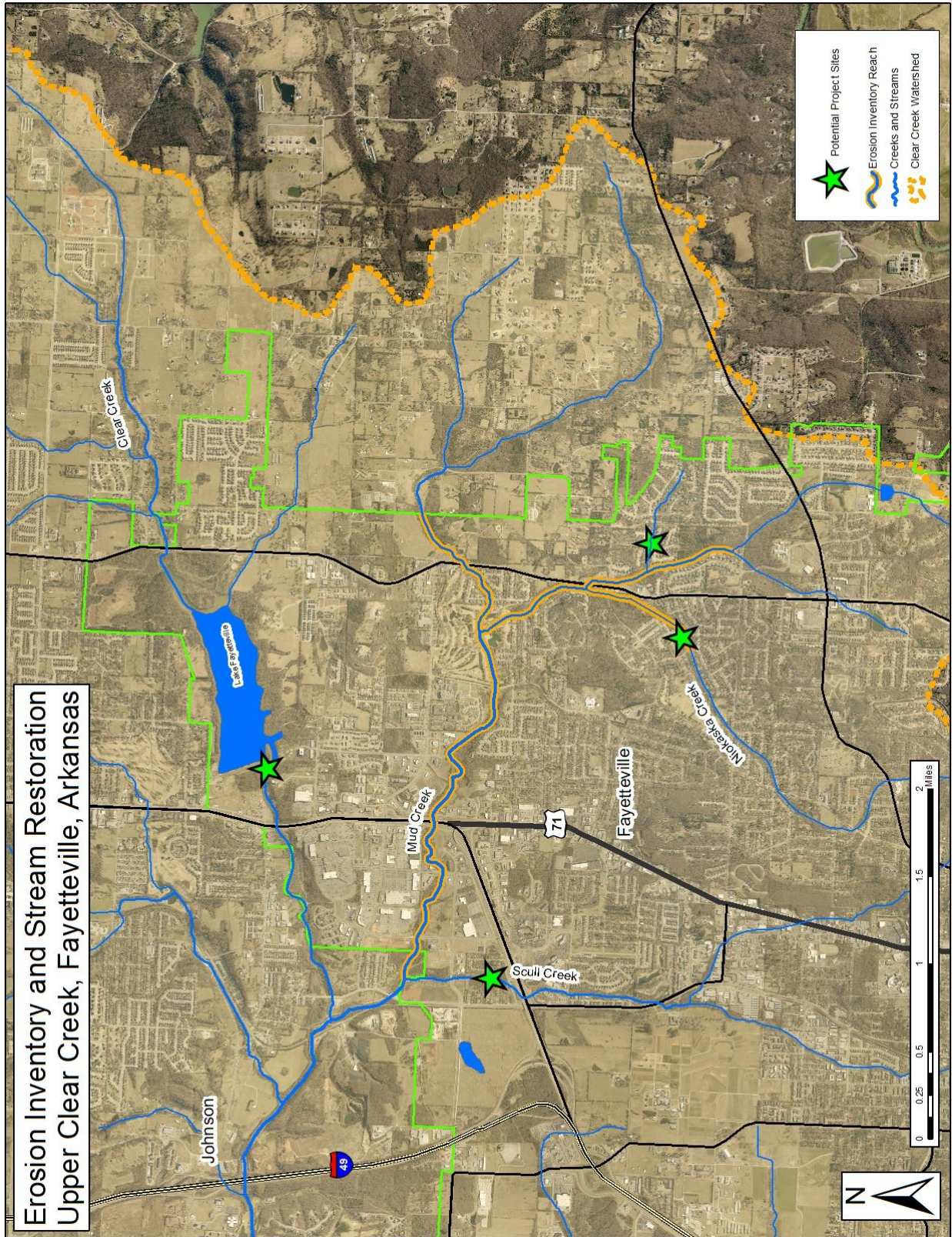
D. Quality Assurance / Quality Control -The applicant will be collecting environmental data to determine streambank erosion rates and sediment and nutrient delivery, monitor plant communities, and to develop the restoration design. In order to comply with Quality Assurance and Quality Control (QAQC) requirements, the applicant will develop and submit within the first three months of the project period, a Quality Assurance Project Plan (QAPP).

E. Invasive Species Control - The applicant will monitor and work towards the elimination of invasive species from the site and will not introduce any to the site. Experienced project partners will provide assistance in developing invasive species control plan. If invasive species are detected or populations promoted in any way, the recipient will respond

F. Attachments

- i Maps and Restoration Examples
- ii. Staff Resumes
- iii. Commitment Letters







Before



After



Before



After



Before



After

Example of Urban Stream Restoration Design and Implementation Performed by the WCRC. This project is located on Ground Cherry Creek in Southwest Fayetteville. Changes to the landscape resulted in a degraded stream with significant lateral erosion and vertical channel instability (Before Photos on Left). The WCRC implemented a restoration design to provide stability to the channel and improve aquatic and terrestrial habitat (After Photos on Right). The work was completed in 2016 under an EPA Section 319(h) Grant administered by Arkansas Natural Resources Commission.



WHITE RIVER ASSESSMENT AND RESTORATION

Project Partners

Arkansas DEQ
Arkansas Natural Resource Commission
U.S. Environmental Protection Agency
Watershed Conservation Resource Center
City of Fayetteville, Arkansas
Beaver Water District
Beaver Watershed Alliance

The Watershed Conservation Resource Center (WCRC) worked with project partners to stabilize a riverbank on the White River near the Nolan Wastewater Treatment Plant in Fayetteville, AR. Beaver Reservoir is located only a few miles downstream of the project site. The project was funded by an EPA Section 319(h) grant administered by the Arkansas Natural Resources Commission with matching funds provided by the City of Fayetteville and other project partners. Implementation of the bank stabilization plan began in October 2015 and was completed in December 2016.

Background: The White River, located in Northwest Arkansas, forms Beaver Lake, which is the primary drinking water source for over 400,000 people in NW Arkansas. The Arkansas Department of Environmental Quality placed the White River on the 1998 State 303(d) list of impaired waterways citing sedimentation and turbidity issues as a result of surface erosion, which includes streambank erosion, as the cause. As of 2017, the White River remains on the impaired list. Measurement of erosion indicated that the bank was retreating at an average rate of over 8 ft/yr generating over 4,800 tons of sediment each year. Erosion of the riverbank also contributed over 11,000 lb of total nitrogen and over 4,000 lb of total phosphorus to the waterway yearly.



Design & Implementation: The WCRC utilized natural channel design principles to develop the restoration plan. Streamline Environmental, LLC of Magnolia Springs, AL constructed the channel to specific dimensions designed to restore the river to a stable form based on local reference reach data. A 'toe wood' bench was designed and constructed using large trees, boulders, and gravel. Trees for the project were salvaged from local construction developments. The edge of the bench, with exposed root wads and boulders provides excellent fish habitat and also reduces the power of the passing floodwaters.

The use of native vegetation is a critical component of the stabilization design. Soil layers consisting of topsoil wrapped in a coconut fiber blanket, were constructed on top of the two benches, provide a medium for plants to take root and grow and provide additional weight to secure the trees used in the structure. These soil lifts were seeded with a mix of native riparian seed types. Approximately 500 trees, 4,000 shrubs, and 1,000 grass plugs. Maturing plants help to bind the structure through root growth and will also help to dissipate water velocity as the leaves, branches, and stems of the plants interact with flood waters.

Post Restoration: The restored bank provides water quality benefits almost immediately following construction. Several floods have taken place since the completion of heavy construction and inspections conducted indicated that no erosion occurred along the previously eroding riverbank. For more information, visit www.watershedconservation.org or contact the WCRC at (479) 444-1916.

WHITE RIVER ASSESSMENT AND RESTORATION



A. Before Construction



B. Construction of Boulder and Wood Toe Bench



C. Toe Wood Bench Completed



D. WCRC Staff Planting Vegetation



E. Bench Construction Completed



F. One Year After Construction

Clockwise from top left: A. The 18-ft tall cut-bank at the project site was eroding at an average rate of 8 ft/yr generating an estimated 4,800 ton/yr of sediment. B. The river bank was stabilized using a combination of boulders, trees, and gravel to construct a toe wood bench that slows water near the bank and improves aquatic habitat. C. Approximately 1,200 feet of toe wood was installed along the bank. D. WCRC staff planted over 5,500 native trees, shrubs, and grasses along the stabilized bank and in the adjacent riparian area. E. Two bench levels, the inner berm and bankfull, were designed to protect the river bank at a variety of flow rates. F. The completed stabilization project with increasing vegetation density in September 2017.

The [Watershed Conservation Resource Center \(WCRC\)](#) is a nonprofit organization whose mission is to protect, restore and conserve natural resources using a watershed approach. The [WCRC](#) would like to thank their project partners, [City of Fayetteville](#), [Arkansas Natural Resources Commission](#), [Arkansas Department of Environmental Quality](#), [U.S. EPA Region 6](#), [Beaver Water District](#), and [Beaver Watershed Alliance](#) for their contributions.

Alan Pugh, P.E.
125 W Mountain St
Fayetteville, AR 72701
479-575-8208, E-mail: apugh@fayetteville-ar.gov

Education

Graduated Magna cum laude with Bachelor of Science in Civil Engineering from the University of Arkansas

Engineering Experience

August 2014-Present: Staff Engineer with the City of Fayetteville. Main duties include maintaining compliance with the City's Municipal Separate Storm Sewer System (MS4) permit and National Flood Insurance Program. Duties also include stormwater and floodplain design, management of stormwater related design and construction projects and management of grant opportunities associated with these projects. Many of the drainage projects include procurement of professional services, review and approval of plans and specifications, coordination of the advertisement and bidding activities and construction administration. This position also required coordination with other city departments, City Planning Commission, City Council and outside agencies.

March 2013-July 2014: Engineering Director with the City of Springdale. While reporting to the Mayor of Springdale, I was responsible for managing a team of engineers and inspectors dealing with multiple issues that arise within a municipality of approximately 70,000 citizens. This includes developing and monitoring budgets for the Engineering Department and oversight of the 2012 Bond Program which included the projects listed below. This position also required coordination with other city departments, City Planning Commission, City Council and outside agencies such as the Arkansas Highway and Transportation Department, Northwest Arkansas Regional Planning and Federal Highway Administration. This position also included the development and revision of department and city policies as well as ordinances within the Engineering Departments responsibility.

June 2010-February 2013: Chief Engineering Coordinator with the City of Springdale. While reporting to the Director of Planning and Community Development, I was responsible for managing a team of engineers and inspectors dealing with multiple issues that arise within a municipality of approximately 70,000 citizens. This position included management and oversight of portions of the Capital Improvement Program (CIP) including street and drainage projects, drainage complaints/concerns submitted by citizens, development review and approval, floodplain management and MS4 Permit Requirements. All street and drainage projects included procurement of professional services, review and approval of plans and specifications to ensure compliance with City requirements, coordination of the advertisement and bidding activities to ensure compliance with state law and construction administration during the construction process.

January 2007-May 2010: Department Leader with CEI Engineering Associates, Inc. Responsible for managing a team of up to 15 individuals developing commercial retail sites. These responsibilities included mentoring project managers in the same duties listed below to aide in the completion of projects. This also included the added responsibility of being the engineer of record on most of the projects within my team. Along with advising project managers on all levels of the various projects, daily activities included the mentoring team members, review of storm water pollution prevention plans produced by CEI and other consultants for various projects nationwide for compliance, review of drainage studies including flood studies, review project plans, teaching in-house seminars regarding various technical and non-technical aspects of engineering associated with our projects, consulting with other department and team members regarding challenging aspects of their projects and dealing with the client daily to ensure compliance with their expectations and requirements.

September 2002-December 2006: Project Manager with CEI Engineering Associates, Inc. Responsible for managing a team of 3 engineers/designers developing commercial retail sites. These responsibilities included performing site feasibility studies, building project schedules utilizing Microsoft Project, monitoring project schedules in order to ensure deadlines are met, developing project budgets, monitoring project budgets during the course of the project, reviewing plans, reviewing and developing specifications,

reviewing shop drawing submittals from contractor, reviewing and responding to requests for information during construction, performing periodic site visits, performing punchlists after substantial completion of construction and interacting with the client in order to meet their expectations. Duties also included working closely with various permitting agencies from local to federal in order to obtain the proper approvals to construct each project.

January 2001-August 2002: Project Engineer with CEI Engineering Associates, Inc. Responsible for all aspects of commercial site development beginning with a conceptual site plan and ending with completion of construction. These responsibilities also included producing site development plans, specifications, hydrologic and hydraulic studies including flood studies, aiding in obtaining all pertinent site permits and answering requests for information submitted by contractors during construction. Daily duties included utilizing Pond Pak to produce drainage studies for each project, utilizing HEC RAS to produce flood studies for projects as needed, utilizing AutoCAD to produce project plans, utilizing Microsoft Word to develop reports for the various studies and utilizing Microsoft Excel to develop opinions of probable cost/cost estimates for the projects.

Projects

Municipal Projects

- Wagon Wheel Road Improvements
- Elm Springs Road Phase II Improvements
- Don Tyson Parkway Interchange
- Johnson Road Improvements
- Various Trail Projects
- Various Drainage Projects
- 2012 Bond Program: Street Projects, Park Projects and Fire Station Projects
 - Don Tyson Parkway Extension and Widening
 - 56th Street Extension and Widening
 - Relocation of Fire Station #2 and #3 and design of new Station #7
 - Design of the Southeast and Northwest Park Projects

Commercial Land Development

- Wal-Mart Supercenters in Republic, MO; Nevada, MO; Pineville, MO; Marshall, MO; Cassville, MO; Omaha, NE; Williston, ND; Coffeyville, KS
- Wal-Mart Neighborhood Market in Bentonville, AR
- Wal-Mart conceptals in various cities including Moscow, Russia
- Sam's Club Expansions in Fort Smith, AR and Cedar Rapids, IA
- Wal-Mart Garden Center Expansions in Springdale, AR; Fayetteville, AR and Riverdale, UT
- Wal-Mart parking area expansion in Rogers, AR; Atoka, OK; Hope, AR
- Wal-Mart Pavement Evaluations in various cities/states
- Family Dollar Stores in various cities/states
- Small shopping centers in Knoxville, IA and Carlsbad, NM

Certification/Organizations

- Registered Professional Engineer in the states of Arkansas, Missouri and Kansas
- Member of ASPE and NSPE
- Past President of NW Chapter of ASPE
- Past President of State Chapter of ASPE

Computer Skills

- Microsoft Office Programs including Word, Excel and Project, AutoCAD, Civil 3D, HEC-RAS, Pond Pak and Hydraflow

Resume: Sandi J. Formica

Ms. Formica is the co-founder and executive director of the Watershed Conservation Resource Center. She has a proven administrative ability in the development, implementation and management of environmental programs; supervision and evaluation of professional staff; grant development, writing and budgeting; and establishment of working relationships with a variety of government agencies, industries and the public. Demonstrated technical expertise of the watershed management approach; sediment and nutrient watershed assessment; nonpoint and point source pollution; development, execution and management of special environmental projects; data evaluation and interpretation; animal-waste management system design and BMPs; identification of effective best management practices; water quality monitoring; pollution prevention; and environmental chemical processes. Regional expert in stream restoration and assessment; environmental model development and assessment; TMDL development and implementation; chemical analysis; environmental regulations; NPDES and state permitting; and technical report writing. Ms. Formica has special skills of effectively communicating scientific/engineering data and natural environmental processes to non-technical people and coordinating stakeholders to resolve environmental issues. She has created the Mid-South Watershed Training Program, which has been providing training courses instrumental to watershed management to environmental professional throughout the country since 2005. Instrumental in implementing the watershed approach in Arkansas by working directly with local communities and natural resource agencies. Principal Investigator on several applied research projects including watershed assessments which include data inventories, pollutant load estimates, source identification and prioritization, development of potential solutions, and watershed monitoring; evaluation of waste management systems and BMP implementation in protecting water, soil, and air quality; and development of local, volunteer-based programs which share resources to provide improved manure handling and utilization to minimize impact to environment and costs to farmers.

DETAILED EXPERIENCE

Executive Director (December 2004 to Present), Watershed Conservation Resource Center (WCRC), Little Rock, AR. Oversee and manages newly formed environmental non-profit organization. Responsible for project design; grant writing; developing budgets; providing technical assistance; and carrying-out watershed based projects. Current projects include a regional watershed education program for environmental professionals; unpaved road survey and sediment evaluation; stream bank erosion evaluation and prioritization; stream restoration design and implementation; and watershed sediment source and load estimate evaluation.

Watershed Conservation Resource Center

Executive Director

Years of Experience

Thirty-Eight

Education

M.S., 1984, Chemical Engineering.
University of Arkansas, Fayetteville, AR.

B.S., 1982, with Honors. Chemical Engineering, University of Arkansas, Fayetteville, AR

Special Recognition

Partnership for Environmental Excellence
Award EPA Region VI (Project Manager & Co-Principal Investigator for 319 Projects conducted in Buffalo River watershed)

Recipient of the 2010 Ginger Tatom Award for conservation achievement presented by the Arkansas Watershed Advisory Group

Synergistic Activities

2000 – 2004; chair, Arkansas Watershed Advisory Group (AWAG): Initiated and help developed this multi-agency & organization working group that assists watershed partnerships in Arkansas

2002 and 2004; co-chair and chair, AWAG Watershed Conference: Developed, organized, and carried-out two state watershed conferences which focused on environmental training and education

October 2004; Arkansas Geomorphology Assessment Group: Initiated the forming of this group of professionals to encourage collaboration on assessment techniques and projects in Arkansas

1992 – 2009; instructor, presenter, & coordinator, Environmental Outreach: Throughout Arkansas, has developed presentations and training materials along with coordinating meetings & training on watershed management, BMPs, and assessment

Employment History

Watershed Conservation Resource Center, December 2004 to present. Arkansas

Department of Environmental Quality, 1992 to 2004 FTN Associates, LTD., 1989 to 1992

Aluminum Company of America, 1989

St. Catherine's Indian School, 1986 to 1988

Badische Corporation, 1984 to 1985

University of Arkansas, Chemical Engineering Department, 1981 to 1984

Resume: Sandi J. Formica

Environmental Preservation Division Chief (May 2001 to December 2004), Arkansas Department of Environmental Quality, Little Rock, AR. Managed non-regulatory, technically-based Division of 11 employees with an annual budget of \$1 million. The Division consisted of three sections, Environmental Projects, Environmental Outreach, and Program Development. Programs and projects from these sections include applied research on effectiveness of best management practices at confined animal operations; watershed assessments which include evaluations of stream stability; development and implementation of watershed approach which includes providing both planning and technical assistance to watershed groups; providing water quality training to both high school teachers and students statewide; and the development of an agency pollution prevention program. All programs and projects emphasize implementation, education, and awareness. Over 9000 public contacts were made in 2002 from Division technical transfer workshops, information meetings, presentations, poster sessions, organizational meetings, and public outreach events.

Program Support Manager (January 1999 to April 2001), Arkansas Department of Environmental Quality, Little Rock, AR, Section Manager, Watershed and Technical Support Section (WTSS), Environmental Preservation Division. Responsible for the development, management, and administration of the WTSS program to 1) provided technical expertise and planning through proactive environmental projects that investigate both the environmental and economic benefits of potential solutions and 2) developed and implement state watershed strategies which focus on voluntary participation, local stakeholder involvement, and identifying viable solutions. Coordinated, supervised and evaluated the WTSS professional staff of five engineers and scientists. Secured funding for special projects including approximately two million dollars of environmental grant to improve and protect the state's natural resources.

Arkansas Department of Pollution Control & Ecology, Little Rock, AR.

- **Engineer II and Project Manager (Nov 1994-Dec 1998), Environmental Preservation Division**
- **Inspection Engineer II (Feb 1992-Sep 1994), Water Division**

Chemical Engineer (July 1989 to February 1992), FTN Associates, LTD., Little Rock, AR.

Chemical Engineer (January 1989 to June 1989), Aluminum Company of America, Bauxite, AR.

Secondary Mathematics and Science Teacher (August 1986 to May 1988), St. Catherine's Indian School, Santa Fe, NM.

Chemical Engineer (May 1984 to August 1985), Badische Corporation, Freeport, TX

Research and Departmental Assistant (August 1981 to April 1984), Chemical Engineering Department, University of Arkansas, Fayetteville, AR.

Select Publications:

S.J. Formica, M.A. Van Eps, M.A. Nelson, A.S. Cotter, T.L. Morris, J.M. Beck. "WFWR watershed - Sediment Source Inventory and Evaluation." Proceedings-ASAE Conference "Self-Sustaining Solutions for Streams, Wetlands, and Watersheds," held September 12-15, 2004, St. Paul, MN.

M.A. Van Eps, S.J. Formica, T.L. Morris, J.M. Beck, A.S. Cotter. "Using a Bank Erosion Hazard Index (BEHI) to Estimate Annual Sediment Loads from Streambank Erosion in the West Fork White River Watershed." Proceedings from ASAE Conference "Self-Sustaining Solutions for Streams, Wetlands, and Watersheds," held September 12-15, 2004, St. Paul, MN.

Brye, K.R., T.L. Morris, D.M. Miller, S.J. Formica, M.A. Van Eps. 2004. "Estimating Bulk Density in Vertically Exposed Stoney Alluvium Using a Modified Excavation Method." *Journal of Environmental Quality*.

Formica, S.J.; Giese, J.; Kresse, T.M.; Morris, T.; and Van Eps, M.A. 2001. "Using Data, Communication, and Education to Improve Swine Waste Management in the Buffalo River Watershed." Published in the proceedings-2nd National Conference, Nonpoint Source Pollution Information & Education Programs May 15-17 Chicago, IL.

Formica, S.J.; Anderson, W.M.; Van Eps, M.A.; Morris, T.; and Srivastava, Puneet. 2001. A Community Approach to Handling and Utilizing Dairy Manure in the Buffalo River Watershed." Proceeding of the Natural Resource, Agriculture, and Engineering Service, "Dairy Manure Systems: Equipment and Technology," Mar 20-22, Rochester, NY.

Formica, S.J.; Giese, J.; Kresse, T.M.; Morris, T.; Van Eps, M.A.; and Anderson, W.M. 2001. "Buffalo National River Watershed: Partnerships to Improve Swine Waste Management." EPA Section 319 Success Stories, Vol. 3.

Srivastava, Puneet; Formica, S.J.; and Van Eps, M.A. 2001. "A Watershed Approach to Assess the West Fork of the White River." Abstract published in the proceedings of Arkansas Water Resource Center, TMDL and Related Water Quality Issues Conference" held April 3-4, Fayetteville, AR.

Pote, D.H.; Reed, B.A.; Daniel, T.C.; Nichols, D.J.; Moore, P.A., Jr.; Edwards, D.R.; and Formica, S.J. 2001. "Water-Quality Effects of Infiltration Rate and Manure Application Rate for Soils Receiving Swine Manure." *Journal of Soil and Water Conservation*, Vol. 56, No.1.

Van Eps, M.A.; Formica, S.J.; Kresse, T.M.; Czarnowski, A.; Morris, T.; Van Schaik, E.; Giese, J. 1998. "Survey of Arkansas Swine Liquid Waste Systems." Proceedings from "International Conference on Agricultural Engineering" held in Oslo, Norway. Paper No. 98-E-017

Formica, S.J.; J.A. Baron; L.T. Thibodeaux and L.T. Valsaraj. 1988. PCB Transport into Lake Sediments: Conceptual Model and Laboratory Simulation. *Env. Science and Tech.*, Vol. 22, No. 12, p. 1435.

Resume: Matthew A. Van Eps, PE

Matthew Van Eps, PE, is the associate director and co-founder of the Watershed Conservation Resource Center. Mr. Van Eps has a diverse and unique work experience history that has facilitated the development of specialized watershed assessment, conservation and restoration skills. He is the project engineer for several stream restoration designs and implementation projects in Arkansas. His background has served to develop his understanding of the physical, chemical, biological, and anthropogenic processes affecting watershed resources. He has been a project engineer on numerous watershed assessment projects in both rural and urban settings. He was also the project engineer for several projects that evaluated the implementation of BMPs to reduce the impact of confined animal operation on water quality in Arkansas. Mr. Van Eps has a broad background in watershed management and has expertise in many aspects of the field including assessment, regulatory issues, stream stability analysis, stream restoration design practices, integration of stakeholder involvement, nutrient management, non-point source pollution; and BMP identification and implementation.

Associate Director (December 2004 to Present), Watershed Conservation Resource Center (WCRC), Little Rock, AR.

Provides technical, engineering, and project design expertise for recognized environmental nonprofit organization. Stream restoration design development and implementation project engineer. Responsible for all GIS applications; restoration design; and field data collection. Assists with budgeting; grant development; and project development.

Engineer PE, Environmental Projects Section Manager, AR Dept. of Environmental Quality September 1997- December 2004. West Fork White River Watershed Assessment.

Project engineer for a watershed assessment of the West Fork White River in Northwest Arkansas. Surveyed the West Fork White River (WFWR) and tributaries evaluating the erosion potential of stream banks using a Bank Erosion Hazard Index. Developed and implemented a progressive and efficient data collection and presentation process utilizing a GIS interface and hand-held computing technology. Selected suitable locations for the installation of permanent cross-section locations to assist in evaluating stream stability of the WFWR. Performed computations and analysis of geomorphology data collected for the WFWR assessment. Collected data to develop a bank erosion sediment delivery model. Reviewed Quality Assurance Project Plans (QAPP) to be submitted to the EPA addressing stormwater and biological sampling methods in the watershed.

Urban Watershed Assessment.

Principal investigator for assessing the condition of the Rock Creek watershed in Little Rock, Arkansas. Developed project proposal, work

Watershed Conservation Resource Center Associate Director

PE License #: 10661

Years of Experience

Twenty-Five

Education

University of Arkansas- Fayetteville, Arkansas
Master of Engineering Degree in Environmental
Engineering, December 1996

Virginia Polytechnic Institute and State
University - Blacksburg, Virginia
Bachelor of Science Degree in Chemical
Engineering, May 1993

Professional Training

Dr. Rosgen's Wildland Hydrology Courses:
-Applied Fluvial Geomorphology
-River Morphology & Applications
-River Assessment & Monitoring
-River Restoration & Natural Channel Design

Special Recognition

Partnership for Environmental Excellence Award
EPA Region VI

Employment History

Watershed Conservation Resource Center 2004
- present
Arkansas Department of Environmental Quality
1997 - 2004
Challenge Environmental Laboratories 1997
University of Arkansas Civil Engineering
Department 1994 to 1996

Synergistic Activities

Member of Green Infrastructure Environmental
Subcommittee for Fayetteville Green
Infrastructure Project 2009

Guest Lecturer for Ecological Engineering
course at the University of Arkansas 2009

Guest Lecturer for Environmental Soil and Water
Science course at the University of Arkansas
2009

Presented Stream Morphology concepts to
attendees of the Region 6 MS4 annual meeting
in 2007

Selected Publications:

M.A. Van Eps, S.J. Formica, T.L. Morris, J.M.
Beck, A.S. Cotter. "Using a Bank Erosion
Hazard Index (BEHI) to Estimate Annual
Sediment Loads from Streambank Erosion in the
West Fork White River Watershed." Proceedings
from ASAE Conference "Self-Sustaining
Solutions for Streams, Wetlands, and
Watersheds," held September 12-15, 2004, St.
Paul, MN.

Resume: Matthew A. Van Eps, PE

plan, budget, and EPA approved QAPP documentation for urban watershed assessment. Supervised and coordinated the collection and analysis of data including; land use, impervious surface analysis, and delineation of watershed and sub-watershed boundaries utilizing GIS; utilization of visual watershed assessment methods and handheld PC GIS interface for rapid assessment and prioritization; evaluation of historical flow data to determine changes in local hydrology; development of a flow weighted storm water quality sampling program; and collected and evaluated fluvial geomorphology data to determine stream stability and restoration potential.

Fluvial Geomorphology Data Collection and Evaluation.

Collected and analyzed fluvial geomorphology data to establish relationships between watershed area and stream channel geometry for the Boston Mountain physiographic region. Obtained and evaluated historical USGS gage station records to determine flood return frequency as well as gage height and channel geometry relationships. Collected stream bank erosion data to develop relationship between stream bank erosion variables and erosion rates. Performed a bank erosion survey for the City of Rogers, Arkansas for 15 miles of Osage Creek and headwater tributaries. Provided comment, critical review and technical assistance on proposed stream bank stabilization projects to increase success and reduce costs.

Received over 200 hours of fluvial geomorphology training from Dave Rosgen, P.H., Ph.D. Assisted Dr. Rosgen during training courses conducted in Northwest Arkansas, including selection of sites for students to observe geomorphologic process and providing assistance to students performing assessments in the field. Provided field based instruction of basic fluvial geomorphology concepts to attendees of the 1st Arkansas Watershed Advisory Group Conference in October 2002. He is an instructor for the Basic Field Techniques to Determine Stream Morphology training course presented by the WCRC Mid-South Watershed Training Program.

Watershed Conservation Resource Center Associate Director

Selected Publications:

S.J. Formica, M.A. Van Eps, M.A. Nelson, A.S. Cotter, T.L. Morris, J.M. Beck. "West Fork White River Watershed - Sediment Source Inventory and Evaluation." Proceedings from ASAE Conference "Self-Sustaining Solutions for Streams, Wetlands, and Watersheds," held September 12-15, 2004, St. Paul, MN.

Brye, K.R., T.L. Morris, D.M. Miller, S.J. Formica, M.A. Van Eps. 2004. "Estimating Bulk Density in Vertically Exposed Stony Alluvium Using a Modified Excavation Method." *Journal of Environmental Quality*. In Press.

Formica, S.J.; Giese, J.; Kresse, T.M.; Morris, T.; and Van Eps, M.A. 2001. "Using Data, Communication, and Education to Improve Swine Waste Management in the Buffalo River Watershed." Published in the proceedings of the 2nd National Conference, "Nonpoint Source Pollution Information & Education Programs," held May 15-17, Chicago, IL.

Formica, S.J.; Anderson, W.M.; Van Eps, M.A.; Morris, T.; and Srivastava, Puneet. 2001. "A Community Approach to Handling and Utilizing Dairy Manure in the Buffalo River Watershed." Published in the proceedings of the Natural Resource, Agriculture, and Engineering Service, "Dairy Manure Systems: Equipment and Technology," held March 20-22, Rochester, NY.

Formica, S.J.; Giese, J.; Kresse, T.M.; Morris, T.; Van Eps, M.A.; and Anderson, W.M. 2001. "Buffalo National River Watershed: Partnerships to Improve Swine Waste Management." To be published in U.S. EPA Section 319 Success Stories, Volume 3.

Srivastava, Puneet; Formica, S.J.; and Van Eps, M.A. 2001. "A Watershed Approach to Assess the West Fork of the White River." Published in the proceedings of the Arkansas Water Resource Center, "TMDL and Related Water Quality Issues Conference" held April 3-4, Fayetteville, AR.



May 17, 2019

To EPA Region 6:

The Board of Directors of the Illinois River Watershed Partnership (IRWP) fully supports the City of Fayetteville and Watershed Conservation Resource Center's (WCRC) grant proposal for a streambank erosion assessment and restoration within the Clear Creek subwatershed of the Illinois River Watershed (IRW).

IRWP's mission is to improve the integrity of the IRW through education and outreach, water quality monitoring, and the implementation of conservation and restoration projects. We seek to identify and implement environmentally viable and economically feasible conservation and restoration projects in the watershed; to cooperate with the scientific community to identify water quality impacts, causes, and sources; and to increase public awareness of the Illinois River and natural resources across the Northwest Arkansas region.

IRWP considers Clear Creek a high priority subwatershed due to high rates of sediment and nutrient loading relative to other IRW subwatersheds, as well as 303d impairment. We have recently focused several programs on the tributary, to include water quality monitoring, ecological assessment, landowner outreach and education programs, and riparian reforestation efforts. It is also one of the most rapidly urbanizing subwatersheds and it is imperative to protect and restore these urban, upstream tributaries to mitigate downstream impacts to water quality, fisheries, and species of conservation concern.

To demonstrate our dedication, IRWP will financially support this project up to \$30,000, depending on the acreage of restored area, as part of our Riparian Restoration Program. The goal for the Program is to reforest riparian areas, improve wetlands, and increase the quantity of native prairie ecology across the IRW. If funded and successfully implemented, this project will be a great example of collaboration among city, foundation, state, non-profit, and federal partners.

Thank you for your consideration and support of this significant stream and ecological restoration project.

Sincerely,

A handwritten signature in purple ink, appearing to read "Nicole H.", with a stylized flourish at the end.

Nicole Hardiman, Ph.D.
Executive Director
Illinois River Watershed Partnership
Post Office Box 205
Cave Springs, AR 72718
Email: director@irwp.org



THE DEPARTMENT OF ARKANSAS
HERITAGE

May 17, 2019

Asa Hutchinson
Governor

Stacy Hurst
Director

To Environmental Protection Agency, Region 6:

The Arkansas Natural Heritage Commission (ANHC) fully supports the City of Fayetteville and the Watershed Conservation Resource Center (WCRC)'s grant proposal 'Demonstration of Stream Restoration in the Illinois River Watershed.' Their holistic approach to stream and natural features restoration in which natural channel design techniques are integrated with long-term native vegetation establishment is important to demonstrate and promote high-quality restoration of natural resources. The workshops that are proposed in this grant are needed to train other environmental professionals on this restoration approach. This project also supports our efforts to promote restoration in urban environments that create corridors of habitat for wildlife within urban areas.

Arkansas Arts Council

•

Arkansas Historic
Preservation Program

•

Arkansas Natural
Heritage Commission

•

Arkansas State Archives

•

Delta Cultural Center

•

Historic Arkansas Museum

•

Mosaic Templars Cultural Center

•

Old State House Museum

The ANHC will also provide technical expertise to help develop the vegetation monitoring, plant species identification, native plant selection, and sourcing of native plants for restoration. Contribution of our staff's time on this project will amount to \$400.00 in-kind matching funds. The WCRC has provided their data to ANHC from previous work on native plants and identification of natural features, and we will include any rare species data collected through this project in our statewide database for tracking species of conservation concern. Such data from past WCRC projects have been incorporated into our database, and the natural features data have been used to identify new sites for aquatic species of conservation concern, such as the Arkansas Darter (*Etheostoma cragini*) and Least Darter (*E. microperca*). We look forward to acquiring new data from the proposed project.

The activities proposed by the City and the WCRC as part of the proposed project complement our agency's conservation work and will help to improve and protect natural resources and water quality in the Illinois River watershed. Thank you for your consideration of this significant restoration project.

Sincerely,

Bill Holimon
Director
Bill.Holimon@arkansas.gov
501.324.9761



1100 North Street
Little Rock, AR 72201

(501) 324-9619
fax: (501) 324-9618

info@naturalheritage.com
www.naturalheritage.com

An Equal Opportunity Employer

Attachment 2 - Contract Amendment - EPA Clear Creek Assessment and Restoration - City of Fayetteville

Task*	Task Description	Contract Amount	Deliverable/Product
1	Development of QAPP Plan		
1.1	Develop Draft QAPP	--	Complete: Draft QAPP
1.2	Finalize QAPP	--	Complete: Approved QAPP
2	Conduct Inventory and Prioritize Sites		
2.1	Conduct 6 mile inventory of riparian and streambank conditions	--	Complete: Summary of Erosion Inventory with pictures
2.2	Enhance Erosion prediction curves		
2.2.a	a. Initial bank profile measurements	--	Complete: Graphs illustrating initial profile measurement
2.2.b	b. Follow-up profile measurements	--	Complete: Graphs illustrating comparison of profile measurements
2.2.c	c. Erosion curve update	\$2,000	Update erosion rate prediction model for use in upper Clear Creek
2.3	Create GIS data layers for decision makers	\$3,000	Integrated GIS data with City GIS systems
3	Restoration Site Selection		
3.1	1) Identify 2 to 4 sites for restoration	--	Complete: Map of selected restoration sites
3.2	2) Obtain Landowner Agreements	\$1,000	Signed agreement with landowner
4	Site Monitoring		
4.1	1) Establish Plant Monitoring Sites		
4.1.a	a. Collect Spring data before restoration	--	Complete: List of observed plant species
4.1.b	b. Collect Fall data before restoration	--	Complete: List of observed plant species
4.1.c	a. Collect Spring data after invasive removal and before restoration	--	Complete: List of observed plant species
4.1.d	b. Collect Fall data after invasive removal and before restoration	--	Complete: List of observed plant species
4.1.e	c. Collect Spring data after restoration	\$1,000	List of observed plant species
4.1.f	d. Collect Fall data after restoration	\$1,500	List of observed plant species
4.2	2) Establish Sites for measuring streambank profiles and perform erosion potential analysis	--	Complete: Summary of erosion potential and site map
4.3	3) Measure streambank profiles before and after restoration		
4.3.a	a. Initial pre-restoration profile measurements	--	Complete: Graphs illustrating initial profile measurement
4.3.b	b. Follow-up pre-restoration profile measurements	--	Complete: Graphs illustrating comparison of profile measurements
4.3.c	b. Initial post-restoration profile measurements	\$1,000	Graphs illustrating initial profile measurement
4.3.d	b. Follow-up post-restoration profile measurements	\$1,000	Graphs illustrating comparison of profile measurements
5	Native Plant Selection and Establishment		
5.1	1) Develop site revegetation plan	--	Site vegetation management plan
5.2	2) Provide invasive removal oversight	--	Summary of Invasive plant removal activity
5.3	3) Select and procure native plants	\$2,000	List of native plants
5.4	4) Provide riparian planting oversight	\$8,000	Summary of native plant establishment
6	Develop Restoration Design		
6.1	1) Survey stream morphology	--	Complete: Stream morphology summary report
6.2	2) Develop restoration plans for selected sites	\$10,000	Restoration plan summary
6.3	3) Develop construction drawings	\$12,500	Construction Drawing set(s) sealed by licensed PE
6.4	4) Project Permitting	\$22,000	Approved Permit from DEQ and USACE
7	Construction of Restoration Design		
7.1	1) Provide professional services to City for contractor and materials procurement	\$8,000	
7.2	2) Provide site staking and pre-implementation site management	\$6,000	
7.3	3) Provide construction oversight	\$11,000	Bi-weekly summary reports for construction completed
8	Training Workshops and Outreach		
8.1	1) Provide training sessions to City Staff on assessment data use	\$4,000	Training session agenda
8.2	2) Facilitate and present 4 workshops on invasive vegetation removal and native riparian plant	--	Complete: Workshop Summary
9	Reporting - Quarterly Report		
9.1	1) Quarterly Reports	\$3,000	Quarterly Progress Report
9.2	2) Final Report	\$5,025	Final report
	Total	\$102,025	

*Task number is based on EPA approved workplan (Attachment 1)



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU: Keith Macedo, Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: **Washington Water Authority - Water Service Boundary Adjustment**

RECOMMENDATION:

Staff recommends approval of a service agreement for a water service boundary adjustment between the City of Fayetteville and Washington Water Authority in the proposed Walnut Springs Subdivision in Greenland, Arkansas.

BACKGROUND:

In January, the Utilities Department received a request to consider a water boundary adjustment between the City of Fayetteville and the Washington Water Authority (WWA). It is with the Walnut Springs Subdivision Project in Greenland. A portion of this proposed subdivision is currently served by WWA. If permitted, WWA would provide water services to the entire project area. Washington Water Authority respects and understands the value of territory and expansion equally and seek to never encroach in Fayetteville's area.

If the City of Fayetteville extended their existing water lines to serve this proposed subdivision, the elevation of the property would only allow approximately 20 psi of water pressure, which is the Arkansas Department of Health's minimum standard. However, the City's Standard Specification for the Installation of Water & Sewer Lines require a minimum of 45 psi at the meter. In this case, a booster station would have to be installed by the developer, which would be maintained in perpetuity by the City of Fayetteville.

DISCUSSION:

City staff reviewed this request and determined it to be viable. The developer was informed that if water service from another water provider is to be permitted, the desired water provider (Washington Water Authority) must initiate the process to propose a formal water service boundary adjustment to the City of Fayetteville, specifically:

- Cover letter from water provider explaining the proposed changes, and justification.
- A professionally drafted legal description and exhibits of the proposed changes.
- Boundary must be continuous and not create "islands" inside Fayetteville Boundary.
- Boundary must avoid meandering, striving to follow existing parcel lines.
- Topography should be considered, as it relates to pressures.
- Changes to the boundary must focus on larger areas and impacts, not just a single property or customer, as adjustments should be very infrequent in nature.

After staff review, this formal request was presented to the City's Water/Sewer Committee on April 8th, 2025.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

After thoroughly discussing this request, the Committee unanimously supported the boundary adjustment.

The attached service agreement outlines the duties of WWA to be followed in accordance with City of Fayetteville policies and procedures. Staff recommends approval of and the Mayor's signature on the service agreement with WWA.

BUDGET/STAFF IMPACT:

None.

ATTACHMENTS: 3. Staff Review Form, 4. Agreement, 5. WWA Resolution with Exhibits



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-765

A RESOLUTION TO APPROVE A SERVICE AGREEMENT BETWEEN THE WASHINGTON WATER AUTHORITY AND THE CITY OF FAYETTEVILLE FOR A WATER SERVICE BOUNDARY ADJUSTMENT

WHEREAS, in January 2025, the Utilities Department received a request to consider a water boundary adjustment between the City and Washington Water Authority (WWA) in the proposed Walnut Springs Subdivision in Greenland; and

WHEREAS, a portion of this proposed subdivision is currently served by WWA and if permitted, WWA would provide water services to the entire project area; and

WHEREAS, WWA respects and understands the value of a water service district and seeks to limit any possible encroachment into Fayetteville's water service district; and

WHEREAS, if the City extended their existing water mains to serve the portion of this proposed subdivision which is currently within Fayetteville's water service district, the elevation of the property would only allow approximately 20 psi of water pressure which is the Arkansas Department of Health's minimum standard; and

WHEREAS, the City's desired and standard specification for the installation of water & sewer mains require a minimum of 45 psi at the meter, so a booster station would have to be installed by the developer which would be maintained in perpetuity by the City; and

WHEREAS, the developer was informed that if water service from another water provider is to be permitted, the desired water provider (WWA) must initiate the process to propose a formal water service boundary adjustment to the City; and

WHEREAS, the Washington Water Authority has sufficient water main infrastructure to serve this area more efficiently than the City of Fayetteville could and has approved a Water Service Agreement with the City to ensure efficient operation of Fayetteville's sewer service for this area.

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 and authorizes Mayor Rawn to sign the Service Agreement between the City of Fayetteville and the Washington Water Authority for a water service boundary adjustment, a copy of which is attached hereto.

City of Fayetteville Staff Review Form

2025-765

Item ID

6/17/2025

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

Tim Nyander

5/27/2025

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a service agreement for a water service boundary adjustment between the City of Fayetteville and Washington Water Authority in the proposed Walnut Springs Subdivision in Greenland, Arkansas.

Budget Impact:

N/A

N/A

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

SERVICE AGREEMENT BETWEEN
THE CITY OF FAYETTEVILLE, ARKANSAS
AND
THE WASHINGTON WATER AUTHORITY

This agreement made and entered into this day 1st of June 2025, by the City of Fayetteville, Arkansas, hereafter designated as the City, and the Washington Water Authority hereinafter designated as the Authority.

Whereas, the City and Authority have this date mutually agreed that the Authority should provide usage information for the Authority's water customers utilizing the City's sewage system and the City shall provide sewer services to customers properly paying for these services pursuant to the terms and conditions established by this agreement.

I. Authority Duties:

a. Preparation of Usage Reports

- i. The Authority shall prepare reports of monthly water usage for Authority water customers who utilize the City's sewage system.
 - ii. The Authority shall transmit such reports to the City between the 15th and 20th day of every month for the prior month's water usage.
- b. When properly notified of customers who have failed to pay their sewage usage fees to the City pursuant to A.C.A. § 14-229-103, the Authority shall promptly disconnect water service to such customers until the City confirms that such sewage usage fees have been paid.

II. City Duties:

- a. The City shall provide the Authority with a list of those Authority water customers utilizing City's sewer system and shall update said list on a regular basis.
- b. The City shall be responsible for billing customers for sewage usage and for the collection of sewage use charges, based on the water usage reports provided by the Authority, and shall additionally be responsible for all delinquent sewer account collection phone calls and/or mailings.
- c. In accordance with A.C.A. § 14-229-103, the City may notify the Authority of sewer customers who have failed to timely pay their full sewage usage fees to the City.
- d. With regard to any delinquent sewer system customer, the City shall certify to the Authority that the specified customer is more than 30 days delinquent in making payment for sewer services, and has been sent notice of termination of water service should said account not be paid.
- e. The City shall be responsible for sending termination notices to delinquent sewer customers.

III. Agreement Approval and Termination:

- a. This agreement is subject to approval of by the City Council for the City of Fayetteville, Arkansas and the Washington Water Authority Board of Directors.
- b. The term of this agreement shall be for a period of a year expiring on June 30, 2026. It shall automatically renew each year thereafter for one (1) additional calendar year unless on or before 90 days prior to the expiration of the current term either party shall give the other party written notice of that party's termination of the Agreement at the end of the current term.
- c. This agreement may be reviewed and modified for cost and performance items at the end of the first year period and at each one (1) year period thereafter.
- d. If for any cause, the Authority or City shall fail to fulfill in a proper and timely manner its obligations under this agreement, the other party shall have the right to terminate this agreement by giving written notice of such termination and specifying the effective date thereof, at least 60 days prior to the effective termination date.

In agreement with all the terms and duties of this Service Agreement and after proper authority has been given by each governing body to its executive officer, we sign below.

For the CITY:

Fayetteville, Arkansas

By: _____
Molly Rawn, Mayor

Date: _____

For the AUTHORITY:

Washington Water Authority

By:  _____
Sarah Alonzo, Executive Director

Date: 05/28/2025

ATTEST:

Kara Paxton, City Clerk/Treasurer

RESOLUTION

Whereas, there are certain lands in Wahington County, Arkansas, described with more particularity on Exhibit A, attached hereto and hereby incorporated by reference ("New Territory"), which are currently served by the City of Fayetteville ("Fayetteville"), and located within Fayetteville's water service boundary;

Whereas, Washington Water Authority ("Authority") desires to accept said New Territory into the Authority's service boundary, provide potable water services to the said New Territory, and to amend the water service boundary between the Authority and the Fayetteville accordingly, as shown on Exhibit B, attached hereto and hereby incorporated by reference; and

Now, Therefore, be it resolved that the Authority hereby:

- (1) accepts said New Territory into its water service boundary;
- (2) agrees to provide potable water services to all customers within said New Territory;
- (3) agrees to amend the water service boundary between the Authority and Fayetteville accordingly; and
- (4) agrees to enter into a water services agreement between the Authority and Fayetteville, on terms agreeable to both parties.

Be it further resolved that the Authority acknowledges and understands that this Resolution shall not be effective until and shall be contingent on Fayetteville's passage of a similar resolution to the same effect, and the execution of a water service agreement executed by both parties, on terms agreeable to the same.

Be it further resolved, that the Authority hereby authorizes Sarah Alonzo, Executive Director of the Washington Water Authority take any and all actions that might be deemed necessary and appropriate to effectuate the aforementioned actions, including, but not limited to, execution of the aforementioned water services agreement.

This resolution was adopted at a duly convened meeting of the Board of Directors of the Authority.


Secretary *Chairman of the Board*

Dated: 2/27/2025

EXHIBIT A

LEGAL DESCRIPTION OF NEW TERRITORY

PART OF THE W 1/2 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 8;

THENCE ALONG THE NORTH LINE THEREOF S87°11'24"E 642.47 FEET;

THENCE LEAVING SAID NORTH LINE S02°45'41"W 775.69 FEET;

THENCE S87°14'19"E 666.67 FEET;

THENCE S02°41'21"W 543.55 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 8;

THENCE ALONG THE NORTH LINE THEREOF S87°06'58"E 396.74 FEET;

THENCE LEAVING SAID NORTH LINE S02°42'27"W 1318.17 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 8;

THENCE ALONG SAID SOUTH LINE N87°10'07"W 391.69 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 8;

THENCE ALONG THE SOUTH LINE THEREOF N87°11'53"W 1320.63 FEET TO THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 8;

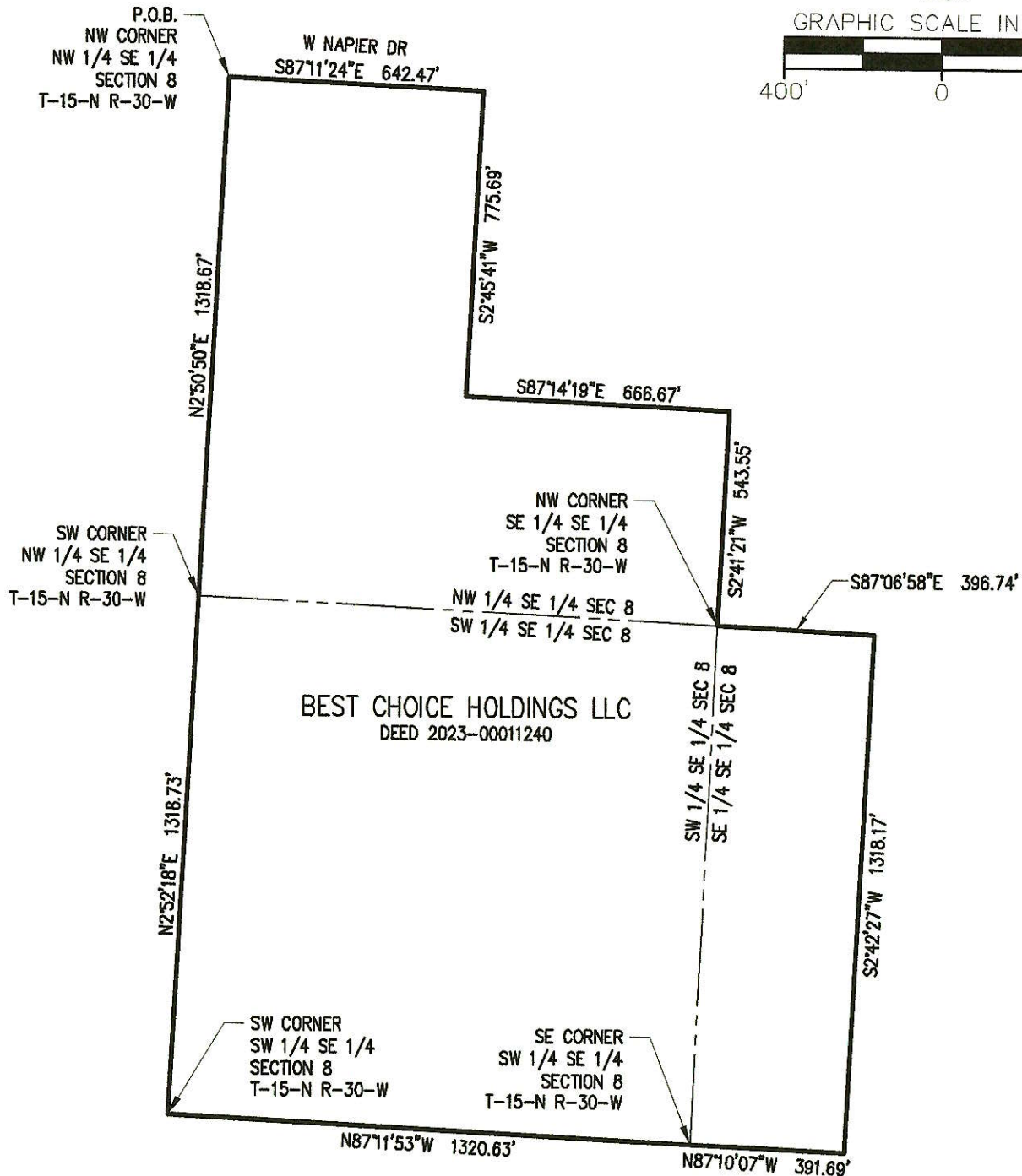
THENCE ALONG THE WEST LINE THEREOF N02°52'18"E 1318.73 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 8;

THENCE ALONG THE WEST LINE THEREOF N02°50'50"E 1318.67 FEET TO THE POINT OF BEGINNING, CONTAINING 79.57 ACRES, MORE OR LESS.

EXHIBIT



GRAPHIC SCALE IN FEET



NOTE:
THIS SERVICE BOUNDARY EXHIBIT IS A GRAPHICAL REPRESENTATION OF THE SERVICE BOUNDARY DESCRIPTION, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

PROJECT NO.: 23109900	
DRAWN BY:	DATE: 10/25/2024
SHEET: 1 OF 1	CHECKED:

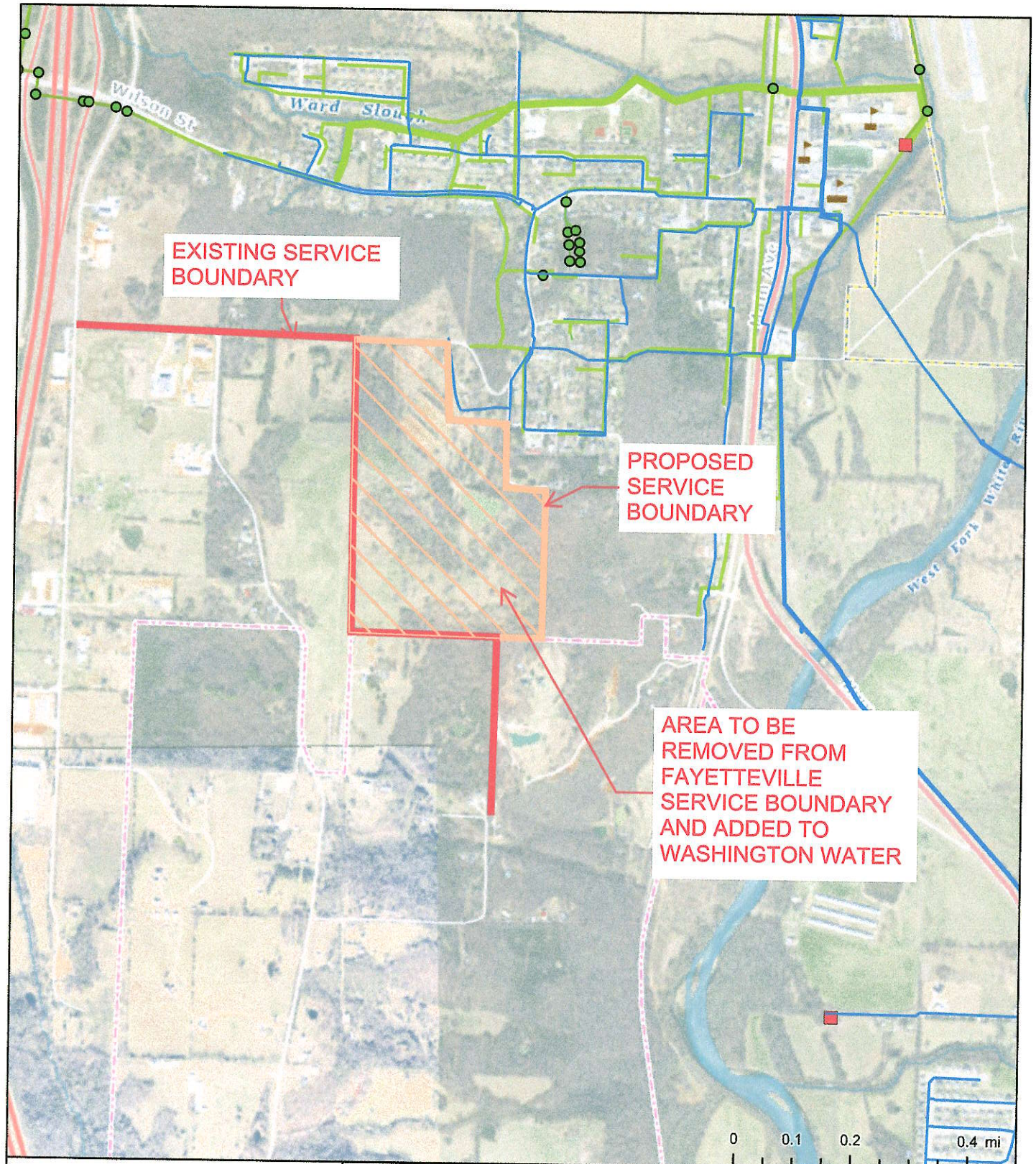


Crafton Tull

901 N. 47th St, Suite 400
Rogers, Arkansas 72756

479.636.4838 †
www.craftontull.com

**EXHIBIT
B**



1"-8" Diam.	14-48" Diam.
9"-20" Diam.	2" - 8"
Other/Unknown	Sewer Lift Station
Sewer Service Line	Sewer Fitting
2-8" Diam.	

Exhibit

Fayetteville, AR

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

Created: 10/22/2024
Credits: City of Fayetteville, AR, 2024 Imagery | EagleView Technologies | Surdex Corporation
Map Author:



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU: Molly Rawn, Mayor
FROM: Molly Rawn, Mayor
SUBJECT: **Approval to authorize the mayor to hire a Chief Housing Officer.**

RECOMMENDATION:

The Mayor is requesting authorization to hire a Chief Housing Officer. This position will report directly to the Mayor.

BACKGROUND:

WHEREAS In 2024, the City Council of Fayetteville, Arkansas voted to declare a housing crisis; and

WHEREAS One of the recommendations of Fayetteville's Housing Crisis Task Force is to hire full-time staff dedicated to housing, and

WHEREAS One of the Rawn administration's priorities is housing accessibility and affordability; and

WHEREAS Current city staff across multiple departments are working on matters related to housing and are in support of a dedicated staff person to coordinate cross-departmental efforts.

DISCUSSION:

BUDGET/STAFF IMPACT:

\$80,000 projected impact to the 2025 budget.

ATTACHMENTS: 3. Budget Adjustment, 4. 1010.642 Chief Housing Officer



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-938

**A RESOLUTION TO AUTHORIZE THE MAYOR TO HIRE A CHIEF HOUSING OFFICER,
AND TO APPROVE A BUDGET ADJUSTMENT**

WHEREAS, in 2024, the City Council of Fayetteville, Arkansas voted to declare a housing crisis; and

WHEREAS, one of the recommendations of Fayetteville's Housing Crisis Task Force is to hire full-time staff dedicated to housing, and

WHEREAS, one of the Rawn Administration's priorities is housing accessibility and affordability; and

WHEREAS, current city staff across multiple departments are working on matters related to housing and are in support of a dedicated staff person to coordinate cross-departmental efforts.

**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 addition of 1.0 full time equivalent position for Mayor Rawn to hire a Chief Housing Officer.

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, to fund the position.

City of Fayetteville, Arkansas - Budget Adjustment (Agenda)

Budget Year	Division /Org2	Adjustment Number
2025	MAYORS ADMIN (015) Requestor: Mayor Molly Rawn	

BUDGET ADJUSTMENT DESCRIPTION / JUSTIFICATION:

\$64,560 is requested to establish a 1.00 FTE Chief Housing Officer position.

RESOLUTION/ORDINANCE	COUNCIL DATE:	6/17/2025
	ITEM ID#:	
	Budget Division	Date
	TYPE:	D - (City Council)
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/

TOTAL	64,560	64,560	v.2025513			
Account Number	Increase / (Decrease)		Project.Sub#		AT	Account Name
	Expense	Revenue	Project	Sub.Detl		
1010.001.0001-4999.99		64,560			RE	Use Fund Balance - Current
1010.642.6420-5100.00	41,512				EX	Salaries/Wages - FT, Regular
1010.642.6420-5105.00	2,574	-			EX	Payroll Taxes - FICA
1010.642.6420-5105.01	602	-			EX	Payroll Taxes - Medicare
1010.642.6420-5108.00	3,942	-			EX	Emp Insurance - Health
1010.642.6420-5108.01	137	-			EX	Emp Insurance - LTD
1010.642.6420-5108.02	3	-			EX	Emp Insurance - ADD
1010.642.6420-5108.03	144	-			EX	Emp Insurance - Life
1010.642.6420-5109.06	4,982	-			EX	Pension - Retirement Savings
1010.634.6340-5210.00	3,500	-			EX	Minor Equipment
1010.634.6340-5210.00	6,500	-			EX	Minor Equipment
1010.634.6340-5309.02	284	-			EX	Lease - Software
1010.634.6340-5310.01	180	-			EX	Utilities - Telephone
1010.634.6340-5200.00	200	-			EX	Supplies - Office/Printing
	-	-				
	-	-				
	-	-				
	-	-				

2025 Budget - New Personnel Request Form (Details)

POSITION TITLE

Chief Housing Officer

REQUESTED BUDGET TOTAL

\$

64,560

REQUEST JUSTIFICATION SECTION:

What has created the need for this new position request?

How is this work currently getting done and by whom? Also, will any duties be removed from another position and added to this position?

Will this position help reduce overtime, temporary workers, and/or contracts? Please quantify this over the next fiscal year.

What impact will there be on the department if this position is not filled?

Additional notes (optional):

2025 Budget - New Personnel Request Form (Details)

POSITION TITLE
Chief Housing Officer

POSITION CONTROL INPUTS:

Organization Set:	1010.642.6420 - General.Community Resources.CR Admin/Planning		
Request Type:	New Position	Position Sequence:	642-0697-01
Job Description (Job#/Grade#)	*J432 - Merit T3 (\$43.07-\$64.34)		
Budgeted Hourly Rate to Use:	Mrk	\$	51.89
FTE	0.38	Annual Hours	2,080
Benefit Group:	150 - GEN EMP FT 40 HRS (EXEMPT)		
Health Insurance:	BUD-Health - HEALTH INSURANCE		
Pension Plan:	760 - PENSION		
Overtime Hours:	-		
Overtime Hours (FLSA):	-	} PUBLIC SAFETY ONLY	
Other Pay:	\$ -		

OTHER EXPENSE ITEMS:

ITEM DESCRIPTION	GLACCOUNT	ACCT DESCRIPTION	BUDGET
Laptop/Monitor/Webcam/Headpho.	1010.634.6340-5210.00	Minor Equipment, :	\$ 3,500
Furniture (one-time)	1010.634.6340-5210.00	Minor Equipment, :	6,500
Office 365 (\$284/Year)	1010.634.6340-5309.02	Lease, Software	284
Desk Phone (yearly)	1010.634.6340-5310.01		180
Office Supplies (yearly)	1010.634.6340-5200.00		200
""			-
""			-
""			-
""			-
""			-
""			-
""			-
""			-
""			-
""			-
""			-
OTHER EXPENSE TOTAL			\$ 10,664

2025 Budget - New Personnel Request Form (Details)

POSITION TITLE
Chief Housing Officer

RATES:

Grade Range (Min-Mrk-Max)	J432	\$43.07 - \$51.89 - \$64.34
		\$89,586 - \$107,931 - \$133,827
FICA Rate:		6.20%
Medicare Rate:		1.45%
Health Rate (Monthly):		\$ 854.00
Pension Rate (Annual %):		12.00%
Full-Time Benefits:		Y
Life Rate 900 (%):		0.19
LTD Rate 920 (%):		0.0033
ADD Rate 680 (Monthly):		\$ 0.50

PERSONNEL BUDGET CALCULATIONS:

SALARY TOTAL	1010.642.6420-5100.00		\$ 41,512
OVERTIME TOTAL	1010.642.6420-5101.00		-
SALARY OVERTIME TOTAL			41,512
FICA TAXES	1010.642.6420-5105.00	6.20%	2,574
MEDICARE TAXES	1010.642.6420.5105.01	1.45%	602
HEALTH BUDGET	1010.642.6420-5108.00		3,942
LTD BUDGET	1010.642.6420-5108.01		137
ADD BUDGET	1010.642.6420-5108.02		3
LIFE BUDGET	1010.642.6420-5108.03		144
PENSION BUDGET	1010.642.6420.5109.06	12.00%	4,982
PERSONNEL TOTAL			\$ 53,896

2025 BUDGET IMPACT

SALARY	\$ 41,512
OVERTIME	-
BENEFITS	12,384
OTHER EXPENSE ITEMS	10,664
REQUESTED BUDGET TOTAL	\$ 64,560

2025 Budget - New Personnel Request (Summary)

Chief Housing Officer

FUND: 1010 General
DIVISION: 642 Community Resources
PROGRAM: 6420 CR Admin/Planning
JOB TITLE: *J432 - Merit T3 (\$43.07-\$64.34)
GRADE / RANGE: J432 / \$89,586 - \$107,931 - \$133,827
BUDGETED RATE: \$ 51.89 \$107,931
FTE: 0.38

New Position

Request Description:

Requested Budget:

Personnel Budget Total: \$	53,896
Other Expenses Total:	10,664
Request Total: \$	64,560

Budget & Information Management Comments/Recomendations:

Additional Information:

PC#: 642-0697-01

Request approved?

Approved by:		Date Approved:	
Entered by:		Date Entered:	

JOB LISTING (As of 7/10/2023)

JOB_DESCRIPTION_GRADE
ACCOUNT CLERK I - PARKING (0577 / J413)
ACCOUNT CLERK II - PARKING (0578 / J415)
ACCOUNTANT - PAYROLL (0073 / J417)
ACCOUNTANT - REVENUES (0083 / J418)
ACCOUNTING CLERK - CASH (0074 / J412)
ACCOUNTING CLERK - DATA ENTRY (0356 / J412)
ACCOUNTING CLERK - PAYABLES (0072 / J415)
ACCOUNTING CLERK - RECEIVABLES (0261 / J413)
ACCOUNTING CLERK - REVENUES (0641 / J413)
ACCOUNTING DIRECTOR (0015 / J433)
ACCOUNTING MANAGER- PAYROLL AND PENSION (0408 / J428)
ACCOUNTING MANAGER-INVESTMENT AND CASH (0068 / J427)
ACTIVE TRANSPORTATION MANAGER (0375 / J425)
ADMINISTRATIVE ASSISTANT - AIRPORT (0557 / J412)
ADMINISTRATIVE ASSISTANT - POLICE (0560 / J412)
ADMINISTRATIVE ASSISTANT FIRE (0625 / J412)
ADMINISTRATIVE COORDINATOR - RECYCLING & TRASH (0562 / J411)
AIRPORT DIRECTOR (0314 / J427)
AIRPORT MAINTENANCE WORKER III (0095 / J412)
ANIMAL SERVICES FIELD SUPERVISOR (0479 / J417)
ANIMAL SERVICES OFFICER (0139 / J413)
ANIMAL SERVICES PROGRAMS ADMINISTRATOR (0483 / J414)
ANIMAL SERVICES SUPERINTENDENT (0023 / J425)
ANIMAL SERVICES TECHNICIAN (0540 / J414)
ARTS AND CULTURE DIRECTOR (0624 / J430)
ASSISTANT CITY ATTORNEY (0154 / J430)
ASSISTANT DISPATCH MANAGER (0389 / J423)
ASSISTANT FIRE CHIEF (0012 / J433)
ASSISTANT HR DIRECTOR (0390 / J428)
ASSISTANT IT DIRECTOR (0542 / J430)
ASSISTANT POOL MANAGER (0212 / NG)
ASSISTANT PUBLIC WORKS DIRECTOR - OPERATIONS (0621 / J435)
ASSISTANT RECREATION SUPERINTENDENT (0590 / J424)
ASSISTANT RTC OPERATIONS MANAGER (0657 / J422)
ASSISTANT SUPPORT SERVICES MANAGER (0513 / J422)
ASSISTANT TO MAYOR AND ADMINISTRATIVE OFFICE SUPERVISOR (0240 / J424)
ASSISTANT TRANSPORTATION MANAGER (0455 / J426)
ASSISTANT WAREHOUSE SUPERVISOR (0623 / J417)
ASSISTANT WATER & SEWER OPERATIONS MANAGER (0394 / J426)
AUTOMOTIVE PARTS SPECIALIST (0403 / J416)
BACKFLOW PREVENTION TECHNICIAN (0249 / J415)
BACKFLOW SERVICES SUPERVISOR (0570 / J420)
BATTALION CHIEF (0039 / F241)
BENEFITS & LEAVE ADMINISTRATOR (0321 / J418)
BOND PROJECT & CONSTRUCTION DIRECTOR (0612 / J433)
BROADCAST TECHNICIAN (0594 / J415)
BUDGET ANALYST (0339 / J417)
BUDGET DIRECTOR (0267 / J433)
BUILDING SAFETY DIRECTOR (0524 / J428)
BUSINESS LICENSE CLERK (0494 / J413)
BUSINESS SYSTEMS ANALYST (0307 / J425)

CAD DRAFTER (0115 / J417)
CAMP COUNSELOR (0377 / NG)
CAPITAL PROJECTS INSPECTION MANAGER (0650 / J422)
CASE MANAGER (0556 / J417)
CDBG PROGRAMS ASSISTANT (0532 / NG)
CDBG PROGRAMS TECHNICIAN (0539 / J415)
CHIEF FINANCIAL OFFICER (0145 / J437)
CHIEF OF STAFF (0460 / J439)
CITY ATTORNEY (0133 / J439)
CITY CLERK/TREASURER (0014 / J432)
CITY PROSECUTOR (0170 / J432)
CITY PROSECUTOR DIVISION MANAGER/SENIOR PARALEGAL (0566 / J423)
CITY PROSECUTOR INVESTIGATOR (0552 / J418)
CODE COMPLIANCE OFFICER (0134 / J415)
COMMUNICATIONS AND MARKETING DIRECTOR (0473 / J433)
COMMUNICATIONS PROJECT MANAGER - PUBLIC INFORMATION (0644 / J421)
COMMUNICATIONS PROJECT MANAGER - SOCIAL MEDIA (0617 / J421)
COMMUNICATIONS PROJECT MANAGER - WEB (0547 / J421)
COMMUNICATIONS SPECIALIST (0558 / J413)
COMMUNITY RESOURCES ADMINISTRATOR (0546 / J419)
COMMUNITY RESOURCES DIRECTOR / EQUITY OFFICER (0084 / J428)
Compost Operator (0638 / J414)
CONSTRUCTION AND CONTRACT MANAGER (0470 / J429)
CONSTRUCTION LEAD MAINTENANCE WORKER (0342 / J414)
CONTRACT GRANT FINANCIAL ACCOUNTANT (0371 / J424)
COUNCIL MEMBER (0279 / NG)
COURT SERVICES OFFICER (0089 / J420)
CREW LEADER - ATHLETIC FIELDS (0266 / J415)
CREW LEADER - FACILITIES MANAGEMENT SERVICES (0245 / J418)
CREW LEADER - FORESTRY & TRAILS (0406 / J415)
CREW LEADER - RECYCLING & TRASH COLLECTIONS (0418 / J415)
CREW LEADER - TRANSPORTATION (0429 / J415)
CREW LEADER II - OVERLAY TRANSPORTATION (0585 / J416)
CREW LEADER WATER LICENSE (0391 / J417)
CRIME SCENE TECHNICIAN (0298 / J417)
CUSTODIAN (0093 / J410)
CUSTODIAN - PARKS (0630 / J410)
CUSTODIAN II - PARKS (0652 / J411)
CUSTOMER SERVICE COORDINATOR (0595 / J418)
CUSTOMER SERVICE REPRESENTATIVE - AIRPORT (0511 / J411)
CUSTOMER SERVICE REPRESENTATIVE - BUILDING SAFETY (0616 / J413)
CUSTOMER SERVICE REPRESENTATIVE - DEV. SERVICES (0584 / J413)
CUSTOMER SERVICE REPRESENTATIVE - RTC (0649 / J412)
CUSTOMER SERVICE REPRESENTATIVE I (0136 / J413)
CUSTOMER SERVICE REPRESENTATIVE II (0384 / J414)
CUSTOMER SERVICE REPRESENTATIVE-METER (0018 / J413)
DEPUTY CHIEF FINANCIAL OFFICER (0643 / J433)
DEPUTY CHIEF OF POLICE (0033 / J434)
DEPUTY CITY CLERK-CODIFIER (0506 / J414)
DEPUTY CITY PROSECUTOR (0287 / J430)
DEPUTY COURT CLERK (0086 / J415)
DEPUTY COURT CLERK II (0399 / J418)
DEVELOPMENT COORDINATOR (0500 / J414)
DEVELOPMENT REVIEW MANAGER (0610 / J430)
DEVELOPMENT SERVICES DIRECTOR (0466 / J436)

DIRECTOR OF ECONOMIC VITALITY (0583 / J433)
DIRECTOR OF INDUSTRY AND EMPLOYMENT SERVICES (0599 / J429)
DIRECTOR OF MEDIA SERVICES (0522 / J424)
DIRECTOR OF PARKS, NATURAL RESOURCES, AND CULTURAL AFFAIRS (0079 / J436)
DISPATCH MANAGER (0088 / J427)
DISPATCH SHIFT SUPERVISOR (0123 / J421)
DISPATCH TRAINER (0273 / J418)
DISPATCHER I (0013 / J415)
DISPATCHER II (0387 / J416)
DISPATCHER III (0388 / J417)
DISTRICT COURT ADMINISTRATOR (0022 / J430)
DOCUMENT MANAGEMENT MANAGER (0224 / J415)
DOCUMENT SYSTEMS SPECIALIST (0633 / J413)
DRIVER/OPERATOR/FIREFIGHTER (0121 / F235)
ECONOMIC EQUITY & MOBILITY PROJECT MANAGER (0661 / J425)
EMERGENCY MANAGER (0646 / J423)
ENGINEERING DESIGN MANAGER (0531 / J430)
ENGINEERING DEVELOPMENT REVIEW MANAGER (0530 / J430)
ENGINEERING SERVICES COORDINATOR (0358 / J413)
ENVIRONMENTAL DIRECTOR (0492 / J435)
ENVIRONMENTAL EDUCATOR (0598 / J417)
EQUIPMENT MAINTENANCE WORKER (0151 / J410)
EQUIPMENT MECHANIC I (0059 / J412)
EQUIPMENT MECHANIC II (0007 / J415)
EQUIPMENT MECHANIC III (0061 / J417)
EVIDENCE TECHNICIAN (0535 / J414)
FACILITIES & BUILDING MAINTENANCE MANAGER (0323 / J427)
FIELD OPERATIONS SUPERVISOR - FORESTRY (0651 / J419)
FIELD OPERATIONS SUPERVISOR - GROUNDS & TRAILS (0407 / J419)
FIELD OPERATIONS SUPERVISOR - PARKING (0442 / J421)
FIELD OPERATIONS SUPERVISOR - TRAFFIC (0660 / J420)
FIELD OPERATIONS SUPERVISOR - TRANSPORTATION (0337 / J419)
FIELD OPERATIONS SUPERVISOR - TURF & ATHLETIC FIELDS (0516 / J419)
FIELD SERVICE REPRESENTATIVE (0003 / J418)
FINANCIAL ANALYST - BUDGET (0450 / J421)
FINANCIAL ANALYST - FIRE (0357 / J421)
FINANCIAL ANALYST - RECYCLING & TRASH COLLECTIONS (0597 / J421)
FINANCIAL ANALYST - TRANSPORTATION SERVICES (0569 / J421)
FINANCIAL COORDINATOR - AIRPORT (0028 / J417)
FINANCIAL COORDINATOR - PARKS (0419 / J417)
FIRE CAPTAIN (0062 / F238)
FIRE CHIEF (0057 / J437)
FIRE EQUIPMENT MAINTENANCE TECHNICIAN (0580 / J418)
FIREFIGHTER (0066 / F232)
FIXED ASSETS/INVESTMENT COORDINATOR (0167 / J421)
FLEET CUSTOMER REPRESENTATIVE (0631 / J416)
FLEET OPERATIONS SUPERINTENDENT (0020 / J430)
FLEET OPERATIONS SUPERVISOR (0047 / J424)
FLEET SERVICES SUPPORT MANAGER (0376 / J422)
FLIGHT LINE OPERATIONS SUPERVISOR (0510 / J417)
FLIGHT LINE OPERATIONS TECHNICIAN (0509 / J412)
GIS ADMINISTRATOR (0632 / J425)
GIS ANALYST (0550 / J423)
GIS MANAGER (0200 / J428)
GIS TECHNICIAN (0257 / J417)

GIS TECHNICIAN WATER & SEWER (0439 / J417)
GRANTS ADMINISTRATOR (0635 / J420)
HORTICULTURAL ASST II (0315 / J412)
HORTICULTURIST (0032 / J419)
HR ASSISTANT (0457 / J415)
HR DIRECTOR (0045 / J434)
HR GENERALIST (0579 / J423)
HVAC TECHNICIAN (0480 / J417)
INFORMATION TECHNOLOGIES DIRECTOR (0026 / J435)
INSPECTOR/COMMERCIAL & RESIDENTIAL (0204 / J417)
INTERNAL AUDITOR (0085 / J427)
INTERNAL SERVICES PROJECT MANAGER (0591 / J433)
JOB TITLE (INACTIVE) (JTIA / NG)
LAND AGENT I (0195 / J418)
LAND AGENT II (0196 / J420)
LAND SURVEYOR TECHNICIAN/INSTRUMENT OPERATOR (0592 / J413)
LAW CLERK (0222 / NG)
LEAD COURT CLERK (0172 / J425)
LEAD EQUIPMENT MECHANIC (0203 / J418)
LEAD MAINTENANCE WORKER - FORESTRY (0647 / J414)
LEAD MAINTENANCE WORKER - GROUNDS (0645 / J414)
LEAD MAINTENANCE WORKER - TRAILS (0648 / J414)
LEAD MAINTENANCE WORKER AIRPORT (0515 / J413)
LEAD SOCIAL SERVICES ADVOCATE (0622 / J421)
LEAK DETECTION TECHNICIAN (0601 / J418)
LEGAL ASSISTANT (0101 / J413)
LIFEGUARD (0223 / NG)
LONG RANGE AND PRESERVATION PLANNER (0618 / J419)
LONG RANGE PLANNING/SPECIAL PROJECTS MANAGER (0611 / J430)
MAINTENANCE WORKER I FACILITIES MANAGEMENT (0173 / J410)
MAINTENANCE WORKER I PARKS (0427 / J410)
MAINTENANCE WORKER I TRANSPORTATION (0102 / J410)
MAINTENANCE WORKER I URBAN FORESTRY (0458 / J410)
MAINTENANCE WORKER II FACILITIES MANAGEMENT (0098 / J412)
MAINTENANCE WORKER II PARKS (0424 / J410)
MAINTENANCE WORKER II WATER & SEWER (0639 / J413)
MAINTENANCE WORKER III PARKS (0436 / J411)
MAINTENANCE WORKER III RECYC & TRASH COLLECTION (0452 / J411)
MAINTENANCE WORKER III TRANSPORTATION (0104 / J411)
MAINTENANCE WORKER III URBAN FORESTRY (0628 / J411)
MAINTENANCE WORKER III WATER & SEWER (0434 / J414)
MAINTENANCE WORKER IV ASPHALT (0430 / J414)
MAINTENANCE WORKER IV CONCRETE (0431 / J413)
MAINTENANCE WORKER IV DRAINAGE (0432 / J413)
MAINTENANCE WORKER IV PARKS (0428 / J413)
MAINTENANCE WORKER IV RIGHT OF WAY (0433 / J413)
MAINTENANCE WORKER IV TRAILS (0451 / J413)
MAINTENANCE WORKER IV WATER & SEWER LICENSED (0124 / J415)
MANAGEMENT ACCOUNTING COORDINATOR (0347 / J426)
MAYOR (0082 / J443)
METER MAINTENANCE TECHNICIAN (0125 / J415)
METER OPERATIONS ASSISTANT (0114 / J416)
METER READER (0117 / J412)
METER SERVICES SUPERVISOR (0041 / J422)
MOBILITY COORDINATOR (0609 / J421)

NETWORK ANALYST (0571 / J424)
NETWORK ENGINEER (0288 / J427)
NETWORK SECURITY ANALYST (0640 / J425)
OFFICE MANAGER - RTC (0438 / J417)
OFFICE MANAGER- WATER & SEWER (0459 / J417)
OPERATIONS & CUSTOMER RELATIONS MANAGER (0606 / J422)
OPERATIONS ASSISTANT - FACILITIES MANAGEMENT (0536 / J412)
OPERATIONS ASSISTANT - FLEET (0042 / J412)
OPERATIONS ASSISTANT - TRANSPORTATION (0161 / J412)
OPERATIONS ASSISTANT- PARKS (0549 / J412)
PARALEGAL - CITY ATTORNEY'S OFFICE (0514 / J418)
PARK FACILITIES MAINTENANCE WORKER (0289 / J415)
PARK OPERATIONS DIRECTOR (0658 / J429)
PARK PLANNER II (0398 / J423)
PARK PLANNING SUPERINTENDENT (0486 / J426)
PARKING ATTENDANT (0593 / J410)
PARKING ATTENDANT - EVENTS (0529 / J410)
PARKING ENFORCEMENT OFFICER (0034 / J415)
PARKING MANAGER (0548 / J426)
PARKS MAINTENANCE SUPERINTENDENT (0254 / J426)
PERMIT COORDINATOR (0504 / J413)
PLANNER (0568 / J419)
PLANNING COMMISSIONER (0379 / NG)
PLANNING TECHNICIAN (0567 / J414)
PLANS EXAMINER SUPERVISOR (0373 / J421)
PLANS EXAMINER- ENGINEERING (0614 / J419)
POLICE CAPTAIN (0006 / J433)
POLICE CHIEF (0081 / J437)
POLICE CORPORAL (0280 / P332)
POLICE LIEUTENANT (0065 / P337)
POLICE OFFICER (0064 / P330)
POLICE SERGEANT (0053 / P335)
POLICE SUPPORT SPECIALIST (0252 / J414)
POOL CASHIER (0213 / NG)
POOL MANAGER (0227 / NG)
PROGRAMING COORDINATOR - MEDIA SVCS (0496 / J412)
PROJECT COORDINATOR - COMM RESOURCES (0478 / J418)
PROJECT COORDINATOR - FACILITIES MANAGEMENT (0605 / J416)
PROJECT COORDINATOR - UTILITIES (0469 / J417)
PROPERTY/EVIDENCE MANAGER (0175 / J419)
PUBLIC WORKS DIRECTOR (0615 / J436)
PUBLIC WORKS INSPECTION MANAGER (0620 / J422)
PUBLIC WORKS SUPPORT SERVICES COORDINATOR (0634 / J421)
PUMP AND TANK TECHNICIAN (0242 / J420)
PURCHASING AGENT (0400 / J420)
PURCHASING ASSISTANT (0521 / J411)
PURCHASING MANAGER (0132 / J428)
PURCHASING TECHNICIAN (0144 / J412)
PW PROJECTS INSPECTOR (0111 / J415)
RECORDS COORDINATOR (0179 / J420)
RECREATION PROGRAM ASSISTANT (0574 / NG)
RECREATION PROGRAMS MANAGER (0282 / J420)
RECREATION SUPERINTENDENT (0189 / J426)
RECYCLING & TRASH COLLECTION DIRECTOR (0537 / J430)
RECYCLING & TRASH COLLECTION OPERATIONS SUPERVISOR (0110 / J424)

RECYCLING & TRASH COLLECTIONS COMMERCIAL REPRESENTATIVE (0318 / J417)
RECYCLING ATTENDANT (0491 / J414)
RELIEF DRIVER (0385 / J414)
RESIDENTIAL PLANS EXAMINER (0626 / J417)
ROUTE DRIVER (0281 / J413)
ROUTE SUPERVISOR (0600 / J416)
RTC FACILITY SUPERVISOR (0637 / J416)
RTC OPERATIONS MANAGER (0654 / J426)
SCALE HOUSE ATTENDANT (0475 / J410)
SENIOR ADMINISTRATIVE ASSISTANT - PARKS, NATURAL RESOURCES & CULTURAL AFFAIRS (0653 / J415)
SENIOR ADMINISTRATIVE ASSISTANT II - MAYOR'S OFFICE (0586 / J417)
SENIOR ADMINISTRATIVE ASSISTANT-COMM RESOURCES (0563 / J415)
SENIOR ADMINISTRATIVE ASSISTANT-FIRE (0576 / J415)
SENIOR ADMINISTRATIVE ASSISTANT-MAYOR'S OFFICE (0564 / J415)
SENIOR ADMINISTRATIVE ASSISTANT-POLICE (0565 / J415)
SENIOR ANIMAL SERVICES OFFICER (0636 / J414)
SENIOR ASSISTANT CITY ATTORNEY (0659 / J433)
SENIOR CODE COMPLIANCE OFFICER (0343 / J416)
SENIOR CREW LEADER WATER LICENSE (0619 / J418)
SENIOR CUSTOMER SERVICE REPRESENTATIVE-BILLING (0251 / J420)
SENIOR CUSTOMER SERVICE REPRESENTATIVE-CASHIER (0409 / J420)
SENIOR CUSTOMER SERVICE REPRESENTATIVE-METER (0613 / J414)
SENIOR CUSTOMER SERVICE REPRESENTATIVE-UTILITIES (0410 / J420)
SENIOR DEPUTY CITY CLERK TREASURER (0277 / J423)
SENIOR FIELD OPERATIONS SUPERVISOR-CONCRETE (0553 / J420)
SENIOR FIELD OPERATIONS SUPERVISOR-PARK FACILITIES & CONSTRUCTION (0035 / J420)
SENIOR FINANCIAL ANALYST - BUDGET (0338 / J422)
SENIOR FINANCIAL ANALYST - UTILITIES (0517 / J422)
SENIOR HR GENERALIST (0642 / J425)
SENIOR INSPECTOR - BUILDING SAFETY (0608 / J419)
SENIOR LEGAL ASSISTANT (0076 / J415)
SENIOR PARK FACILITIES MAINTENANCE WORKER (0629 / J416)
SENIOR PLANNER (0525 / J423)
SENIOR POLICE SUPPORT SPECIALIST (0368 / J416)
SENIOR PURCHASING AGENT (0604 / J422)
SENIOR ROUTE SUPERVISOR (0656 / J418)
SHELTER ATTENDANT (0193 / J410)
SOCIAL SERVICES ADVOCATE (0627 / J417)
SOLID WASTE FACILITY MAINTENANCE WORKER (0518 / J413)
STAFF ENGINEER (0090 / J428)
STAFF ENGINEER - UNLICENSED (0508 / J419)
SUPPORT SERVICES MANAGER (0327 / J426)
SURVEYOR (0264 / J424)
SUSTAINABILITY PLANNER (0040 / J420)
SUSTAINABILITY PROJECT MANAGER (0538 / J416)
SYSTEMS ANALYST - POLICE (0253 / J424)
TECHNICAL SERVICES SUPERVISOR (0247 / J422)
TECHNICAL SUPPORT SPECIALIST (0543 / J423)
TRAFFIC CONTROL SUPERVISOR (0191 / J424)
TRAFFIC SIGNAL AND SIGNAGE TECHNICIAN (0607 / J416)
TRANSCRIPTIONIST (0176 / J411)
TRANSPORTATION FACILITY MAINTENANCE WORKER (0468 / J415)
URBAN FORESTER (0361 / J419)
UTILITIES DIRECTOR (0474 / J435)
UTILITIES ENGINEER (0519 / J430)

UTILITIES FINANCIAL SERVICES COORDINATOR (0071 / J420)
UTILITIES FINANCIAL SERVICES MANAGER (0058 / J429)
UTILITY BILLING COORDINATOR (0575 / J418)
VETERINARIAN (0268 / J428)
VIDEO PRODUCTION TECHNICIAN (0230 / J413)
VOLUNTEER & COMMUNITY PROGRAM COORDINATOR (0534 / J419)
WAREHOUSE ATTENDANT WATER & SEWER (0440 / J412)
WAREHOUSE SUPERVISOR (0603 / J418)
WARRANTY AND MATERIALS COORDINATOR (0481 / J418)
WASTE REDUCTION COORDINATOR (0148 / J420)
WASTE REDUCTION MANAGER (0655 / J424)
WATER & SEWER EQUIPMENT REPAIR TECHNICIAN (0582 / J416)
WATER & SEWER FIELD MAINTENANCE SUPERVISOR (0350 / J424)
WATER & SEWER OPERATIONS CLERK (0192 / J412)
WATER & SEWER OPERATIONS MANAGER (0005 / J430)
YRCC CAMP COUNSELOR (0487 / NG)
YRCC DIRECTOR (0201 / J421)
YRCC RECREATION PROGRAM ASSISTANT II (0476 / J412)

JOB #	GRADE	GRADE_MIN	GRADE_MRK	GRADE_MAX
0577	J413	\$ 16.72	\$ 20.15	\$ 24.99
0578	J415	\$ 18.73	\$ 22.57	\$ 27.99
0073	J417	\$ 20.74	\$ 24.99	\$ 30.99
0083	J418	\$ 21.75	\$ 26.20	\$ 32.49
0074	J412	\$ 15.71	\$ 18.93	\$ 23.47
0356	J412	\$ 15.71	\$ 18.93	\$ 23.47
0072	J415	\$ 18.73	\$ 22.57	\$ 27.99
0261	J413	\$ 16.72	\$ 20.15	\$ 24.99
0641	J413	\$ 16.72	\$ 20.15	\$ 24.99
0015	J433	\$ 42.56	\$ 51.28	\$ 63.59
0408	J428	\$ 34.79	\$ 41.92	\$ 51.98
0068	J427	\$ 32.87	\$ 39.60	\$ 49.10
0375	J425	\$ 29.03	\$ 34.97	\$ 43.36
0557	J412	\$ 15.71	\$ 18.93	\$ 23.47
0560	J412	\$ 15.71	\$ 18.93	\$ 23.47
0625	J412	\$ 15.71	\$ 18.93	\$ 23.47
0562	J411	\$ 15.21	\$ 18.32	\$ 22.72
0314	J427	\$ 32.87	\$ 39.60	\$ 49.10
0095	J412	\$ 15.71	\$ 18.93	\$ 23.47
0479	J417	\$ 20.74	\$ 24.99	\$ 30.99
0139	J413	\$ 16.72	\$ 20.15	\$ 24.99
0483	J414	\$ 17.72	\$ 21.35	\$ 26.47
0023	J425	\$ 29.03	\$ 34.97	\$ 43.36
0540	J414	\$ 17.72	\$ 21.35	\$ 26.47
0624	J430	\$ 38.64	\$ 46.55	\$ 57.72
0154	J430	\$ 38.64	\$ 46.55	\$ 57.72
0389	J423	\$ 25.66	\$ 30.91	\$ 38.33
0012	J433	\$ 42.56	\$ 51.28	\$ 63.59
0390	J428	\$ 34.79	\$ 41.92	\$ 51.98
0542	J430	\$ 38.64	\$ 46.55	\$ 57.72
0212	NG	\$ 11.00		\$ 18.00
0621	J435	\$ 46.68	\$ 56.24	\$ 69.74
0590	J424	\$ 27.11	\$ 32.66	\$ 40.50
0657	J422	\$ 24.70	\$ 29.76	\$ 36.90
0513	J422	\$ 24.70	\$ 29.76	\$ 36.90
0240	J424	\$ 27.11	\$ 32.66	\$ 40.50
0455	J426	\$ 30.95	\$ 37.29	\$ 46.24
0623	J417	\$ 20.74	\$ 24.99	\$ 30.99
0394	J426	\$ 30.95	\$ 37.29	\$ 46.24
0403	J416	\$ 19.74	\$ 23.78	\$ 29.49
0249	J415	\$ 18.73	\$ 22.57	\$ 27.99
0570	J420	\$ 23.76	\$ 28.63	\$ 35.50
0039	F241	\$ 28.64		\$ 39.29
0321	J418	\$ 21.75	\$ 26.20	\$ 32.49
0612	J433	\$ 42.56	\$ 51.28	\$ 63.59
0594	J415	\$ 18.73	\$ 22.57	\$ 27.99
0339	J417	\$ 20.74	\$ 24.99	\$ 30.99
0267	J433	\$ 42.56	\$ 51.28	\$ 63.59
0524	J428	\$ 34.79	\$ 41.92	\$ 51.98
0494	J413	\$ 16.72	\$ 20.15	\$ 24.99
0307	J425	\$ 29.03	\$ 34.97	\$ 43.36

0115	J417	\$	20.74	\$	24.99	\$	30.99
0377	NG	\$	11.00			\$	18.00
0650	J422	\$	24.70	\$	29.76	\$	36.90
0556	J417	\$	20.74	\$	24.99	\$	30.99
0532	NG	\$	11.00			\$	18.00
0539	J415	\$	18.73	\$	22.57	\$	27.99
0145	J437	\$	50.80	\$	61.21	\$	75.90
0460	J439	\$	54.92	\$	66.17	\$	82.05
0133	J439	\$	54.92	\$	66.17	\$	82.05
0014	J432	\$	40.50	\$	48.80	\$	60.51
0170	J432	\$	40.50	\$	48.80	\$	60.51
0566	J423	\$	25.66	\$	30.91	\$	38.33
0552	J418	\$	21.75	\$	26.20	\$	32.49
0134	J415	\$	18.73	\$	22.57	\$	27.99
0473	J433	\$	42.56	\$	51.28	\$	63.59
0644	J421	\$	23.80	\$	28.67	\$	35.55
0617	J421	\$	23.80	\$	28.67	\$	35.55
0547	J421	\$	23.80	\$	28.67	\$	35.55
0558	J413	\$	16.72	\$	20.15	\$	24.99
0546	J419	\$	22.75	\$	27.41	\$	33.99
0084	J428	\$	34.79	\$	41.92	\$	51.98
0638	J414	\$	17.72	\$	21.35	\$	26.47
0470	J429	\$	36.71	\$	44.23	\$	54.85
0342	J414	\$	17.72	\$	21.35	\$	26.47
0371	J424	\$	27.11	\$	32.66	\$	40.50
0279	NG	\$	654.83			\$	654.83
0089	J420	\$	23.76	\$	28.63	\$	35.50
0266	J415	\$	18.73	\$	22.57	\$	27.99
0245	J418	\$	21.75	\$	26.20	\$	32.49
0406	J415	\$	18.73	\$	22.57	\$	27.99
0418	J415	\$	18.73	\$	22.57	\$	27.99
0429	J415	\$	18.73	\$	22.57	\$	27.99
0585	J416	\$	19.74	\$	23.78	\$	29.49
0391	J417	\$	20.74	\$	24.99	\$	30.99
0298	J417	\$	20.74	\$	24.99	\$	30.99
0093	J410	\$	13.86	\$	16.70	\$	20.71
0630	J410	\$	13.86	\$	16.70	\$	20.71
0652	J411	\$	15.21	\$	18.32	\$	22.72
0595	J418	\$	21.75	\$	26.20	\$	32.49
0511	J411	\$	15.21	\$	18.32	\$	22.72
0616	J413	\$	16.72	\$	20.15	\$	24.99
0584	J413	\$	16.72	\$	20.15	\$	24.99
0649	J412	\$	15.71	\$	18.93	\$	23.47
0136	J413	\$	16.72	\$	20.15	\$	24.99
0384	J414	\$	17.72	\$	21.35	\$	26.47
0018	J413	\$	16.72	\$	20.15	\$	24.99
0643	J433	\$	42.56	\$	51.28	\$	63.59
0033	J434	\$	44.63	\$	53.77	\$	66.67
0506	J414	\$	17.72	\$	21.35	\$	26.47
0287	J430	\$	38.64	\$	46.55	\$	57.72
0086	J415	\$	18.73	\$	22.57	\$	27.99
0399	J418	\$	21.75	\$	26.20	\$	32.49
0500	J414	\$	17.72	\$	21.35	\$	26.47
0610	J430	\$	38.64	\$	46.55	\$	57.72
0466	J436	\$	48.75	\$	58.73	\$	72.83

0583	J433	\$	42.56	\$	51.28	\$	63.59
0599	J429	\$	36.71	\$	44.23	\$	54.85
0522	J424	\$	27.11	\$	32.66	\$	40.50
0079	J436	\$	48.75	\$	58.73	\$	72.83
0088	J427	\$	32.87	\$	39.60	\$	49.10
0123	J421	\$	23.80	\$	28.67	\$	35.55
0273	J418	\$	21.75	\$	26.20	\$	32.49
0013	J415	\$	18.73	\$	22.57	\$	27.99
0387	J416	\$	19.74	\$	23.78	\$	29.49
0388	J417	\$	20.74	\$	24.99	\$	30.99
0022	J430	\$	38.64	\$	46.55	\$	57.72
0224	J415	\$	18.73	\$	22.57	\$	27.99
0633	J413	\$	16.72	\$	20.15	\$	24.99
0121	F235	\$	18.01		\$		24.90
0661	J425	\$	29.03	\$	34.97	\$	43.36
0646	J423	\$	25.66	\$	30.91	\$	38.33
0531	J430	\$	38.64	\$	46.55	\$	57.72
0530	J430	\$	38.64	\$	46.55	\$	57.72
0358	J413	\$	16.72	\$	20.15	\$	24.99
0492	J435	\$	46.68	\$	56.24	\$	69.74
0598	J417	\$	20.74	\$	24.99	\$	30.99
0151	J410	\$	13.86	\$	16.70	\$	20.71
0059	J412	\$	15.71	\$	18.93	\$	23.47
0007	J415	\$	18.73	\$	22.57	\$	27.99
0061	J417	\$	20.74	\$	24.99	\$	30.99
0535	J414	\$	17.72	\$	21.35	\$	26.47
0323	J427	\$	32.87	\$	39.60	\$	49.10
0651	J419	\$	22.75	\$	27.41	\$	33.99
0407	J419	\$	22.75	\$	27.41	\$	33.99
0442	J421	\$	23.80	\$	28.67	\$	35.55
0660	J420	\$	23.76	\$	28.63	\$	35.50
0337	J419	\$	22.75	\$	27.41	\$	33.99
0516	J419	\$	22.75	\$	27.41	\$	33.99
0003	J418	\$	21.75	\$	26.20	\$	32.49
0450	J421	\$	23.80	\$	28.67	\$	35.55
0357	J421	\$	23.80	\$	28.67	\$	35.55
0597	J421	\$	23.80	\$	28.67	\$	35.55
0569	J421	\$	23.80	\$	28.67	\$	35.55
0028	J417	\$	20.74	\$	24.99	\$	30.99
0419	J417	\$	20.74	\$	24.99	\$	30.99
0062	F238	\$	22.92		\$		31.82
0057	J437	\$	50.80	\$	61.21	\$	75.90
0580	J418	\$	21.75	\$	26.20	\$	32.49
0066	F232	\$	15.84		\$		21.92
0167	J421	\$	23.80	\$	28.67	\$	35.55
0631	J416	\$	19.74	\$	23.78	\$	29.49
0020	J430	\$	38.64	\$	46.55	\$	57.72
0047	J424	\$	27.11	\$	32.66	\$	40.50
0376	J422	\$	24.70	\$	29.76	\$	36.90
0510	J417	\$	20.74	\$	24.99	\$	30.99
0509	J412	\$	15.71	\$	18.93	\$	23.47
0632	J425	\$	29.03	\$	34.97	\$	43.36
0550	J423	\$	25.66	\$	30.91	\$	38.33
0200	J428	\$	34.79	\$	41.92	\$	51.98
0257	J417	\$	20.74	\$	24.99	\$	30.99

0439	J417	\$	20.74	\$	24.99	\$	30.99
0635	J420	\$	23.76	\$	28.63	\$	35.50
0315	J412	\$	15.71	\$	18.93	\$	23.47
0032	J419	\$	22.75	\$	27.41	\$	33.99
0457	J415	\$	18.73	\$	22.57	\$	27.99
0045	J434	\$	44.63	\$	53.77	\$	66.67
0579	J423	\$	25.66	\$	30.91	\$	38.33
0480	J417	\$	20.74	\$	24.99	\$	30.99
0026	J435	\$	46.68	\$	56.24	\$	69.74
0204	J417	\$	20.74	\$	24.99	\$	30.99
0085	J427	\$	32.87	\$	39.60	\$	49.10
0591	J433	\$	42.56	\$	51.28	\$	63.59
JTIA	NG	\$	11.00		\$		18.00
0195	J418	\$	21.75	\$	26.20	\$	32.49
0196	J420	\$	23.76	\$	28.63	\$	35.50
0592	J413	\$	16.72	\$	20.15	\$	24.99
0222	NG	\$	11.00		\$		18.00
0172	J425	\$	29.03	\$	34.97	\$	43.36
0203	J418	\$	21.75	\$	26.20	\$	32.49
0647	J414	\$	17.72	\$	21.35	\$	26.47
0645	J414	\$	17.72	\$	21.35	\$	26.47
0648	J414	\$	17.72	\$	21.35	\$	26.47
0515	J413	\$	16.72	\$	20.15	\$	24.99
0622	J421	\$	23.80	\$	28.67	\$	35.55
0601	J418	\$	21.75	\$	26.20	\$	32.49
0101	J413	\$	16.72	\$	20.15	\$	24.99
0223	NG	\$	11.00		\$		18.00
0618	J419	\$	22.75	\$	27.41	\$	33.99
0611	J430	\$	38.64	\$	46.55	\$	57.72
0173	J410	\$	13.86	\$	16.70	\$	20.71
0427	J410	\$	13.86	\$	16.70	\$	20.71
0102	J410	\$	13.86	\$	16.70	\$	20.71
0458	J410	\$	13.86	\$	16.70	\$	20.71
0098	J412	\$	15.71	\$	18.93	\$	23.47
0424	J410	\$	13.86	\$	16.70	\$	20.71
0639	J413	\$	16.72	\$	20.15	\$	24.99
0436	J411	\$	15.21	\$	18.32	\$	22.72
0452	J411	\$	15.21	\$	18.32	\$	22.72
0104	J411	\$	15.21	\$	18.32	\$	22.72
0628	J411	\$	15.21	\$	18.32	\$	22.72
0434	J414	\$	17.72	\$	21.35	\$	26.47
0430	J414	\$	17.72	\$	21.35	\$	26.47
0431	J413	\$	16.72	\$	20.15	\$	24.99
0432	J413	\$	16.72	\$	20.15	\$	24.99
0428	J413	\$	16.72	\$	20.15	\$	24.99
0433	J413	\$	16.72	\$	20.15	\$	24.99
0451	J413	\$	16.72	\$	20.15	\$	24.99
0124	J415	\$	18.73	\$	22.57	\$	27.99
0347	J426	\$	30.95	\$	37.29	\$	46.24
0082	J443	\$	63.72	\$	76.77	\$	95.19
0125	J415	\$	18.73	\$	22.57	\$	27.99
0114	J416	\$	19.74	\$	23.78	\$	29.49
0117	J412	\$	15.71	\$	18.93	\$	23.47
0041	J422	\$	24.70	\$	29.76	\$	36.90
0609	J421	\$	23.80	\$	28.67	\$	35.55

0571	J424	\$	27.11	\$	32.66	\$	40.50
0288	J427	\$	32.87	\$	39.60	\$	49.10
0640	J425	\$	29.03	\$	34.97	\$	43.36
0438	J417	\$	20.74	\$	24.99	\$	30.99
0459	J417	\$	20.74	\$	24.99	\$	30.99
0606	J422	\$	24.70	\$	29.76	\$	36.90
0536	J412	\$	15.71	\$	18.93	\$	23.47
0042	J412	\$	15.71	\$	18.93	\$	23.47
0161	J412	\$	15.71	\$	18.93	\$	23.47
0549	J412	\$	15.71	\$	18.93	\$	23.47
0514	J418	\$	21.75	\$	26.20	\$	32.49
0289	J415	\$	18.73	\$	22.57	\$	27.99
0658	J429	\$	36.71	\$	44.23	\$	54.85
0398	J423	\$	25.66	\$	30.91	\$	38.33
0486	J426	\$	30.95	\$	37.29	\$	46.24
0593	J410	\$	13.86	\$	16.70	\$	20.71
0529	J410	\$	13.86	\$	16.70	\$	20.71
0034	J415	\$	18.73	\$	22.57	\$	27.99
0548	J426	\$	30.95	\$	37.29	\$	46.24
0254	J426	\$	30.95	\$	37.29	\$	46.24
0504	J413	\$	16.72	\$	20.15	\$	24.99
0568	J419	\$	22.75	\$	27.41	\$	33.99
0379	NG	\$	375.00		\$		375.00
0567	J414	\$	17.72	\$	21.35	\$	26.47
0373	J421	\$	23.80	\$	28.67	\$	35.55
0614	J419	\$	22.75	\$	27.41	\$	33.99
0006	J433	\$	42.56	\$	51.28	\$	63.59
0081	J437	\$	50.80	\$	61.21	\$	75.90
0280	P332	\$	29.98		\$		44.11
0065	P337	\$	41.13		\$		61.69
0064	P330	\$	25.53		\$		36.69
0053	P335	\$	34.72		\$		51.09
0252	J414	\$	17.72	\$	21.35	\$	26.47
0213	NG	\$	11.00		\$		18.00
0227	NG	\$	11.00		\$		18.00
0496	J412	\$	15.71	\$	18.93	\$	23.47
0478	J418	\$	21.75	\$	26.20	\$	32.49
0605	J416	\$	19.74	\$	23.78	\$	29.49
0469	J417	\$	20.74	\$	24.99	\$	30.99
0175	J419	\$	22.75	\$	27.41	\$	33.99
0615	J436	\$	48.75	\$	58.73	\$	72.83
0620	J422	\$	24.70	\$	29.76	\$	36.90
0634	J421	\$	23.80	\$	28.67	\$	35.55
0242	J420	\$	23.76	\$	28.63	\$	35.50
0400	J420	\$	23.76	\$	28.63	\$	35.50
0521	J411	\$	15.21	\$	18.32	\$	22.72
0132	J428	\$	34.79	\$	41.92	\$	51.98
0144	J412	\$	15.71	\$	18.93	\$	23.47
0111	J415	\$	18.73	\$	22.57	\$	27.99
0179	J420	\$	23.76	\$	28.63	\$	35.50
0574	NG	\$	11.00		\$		18.00
0282	J420	\$	23.76	\$	28.63	\$	35.50
0189	J426	\$	30.95	\$	37.29	\$	46.24
0537	J430	\$	38.64	\$	46.55	\$	57.72
0110	J424	\$	27.11	\$	32.66	\$	40.50

0318	J417	\$	20.74	\$	24.99	\$	30.99
0491	J414	\$	17.72	\$	21.35	\$	26.47
0385	J414	\$	17.72	\$	21.35	\$	26.47
0626	J417	\$	20.74	\$	24.99	\$	30.99
0281	J413	\$	16.72	\$	20.15	\$	24.99
0600	J416	\$	19.74	\$	23.78	\$	29.49
0637	J416	\$	19.74	\$	23.78	\$	29.49
0654	J426	\$	30.95	\$	37.29	\$	46.24
0475	J410	\$	13.86	\$	16.70	\$	20.71
0653	J415	\$	18.73	\$	22.57	\$	27.99
0586	J417	\$	20.74	\$	24.99	\$	30.99
0563	J415	\$	18.73	\$	22.57	\$	27.99
0576	J415	\$	18.73	\$	22.57	\$	27.99
0564	J415	\$	18.73	\$	22.57	\$	27.99
0565	J415	\$	18.73	\$	22.57	\$	27.99
0636	J414	\$	17.72	\$	21.35	\$	26.47
0659	J433	\$	42.56	\$	51.28	\$	63.59
0343	J416	\$	19.74	\$	23.78	\$	29.49
0619	J418	\$	21.75	\$	26.20	\$	32.49
0251	J420	\$	23.76	\$	28.63	\$	35.50
0409	J420	\$	23.76	\$	28.63	\$	35.50
0613	J414	\$	17.72	\$	21.35	\$	26.47
0410	J420	\$	23.76	\$	28.63	\$	35.50
0277	J423	\$	25.66	\$	30.91	\$	38.33
0553	J420	\$	23.76	\$	28.63	\$	35.50
0035	J420	\$	23.76	\$	28.63	\$	35.50
0338	J422	\$	24.70	\$	29.76	\$	36.90
0517	J422	\$	24.70	\$	29.76	\$	36.90
0642	J425	\$	29.03	\$	34.97	\$	43.36
0608	J419	\$	22.75	\$	27.41	\$	33.99
0076	J415	\$	18.73	\$	22.57	\$	27.99
0629	J416	\$	19.74	\$	23.78	\$	29.49
0525	J423	\$	25.66	\$	30.91	\$	38.33
0368	J416	\$	19.74	\$	23.78	\$	29.49
0604	J422	\$	24.70	\$	29.76	\$	36.90
0656	J418	\$	21.75	\$	26.20	\$	32.49
0193	J410	\$	13.86	\$	16.70	\$	20.71
0627	J417	\$	20.74	\$	24.99	\$	30.99
0518	J413	\$	16.72	\$	20.15	\$	24.99
0090	J428	\$	34.79	\$	41.92	\$	51.98
0508	J419	\$	22.75	\$	27.41	\$	33.99
0327	J426	\$	30.95	\$	37.29	\$	46.24
0264	J424	\$	27.11	\$	32.66	\$	40.50
0040	J420	\$	23.76	\$	28.63	\$	35.50
0538	J416	\$	19.74	\$	23.78	\$	29.49
0253	J424	\$	27.11	\$	32.66	\$	40.50
0247	J422	\$	24.70	\$	29.76	\$	36.90
0543	J423	\$	25.66	\$	30.91	\$	38.33
0191	J424	\$	27.11	\$	32.66	\$	40.50
0607	J416	\$	19.74	\$	23.78	\$	29.49
0176	J411	\$	15.21	\$	18.32	\$	22.72
0468	J415	\$	18.73	\$	22.57	\$	27.99
0361	J419	\$	22.75	\$	27.41	\$	33.99
0474	J435	\$	46.68	\$	56.24	\$	69.74
0519	J430	\$	38.64	\$	46.55	\$	57.72

0071	J420	\$	23.76	\$	28.63	\$	35.50
0058	J429	\$	36.71	\$	44.23	\$	54.85
0575	J418	\$	21.75	\$	26.20	\$	32.49
0268	J428	\$	34.79	\$	41.92	\$	51.98
0230	J413	\$	16.72	\$	20.15	\$	24.99
0534	J419	\$	22.75	\$	27.41	\$	33.99
0440	J412	\$	15.71	\$	18.93	\$	23.47
0603	J418	\$	21.75	\$	26.20	\$	32.49
0481	J418	\$	21.75	\$	26.20	\$	32.49
0148	J420	\$	23.76	\$	28.63	\$	35.50
0655	J424	\$	27.11	\$	32.66	\$	40.50
0582	J416	\$	19.74	\$	23.78	\$	29.49
0350	J424	\$	27.11	\$	32.66	\$	40.50
0192	J412	\$	15.71	\$	18.93	\$	23.47
0005	J430	\$	38.64	\$	46.55	\$	57.72
0487	NG	\$	11.00		\$		18.00
0201	J421	\$	23.80	\$	28.67	\$	35.55
0476	J412	\$	15.71	\$	18.93	\$	23.47



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council

THRU:

FROM: Council Member Sarah Moore

SUBJECT: DISCLOSURE OF RENTAL FEES AND COSTS (ORDINANCE):

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: 3. Agenda Packet - Truth in Leasing Ordinance - Council Member Moore, 4. Disclosure of Costs, 5. Initial Ordinance Proposed, 6. City Attorney Memo - Proposed Amendment of Disclosure of Rental Fees and Costs, 7. FYAC - Disclosure of Rental Fees Letter of Support, 8. Rental Fee Disclosure Form Option 1, 9. Rental Fee Disclosure Form Option 2, 10. Rental Fee Disclosure Ordinance - Amendments from EconDev Focus Group



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-231

AN ORDINANCE TO ENACT § 120.03 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 fees and costs that could significantly affect their ability to afford and maintain rental housing; 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

WHEREAS, providing a clear breakdown of costs ensures that tenants are better equipped to budget effectively and maintain housing stability; and

WHEREAS, by requiring the disclosure of all rental fees and costs before a landlord requires any payment for a rental application review or background checks should prevent a prospective tenant from wasting money on an application fee in order to rent housing that the tenant cannot afford.

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 **Disclosure of Rental Fees and Costs** as follows:

“120.03 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 likely be charged to the tenant by the landlord or property owner prior to any required payment for rental application review or background check or prior to furnishing the lease if the landlord has not earlier required payment for rental application review or background checks. This includes, but is not limited to:

1. Application and Background Check Fees: Fees landlords require to process rental applications or perform background checks, if any. Explanation whether rental application fee is for the housing unit or assessed against all adult tenants is required.
2. Rent: The base monthly rent amount.
3. Security Deposit: The amount required as a security deposit.
4. Maintenance Fees: Costs for regular monthly or periodic maintenance 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 of All Rental Costs are Required.

1. 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.
2. In online listings, this disclosure shall be presented on the same page as the listing details. Landlords and rental management companies shall not be responsible for electronic media outside of their control.
3. In print advertisements, this disclosure should be included in the body of the advertisement or in a clearly visible section.
4. If there is a leasing office onsite, this information shall be displayed along with any required business licenses or permits.
5. A copy of the list shall be attached to all paper rental applications.
6. 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.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby determines that this ordinance will not go into effect until three months after its passage and approval to provide sufficient time for all affected landlords and rental management companies to be ready to comply with the disclosure requirements.

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:

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:

- (a) Rent: The base monthly rent amount.
- (b) Security Deposit: The amount required as a security deposit.
- (c) Application and Background Check Fees: Fees required to process rental applications or perform background checks.
- (d) Maintenance Fees: Costs for maintenance or repairs that may be charged to the tenant.
- (e) 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.
- (f) Pet Fees: Any fees, costs, or deposits associated with keeping pets on the property.
- (g) Parking Fees: Charges for parking spaces or permits, if applicable.

- (h) Late Fees: The fees imposed for late rent payments including any grace periods, charges schedules, or escalating fee policies.
- (i) 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.

Disclosure of Rental Fees & Costs Ordinance

For Leased Residential Properties in the City of Fayetteville

March 4, 2025



The Concern Expressed in a Year of Fayetteville Community Housing Conversations

- Burdensome cost to renters each time that they had to move, often yearly given increasing rents. Working with limited means, trying to limit amount spent out to possible rentals. During discussions the following were identified:
 - Application and background check fees were charged at a number of properties adding up to \$100s up to \$1,000 out of pocket at each move.
 - Applicants applied to rentals not always knowing all of the ongoing costs and spending application & background fees and possibly admin fees before fully understanding monthly or any other possible costs which could mean they could not afford the rental ongoing
 - Unknown often what the criteria are to be considered and approved. This information may or not be able to inquired and received of this information prior to spending funds and attempting to rent the property.



CITY OF
FAYETTEVILLE
ARKANSAS

What is out there now- Rental Listings

MOVE IN TODAY | RESIDENTS

the **VUE**
ON STADIUM DRIVE

FAQS APPLY

Please note that signing your application does not guarantee a space.

Fayetteville

Next, we will complete a background screening and send you the Housing Agreement to reserve your spot when mutually signed. The Administrative Fee, if already paid, will be refunded if a Housing Agreement is not approved.

DEPOSITS AND FEES

Application Fee (one-time)	\$40
Administrative Fee (annual)	\$200
Security Deposit (one-time)	\$500 WAIVED

Ready to apply? Start your Application >

accepts electronic payments

select units

Utilities we pay 30%

Water, Sewer, Trash (with us)

Electric (Swepeco)

Monthly Charges

Valet Trash- \$36

Cable/Internet- \$63

CAM (Common Area Maintenance) Fee-

1BR: \$32

2BR: \$35

3BR: \$37

Waiver Renters Insurance-

\$14

131
Get fees
\$14

rs' insurance, a letter

apply
here

com

Rogers

One Bedroom/One Bath

785 sqft

\$

Two Bedroom/One Bath

810 sqft

ASAP

WIC

12/24

Three Bedroom/Two Bath

1183 sqft

\$

Application Fee	\$75.00 per applicant (18 years old and over) Non-refundable.
Admin Fee	\$250.00 due with application. (Used as holding fee) Non-refundable.
Security Deposit	\$300.00 up to 1 months' rent based on application.
Pet Fee	\$300.00 fee per pet Max of two pets per unit. Non-refundable. Breed & Weight restrictions apply.
Pet Rent	\$32.00 monthly charge (per pet)
Lease Term	12 months. Depending on availability

*Rates and discounts are subject to change - Restrictions apply

Require proof of income of a month worth of paystubs and if you choose to get from a certified 100,000 Personal Liability Renter's Insurance

1603 W Walnut St • Rogers, AR 72756 • 479

• friscoonwalnut@amllc.net | www.friscoapartments.com

What is out there now- Rental Listings

< Back to search



Home value Cost calculator Owner options **Home details** Neighborhood

What's special

Real Property Management First Choice- NWA is excited to offer this fantastic two-bedroom, two-bathroom home in a prime Fayetteville location! Just minutes from the vibrant Fayetteville downtown square, the University of Arkansas, and Dickson Street, you'll enjoy the best of both convenience and comfort. This charming home blends modern and traditional styles, featuring a stove/oven, dishwasher, refrigerator, disposal for your ease. Stay cozy year-round with central heat and air, and take advantage of the added bonus of a detached garage!

Fill out an application now to live in this prime location!! (Please note that this property is NOT furnished)

Rent: \$2045.00 per month

Deposit: \$1545.00 (one time fee)

Leasing Fee: \$500.00 (one time fee)

Liability to Landlord Insurance Required: \$15.00 per month (you can provide your own insurance to avoid this fee)

Resident Benefit Package: \$40.00 per month

Monthly Pet Rent: \$50.00 per pet.

Pet fee of \$250 per animal

2 Animal Maximum *Breed restrictions apply.

App fee: \$20

Background check: \$20

(All occupants 18 and older must apply separately. Background checks include residential, credit, and criminal

Background check: \$20

(All occupants 18 and older must apply separately. Background checks include residential, credit, and criminal history. Income requirement of 3 times the amount of rent. Application fees are non-refundable.)

(Each future occupant, 18 or older, must submit individual applications. Background checks include residential, credit, and criminal history. Income requirement is 3 times the amount of rent. Applications are available online via our website. Application fees are non-refundable. RPM does not accept payment in the form of cash or any online payment platform not directly linked to an RPM First Choice website and will never ask for payment via those platforms.)

ADDITIONAL INFO/FEEES:

Resident Benefit Package: \$40.00 fee includes utility concierge service, on-time rent payment credit reporting, late pay forgiveness, home buyers assistance, & more!

Insurance Requirement: Liability to Landlord Insurance in the amount of \$100,000 is mandatory. You will be charged \$15.00 per month. If you provide your own policy you will not be charged this fee.

Pet Screening: RPM First Choice uses a platform called Pet Screening to complete the screening and approval process for any pets that will be living on the property. Individuals without pets must complete the online affidavit, while pet/animal owners should gather current vaccination records, veterinarian information and snapshots of their pet/animal. You will find the link to complete your online profile in the application process. Household pets will be charged a fee of \$50 for the first pet, \$35 for the additional pet which will not only complete the screening process, but also create a digital passport for your animal for your personal use. (THIS IS NOT THE MONTHLY PET FEE - THESE FEES ARE STRICTLY FOR YOUR PETS SCREENING & APPROVAL PROCESS - CALL THE OFFICE FOR INITIAL AND MONTHLY PET FEES)

^ Hide

Fayetteville

*Online tool search results utilized by Fayetteville residents, Councilmember Moore, & City Attorney Office



What is out there now- Rental Listings

Fayetteville

Springdale

Wobbe Lane Apartments

(479) 717-2338

Before You Begin:

Please be prepared to pay the application fee as outlined in the property listing. In addition to this rental application, you will also be required to provide a copy of a valid form of identification and proof of income.

To complete this rental application, you must be prepared to provide 3 years of residential history as well as contact information for your rental references. You will also be asked to provide information on your monthly income, and please note that most properties require that applicant combined gross income is at least three (3) times the monthly rent amount.

Each resident over the age of 18 must submit a separate rental application.

Application Fee: \$35.00

You are applying to rent:

580 E Randall Wobbe Ln
17-202
Springdale, AR 72764

PAYMENT OPTIONS

The Following Fees will be incurred for those meeting these specifications:

Primary Applicants/Renters - \$400 Deposit, \$30 Application Fee, \$15 Online Payment Processing Fee

*** Only the \$400 Deposit is refundable. Application and processing fees are non-refundable.*

Secondary Applicants/Renters - \$30 Application Fee, \$5 Online Payment Processing Fee

*** All Secondary Applicant/Renter fees are non-refundable.*

Guarantors - \$30 Application Fee, \$5 Online Payment Processing Fee

*** All Guarantor fees are non-refundable.*

Any refund of the \$400 security deposit will be issued via check the first Friday after a 10 day business period and after the funds have cleared Engage Management's bank account.



Apply Online

Create Account

Login

Create an Account to Begin

To start your application, create an account. We will be able to save your progress and enable you to come back anytime to check on the status of your application.

For any questions, please call (501) 404-9997.

Legal First Name *

Questions? We're here for you.

Last Name *



Leverett Garden Apartments

STEP 1

2

3

4

CREATE ACCOUNT

Create a new account. Already have an account? [Sign in](#)

First name*

Last name*

Email*

Phone*

How did you hear about us?

Please select an option below

Are you working with a leasing agent?

*Online tool search results utilized by Fayetteville residents, Councilmember Moore, & City Attorney Office



What type of Fees or Costs are Being Seen

In Arkansas

- Utility fees
- Valet Trash
- Cable/Internet
- Maintenance Fee
- Waiver of Renters Insurance
- Admin Fee
- Leasing Fee
- Pet Fee
- Pet Rent
- Pet Screening
- Online Payment Processing Fee
- Guarantor Application Fee
- Resident Benefit Package

Nationally

- Identified through 2023 Federal Committee reviewing “junk fees”, over 20 seen across country
- From NPR article (Dec 23 poll)
 - "I think Americans also feel they're not getting a fair price anymore. Everywhere they turn, they're being gouged, overcharged, companies are skimming, just adding a little extra. In some cases, companies are taking away, charging them the same price but offering them a little less product," Owens said.
 - [Polling](#) shows both Democrats and Republicans support tackling junk fees, and a December poll from the left-leaning [Data for Progress](#) found that 72% of Republicans surveyed support the Junk Fee Prevention Act, a bill that would limit excessive and unnecessary fees, including many that the Biden administration has tried to tackle, like concert and airline fees.

*Federal junk fees details from this source:

<https://www.npr.org/2024/03/06/1235955054/biden-junk-fees-state-of-the-union>

Goal of Disclosure of Rental Fees & Cost Ordinance

For Renters

- Reduce out of pocket costs when applying for possible rentals given the expression from Fayetteville community of overly burdensome nature of these fees. In discussion leading up to the CAP ordinance, there were many comments made to “just ask” the properties for these costs up front. This ordinance is aimed to give greater clarity of all in and total costs for a rental BEFORE a family places money towards an application/background check fee.

For Property Owners/Manager

- Create as easy a disclosure process as possible while giving consumers additional information with the overall goal that the relationship between both parties will be on stronger ground with full understanding of finances needed to be in positive standing at a rental long term.



What Ordinance Provides

“120.03 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 likely be charged to the tenant by the landlord or property owner prior to any required payment for rental application review or background check or prior to furnishing the lease if the landlord has not earlier required payment for rental application review or background checks. This includes, but is not limited to:

1. Application and Background Check Fees: Fees landlords require to process rental applications or perform background checks, if any. Explanation whether rental application fee is for the housing unit or assessed against all adult tenants is required.
2. Rent: The base monthly rent amount.
3. Security Deposit: The amount required as a security deposit.
4. Maintenance Fees: Costs for regular monthly or periodic maintenance 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.

(A) *Clear and Prominent Disclosure of All Rental Costs are Required.*

1. 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.
2. In online listings, this disclosure shall be presented on the same page as the listing details.
3. In print advertisements, this disclosure should be included in the body of the advertisement or in a clearly visible section.
4. If there is a leasing office onsite, this information shall be displayed along with any required business licenses or permits.
5. A copy of the list shall be attached to all paper rental applications.
6. 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.

- Enforcement- Intent would be for the same mechanism as the CAP ordinance following penalty section 10.99 general penalty with other code enforcement



City of Fayetteville Strategic Goal Alignment

- **City Plan 2024:** We will create opportunities for attainable housing
- **Economic Vitality Plan:**
 - Community Development, Goal 2 Neighborhood Center Advancement Plan, Page 48
 - Reduce housing cost burdens for residents making under 120% of Fayetteville's Area Median Income (AMI)
 - Economic Mobility
 - Table 1 pg 12. 1a Support targeted policies and programs that build financial and social capital for Black, Latinx, and Asian residents; women, and low income individuals and families



It took us 6 to 9 months on a waitlist to get an affordable apartment, we want to buy but it feels almost impossible.



This financial strain limits their ability to afford other basic needs and increases the risk of displacement as housing costs continue to rise.



Questions?





City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-231

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

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."



Received from City Attorney Kit Williams on 03/11/2025 at 2:48p.m.



DEPARTMENTAL CORRESPONDENCE

OFFICE OF THE
CITY ATTORNEY

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

CC: **Keith Macedo**, Chief of Staff

FROM: **Kit Williams**, City Attorney

DATE: **March 11, 2025**

RE: **Proposed Amendment of Disclosure of Rental Fees and Costs to require posting on landlord's or residential rental management company's web page all rental and recurring costs for a residential rental**

Council Member Berna has reported that some landlords or residential rental management companies have informed him that some large internet rental advertising companies may not allow all these potential rental costs/management fees on their web sites. However, some rental managers and landlords may have the ability to list all these costs on their own web site along with the other details of the possible residential rental. Therefore, Council Member Berna asked me to draft and amend to § 120.03 (B)(2) as follows:

"2. Landlords and rental management companies shall present all the detailed disclosures of potential fees and costs shown on (A) on their websites on the same page as the rental listing's other details. Landlords and rental management companies shall not be responsible for electronic media outside of their control."

I believe Council Member Berna may discuss this slight change of the Agenda Session.

Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

Good evening Mayor and City Council, my name is Mia Alansari and I live in Ward 3 and I am the Environmental Action and Sustainability Chair for the Fayetteville Youth Advisory Council.

If you have lived in Fayetteville, you have seen rental and housing prices have increased substantially. As representatives of the youth, we represent the ages of those who will soon be entering the housing market, so we feel this issue pertains strongly to us.

We feel that the City Council agenda item Disclosure of Rental Fees and Costs would be very beneficial as these hidden fees could greatly impact us on our housing search while finding something affordable and accessible. Hidden fees plague the housing market and make it inaccessible for renters in our community. As we go into the working world and learn how to budget, hidden fees could completely derail our budget and disincentivize us to stay in the City of Fayetteville.

At the March 10, 2025 Fayetteville Youth Advisory Council meeting, our council voted to forward a recommendation of approval for this agenda item to you all.

Thank you on the behalf of the Fayetteville Youth Advisory Council for your time and have a good evening.

CITY OF FAYETTEVILLE, ARKANSAS RENTAL FEE DISCLOSURE FORM

Rental Address: _____

Lessor Representative: _____

Phone Number: _____ Email: _____

SCHEDULE OF FEES

A. FEES COLLECTED BEFORE LEASING

1. **Screening Fees:** Non-refundable applicant screening and/or background check fee of \$_____
2. **Other:** Fee for _____ of \$_____
3. **Other:** Fee for _____ of \$_____

B. FEES OVER AND ABOVE BASE RENT

1. **Late Payment Fee:** Late payment in fee in the amount of \$_____
2. **Returned Check/Payment Fee:** Returned/failed payment fee in the amount of \$_____
3. **Pet Fees:** Recurring pet charge in the amount of \$_____
 - a. Additional description of pet fee rates _____
4. **Parking Fees:** Parking and/or parking permit fees in the amount of \$_____
5. **Maintenance Fees:** Costs for periodic maintenance fees in the amount of \$_____
 - a. One-time amount_____ b. Periodic frequency of fee_____
6. **Pest Control Fees:** Costs for periodic pest control imposed on the tenant in the amount of \$_____
 - a. Periodic frequency of fee_____
7. **Cleaning Fees:** Fees imposed on the tenant for cleaning and returning the property to pre-lease condition in the amount of \$_____
8. **Other:** Fee for _____ of \$_____

UTILITY		RESPONSIBLE PARTY (check one)				
		N/A	Utility Deposit		Monthly Utility Bill	
Type	Provider		Tenant	Lessor	Tenant	Lessor
Electric						
Gas						
Internet/Cable						
Trash/Recycling						
Water/Sewer						
<u>Stormwater Fee</u>						
Other						
Other						
Other						

Lessor Representative

Prospective Tenant

CITY OF FAYETTEVILLE, ARKANSAS RENTAL FEE DISCLOSURE FORM

Rental Address: _____

Lessor Representative: _____

Phone Number: _____ Email: _____

SCHEDULE OF FEES

Category	Fees Prior to Lease Signing		Amount	Details
	Description			
Screening Fee	Non-refundable	\$ N/A		Applicant screening/background check
Move-in Fee	Non-refundable	\$ N/A		-
Security Deposit	Refundable	\$ N/A		-
Pet Deposit	Refundable	\$ N/A		Variable based on pet number, size, breed, history
Potential Fees Above Base Rent				
Pet Fee	Recurring	\$ N/A		Variable rates
Parking Fee	Parking/permit	\$ N/A		-
Maintenance Fee	Periodic	\$ N/A		One-time or periodic (frequency: N/A)
Pest Control Fee	Periodic	\$ N/A		Frequency: N/A
Cleaning Fee		\$ N/A		For returning property to pre-lease condition
Administrative Fee	Lease administration	\$ N/A		-
Other Fees	Miscellaneous	\$ N/A		To be specified
Late Payment Fee		\$ N/A		-
Returned Payment Fee		\$ N/A		Returned/failed payment
Parking Violation Fee		\$ N/A		Improper vehicle use
Early Termination Fee		\$ N/A		Lease termination
Other Fees	Miscellaneous	\$ N/A		To be specified
Utility Responsibilities				
			Deposit	Monthly Bill
Electric			☐ Tenant ☐ Lessor ☐ N/A	☐ Tenant ☐ Lessor
Gas			☐ Tenant ☐ Lessor ☐ N/A	☐ Tenant ☐ Lessor
Internet/Cable			☐ Tenant ☐ Lessor ☐ N/A	☐ Tenant ☐ Lessor
Trash/Recycling			☐ Tenant ☐ Lessor ☐ N/A	☐ Tenant ☐ Lessor
Water/Sewer			☐ Tenant ☐ Lessor ☐ N/A	☐ Tenant ☐ Lessor
Stormwater Fee			☐ Tenant ☐ Lessor ☐ N/A	☐ Tenant ☐ Lessor
Other			☐ Tenant ☐ Lessor ☐ N/A	☐ Tenant ☐ Lessor

Lessor Representative_____
Prospective Tenant



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



TO: **Mayor Rawn
City Council**

CC: **City Clerk-Treasurer Kara Paxton**

FROM: **Blake Pennington**, Senior Assistant City Attorney

DATE: **June 12, 2025**

RE: **Revisions to Rental Fee Disclosure Ordinance**

Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

A blue ink handwritten signature, likely of Blake Pennington, written over a horizontal line.

On May 27, the Economic Development Department issued a summary of the discussions and recommendations that came out of the rental fee disclosure focus group made up of both renters and property owners/managers.

At the request of Council Member Moore, our office has prepared a revised draft ordinance that incorporates the three primary recommendations, which include:

1. Clarifying that the ordinance applies only to mid-term and long-term rentals by specifying that it impacts residential properties leased for thirty days or more.
2. Clarifying that the ordinance applies only to known and fixed fees and costs. The provision on utility costs has been changed to require that a property owner/manager only disclose who is responsible for payment of those bills.
3. Excluding print advertisements and syndicated listing platforms from the disclosure requirement.

Attached are clean and strikethrough versions of the revised draft if the City Council wishes to amend the ordinance language currently under consideration.

AN ORDINANCE TO ENACT § 120.03 **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 fees and costs that could significantly affect their ability to afford and maintain rental housing; 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

WHEREAS, providing a clear breakdown of costs ensures that tenants are better equipped to budget effectively and maintain housing stability; and

WHEREAS, by requiring the disclosure of all rental fees and costs before a landlord requires any payment for a rental application review or background checks should prevent a prospective tenant from wasting money on an application fee in order to rent housing that the tenant cannot afford.

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 **Disclosure of Rental Fees and Costs** as follows:

“120.03 Disclosure of Residential Rental Fees and Costs

(A) *Required Disclosures.* Landlords or property owners of residential properties leased for periods of thirty days or more shall include a clear and comprehensive disclosure of all known and fixed fees and costs that are likely be charged to the tenant by the landlord or property owner prior to any required payment for rental application review or background check or prior to furnishing the lease if the landlord has not earlier required payment for rental application review or background checks. This includes, but is not limited to:

1. Application and Background Check Fees: Fees landlords require to process rental applications or perform background checks, if any. Explanation whether rental application fee is for the housing unit or assessed against all adult tenants is required.
2. Rent: The base monthly rent amount.
3. Security Deposit: The amount required as a security deposit.
4. Maintenance Fees: Costs for regular monthly or periodic maintenance that may be charged to the tenant.
5. Utility Costs: The landlord must specify who is responsible for payment of costs associated with water, electricity, gas, internet, and trash services but is not required to list an amount.
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 fixed and known fees imposed on a tenant related to the administration of the lease or for other purposes not listed above.

(B) Clear and Prominent Disclosure of All Rental Costs Required.

1. All fixed and known 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.
2. In online listings, this disclosure shall be presented on the same page as the listing details. Landlords and rental management companies shall not be responsible for electronic media outside of their control, including any syndicated listing platforms.
3. If there is a leasing office onsite, this information shall be made available to potential tenants upon request..
4. A copy of the list shall be attached to all paper rental applications.
5. 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.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby determines that this ordinance will not go into effect until three months after its passage and approval to provide sufficient time for all affected landlords and rental management companies to be ready to comply with the disclosure requirements.

Strikethrough Version

AN ORDINANCE TO ENACT § 120.03 **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 fees and costs that could significantly affect their ability to afford and maintain rental housing; 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

WHEREAS, providing a clear breakdown of costs ensures that tenants are better equipped to budget effectively and maintain housing stability; and

WHEREAS, by requiring the disclosure of all rental fees and costs before a landlord requires any payment for a rental application review or background checks should prevent a prospective tenant from wasting money on an application fee in order to rent housing that the tenant cannot afford.

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 **Disclosure of Rental Fees and Costs** as follows:

“120.03 Disclosure of Residential Rental Fees and Costs

(A) *Required Disclosures.* Landlords or property owners of residential properties leased for periods of thirty days or more shall include a clear and comprehensive disclosure of all known and fixed fees and costs that are likely be charged to the tenant by the landlord or property owner prior to any required payment for rental application review or background check or prior to furnishing the lease if the landlord has not earlier required payment for rental application review or background checks. This includes, but is not limited to:

1. Application and Background Check Fees: Fees landlords require to process rental applications or perform background checks, if any. Explanation whether rental application fee is for the housing unit or assessed against all adult tenants is required.
2. Rent: The base monthly rent amount.
3. Security Deposit: The amount required as a security deposit.
4. Maintenance Fees: Costs for regular monthly or periodic maintenance 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~~The landlord must specify who is responsible for payment of costs associated with water, electricity, gas, internet, and trash services but is not required to list an amount.
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 fixed and known fees imposed on a tenant related to the administration of the lease or for other purposes not listed above.

(B) *Clear and Prominent Disclosure of All Rental Costs ~~are~~ Required.*

1. All fixed and known 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.
2. In online listings, this disclosure shall be presented on the same page as the listing details. Landlords and rental management companies shall not be responsible for electronic media outside of their control, including any syndicated listing platforms.
- ~~3. In print advertisements, this disclosure should be included in the body of the advertisement or in a clearly visible section.~~
- ~~4.3.~~ If there is a leasing office onsite, this information shall be displayed made available to potential tenants upon request along with any required business licenses or permits.
- ~~5.4.~~ A copy of the list shall be attached to all paper rental applications.
- ~~6.5.~~ 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.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby determines that this ordinance will not go into effect until three months after its passage and approval to provide sufficient time for all affected landlords and rental management companies to be ready to comply with the disclosure requirements.



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Planning Director

FROM: Willa Thomason, Urban Forester

SUBJECT: **VAC-2025-0013: Vacation (3661 W WEDINGTON DR.): Submitted by CRAFTON TULL & ASSOCIATES for property located at 3661 W WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 32.60 acres. The request is to vacate a 0.95-acre tree preservation easement.**

RECOMMENDATION:

Staff recommends conditional approval of **VAC-2025-0013**, the vacation of the tree preservation easement as shown in the attached Exhibit 'C', with the following conditions of approval:

- The applicant must dedicate a new 2.3-acre tree preservation easement approximately 1,200 ft. south of the existing tree preservation easement and directly abutting another existing 5.30-acre tree preservation easement on the Ozarks Electric campus (Exhibit F1).
- The applicant must plant 48 mitigation trees within the existing 5.30-acre easement situated 850 ft. south of the easement to be vacated to mitigate for the removal of 0.69 acres of canopy from within the existing 0.95-acre easement.

BACKGROUND:

The subject property is approximately 0.50 miles west of I-49, north of Owl Creek, and just south of W. Wedington Dr. The site is relatively flat, with elevations ranging from roughly 1,260 ft at the northern edge to 1,240 ft. at the southernmost point adjacent to W. Persimmon St. The property is zoned R-A, Residential-Agricultural and is currently the location of Wesco Distribution Inc. and is a part of the Ozarks Electric campus. Approximately 0.69-acres of the 0.95-acre tree preservation easement are in canopy-cover.

Request: The applicant proposes to vacate a 0.95-acre tree preservation easement on the property that was dedicated in 2008. The easement is located within the Ozarks Electric Cooperative development area.

DISCUSSION:

City of Fayetteville staff recommends in favor of the requested easement vacation, with the conditions as outlined above. The 0.95-acre easement the applicant is requesting to vacate is surrounded by an impervious area and is comprised of four species: hardy pecan (*Carya illinoensis*), white ash (*Fraxinus americana*), pin oak (*Quercus pallustris*), and red maple (*Acer rubrum*). While the vacation of this easement would result in the loss of ~0.69 acres of mature tree canopy, the proposed 2.3-acre easement includes approximately 2.2 acres of canopy, translating to a net canopy increase of 1.61 acres. The dedication of this new easement, along with the requirement to install mitigation trees, would increase the contiguous canopy and ecosystem services on this site. The installation of trees will also provide ecosystem services throughout the Owl Creek watershed,

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

helping to slow the rate of storm water runoff, settling and holding sediment and reducing downstream flooding. Additionally, the proposed easement is adjacent to a 5.3-acre existing tree preservation easement, potentially enhancing biodiversity and creating a more robust wildlife habitat corridor.

From a city planning perspective, the existing and proposed easements lie within the same census block group, which has a high Tree Equity Score (TES) of 99—ranking 20th out of 68 block groups in Fayetteville and exceeding the city’s average TES of 87. The area also currently has a 49% tree canopy cover and is considered a low-priority planting area, given its proximity to the city’s 50% canopy goal.

Land use designations also support the proposed change. The existing easement lies within a “City Neighborhood” future land use designation, where development typically features urban landscaping, such as street trees. In contrast, the proposed easement is within both “Residential Neighborhood” and “Natural” designations. These categories emphasize development that respects natural features or preserves wilderness conditions. The proposed easement also falls within the City’s Enduring Green Network, further aligning it with long-term conservation objectives.

In terms of housing supply and development, the vacation does not appear to impact residential development, as the parcel belongs to the Ozark Electric Cooperative campus and is associated with Wesco Distribution Inc. No housing is currently planned, and the applicant may provide more details regarding future use.

In conclusion, while the proposal involves the removal of a mature, healthy, and ecologically valuable easement, the staff-supported alternative offers greater overall benefits in terms of tree canopy protection, ecological connectivity, and alignment with city plans. The recommendation balances environmental stewardship with the city's strategic planning goals.

FACTOR	IMPACT	DISCUSSION	MITIGATING CONDITIONS
Preservation of Existing Tree Canopy			
Net Easement Change	Positive (+)	The applicant proposes to vacate a 0.95-acre tree preservation easement. The parcel proposed as new tree preservation easements totals 1 acre, for a net increase of 0.31 acres in tree preservation easement (Exhibit F).	Staff and the Urban Forestry Advisory Board recommend that the applicant dedicate a 2.3-acre tree preservation easement, for a net increase of 1.3 acres in tree preservation easement (Exhibit F1).
Net Canopy Change	Positive (+)	The existing 0.95-acre easement contains roughly 0.69-acres of canopy cover. The staff-proposed 2.3-acre easement contains 2.2 acres of canopy cover, for a net canopy increase of 1.61 acres of protected tree canopy.	In addition to the protection of an additional 1.6 acres of tree canopy, staff recommends that 48 mitigation trees are planted within the existing 5.3-acre tree preservation easement situated ~850 ft. south of the easement to be vacated.
Preservation of Significant Trees	Negative (-)	56% of the trees in the subject easement are at or above the 18” DBH threshold for “significant trees” as defined in	While a tree survey has not been conducted within the proposed easement, there appear to be numerous

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Fayetteville, AR 72701

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Preservation of Healthy Trees	Negative (-)	UDC §155. All the trees comprising the 0.69 acres of canopy within the existing easement appear to be healthy.	significant trees. Although 0.69-acres of healthy canopy would be removed with this easement vacation, a net increase of 1.6 acres of canopy would be protected with the proposed easement dedication. Additionally, 48 mitigation trees would be planted to account for tree removal.
Preservation of Beneficial Trees	Negative (-)	Most of the trees within the existing easement to be vacated are mature, healthy, and undoubtedly providing ecosystem services including carbon sequestration, improvements to air quality, and stormwater filtration.	Although 0.69-acres of healthy canopy would be removed with this easement vacation, a net increase of 1.6 acres of canopy would be protected with the proposed easement dedication. Additionally, 48 mitigation trees would be planted to account for tree removal. The proposed tree preservation easement abuts another 5.3-acre easement, providing potential for increased biodiversity and wildlife habitat through continued protection.
Interaction with Urban Forestry Management Plan Tree Equity Score	Positive (+)	The existing tree preservation easement is within a census block group with a Tree Equity Score (TES) of 99 and 49% tree canopy cover. This ranks 20th of Fayetteville's 68 block groups and is above Fayetteville's composite Tree Equity Score of 87.	The proposed easement is within the same census block as the easement to be vacated and has the same TES.
Priority Planting Areas	Positive (+)	The existing easement is a low priority planting area based on its high Tree Equity Score and 49% tree canopy cover. This census block group has a tree canopy cover goal of 50%.	Although 0.69-acres of canopy would be removed with this easement vacation, a net increase of 1.6 acres of canopy would be protected with the proposed easement dedication. Additionally, 48 mitigation trees would be planted to account for tree removal.
Interaction with Other City Plans & Objectives Land Use & Enduring Green	Positive (+)	The existing easement is contained within a "City	N/A

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Network	Neighborhood” future land use designation and, per City Plan 2040, landscaping in this land use designation is urban in form, typically with street trees in sidewalk zones. The existing easement is not within the Enduring Green Network. The proposed tree preservation is contained both within a “Residential Neighborhood” and a “Natural” future land use designation. “Residential Neighborhood” areas are meant to encourage development patterns that respond to features of the natural environment, and “Natural” areas are intended to approximate wilderness conditions with limited development. The proposed easement is situated within the City’s Enduring Green Network.
Housing Supply Neutral	The purpose of the vacation request has not been communicated to staff, but the easement is within the Fayetteville headquarters of Wesco Distribution Inc. on a parcel owned by the Ozark Electric Cooperative campus, and planned development will not be residential. The applicant can speak to development plans.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A - Applicant Request Letter, 5. Exhibit B - Applicant Petition to Vacate, 6. Exhibit C - Proposed Easement Vacation, 7. Exhibit D - Easement Vacation Site Map, 8. Exhibit E - Easement Vacation Description, 9. Exhibit F - Applicant Proposed Easement Dedication, 10. Exhibit F1 - Staff Proposed Easement Dedication

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 #: 2025-366

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

WHEREAS, the City Council has the authority under A.C.A. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of tree preservation is not required for corporate purposes.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates the portion of tree preservation as described in Exhibit E attached to the Planning Department's agenda memo.

Section 2: A copy of this Ordinance duly certified by the City Clerk along with the drawing attached as Exhibit C and the map attached as Exhibit D to the Planning Department's agenda memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3: This vacation shall not be effective until the following conditions have been satisfied:

1. The applicant shall dedicate a new 2.3-acre tree preservation easement approximately 1,200 feet south of the existing tree preservation easement and directly abutting another existing 5.30-acre tree preservation easement on the Ozarks Electric Campus as shown in Exhibit F1 attached to the agenda memo.
2. The applicant shall plant 48 mitigation trees within the existing 5.30-acre easement to the south that was dedicated by Plat #23-332 to mitigate for the removal of 0.69 acres of canopy from within the existing 0.95-acre easement.

City of Fayetteville Staff Review Form

2025-366

Item ID

5/6/2025

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

Willa Thomason

4/18/2025

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC-2025-0013: Vacation (3661 W WEDINGTON DR.): Submitted by CRAFTON TULL & ASSOCIATES for property located at 3661 W WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 32.60 acres. The request is to vacate a 0.95-acre tree preservation easement.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Exhibit A - Applicant Request Letter



Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

February 12, 2025

City of Fayetteville
Planning Commission & City Council
125 W. Mountain Street
Fayetteville, AR 72701

RE: Ozarks Electric Cooperative – Tree Preservation Vacation
CTA Job No. 25101100

To whom it may concern,

This submittal is for the vacation of a Tree Preservation within the Ozarks Electric Cooperative development area. This site is located at 3661 W. Wedington Drive. We are requesting the existing Tree Preservation Easement be vacated and another area on site be dedicated in its place having the same or more square footage and significant trees, according to the attached exhibit.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Sean Johnson
Survey Project Manager

Exhibit B - Applicant Petition to Vacate

PETITION TO VACATE a Tree Preservation Easement located in parcel 765-13729-000 of Lot 2 of Plat Record 2007-00029947, City of Fayetteville, Arkansas.

To: The Fayetteville City Planning Commission and
 The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the easement hereinafter sought to be abandoned and vacated, lying in parcel 765-13729-000 of Lot 2 of Plat Record 2007-00029947, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate an easement which is described as follows.

PART OF LOT 2, AS PER PLAT RECORD 2007-00029947 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING A PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 WEST, AND BEING A PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE W 1/4 OF THE SW 1/4 OF SAID SECTION 7;
THENCE S02°24'56"W 861.62 FEET;
THENCE S87°49'12"E 30.00 FEET TO THE POINT OF BEGINNING;
THENCE S87°49'12"E 71.27 FEET;
THENCE S02°10'38"W 98.65 FEET;
THENCE N87°49'27"W 71.28 FEET;
THENCE N02°10'43"E 98.65 FEET TO THE POINT OF BEGINNING, CONTAINING 7031 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

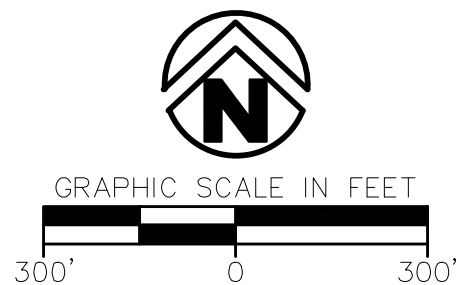
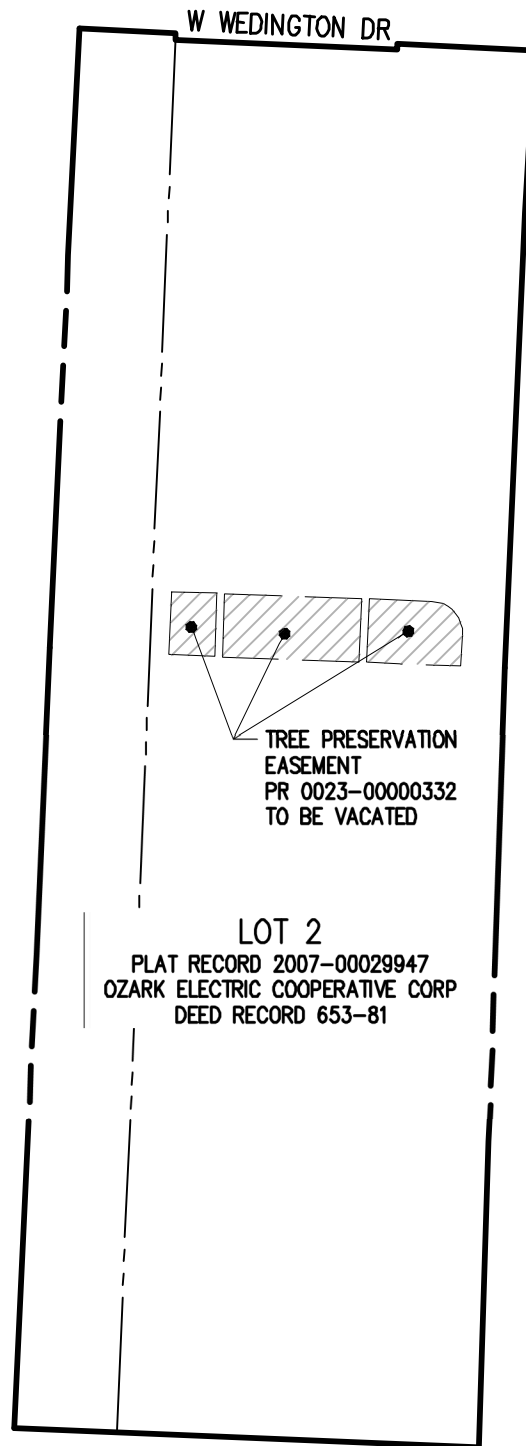
PART OF LOT 2, AS PER PLAT RECORD 2007-00029947 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING A PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 WEST, AND BEING A PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE W 1/4 OF THE SW 1/4 OF SAID SECTION 7;
THENCE S02°24'56"W 861.62 FEET;
THENCE S87°49'12"E 101.27 FEET;
THENCE S87°49'06"E 12.00 FEET TO THE POINT OF BEGINNING;
THENCE S87°49'12"E 213.70 FEET;
THENCE S02°10'48"W 98.63 FEET;
THENCE N87°49'27"W 213.70 FEET;
THENCE N02°10'38"E 98.65 FEET TO THE POINT OF BEGINNING, CONTAINING 21079 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF LOT 2, AS PER PLAT RECORD 2007-00029947 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING A PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 WEST, AND BEING A PART OF THE E

Exhibit C - Proposed Easement Vacation



NOTE:
THIS EASEMENT EXHIBIT IS A GRAPHICAL REPRESENTATION OF THE EASEMENT DESCRIPTION, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

PROJECT NO.:	
265101100	
DRAWN BY:	DATE:
	02/10/2025
SHEET:	CHECKED:
1 OF 2	



901 N. 47th St, Suite 400
Rogers, Arkansas 72756

Crafton Tull

479.636.4838 t
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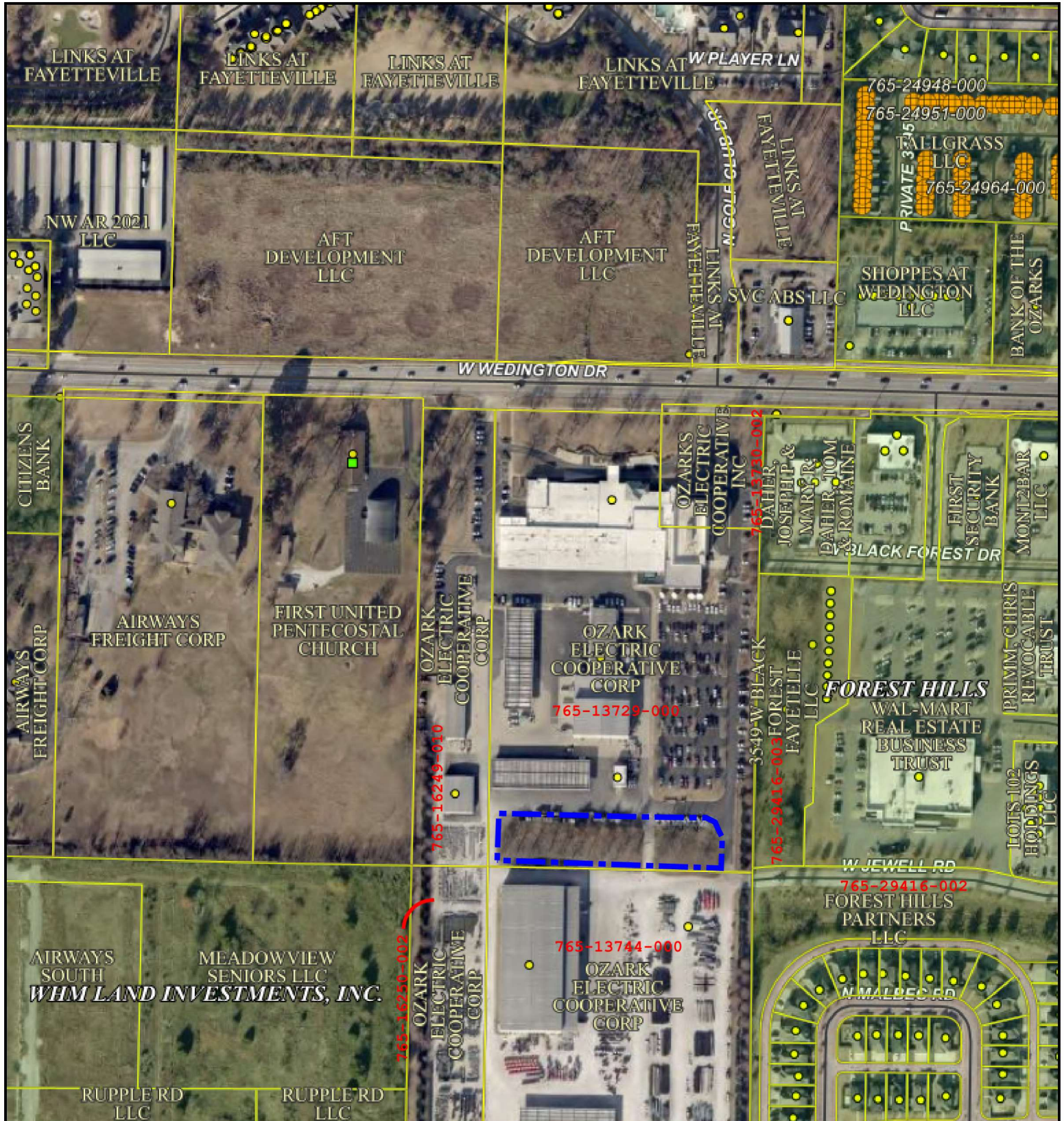
DRAWING: G:\25101100_OZARKSELEC\AC\INFRASTRUCTURE\SURVEY\DWG\ESMT VAV EXHIBIT SHEET 1.DWG
LAYOUT: ---, LAST SAVED: KM676, 2/10/2025 6:30:54 AM
LAST PLOTTED BY: KEVIN MONTGOMERY, 2/10/2025 7:11:07 AM ("PLOTTED BY:" VALID ON HARD COPY ONLY)

Exhibit D - Easement Vacation Site Map

Washington County

Assessor's Office

Washington, Assessor



Date Created: 2/13/2025

Created By: anonymous

1 inch = 274 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

Exhibit E - Easement Vacation Description

PART OF LOT 2, AS PER PLAT RECORD 2007-00029947 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING A PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 WEST, AND BEING A PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE W 1/4 OF THE SW 1/4 OF SAID SECTION 7;
THENCE S02°24'56"W 861.62 FEET;
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THENCE S87°49'12"E 71.27 FEET;
THENCE S02°10'38"W 98.65 FEET;
THENCE N87°49'27"W 71.28 FEET;
THENCE N02°10'43"E 98.65 FEET TO THE POINT OF BEGINNING, CONTAINING 7031 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

ALSO

PART OF LOT 2, AS PER PLAT RECORD 2007-00029947 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING A PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 WEST, AND BEING A PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S87°49'06"E 12.00 FEET TO THE POINT OF BEGINNING;
THENCE S87°49'12"E 213.70 FEET;
THENCE S02°10'48"W 98.63 FEET;
THENCE N87°49'27"W 213.70 FEET;
THENCE N02°10'38"E 98.65 FEET TO THE POINT OF BEGINNING, CONTAINING 21079 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

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THENCE S87°49'06"E 12.00 FEET;
THENCE S87°49'12"E 213.70 FEET;
THENCE S87°48'56"E 12.00 FEET TO THE POINT OF BEGINNING;

Exhibit F1 - Staff Proposed Easement Dedication



TREE PRESERVATION EASEMENT DETAILS

EXISTING EASEMENT TO BE VACATED:
41,347 SQFT TOTAL AREA

PROPOSED EASEMENT:
43,428 SQFT TOTAL AREA

PROPOSED PROTECTED AREA INCREASE OF 2,081 SQFT



EXISTING TREE



■ ■ ■ EXISTING TREE PRESERVATION EASEMENT
 ■ ■ ■ RELOCATED TREE PRESERVATION EASEMENT LIMITS
 — — — EASEMENT

OZARKS ELECTRIC
 PRESERVATION EASEMENT



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THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

NOT FOR CONSTRUCTION

ISSUED FOR REVIEW

PROJECT NO. 1101-100
START DATE 02/28/23
CONTACT J. HONGGARD
02/28/23

The document, and the ideas and designs incorporated therein, are the intellectual property of the service. It is the property of CH2M Hill. All documents are to be used in whole or in part for any other project without written authorization of CH2M Hill and Associates, Inc.

TREE PRESERVATION PLAN

T-101



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU: Steven Dotson, Chief Financial Officer
FROM: Kevin Springer, Budget Director
Holly Black, Budget Operations Manager
SUBJECT: **2026-2030 Capital Improvements Plan**

RECOMMENDATION:

A Resolution to adopt the 2026-2030 Capital Improvements Plan.

BACKGROUND:

The CIP is an essential mid-term planning tool used by Fayetteville in the budget process. It is a five-year plan which addresses the capital needs of the City for future periods.

DISCUSSION:

The CIP is not an appropriation in itself or an authorization by the City Council to expend funds. It is, instead, a plan which must be re-evaluated and/or adjusted each year prior to incorporation into the annual budget. Each year the plan must be evaluated in response to changes in economic conditions or project priority modifications. Once included in the annual budget, it must be approved by the City Council and only at that time does it become an appropriation authorized for expenditure.

BUDGET/STAFF IMPACT:

This CIP only becomes an appropriation authorized for expenditure once it is approved in the annual budget.

ATTACHMENTS: 3. Staff Review Form, 4. 2026-2030 CIP Proposed - Web, 5. CIP Council Requested Changes from 052725 Agenda Meeting, 6. 2026-2030 Funded CIP With Council Requested Changes, 7. 2026-2030 CIP Proposed - Updated 060925



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-700

A RESOLUTION TO ADOPT THE 2026-2030 FIVE-YEAR CAPITAL IMPROVEMENTS PLAN

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby adopts the 2026-2030 Five-Year Capital Improvements Plan, a copy of which is attached to this Resolution and incorporated herein.

City of Fayetteville Staff Review Form

2025-700

Item ID

6/3/2025

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

Holly Black

5/16/2025

BUDGET & INFORMATION MGMT (133)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A RESOLUTION TO ADOPT THE 2026-2030 CAPITAL IMPROVEMENTS PLAN.

Budget Impact:

CITYWIDE

CITYWIDE

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

**Proposed
Capital Improvements Plan
2026-2030**



CITY OF
FAYETTEVILLE
ARKANSAS

CITY OF FAYETTEVILLE

Capital Improvements Plan

2026 – 2030

Compiled by:

Kevin Springer
Holly Black
April Melton

Budget Director
Budget Operations Manager
Financial Analyst

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM

TABLE OF CONTENTS

INTRODUCTION

Letter of Transmittal	I-IV
Program Directional Information.....	V-VII
CIP Resolution	VIII

PROJECT SUMMARY

Requests by Source Summary.....	1
Requests by Category Summary	2
Sales Tax Capital Improvements Fund by Category Summary	3
Funded Projects Summary	4-12

STREET FUND PROJECTS

Facility Improvements.....	13
----------------------------	----

PARKING FUND PROJECTS

Parking Improvements	14-18
----------------------------	-------

PARKS DEVELOPMENT FUND PROJECTS

Parks & Recreation Improvements	19-22
---------------------------------------	-------

IMPACT FEE FUND PROJECTS

Fire Improvements.....	23
Water & Sewer Improvements	24-25

SALES TAX CAPITAL IMPROVEMENTS FUND PROJECTS

Bridge and Drainage Improvements	26-27
Facilities Management Improvements	28-35
Fire Improvements.....	36-40
Information Technology Improvements	41-50
Library Improvements.....	51-52
Media Services Improvements	53-55
Other Capital Improvements	56-69
Parks & Recreation Improvements	70-81
Police Improvements	82-97
Street Improvements	98
Trail Improvements.....	99
Transportation Improvements.....	100-105

WATER & SEWER FUND PROJECTS

Wastewater Treatment Improvements	106-110
Water & Sewer Improvements	111-119
Water & Sewer Services Improvements	120-124

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM

TABLE OF CONTENTS (cont.)

STORMWATER MANAGEMENT PROJECTS
Bridge & Drainage Improvements 125-132

RECYCLING & TRASH COLLECTION FUND PROJECTS
Recycling & Trash Collection Improvements 133-138

AIRPORT FUND PROJECTS
Aviation Improvements 139-146

SHOP FUND PROJECTS
Facility Improvements..... 147
Vehicles & Equipment Improvements 148-150

OPERATING IMPACTS..... 151-157

APPENDIX
Listing of Acronyms..... 159-161
Index..... 162
Project Index 163-165



**CITY OF
FAYETTEVILLE
ARKANSAS**

June 3, 2025

Mayor Molly Rawn, Members of the City Council and Citizens of Fayetteville:

It is my pleasure to present the Proposed 2026-2030 Capital Improvements Plan (CIP) for the City of Fayetteville. The City began this very important CIP process in 1988 to provide a focused plan that identifies the City's infrastructure and capital needs and identifies the funding to meet those needs.

CIP Purpose

The CIP is an essential mid-term planning tool used by the City of Fayetteville in the budget process. It is a five-year plan which addresses the capital needs of the City for future periods. The CIP is not an appropriation in itself or an authorization by the Council to expend funds. It is instead a plan which must be re-evaluated and or adjusted each year prior to incorporation into the annual budget. Each year the plan must be evaluated in response to changes in economic conditions or project priority modifications. Once included in the annual budget it must be approved by the City Council and only at that time does it become an appropriation authorized for expenditure by the City Council.

What is Included in the CIP

The financial policy of the City is to address the majority of capital needs on a pay as you go basis utilizing current revenue. Major capital programs which are too large to address with current revenue streams must be accommodated using bond issues. Capital programs funded by previous bond issues such as the Series 2019, Series 2022, and Series 2024 Sales and Use Tax Bonds are, therefore, not included in this CIP. Similarly, grant funded programs are not included. Approval for and appropriation of funds for these programs are done by the City Council upon acceptance of the grant or authorization of the bond issue.

The comprehensive CIP includes projects funded by several funds within the fund structure of the City most of which are restricted by use such as the Water & Sewer Fund, Recycling & Trash Collection Fund, Street Fund and Shop Fund. Balances in these funds must be used for specific purposes. In contrast the Sales Tax Capital Fund is not restricted as to purpose and can be used in a more discretionary manner for general governmental purposes pursuant to the controlling ordinance.

Summary of CIP by Project Area – All Funds

The table provides a summary by project area of the comprehensive Capital Improvement Program for all funds for 2026-2030. It is estimated that a total of \$215,121,000 will be required for that period. The largest portion of required capital is \$66,750,000 and can be attributed to water and sewer renovation and rehabilitation. The second largest portion of required capital is \$51,211,000 for vehicles and equipment. These two components account for approximately 55% of the total comprehensive CIP.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN (2026-2030)
By Project Category – All Sources

Project Category	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
Water & Sewer	\$ 13,450,000	\$ 12,000,000	\$ 12,400,000	\$ 14,900,000	\$ 14,000,000	\$ 66,750,000
Vehicles & Equipment	5,983,000	16,737,000	11,166,000	6,018,000	11,307,000	51,211,000
Public Safety	3,348,000	4,380,000	3,839,000	3,860,000	4,222,000	19,649,000
Transportation	3,027,000	3,255,000	3,717,000	3,923,000	3,704,000	17,626,000
Parks & Recreation	3,888,000	3,421,000	3,040,000	1,670,000	3,325,000	15,344,000
Bridge & Drainage	1,710,000	1,860,000	1,910,000	1,960,000	1,860,000	9,300,000
Trail	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Recycling & Trash	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000
Other Capital	1,023,000	789,000	1,178,000	1,459,000	1,507,000	5,956,000
Facilities	1,488,000	970,000	1,185,000	1,153,000	1,036,000	5,832,000
Information Technology	725,000	902,000	845,000	820,000	820,000	4,112,000
Library	600,000	610,000	725,000	735,000	750,000	3,420,000
Street	200,000	200,000	200,000	200,000	200,000	1,000,000
Aviation	250,000	150,000	150,000	110,000	110,000	770,000
Parking	100,000	110,000	110,000	100,000	110,000	530,000
Media Services	70,000	70,000	70,000	73,000	70,000	353,000
Total Funded	\$ 38,341,000	\$ 47,957,000	\$ 43,160,000	\$ 39,655,000	\$ 46,008,000	\$ 215,121,000

Summary of CIP Sales Tax Capital by Project Category

The Sales Tax Capital Fund is funded using a portion of a one cent sales tax that is also allocated to general fund operations. Forty percent (40%) of the revenue of this sales tax is used to fund the Sales Tax Capital Fund and 60% is allocated to the General Fund for operations. The fund constitutes approximately 33.7% of the total CIP.

The following table provides a summary of project categories to be funded by the Sales Tax Capital Improvement Fund.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN (2026-2030)
Sales Tax Capital Improvements Funding – By Project Category

Project Category	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
Transportation	\$ 3,002,000	\$ 3,229,000	\$ 3,690,000	\$ 3,895,000	\$ 3,675,000	\$ 17,491,000
Police	2,300,000	1,767,000	1,977,000	1,895,000	2,225,000	10,164,000
Fire	933,000	2,493,000	1,737,000	1,815,000	1,847,000	8,825,000
Trail	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Parks & Recreation	2,188,000	1,571,000	1,065,000	820,000	950,000	6,594,000
Other Capital	1,023,000	789,000	1,178,000	1,459,000	1,507,000	5,956,000
Facilities	1,468,000	950,000	1,165,000	1,133,000	1,016,000	5,732,000
Information Technology	720,000	900,000	842,000	820,000	814,000	4,096,000
Library	600,000	610,000	725,000	735,000	750,000	3,420,000
Bridge & Drainage	210,000	360,000	410,000	460,000	360,000	1,800,000
Street	200,000	200,000	200,000	200,000	200,000	1,000,000
Media Services	70,000	70,000	70,000	73,000	70,000	353,000
Total Funded	\$ 14,014,000	\$ 14,239,000	\$ 14,476,000	\$ 14,722,000	\$ 14,980,000	\$ 72,431,000

It should be noted that approximately 24% of this fund is allocated to transportation improvements, and \$18,989,000 (or 26%) is allocated to Police and Fire, primarily for the replacement and expansion of equipment and apparatus.

This CIP includes information technology investments of \$4,096,000 which will support needed technology improvements in the future.

Development of the CIP

The CIP was developed by City Administration to address identified capital needs for the 2026-2030 period, within existing revenue. Direction to City staff has also been provided by the City Council through oversight committees specifically the City Council Street and Water & Sewer Committees. Input has also been provided by various advisory committees and boards.

Also, please note that \$201,015,000 in future projects have been identified that, as of now, cannot be funded.

Respectfully submitted,



Steven Dotson
Chief Financial Officer

Respectfully submitted,



Kevin Springer
Budget Director

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

DIRECTIONAL INFORMATION

Introduction

The Capital Improvements Program (CIP) for the City of Fayetteville examines the infrastructure and capital needs of the City for the next five years. The CIP will be reviewed and updated on an annual basis to reflect the changing needs of the community and changes in available monies for financing capital projects. The City's philosophy concerning the use of the CIP is that it should be considered as a financial planning tool that lists the City's capital improvement projects, places the projects in a priority order, and schedules the projects for funding and implementation. The CIP should be considered as a major policy tool for the Mayor and City Council.

Capital Improvement Policy

The CIP is approached as a valuable tool to be used in the development of responsible and progressive financial planning. The program is developed in accordance with the financial policies of the City. The policies and the CIP form the basis for making various annual capital budget decisions and support the City's continued commitment to sound, long-range financial planning and direction. The City's official Capital Improvements Policy is as follows:

- The City will prepare a biennial update of a five-year CIP, which will provide for the orderly maintenance, replacement, and expansion of capital assets.
- The CIP will identify long-range capital projects and capital improvements of all types, which will be coordinated with the annual operating budget to maintain full utilization of available sources.
- When preparing the CIP, the City will seek to identify all viable capital projects and capital improvements required during the subsequent five-year period. These projects and improvements will be prioritized by year and by funding source. Every attempt will be made to match projects and improvements with available funding sources. Future operating costs associated with a project or an improvement will also be given consideration in the establishment of priorities.
- The City will seek Federal, State, and other funding to assist in financing capital projects and capital improvements.
- The City will incorporate the reasonable findings and recommendations of the City's Boards, Commissions, Committees, and Citizens' task forces as they relate to capital projects and improvements.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

DIRECTIONAL INFORMATION (cont.)

What Projects Are in the CIP

Projects and their cumulative component areas totaling \$10,000 or more should be included in the CIP. Projects costing less than \$5,000 are not considered capital and are funded through program operating budgets.

Projects in the CIP can include:

- obligations for labor and materials and contractors involved in completing a project
- acquisition of land or structures
- engineering or architectural services, professional studies, or other administrative costs
- expenses for city vehicles and equipment
- renovating or expanding city facilities, grounds, or equipment

Financing

The City finances capital improvements on essentially a pay-as-you-go basis utilizing revenue from the 1% City sales tax originally adopted in 1993, the 1% Parks Development (Hotel, Motel, Restaurant) sales tax adopted in 1996, and operating revenues from the Airport, Shop, Water & Sewer, and Recycling & Trash Collection funds. The 1% City Sales Tax revenue is divided between General Fund operations and capital. The current split, which began with the 2008 budget, is 60% for General Fund and 40% for Sales Tax Capital Improvements Fund. Until 2008, the split as established in 2003 was equal. In addition, long-term debt is considered and utilized only when the City faces a project that is of such importance and sufficient financial magnitude as to warrant a bond issue.

The CIP is not a financing document in and of itself. Rather, the CIP is utilized as a planning document that places projects in the annual budget whereby funds are appropriated for them by the City Council. Prior to actual initiation of project work, required contracts are presented to the Mayor or City Council, as appropriate, for final approval of expending funds.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

DIRECTIONAL INFORMATION (cont.)

Project Cost Determination

All projects are costed using a “Basis of Cost Estimate” table that provides the estimated basis used for the requested funds. If two or more basis of cost estimates is used to calculate a funding request, the estimate that represents the majority of the estimated funds is used.

Basis of Cost Estimate Table for CIP
Cost of Comparable Facility or Equipment
Rule of Thumb Indicator, Unit Costs
Cost Estimated by Engineer, Architect, or Vendor
Preliminary Estimate
Ball Park “Guesstimate”

Priority Selection of Projects

The CIP will rely on priorities defined by the Mayor, City Council, community, and City staff. As always, criteria such as government-imposed mandates, usefulness to the community, and impact on operational expenses will be reviewed in establishing priorities. A priority is assigned to each project by year and by funding source. Projects for which no funding is anticipated to be available will be placed on an "Unfunded Projects List," which will identify the cost of the project. This list identifies the project as being viable, but one for which no funding is presently available. Unfunded projects may be funded if actual revenue is above projected revenue, if costs on funded projects are below budget, or if another funding source is identified.

The Parks and Recreation Advisory Board, Airport Board, City Council Street Committee, City Council Water & Sewer Committee, and City Council Equipment Committee meetings all provide committee and public input and guidance regarding parks, streets, bridge and drainage improvements, water and sewer improvements, and equipment purchases planned for the next five years.

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE PROPOSED 2026-2030 CAPITAL IMPROVEMENTS PLAN.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby adopts the Proposed 2026-2030 Capital Improvements Plan. A copy of the 2026-2030 Capital Improvements Plan, marked Exhibit "A" is attached hereto and made a part hereof.

PASSED and **APPROVED** this the ____ day of _____, 2025.

APPROVED:

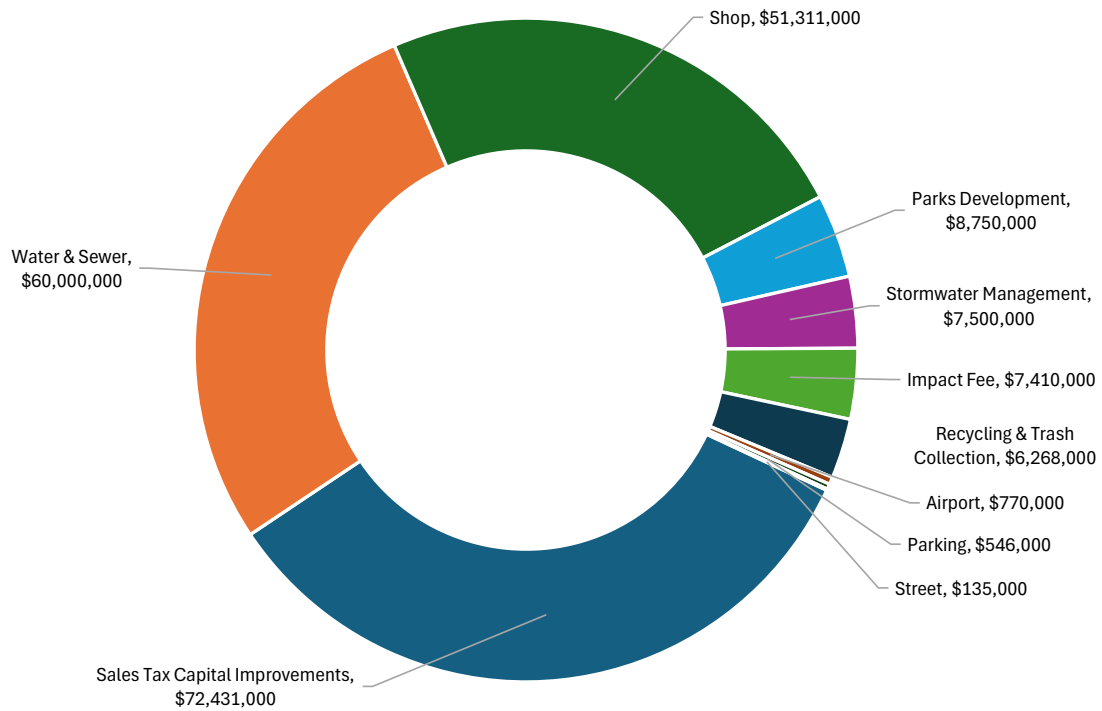
ATTEST:

By: _____
MOLLY RAWN, Mayor

By: _____
KARA PAXTON, City Clerk/Treasurer

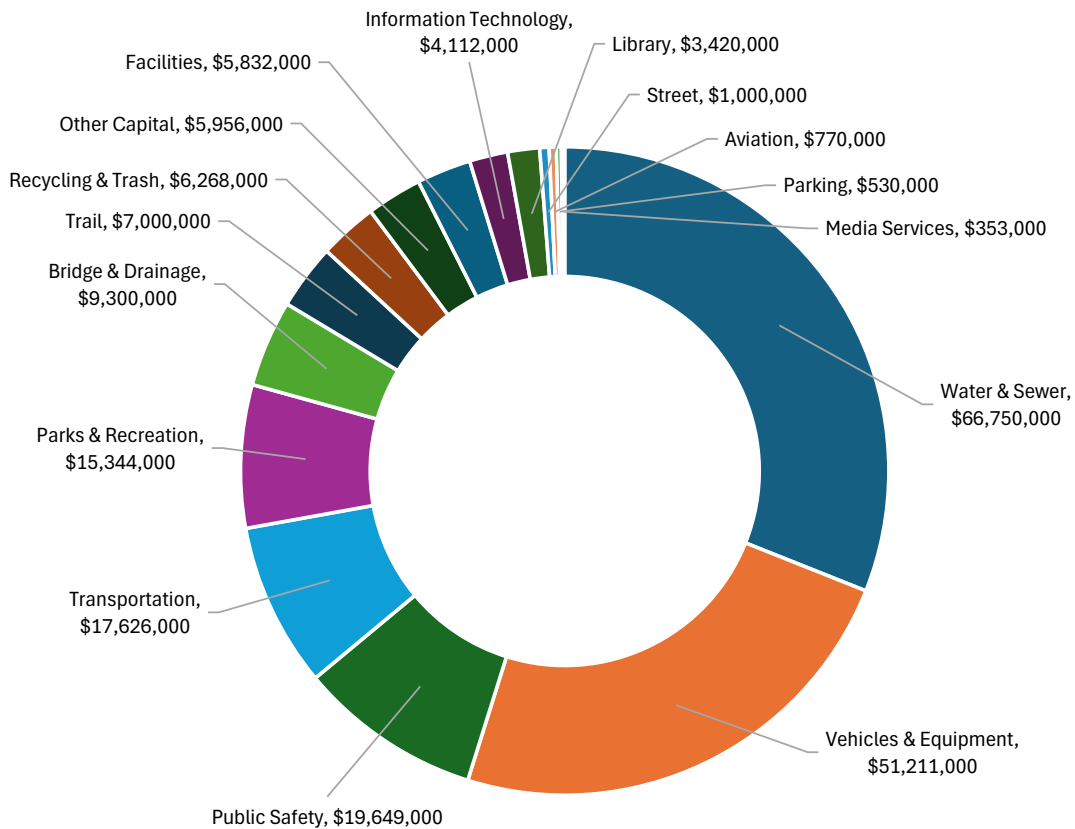
FUNDED PROJECTS SUMMARY

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Summary of Funded Requests - by Source



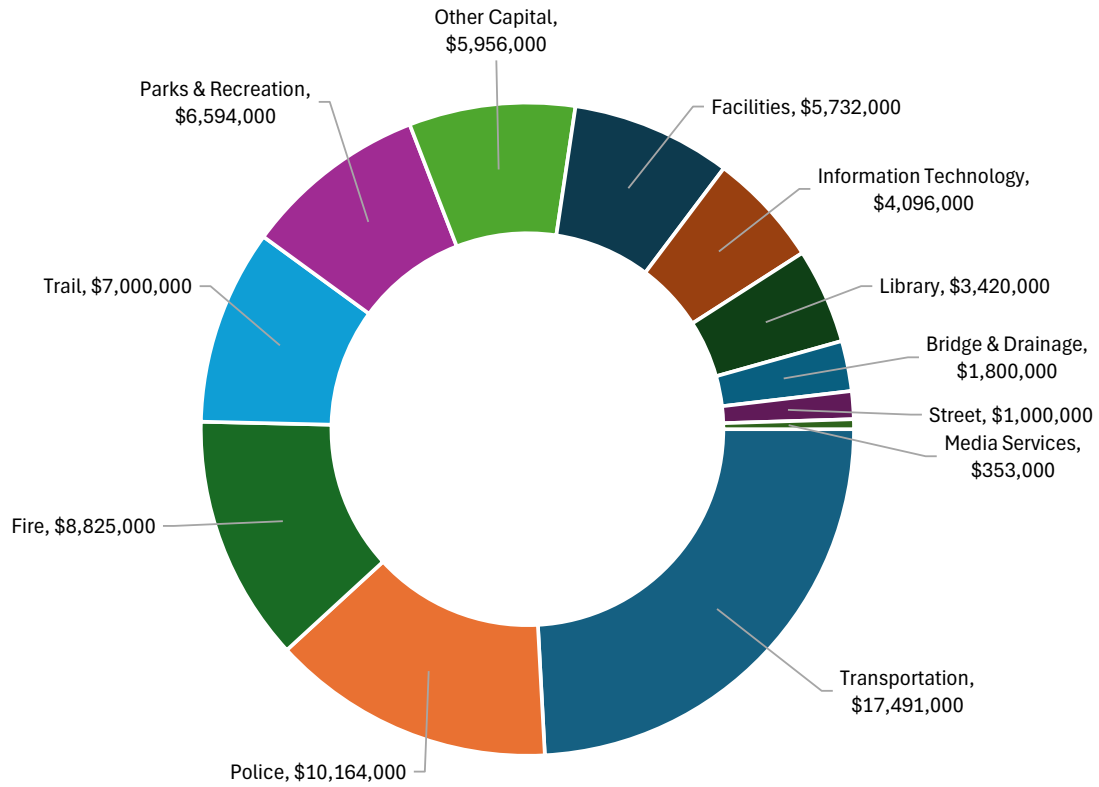
	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
<u>Funded Project Requests</u>						
Sales Tax Capital Improvements	\$ 14,014,000	\$ 14,239,000	\$ 14,476,000	\$ 14,722,000	\$ 14,980,000	\$ 72,431,000
Water & Sewer	12,700,000	10,500,000	10,900,000	13,400,000	12,500,000	60,000,000
Shop	6,003,000	16,757,000	11,186,000	6,038,000	11,327,000	51,311,000
Parks Development	1,700,000	1,850,000	1,975,000	850,000	2,375,000	8,750,000
Stormwater Management	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Impact Fee	865,000	1,620,000	1,625,000	1,650,000	1,650,000	7,410,000
Recycling & Trash Collection	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000
Airport	250,000	150,000	150,000	110,000	110,000	770,000
Parking	105,000	112,000	113,000	100,000	116,000	546,000
Street	25,000	26,000	27,000	28,000	29,000	135,000
Total Funded	\$ 38,341,000	\$ 47,957,000	\$ 43,160,000	\$ 39,655,000	\$ 46,008,000	\$ 215,121,000
<u>Unfunded Project Requests</u>						
Unfunded	\$ 51,101,000	\$ 78,871,000	\$ 28,810,000	\$ 19,440,000	\$ 22,793,000	\$ 201,015,000
TOTAL	\$ 89,442,000	\$ 126,828,000	\$ 71,970,000	\$ 59,095,000	\$ 68,801,000	\$ 416,136,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Summary of Funded Requests - by Category



Project Category	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
Water & Sewer	\$ 13,450,000	\$ 12,000,000	\$ 12,400,000	\$ 14,900,000	\$ 14,000,000	\$ 66,750,000
Vehicles & Equipment	5,983,000	16,737,000	11,166,000	6,018,000	11,307,000	51,211,000
Public Safety	3,348,000	4,380,000	3,839,000	3,860,000	4,222,000	19,649,000
Transportation	3,027,000	3,255,000	3,717,000	3,923,000	3,704,000	17,626,000
Parks & Recreation	3,888,000	3,421,000	3,040,000	1,670,000	3,325,000	15,344,000
Bridge & Drainage	1,710,000	1,860,000	1,910,000	1,960,000	1,860,000	9,300,000
Trail	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Recycling & Trash	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000
Other Capital	1,023,000	789,000	1,178,000	1,459,000	1,507,000	5,956,000
Facilities	1,488,000	970,000	1,185,000	1,153,000	1,036,000	5,832,000
Information Technology	725,000	902,000	845,000	820,000	820,000	4,112,000
Library	600,000	610,000	725,000	735,000	750,000	3,420,000
Street	200,000	200,000	200,000	200,000	200,000	1,000,000
Aviation	250,000	150,000	150,000	110,000	110,000	770,000
Parking	100,000	110,000	110,000	100,000	110,000	530,000
Media Services	70,000	70,000	70,000	73,000	70,000	353,000
Total Funded	\$ 38,341,000	\$ 47,957,000	\$ 43,160,000	\$ 39,655,000	\$ 46,008,000	\$ 215,121,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Sales Tax Capital Improvements Funding - by Category



Project Category	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
Transportation	\$ 3,002,000	\$ 3,229,000	\$ 3,690,000	\$ 3,895,000	\$ 3,675,000	\$ 17,491,000
Police	2,300,000	1,767,000	1,977,000	1,895,000	2,225,000	10,164,000
Fire	933,000	2,493,000	1,737,000	1,815,000	1,847,000	8,825,000
Trail	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Parks & Recreation	2,188,000	1,571,000	1,065,000	820,000	950,000	6,594,000
Other Capital	1,023,000	789,000	1,178,000	1,459,000	1,507,000	5,956,000
Facilities	1,468,000	950,000	1,165,000	1,133,000	1,016,000	5,732,000
Information Technology	720,000	900,000	842,000	820,000	814,000	4,096,000
Library	600,000	610,000	725,000	735,000	750,000	3,420,000
Bridge & Drainage	210,000	360,000	410,000	460,000	360,000	1,800,000
Street	200,000	200,000	200,000	200,000	200,000	1,000,000
Media Services	70,000	70,000	70,000	73,000	70,000	353,000
Total Funded	\$ 14,014,000	\$ 14,239,000	\$ 14,476,000	\$ 14,722,000	\$ 14,980,000	\$ 72,431,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
2100 - Street Fund						
Transportation Improvements						
Transportation Services (410)						
Transportation & Fleet Bldg Impr	25,000	26,000	27,000	28,000	29,000	135,000
Transportation Improvements Total	25,000	26,000	27,000	28,000	29,000	135,000
2100 - Street Fund Total	25,000	26,000	27,000	28,000	29,000	135,000
2130 - Parking Fund						
Parking Improvements						
Parking Management (430)						
Parking Lot Impr & Overlays	35,000	35,000	35,000	25,000	35,000	165,000
Parking Deck Improvements	30,000	30,000	30,000	30,000	30,000	150,000
Parking Infrastructure Impr	20,000	30,000	30,000	30,000	30,000	140,000
Parking Equip Replacements	15,000	15,000	15,000	15,000	15,000	75,000
Parking Technology Equip Repl	5,000	2,000	3,000	-	6,000	16,000
Parking Improvements Total	105,000	112,000	113,000	100,000	116,000	546,000
2130 - Parking Fund Total	105,000	112,000	113,000	100,000	116,000	546,000
2250 - Parks Dev						
Parks & Recreation Improvements						
Parks & Recreation (520)						
Neighborhood Park Dev	1,177,000	350,000	1,975,000	325,000	-	3,827,000
Community Park Impr	275,000	1,500,000	-	-	310,000	2,085,000
Regional Park Improvements	-	-	-	-	2,065,000	2,065,000
Nature Parks/Conservation Area Impr	248,000	-	-	525,000	-	773,000
Parks & Recreation Improvements Total	1,700,000	1,850,000	1,975,000	850,000	2,375,000	8,750,000
2250 - Parks Dev Total	1,700,000	1,850,000	1,975,000	850,000	2,375,000	8,750,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
2300 - Impact Fee Fund						
Fire Improvements						
Fire (300)						
Fire Impact Fee Improvements	115,000	120,000	125,000	150,000	150,000	660,000
Fire Improvements Total	115,000	120,000	125,000	150,000	150,000	660,000
Water & Sewer Improvements						
Utilities Director (700)						
Wastewater Impact Fee Impr	750,000	750,000	750,000	750,000	750,000	3,750,000
Water Impact Fee Impr	-	750,000	750,000	750,000	750,000	3,000,000
Water & Sewer Improvements Total	750,000	1,500,000	1,500,000	1,500,000	1,500,000	6,750,000
2300 - Impact Fee Fund Total	865,000	1,620,000	1,625,000	1,650,000	1,650,000	7,410,000
4470 - Sales Tax Capital Fund						
Bridge & Drainage Improvements						
Engineering (621)						
Other Drainage/Bridge Impr	50,000	200,000	250,000	300,000	200,000	1,000,000
Stormwater Quality Mgmt	160,000	160,000	160,000	160,000	160,000	800,000
Bridge & Drainage Improvements Total	210,000	360,000	410,000	460,000	360,000	1,800,000
Facilities Improvements						
Facilities Management (140)						
Building Impr	350,000	350,000	400,000	450,000	400,000	1,950,000
Downtown Campus Renovation	250,000	250,000	250,000	200,000	100,000	1,050,000
Building Impr - White Hangar	30,000	30,000	140,000	150,000	190,000	540,000
Building Impr - ADA Impr	85,000	35,000	100,000	100,000	150,000	470,000
Animal Services Impr	40,000	40,000	100,000	100,000	30,000	310,000
Building Impr - Fayetteville Town Ctr	200,000	100,000	-	-	-	300,000
Building Impr - Senior Center	60,000	50,000	60,000	40,000	50,000	260,000
ADA Assessment	3,000	5,000	5,000	3,000	6,000	22,000
Facilities Improvements Total	1,018,000	860,000	1,055,000	1,043,000	926,000	4,902,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Fire Improvements						
Fire (300)						
Fire Apparatus Purchases Shop Transfer	516,000	1,784,000	1,155,000	1,180,000	1,192,000	5,827,000
Fire Mobile Radios	187,000	451,000	300,000	350,000	350,000	1,638,000
Fire Facility Maintenance	125,000	150,000	150,000	150,000	150,000	725,000
Firefighter Safety Equipment	75,000	75,000	100,000	100,000	120,000	470,000
Fire Technology Equip Repl	30,000	33,000	32,000	35,000	35,000	165,000
Fire Improvements Total	933,000	2,493,000	1,737,000	1,815,000	1,847,000	8,825,000
Information Technology Improvements						
Information Technology (170)						
Technology Equipment Repl	200,000	100,000	135,000	200,000	230,000	865,000
Local Area Network (LAN) Upgrades	150,000	150,000	100,000	170,000	270,000	840,000
Storage Area Network (SAN) Upgrades	-	350,000	350,000	-	-	700,000
Geographic Info System (GIS)	75,000	75,000	57,000	105,000	47,000	359,000
Telecommunication System Upgrades	90,000	75,000	50,000	50,000	54,000	319,000
Enterprise Application Impr	40,000	30,000	50,000	60,000	60,000	240,000
Cyber Security	50,000	30,000	30,000	55,000	40,000	205,000
Security Cameras	25,000	-	30,000	75,000	73,000	203,000
Public Reporting Dashboard	40,000	40,000	40,000	40,000	40,000	200,000
Fiber Optic Cable	50,000	50,000	-	65,000	-	165,000
Information Technology Improvements Total	720,000	900,000	842,000	820,000	814,000	4,096,000
Library Improvements						
Library (080)						
Library Materials Purchases	500,000	500,000	600,000	600,000	600,000	2,800,000
Library Technology Equip Repl	100,000	110,000	125,000	135,000	150,000	620,000
Library Improvements Total	600,000	610,000	725,000	735,000	750,000	3,420,000
Media Services Improvements						
Media Services (060)						
Television Center Equipment	40,000	50,000	45,000	50,000	45,000	230,000
Digital Signage Implementation	10,000	10,000	15,000	13,000	15,000	63,000
City Hall AV Maint	20,000	10,000	10,000	10,000	10,000	60,000
Media Services Improvements Total	70,000	70,000	70,000	73,000	70,000	353,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Other Capital Improvements						
Accounting (131)						
Audit Expense	13,000	14,000	15,000	16,000	17,000	75,000
City Clerk (051)						
Document Records Mgmt	5,000	5,000	5,000	5,000	5,000	25,000
Communications (055)						
Parks Marketing Plan	45,000	-	-	-	-	45,000
Economic Development (050)						
NCAP Utility Study	150,000	-	-	-	-	150,000
Facilities Management (140)						
7Hills Walker Residential Facility	150,000	40,000	60,000	40,000	40,000	330,000
Woolsey Homestead Restoration	100,000	50,000	50,000	50,000	50,000	300,000
Long Range Planning (634)						
Downtown Master Plan	250,000	350,000	350,000	450,000	250,000	1,650,000
Miscellaneous (090)						
Community and Neighborhood Resources	-	-	378,000	548,000	785,000	1,711,000
Contingency	200,000	200,000	200,000	200,000	200,000	1,000,000
Greenspace Preservation (Res 288-21)	100,000	100,000	100,000	100,000	100,000	500,000
PW Director (610)						
Happy Hollow Campus Master Plan	200,000	-	-	-	-	200,000
Sustainability (631)						
Building Efficiency Impr	60,000	70,000	80,000	80,000	80,000	370,000
Climate Resiliency	50,000	50,000	50,000	60,000	70,000	280,000
PD Shooting Range Decommissioning	150,000	-	-	-	-	150,000
Other Capital Improvements Total	1,473,000	879,000	1,288,000	1,549,000	1,597,000	6,786,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Parks & Recreation Improvements						
Parks & Recreation (520)						
Forestry and Outreach	323,000	325,000	410,000	410,000	430,000	1,898,000
Cultural Planning / Creative Placemaking	45,000	334,000	-	-	125,000	504,000
Public Art Commission	100,000	65,000	65,000	50,000	65,000	345,000
Arts Infrastructure and Maintenance	-	10,000	65,000	10,000	-	85,000
Parks Operations (521)						
Trash Removal	300,000	300,000	300,000	50,000	50,000	1,000,000
Park Maintenance and Impr	630,000	150,000	-	-	-	780,000
Parks Ops Building Impr	125,000	125,000	125,000	150,000	150,000	675,000
Playground Impr	400,000	-	-	-	-	400,000
Artificial Turf Impr	175,000	175,000	-	-	-	350,000
Natural Resources Management	50,000	50,000	50,000	100,000	75,000	325,000
Lights of the Ozarks	25,000	25,000	30,000	30,000	35,000	145,000
Parks Safety and ADA	15,000	12,000	20,000	20,000	20,000	87,000
Parks & Recreation Improvements Total	2,188,000	1,571,000	1,065,000	820,000	950,000	6,594,000
Police Improvements						
Police (200)						
Police Public Safety Equip	450,000	500,000	525,000	550,000	575,000	2,600,000
Police Radio Replacements	1,355,000	400,000	12,000	12,000	65,000	1,844,000
Citywide Radio System Repl	-	9,000	400,000	376,000	658,000	1,443,000
Police Technology Impr	100,000	300,000	105,000	225,000	110,000	840,000
Police Unmarked Vehicles Repl	125,000	155,000	156,000	206,000	195,000	837,000
Police Ballistic Protection Repl	40,000	45,000	278,000	116,000	187,000	666,000
Police Marked Vehicle Exp	80,000	85,000	90,000	170,000	170,000	595,000
Police Facility Improvements	50,000	48,000	265,000	50,000	80,000	493,000
Police Specialized Equipment	100,000	105,000	56,000	15,000	55,000	331,000
Police Weapon Replacements	-	40,000	60,000	85,000	60,000	245,000
Police Firing Range Impr	-	30,000	30,000	30,000	30,000	120,000
Police Equipment Repl	-	10,000	-	10,000	30,000	50,000
Police K9 Replacements	-	-	-	30,000	-	30,000
Central Dispatch Impr	-	30,000	-	-	-	30,000
Police Gym Equipment	-	10,000	-	10,000	10,000	30,000
Central Dispatch UPS Impr	-	-	-	10,000	-	10,000
Police Improvements Total	2,300,000	1,767,000	1,977,000	1,895,000	2,225,000	10,164,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Street Improvements						
Engineering (621)						
Cost Share/ROW/Street Calming	200,000	200,000	200,000	200,000	200,000	1,000,000
Street Improvements Total	200,000	200,000	200,000	200,000	200,000	1,000,000
Trail Improvements						
Transportation Services (410)						
Trail Development	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Trail Improvements Total	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Transportation Improvements						
Transportation Services (410)						
In-House Pavement Impr	1,800,000	2,000,000	2,300,000	2,600,000	2,400,000	11,100,000
Sidewalk Impr	950,000	1,000,000	1,050,000	1,120,000	1,100,000	5,220,000
Traffic Signal Impr	100,000	100,000	100,000	100,000	100,000	500,000
Transit Stop Infrastructure	80,000	55,000	165,000	-	-	300,000
Drainage Maintenance	30,000	30,000	50,000	50,000	50,000	210,000
Wireless Traffic Signal Control	42,000	44,000	25,000	25,000	25,000	161,000
Transportation Improvements Total	3,002,000	3,229,000	3,690,000	3,895,000	3,675,000	17,491,000
4470 - Sales Tax Capital Fund Total	14,014,000	14,239,000	14,476,000	14,722,000	14,980,000	72,431,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
5400 - Water & Sewer Fund						
Wastewater Treatment Plant Improvements						
Wastewater Treatment Plant (730)						
WWTP Plant Pumps & Equip	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
WWTP Upgrade/Replace Lift Stns	300,000	300,000	300,000	300,000	300,000	1,500,000
WWTP Building Impr	300,000	300,000	300,000	300,000	300,000	1,500,000
Wastewater Trtmt/Water Quality Impr	100,000	100,000	100,000	100,000	100,000	500,000
Water & Sewer Maintenance (720)						
Phosphorus Standards Mgmt	50,000	50,000	50,000	50,000	50,000	250,000
Wastewater Treatment Plant Improvements Total	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	8,750,000
Water & Sewer Improvements						
Water & Sewer Maintenance (720)						
Water System Rehab & Repl	4,445,000	4,259,000	3,778,000	3,667,000	4,326,000	20,475,000
Sanitary Sewer Rehabilitation	2,800,000	870,000	870,000	2,870,000	2,870,000	10,280,000
Water Tank Impr	1,000,000	500,000	500,000	500,000	500,000	3,000,000
W&S Relocations for Bond Proj	500,000	500,000	500,000	500,000	500,000	2,500,000
W&S Impr Defined by Study	-	-	600,000	600,000	-	1,200,000
W&S Impact Fee Cost Sharing	150,000	150,000	150,000	150,000	150,000	750,000
Water Storage & Pump Stn Maint	100,000	100,000	100,000	100,000	100,000	500,000
W&S Technology Equip Repl	20,000	146,000	29,000	108,000	49,000	352,000
Utilities Financial Services Impr	15,000	5,000	3,000	15,000	15,000	53,000
Water & Sewer Improvements Total	9,030,000	6,530,000	6,530,000	8,510,000	8,510,000	39,110,000
Water & Sewer Services Improvements						
Water & Sewer Maintenance (720)						
Water Meters	1,700,000	2,000,000	2,400,000	2,900,000	2,000,000	11,000,000
W&S Bldg/Office Impr	100,000	100,000	100,000	100,000	100,000	500,000
Backflow Prevention Assemblies	50,000	50,000	50,000	50,000	50,000	250,000
W&S Equipment Expansions	50,000	50,000	50,000	50,000	50,000	250,000
W&S Rate Operations Study	20,000	20,000	20,000	40,000	40,000	140,000
Water & Sewer Services Improvements Total	1,920,000	2,220,000	2,620,000	3,140,000	2,240,000	12,140,000
5400 - Water & Sewer Fund Total	12,700,000	10,500,000	10,900,000	13,400,000	12,500,000	60,000,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
5450 - Stormwater Mgmt Fund						
Bridge & Drainage Improvements						
Stormwater Management (740)						
Stormwater Drainage Materials	500,000	500,000	500,000	500,000	500,000	2,500,000
Stormwater Utility Equipment	200,000	200,000	200,000	200,000	200,000	1,000,000
Stormwater - S River Meadows/Cherry Hills	500,000	500,000	-	-	-	1,000,000
Stormwater - Eastern Ave	250,000	200,000	250,000	250,000	-	950,000
Stormwater - Salem Dr	-	-	250,000	250,000	300,000	800,000
Stormwater - Elmhurst/McClinton PH2	-	-	-	-	500,000	500,000
Stormwater - Pollard Ave	-	-	200,000	200,000	-	400,000
Stormwater Other Drainage Projects	50,000	100,000	100,000	100,000	-	350,000
Bridge & Drainage Improvements Total	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
5450 - Stormwater Mgmt Fund Total	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
5500 - Recycle & Trash Collection Fund						
Recycling & Trash Collections Improvements						
Recycling & Trash Collections (750)						
RTC Master Plan Expansion	750,000	800,000	800,000	850,000	900,000	4,100,000
RTC Compost Site Impr	200,000	200,000	200,000	200,000	200,000	1,000,000
RTC Compactors & Containers	160,000	160,000	160,000	160,000	160,000	800,000
RTC Route Optimization & RFID System	50,000	40,000	40,000	40,000	40,000	210,000
RTC Rate Study	-	-	-	-	100,000	100,000
RTC Technology Equip Repl	19,000	3,000	8,000	7,000	21,000	58,000
Recycling & Trash Collections Improvements Total	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000
5500 - Recycle & Trash Collection Fund Total	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
5550 - Airport Fund						
Aviation Improvements						
Airport Services (760)						
Airport Street Side Impr	40,000	40,000	40,000	40,000	40,000	200,000
Airport T-hangar Rehab	40,000	40,000	40,000	-	-	120,000
Airport Eng Consultant Services	20,000	20,000	20,000	20,000	20,000	100,000
Airport Equipment Repl	20,000	20,000	20,000	20,000	20,000	100,000
Airport Terminal Impr	-	20,000	20,000	20,000	20,000	80,000
Airport Movement Pavement Rehab	75,000	-	-	-	-	75,000
Airport Lighting Impr	10,000	10,000	10,000	10,000	10,000	50,000
Airport Camera Repl	45,000	-	-	-	-	45,000
Aviation Improvements Total	250,000	150,000	150,000	110,000	110,000	770,000
5550 - Airport Fund Total	250,000	150,000	150,000	110,000	110,000	770,000
9700 - Shop Fund						
Facilities Improvements						
Fleet Operations (770)						
Fleet/Transportation Bldg Impr	20,000	20,000	20,000	20,000	20,000	100,000
Facilities Improvements Total	20,000	20,000	20,000	20,000	20,000	100,000
Vehicle & Equipment Improvements						
Fleet Operations (770)						
Fleet - Vehicle Replacements	5,955,000	16,727,000	11,166,000	6,018,000	11,307,000	51,173,000
Fleet - Equipment Replacement	10,000	10,000	-	-	-	20,000
Fleet - Storage Container	18,000	-	-	-	-	18,000
Vehicle & Equipment Improvements Total	5,983,000	16,737,000	11,166,000	6,018,000	11,307,000	51,211,000
9700 - Shop Fund Total	6,003,000	16,757,000	11,186,000	6,038,000	11,327,000	51,311,000
TOTAL All Funding Sources	38,341,000	47,957,000	43,160,000	39,655,000	46,008,000	215,121,000

FUNDED PROJECTS DETAIL

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Transportation & Fleet Building Improvements

Division: Transportation Services (410)

Funding: 2100 - Street

Category: Transportation Improvements

Rank: 1

Project #: 18001

Project Cost		
2026	\$	25,000
2027		26,000
2028		27,000
2029		28,000
2030		29,000
Total	\$	135,000

Description:

This project is for building and site repairs and energy efficiency updates to Transportation and Fleet Operations buildings and grounds. HVAC, lighting, plumbing, flooring, security improvements, exterior painting, roofing, and other site and facility repairs and maintenance are addressed as needed.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Repairs as needed
Year 2 - 2027	Repairs as needed
Year 3 - 2028	Repairs as needed
Year 4 - 2029	Repairs as needed
Year 5 - 2030	Repairs as needed

Effect on Operations:

Maintenance and efficiency upgrades will reduce energy consumption.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Deck Improvements

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Parking Improvements

Rank: 1

Project #: 24001

Project Cost		
2026	\$	30,000
2027		30,000
2028		30,000
2029		30,000
2030		30,000
Total	\$	150,000

Description:

This project is for the ongoing maintenance of the Spring Street Parking Deck, West Avenue Parking Deck, Meadow Street Parking Deck, and Town Center Parking Deck. Projects include stairwell repair, lighting upgrades, striping, and security camera installation. An additional \$50,000 was requested in 2024 to repair deteriorating portions of the south stairwell in the Spring Street Parking Deck caused by moisture and condensation. That project budget has been rolled into the 2025 funding levels.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ongoing
Year 2 - 2027	Ongoing
Year 3 - 2028	Ongoing
Year 4 - 2029	Ongoing
Year 5 - 2030	Ongoing

Effect on Operations:

Operational costs for these services are already covered within the Division's operating budget.

Master Plan(s) Addressed:

The Fayetteville Mobility Plan/Parking Masterplan call for parking structures and shared parking that promote a park-once environment. Maintenance efforts and upgrades that support the continued use of these centrally located parking decks support those goals. The creation of the Spring Street Parking Deck and West Avenue Decks, for example, fulfilled the need for parking structures in the Entertainment District and continual maintenance and upgrade of it and other decks further the goals established in the City 2040 Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Lot Improvements and Overlays

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Parking Improvements

Rank: 2

Project #: 06001

Project Cost		
2026	\$	35,000
2027		35,000
2028		35,000
2029		25,000
2030		35,000
Total	\$	165,000

Description:

This project is to maintain the City's public parking lots. The City currently owns seven public parking lots and three City employee parking lots located in the Downtown Business and Entertainment Districts. The surface lots are asphalt that periodically require general maintenance such as crack seal, seal coat, re-striping, pot hole patching, retaining wall repair, tree planting, and bumper block replacement. These lots also require a complete asphalt overlay on a less frequent basis. This parking maintenance program provides routine maintenance and improvements in rotation for these lots as needed.

Scheduled Implementation:

Active Project

Year 1 - 2026	Retaining wall mitigation and repair in Mountain Street Employee Lot
Year 2 - 2027	Crack seal and seal coat as needed
Year 3 - 2028	Ongoing repair and overlay as needed
Year 4 - 2029	Ongoing repair and overlay as needed
Year 5 - 2030	Ongoing repair and overlay as needed

Effect on Operations:

The nature of the project already accounts for Operational costs. Additionally, ongoing improvements to parking lots and equipment keep the property safe for vehicles and pedestrians, beautify the areas, comply with various regulations, and reduce the need for more expensive maintenance in the future.

Master Plan(s) Addressed:

The Fayetteville Mobility Plan calls for parking facilities and shared parking that promote a park-once environment. Maintenance efforts and upgrades that support the continued use of these publicly owned surface lots support this goal. This plan along with the City 2040 Plan also address infill and development of first generation parking facilities. Therefore existing lots must be properly maintained to meet current needs as well as potential increases in future demand. On-going maintenance efforts improve walkability within the lots.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Infrastructure Improvements

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Parking Improvements

Rank: 3

Project #: 18003

Project Cost		
2026	\$	20,000
2027		30,000
2028		30,000
2029		30,000
2030		30,000
Total	\$	140,000

Description:

This project is to fund lighting, sidewalk, street tree, signage, landscaping, area maintenance and beautification, and small equipment purchases necessary to improve the walkability and enhance the overall experience within the downtown parking districts. This project also seeks to improve connectivity from remote parking lots and spaces to core destinations.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ongoing
Year 2 - 2027	Ongoing
Year 3 - 2028	Ongoing
Year 4 - 2029	Ongoing
Year 5 - 2030	Ongoing

Effect on Operations:

Operational costs for these services are already covered within the Division's operating budget.

Master Plan(s) Addressed:

The City's Parking Master Plan, Transportation/Mobility Plan, Downtown Master Plan, Active Transportation Plan, and City 2040 Plan all recommend expanding the City's sidewalk network to create highly walkable neighborhoods and commercial districts. Appropriate signage along this network further supports these goals. Offering uniform signage to private lot owners could assist in increasing public supply and brokering shared parking agreements consistent with the Parking Study, Downtown Master Plan, and City 2030 Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Equipment Replacements

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Parking Improvements

Rank: 4

Project #: 19001

Project Cost		
2026	\$	15,000
2027		15,000
2028		15,000
2029		15,000
2030		15,000
Total	\$	75,000

Description:

This project is for the continued replacement of parking infrastructure and installation of upgraded equipment as technology continues to evolve. Equipment types include pay stations, single-space smart meters, sensors, license-plate recognition and other enforcement solutions, and signage.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ongoing
Year 2 - 2027	Ongoing
Year 3 - 2028	Ongoing
Year 4 - 2029	Ongoing
Year 5 - 2030	Ongoing

Effect on Operations:

Operational costs for these services are already covered within the Division's operating budget.

Master Plan(s) Addressed:

These plans promote parking supply that is priced appropriately in high destination areas. These equipment and technology upgrades are an extension of that characteristic.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Technology Equipment Replacements

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Information Technology Improvements

Rank: 5

Project #: 02057

Project Cost		
2026	\$	5,000
2027		2,000
2028		3,000
2029		-
2030		6,000
Total	\$	16,000

Description:

This project is for the replacement of failing and outdated personal computers (PC's), printers, and monitors. IT staff performed a thorough inventory of citywide technology equipment to document the fund, division, program, location, purchase date, and cost of each piece of equipment. A structured replacement schedule was developed that defined a standard useful life for each of the following equipment types: PCs, laptops, tablets, printers, and scanners. Each year the proposed replacement plan will be reviewed to ensure equipment is utilized to its maximum useful life but replaced when needed to ensure optimal employee efficiency. Amounts from IT's Fayetteville Technology plan Cost Estimates by Phase Replacement Items.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

This project has no significant direct cost on operations. Indirectly, newer faster machines increase end user productivity and reduce time spent maintaining equipment. IT staff do spend a significant amount of time deploying new technology, but this is offset with the lack of support needed to support old equipment that require more maintenance.

Master Plan(s) Addressed:

By replacing computer technology, staff supports the City Council's Guiding Principle of "Well Maintained City Infrastructure and Facilities." The structured computer replacement plan strives to right size technology, provide for oversight of all computer purchases, and ensures technology is replaced in a timely fashion. By replacing the computer technology, staff ensures that performance and energy savings technology is deployed on a consistent basis. This complies with the increased energy efficiency in new and existing structures goal of the Energy Action Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Regional Park Improvements

Division: Parks & Recreation (520)

Funding: 2250 - Parks Development

Category: Parks & Recreation Improvements

Rank: 1

Project #: 00000

Project Cost		
2026	\$	-
2027		-
2028		-
2029		-
2030		2,065,000
Total	\$	2,065,000

Description:

Projects will achieve core goals from the Park System Master Plan and will increase offerings & capacity: Kessler - addition of 1 full-size synthetic soccer field & 1 natural turf field, lighting, covered bleachers, walks, & perimeter fencing. This will help reduce the shortage of field space, and will reduce maintenance & the number of rainouts. Lake Wilson project will improve lake & trail access, add signage & a small fishing pier, renovate the existing pavilion, & minor boat launch improvements. Lake Fay Nature Trail will provide a fully accessible nature trail along the Razorback Greenway opening up high-quality natural spaces for more people. Combs includes renovating the pump house to a pavilion overlooking the river. The Memorial project will create a shaded plaza space for reflection & add 96 trees along the North Shore. Marina upgrades include updated boat docks, adding a kayak launch & improving lighting. In addition to the \$2,065,000 funded in the 2026-2030 period, there is \$4,820,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Kessler soccer improvements construction
Year 2 - 2027	N/A
Year 3 - 2028	Combs improvements building renovation; Lake Wilson improvements construction
Year 4 - 2029	N/A
Year 5 - 2030	Lake Fayetteville Forest N. Trail, marina improvements, N. Shore memorial project

Effect on Operations:

Two new soccer fields will increase electric utility for lights (10K), water for one field (7500), turf maintenance fertilizer & herbicide (5000), etc. Artificial Turf field will need 2 groomer attachments (Wide Format Greens Groomer & Litter Kitty); UTV; Truck & Trailer & motor pool charges go forward.

Master Plan(s) Addressed:

Nature Connection Goal A1: Increase recreational opportunities in nature, lakes, and streams. Active and Well Goal C3: Improve existing properties and anticipate the need for undeveloped parks for completion. Gathering and Placemaking Goal D2: Improve parks to address comfort and the ability to gather for activities. Steward and Maintenance Goal B2: Prioritize existing park and facility improvements. Resilient Natural Systems Goal E3: Enhance the ecological performance of existing parks and natural land properties. Fayetteville Vision 2050 Guiding Principles: A Naturally Beautiful City, A fun city in which to live, ecosystem preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Community Park Improvements

Division: Parks & Recreation (520)

Funding: 2250 - Parks Development

Category: Parks & Recreation Improvements

Rank: 2

Project #: 13001

Project Cost	
2026	\$ 275,000
2027	1,500,000
2028	-
2029	-
2030	310,000
Total	\$ 2,085,000

Description:

These projects achieve core goals from the Park System Master Plan at heavily used community parks. Phase two of Underwood Park improvements focuses on finishing out the north side of the park including building a new park hub building, phase two of the playground, disc golf, walking trails, boardwalks, landscaping, bridges to cross the creek, and limited work south of the creek. Improvements at Gulley Park will enhance the Gulley Concerts area, add a new pavilion, restrooms, and new performance stage for concerts along with site furnishings. Improvements to Wilson Park will create a higher quality sand volleyball facility with two lighted courts located just to the north of the new Hub building. In addition to the \$2,085,000 funded in the 2026-2030 period, there is \$7,320,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Underwood Park Phase one construction
Year 2 - 2027	Gulley Park Improvements final phase construction
Year 3 - 2028	N/A
Year 4 - 2029	N/A
Year 5 - 2030	Wilson Park Hub construction

Effect on Operations:

A new Parks Custodian position will be needed in 521 when the Gulley park additions come into service. With the updates occurring at Underwood which include a hub area with restroom and with the additional restroom and hub area planned at Gulley, a Custodian position and small vehicle will be needed to maintain these areas. In addition, operating funds for cleaning supplies, trash bags, and miscellaneous building and grounds materials for the facilities as playground.

Master Plan(s) Addressed:

These projects achieve goals identified in the ten-year park system master plan, including Steward and Maintenance Goal B2: Prioritize existing park and facility improvements. Active and Well Goal C3: Improve existing properties, Gathering and Placemaking Goals D1+2: Design parks to celebrate our heritage and communities surrounding landscape and culture; improve parks to address comfort and the ability to gather for activities, and Goal D4: Seek opportunities to integrate art into public spaces. Resilient Natural Systems Goal E3: Enhance the ecological performance of existing parks and natural land properties. Fayetteville Vision 2050 Guiding Principles: A Naturally Beautiful City, A fun city in which to live, ecosystem preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Neighborhood Park Development

Division: Parks & Recreation (520)

Funding: 2250 - Parks Development

Category: Parks & Recreation Improvements

Rank: 3

Project #: 02013

Project Cost		
2026	\$	1,177,000
2027		350,000
2028		1,975,000
2029		325,000
2030		-
Total	\$	3,827,000

Description:

Improvements to various neighborhood parks have been identified in the park system master plan as necessary to meet the needs of the community. Owl Creek park is an undeveloped park on the west side of the city that will serve a rapidly developing and dense area of the city with a park supporting a playground, trail access, open field, parking and other improvements. Gordon Long is an existing park on the Razorback Greenway with one of the oldest playgrounds in the city. A city project will add a trail connection from the east crossing over Scull Creek and increasing access to the park. Funds will renovate the park and increase creek access. Stone Mountain park was acquired in 2006 and improvements will develop the park for simple close to home recreation and nature appreciation opportunities.

Scheduled Implementation:

Active Project

Year 1 - 2026	N/A
Year 2 - 2027	Owl Creek Park improvement plans would be developed and construction would begin
Year 3 - 2028	Gordon Long Park improvement plans would be developed and construction would begin
Year 4 - 2029	Stone Mountain Park - public meetings, improvement plans, construction
Year 5 - 2030	N/A

Effect on Operations:

The new parks will increase costs for operations and maintenance with the additional of park amenities including playgrounds, parking lots, trash cans, doggi pots, etc. Owl Creek and Stone Mountain will increase mowing (contracted) since they will be new park developments.

Master Plan(s) Addressed:

Park system master plan - Steward and Maintenance Goal B2: Prioritize existing park and facility improvements. Active and Well Goal C3: Improve existing properties, Gathering and Placemaking Goals D1+2: Design parks to celebrate our heritage and communities surrounding landscape and culture and improve parks to address comfort and the ability to gather for activities, and Goal D4: Seek opportunities to integrate art into public spaces. Resilient Natural Systems Goal E3: Enhance the ecological performance of existing parks and natural land properties. Fayetteville Vision 2050 Guiding Principles: A Naturally Beautiful City, A fun city in which to live, ecosystem preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Nature Parks and Conservation Area Improvements

Division: Parks & Recreation (520)

Funding: 2250 - Parks Development

Category: Parks & Recreation Improvements

Rank: 4

Project #: 00000

Project Cost		
2026	\$	248,000
2027		-
2028		-
2029		525,000
2030		-
Total	\$	773,000

Description:

The Woolsey Homestead house has been renovated and is ready for activation once basic site amenities to support access and parking are complete. This project will help prepare the site for public access and activation and will include landscape and limited site improvements. A master plan for the site is underway. Mount Sequoyah Woods is an approximate 100 acre forest located in the center of town and is in need of a master plan and trail renovations. Improvements are expected to allow citizens to better use this natural area located near the center of the city. In addition to the \$773,000 funded in the 2026-2030 period, there is \$1,352,000 requested in the unfunded list.

Scheduled Implementation:

Previously Requested/Not Approved

Year 1 - 2026	Woolsey Master Plan design and construction
Year 2 - 2027	N/A
Year 3 - 2028	N/A
Year 4 - 2029	Master planning would begin in 2028 with drawings and construction in 2029.
Year 5 - 2030	N/A

Effect on Operations:

Improvements to Mount Seq Woods will have minimal effects on operations. Operations impacts for Woolsey are still being studied. If a third party is hired to program the Woolsey site, that will be requested separately in the operational budget.

Master Plan(s) Addressed:

The Park and Recreation System Master Plan priorities state that creative placemaking is a priority and these projects aim to enhance the community's parks and public spaces by celebrating the region's unique culture, arts, and music, and providing gathering spaces and amenities for community members. Additionally, creating spaces in the city that allow nature contact is a primary goal of the Park System Master Plan. Goals achieved in these projects also include celebrating the community's heritage and surrounding landscape. Stewardship and maintenance goals in the plan directly correlate to the work needed at Mount Sequoyah Woods. Fayetteville Vision 2050 Guiding Principles: A Naturally Beautiful City, A fun city in which to live, ecosystem preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fire Impact Fee Improvements

Division: Fire (300)

Funding: 2300 - Impact Fee

Category: Fire Improvements

Rank: 1

Project #: 07003

Project Cost		
2026	\$	115,000
2027		120,000
2028		125,000
2029		150,000
2030		150,000
Total	\$	660,000

Description:

The purpose of this project is to accumulate funding for fire projects that are associated with the increase in developments throughout the City. The funding for this project comes from impact fees collected from developments.

Scheduled Implementation:

Active Project

Year 1 - 2026	Accumulate Impact Fee funding for potential expanding capacity projects
Year 2 - 2027	Accumulate Impact Fee funding for potential expanding capacity projects
Year 3 - 2028	Accumulate Impact Fee funding for potential expanding capacity projects
Year 4 - 2029	Accumulate Impact Fee funding for potential expanding capacity projects
Year 5 - 2030	Accumulate Impact Fee funding for potential expanding capacity projects

Effect on Operations:

Any effects this project has on operations will be evaluated prior to implementation of an expansion project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER IMPACT FEE IMPROVEMENTS

Division: Utilities Director (700)

Funding: 2300 - Impact Fee

Category: Water & Sewer Improvements

Rank: 12

Project #: 07002

Project Cost	
2026	\$ -
2027	750,000
2028	750,000
2029	750,000
2030	750,000
Total	\$ 3,000,000

Description:

This project is to accumulate funding for water projects that are associated with increased water capacity throughout the City. The funding for this project comes from impact fees collected from new water service connections. In addition to the \$3,000,000 funded in the 2026-2030 period, there is \$750,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Upgrade various water lines
Year 2 - 2027	Upgrade various water lines
Year 3 - 2028	Upgrade various water lines
Year 4 - 2029	Upgrade various water lines
Year 5 - 2030	Upgrade various water lines

Effect on Operations:

The Utility has been able to fund the difference to upsize water lines being installed by developers at their expense. This has allowed the City to pay a fraction of the cost for installation of new water lines that benefit much more than the development.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WASTEWATER IMPACT FEE IMPROVEMENTS

Division: Utilities Director (700)

Funding: 2300 - Impact Fee

Category: Water & Sewer Improvements

Rank: 13 **Project #:** 07004

Project Cost		
2026	\$	750,000
2027		750,000
2028		750,000
2029		750,000
2030		750,000
Total	\$	3,750,000

Description:

This project is to accumulate funding for wastewater projects that are associated with increased wastewater capacity throughout the City. The funding for this project comes from impact fees collected from new sewer service connections.

Scheduled Implementation:

Active Project

Year 1 - 2026	Upgrade Miscellaneous Sewer Infrastructure
Year 2 - 2027	Upgrade Miscellaneous Sewer Infrastructure
Year 3 - 2028	Upgrade Miscellaneous Sewer Infrastructure
Year 4 - 2029	Upgrade Miscellaneous Sewer Infrastructure
Year 5 - 2030	Upgrade Miscellaneous Sewer Infrastructure

Effect on Operations:

The Utility has been able to fund the difference to upsize sewer lines being installed by developers at their expense. This has allowed the City to pay a fraction of the cost for installation of new sewer lines that benefit much more than the development.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Stormwater Quality Management

Division: Engineering (621)

Funding: 4470 - Sales Tax Capital Improvement

Category: Bridge & Drainage Improvements

Rank: 1

Project #: 02097

Project Cost		
2026	\$	160,000
2027		160,000
2028		160,000
2029		160,000
2030		160,000
Total	\$	800,000

Description:

Historically, the Council has allocated \$160,000 annually toward water quality needs for the City. This has included the partnership with Regional Planning for Stormwater Education, USGS water quality monitoring and stream gauges, partnerships with Beaver Watershed Alliance and Illinois River Watershed Partnership as well as other water quality needs. Some matching funds have been taken from this fund for stream restorations as well. It should be noted that with the approval of the Stormwater Utility, the continuation of this funding was anticipated when calculating the stormwater rates. Based on advice from the City Attorney, the fund was set up such that existing funding sources would continue and the utility would fund additional services.

Scheduled Implementation:

Active Project

Year 1 - 2026	Funding utilized on an annual basis or saved over years for larger projects.
Year 2 - 2027	Funding utilized on an annual basis or saved over years for larger projects.
Year 3 - 2028	Funding utilized on an annual basis or saved over years for larger projects.
Year 4 - 2029	Funding utilized on an annual basis or saved over years for larger projects.
Year 5 - 2030	Funding utilized on an annual basis or saved over years for larger projects.

Effect on Operations:

Operations will remain relatively unchanged provided the agreements with USGS and Regional Planning continue into the future. These are contracts that reduce staff time by satisfying portions of our MS4 requirements.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Other Drainage/Bridge Improvements

Division: Engineering (621)

Funding: 4470 - Sales Tax Capital Improvement

Category: Bridge & Drainage Improvements

Rank: 2

Project #: 02108

Project Cost		
2026	\$	50,000
2027		200,000
2028		250,000
2029		300,000
2030		200,000
Total	\$	1,000,000

Description:

Historically, the Council has allocated \$200,000 annually toward drainage projects and needs for the City. It should be noted that with the approval of the Stormwater Utility, the continuation of this funding was anticipated when calculating the stormwater rates. Based on advice from the City Attorney, the fund was set up such that existing funding sources would continue and the utility would fund additional services.

Scheduled Implementation:

Active Project

Year 1 - 2026	Funding utilized on an annual basis or saved over years for larger projects.
Year 2 - 2027	Funding utilized on an annual basis or saved over years for larger projects.
Year 3 - 2028	Funding utilized on an annual basis or saved over years for larger projects.
Year 4 - 2029	Funding utilized on an annual basis or saved over years for larger projects.
Year 5 - 2030	Funding utilized on an annual basis or saved over years for larger projects.

Effect on Operations:

By repairing/upgrading drainage facilities this reduces the maintenance requirements of the Transportation Division and allows that time to spent on other needs. If bidding/contactors are used to complete the work, this further reduces the workload of the Transportation Division.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Building improvements

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 1

Project #: 02046

Project Cost		
2026	\$	350,000
2027		350,000
2028		400,000
2029		450,000
2030		400,000
Total	\$	1,950,000

Description:

This project is for the maintenance and repair to City buildings and facilities. The proposed scope includes repair and replacement of HVAC systems, old or damaged roofs, and repair and maintenance of building exteriors. The project also provides for other improvements such as interior remodels including painting, lighting upgrades, plumbing fixtures, ceilings, floor coverings furniture replacement/upgrades, and modifications to alarm and sprinkler systems. In addition to the \$1,950,000 funded in the 2026-2030 period, there is \$186,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Masonry clean, seal, and tuck point City Hall, access control for multiple City bldgs
Year 2 - 2027	renovations: restrooms and carpet in City Hall
Year 3 - 2028	Renovations: furniture, lighting upgrades for multiple City buildings
Year 4 - 2029	Elevator replacement City Hall
Year 5 - 2030	roof replacements for multiple buildings

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-maintained city Infrastructure and Facilities." The replacement of roofs, HVAC systems, lighting upgrades, window replacements, and interior finish upgrades support the goal of this initiative.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Downtown Campus Renovations

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 2 **Project #:** 23003

Project Cost		
2026	\$	250,000
2027		250,000
2028		250,000
2029		200,000
2030		100,000
Total	\$	1,050,000

Description:

Improvements to City of Fayetteville Downtown Campus buildings, including roof, HVAC, and significant office renovations to provide efficient use of space and future growth. In addition to the \$1,050,000 funded in the 2026-2030 period, there is \$450,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Council Chamber and office renovations
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Year 2 - 2027	Restroom improvements
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Year 3 - 2028 Rock Street Alley replacement

Year 4 - 2029 Development Services renovations

Year 5 - 2030 Future space needs study

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-maintained City Infrastructure and Facilities."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: ADA Improvements to City-Owned Facilities

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 3

Project #: 02046

Project Cost		
2026	\$	85,000
2027		35,000
2028		100,000
2029		100,000
2030		150,000
Total	\$	470,000

Description:

This project is to improve accessibility and lower barriers in multiple City-owned buildings and sites according to priority recommendations provided by DirectAccess Consultants. In addition to the \$470,000 funded in the 2026-2030 period, there is \$218,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	High Priority improvements to multiple City bldgs: Admin, Dev Services, Media Services
Year 2 - 2027	High Priority improvements to multiple City bldgs: Fayetteville Town Center, Facilities Mgmt
Year 3 - 2028	Important Priority improvements to multiple City bldgs: Admin, Dev Services, Media Services
Year 4 - 2029	Important Priority improvements to multiple City bldgs: Fayetteville Town Ctr, Facilities Mgmt
Year 5 - 2030	Moderate and Low Priority improvements to multiple City buildings

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities"

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Animal Services Improvements

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 4

Project #: 14002

Project Cost		
2026	\$	40,000
2027		40,000
2028		100,000
2029		100,000
2030		30,000
Total	\$	310,000

Description:

Improvements to the Animal Services Division facilities, including the main office, kennel, and clinic buildings. In addition to the \$310,000 funded in the 2026-2030 period, there is \$520,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Facility improvements: electrical and plumbing upgrades
Year 2 - 2027	Roof replacement
Year 3 - 2028	Facility improvements: windows, paint, canopies, floors
Year 4 - 2029	Incinerator
Year 5 - 2030	Resurface parking lots and driveways

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-maintained City Infrastructure and Facilities."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: White Hangar and Old Terminal Buildings

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 5

Project #: 02046

Project Cost		
2026	\$	30,000
2027		30,000
2028		140,000
2029		150,000
2030		190,000
Total	\$	540,000

Description:

This Project updates systems and upgrades the City-owned properties leased by the Arkansas Air and Military Museum at Drake Field. Buildings include the White Hangar and the 'Old Terminal' building. Project should be included within the 02046-0202 LEASED BUILDINGS. In addition to the \$540,000 funded in the 2026-2030 period, there is \$460,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Elec srvs upgrade, White Hangar light impr, Old Terminal light and humidity control, design fee:
Year 2 - 2027	Restoration of White Hangar envelope
Year 3 - 2028	Renovation of restrooms and office
Year 4 - 2029	Restoration of Old Terminal
Year 5 - 2030	Asphalt replacement/parking improvements

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities." The stabilization and restoration of this historic structure supports the goal of this initiative.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fayetteville Senior Center

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 6

Project #: 02046

Project Cost		
2026	\$	60,000
2027		50,000
2028		60,000
2029		40,000
2030		50,000
Total	\$	260,000

Description:

This Project improves major building systems and maintains building envelope to avoid large unexpected maintenance expenditures in the future. Project should be included within the 02046-0202 LEASED BUILDINGS.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Fire sprinkler upgrades/redesign to meet current code requirements
Year 2 - 2027	Water heater/boiler replacement
Year 3 - 2028	Door and Window replacement
Year 4 - 2029	Exterior steel and railing paint/coating
Year 5 - 2030	Interior paint

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: ADA Assessment of City-Owned Facilities

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 8

Project #: 21008

Project Cost		
2026	\$	3,000
2027		5,000
2028		5,000
2029		3,000
2030		6,000
Total	\$	22,000

Description:

This project is to procure the services of an accessibility consultant to perform assessments of City-owned buildings and sites in order to identify and prioritize improvements necessary to comply with the Americans with Disabilities Act. In addition to the \$22,000 funded in the 2026-2030 period, there is \$128,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Downtown Campus phase II: Courts, Rock Street Annex
Year 2 - 2027	Happy Hollow Campus
Year 3 - 2028	Water & Sewer, City Parking Decks
Year 4 - 2029	Parks work buildings: Wilson Park and Sequoyah Gardens
Year 5 - 2030	Downtown sidewalks/parking

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities," as well as providing technical guidance that will facilitate access improvements to City buildings.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Fayetteville Town Center		
Division:	Facilities Management (140)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Facilities Management Improvements		
Rank:	9	Project #:	02046

Project Cost		
2026	\$	200,000
2027		100,000
2028		-
2029		-
2030		-
Total	\$	300,000

Description:

Improvements to the Fayetteville Town Center including building envelope, elevators, major building systems, Town Plaza, and parking lot maintenance. Project should be included within 02046-0202 LEASED BUILDINGS. In addition to the \$300,000 funded in the 2026-2030 period, there is \$1,000,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Exterior improvements, paint and finishes
Year 2 - 2027	Sump pit and pump replacement, update fire alarm system
Year 3 - 2028	Freight Elevator 2 improvement
Year 4 - 2029	Freight Elevator 1 improvement
Year 5 - 2030	Fire Sprinkler Update

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities." Continuous planning and maintenance supports the goal of this initiative and assures that the facility is kept in best possible condition.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fire Apparatus Purchases--Shop Transfer

Division: Fire (300)

Funding: 4470 - Sales Tax Capital Improvement

Category: Fire Improvements

Rank: 1

Project #: 03019

Project Cost		
2026	\$	516,000
2027		1,784,000
2028		1,155,000
2029		1,180,000
2030		1,192,000
Total	\$	5,827,000

Description:

This project is for the replacement of fire apparatus. Replacement planning for Fleet - Fleet - Fire Apparatus units based off of FASTER point scale as of February 2025. In addition to the \$5,827,000 funded in the 2026-2030 period, there is \$4,687,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.
Year 2 - 2027	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.
Year 3 - 2028	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.
Year 4 - 2029	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.
Year 5 - 2030	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.

Effect on Operations:

Motorpool costs for maintenance will be reduced initially. However, as the fire trucks age, the maintenance and repair costs will follow the normal patterns. Replacement of Fire Apparatus is required for consistent and reliable service to emergencies within the City.

Master Plan(s) Addressed:

Within the City Council's Guiding Principles, two priorities are identified that pertain to this project. The initiatives are a "Well-Maintained City Infrastructure and Facilities" and "Reputation as a Safe Community." Maintaining the apparatus replacement schedule keeps the equipment from deteriorating. In order to meet the emergency response demands of the Fire Department, the apparatus needs to be reliable and dependable. This also directly impacts the reputation as a safe community.

Project Title:	Fire Mobile Radios		
Division:	Fire (300)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Fire Improvements		
Rank:	2	Project #:	21001

37

Project Title:	Fire Facility Maintenance		
Division:	Fire (300)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Fire Improvements		
Rank:	3	Project #:	02006

Description:

Scheduled Implementation:

Year 1 - 2026	Repairs/Renovations @ FFD Stations, Offices, and Facilities
Year 2 - 2027	Repairs/Renovations @ FFD Stations, Offices, and Facilities
Year 3 - 2028	Repairs/Renovations @ FFD Stations, Offices, and Facilities
Year 4 - 2029	Repairs/Renovations @ FFD Stations, Offices, and Facilities
Year 5 - 2030	Repairs/Renovations @ FFD Stations, Offices, and Facilities

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Firefighting Safety Equipment

Division: Fire (300)

Funding: 4470 - Sales Tax Capital Improvement

Category: Fire Improvements

Rank: 4

Project #: 16002

Project Cost		
2026	\$	75,000
2027		75,000
2028		100,000
2029		100,000
2030		120,000
Total	\$	470,000

Description:

This project includes the procurement of Fire Apparatus Equipment. Annually we replace our fire apparatus and there is a certain amount of the equipment that must be replaced. Aside from that there is other Life Safety equipment that must be replaced: Self-contained breathing apparatus (SCBA) and associated equipment, technical rescue equipment and auto extrication equipment. In addition to the \$470,000 funded in the 2026-2030 period, there is \$250,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Purchase of fire apparatus equipment and additional firefighter safety equipment
Year 2 - 2027	Purchase of fire apparatus equipment and additional firefighter safety equipment
Year 3 - 2028	Purchase of fire apparatus equipment and additional firefighter safety equipment
Year 4 - 2029	Purchase of fire apparatus equipment and additional firefighter safety equipment
Year 5 - 2030	Purchase of fire apparatus equipment and SCBA equipment

Effect on Operations:

A comprehensive preventative maintenance plan was implemented which has assisted with extending the life expectancy of our systems. As training and fire scene emergencies increase, so will our use of air cascade fill stations and all associated firefighter safety equipment.

Master Plan(s) Addressed:

This request addresses the priority of Well Maintained City Infrastructure and Facilities as identified in the Council Strategic Initiatives Master Plan. This project covers the purchase of fire apparatus equipment and additional associated firefighter safety equipment.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fire Technology Equipment Replacements

Division: Fire (300)

Funding: 4470 - Sales Tax Capital Improvement

Category: Fire Improvements

Rank: 5

Project #: 10017

Project Cost		
2026	\$	30,000
2027		33,000
2028		32,000
2029		35,000
2030		35,000
Total	\$	165,000

Description:

This project will allow for the replacement of systems as they become technologically obsolete or inoperable without interrupting daily operations. With computer devices in all apparatus as well as all fire stations, we are currently supporting and maintaining over 125 computers, mobile devices and software applications for 142 personnel. As technology infiltrates our personal protective equipment like face pieces and sensors, there will be a growing demand to support and maintain new technology. In addition, there is personnel accountability technology that helps account for the overall status of personnel and records their movement into and out of an emergency incident. From a personnel tracking point-of-view, this means that the Incident Commander will have full situational awareness of ALL responders' locations and assignments. In addition to the \$165,000 funded in the 2026-2030 period, there is \$130,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	I.T. Equipment purchased per guidance from I.T. Plan
Year 2 - 2027	I.T. Equipment purchased per guidance from I.T. Plan
Year 3 - 2028	I.T. Equipment purchased per guidance from I.T. Plan
Year 4 - 2029	I.T. Equipment purchased per guidance from I.T. Plan
Year 5 - 2030	I.T. Equipment purchased per guidance from I.T. Plan

Effect on Operations:

Anticipated upgrades will be needed for integrated personal safety equipment, hardware, and software. These upgrades will allow us to keep current with the continual Information Technology needs. Our current public safety software is integrated into our mobile data terminals in such a way that if these terminals are not updated regularly the emergency dispatch system will not function.

Master Plan(s) Addressed:

This request addresses two very important Council Strategic Initiatives of Well-Maintained City Infrastructure and Facilities and Reputation as a Safe Community. The Fire I.T. Updates project is essential for maintaining the investment that our citizens have made in our city public safety systems. Without the I.T. infrastructure being routinely updated, the system will quickly deteriorate. As noted in the effect on operations section, the current emergency dispatch system is contingent upon mobile data terminals communicating with dispatch properly. This is vital to maintain the safety of our citizens.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Technology Equipment Replacements

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 1 **Project #:** 02057

Project Cost		
2026	\$	200,000
2027		100,000
2028		135,000
2029		200,000
2030		230,000
Total	\$	865,000

Description:

The City maintains a comprehensive technology replacement plan to ensure Information Technology (IT) equipment is utilized to its maximum useful life, but plan to have enough funds available to replace equipment when needed to ensure optimal employee efficiency. This project is for the replacement of desktop technology throughout the city which includes PC's, laptops, scanners, printers, tablets, and miscellaneous desktop technology items that fall under a structured replacement schedule. This project is part of a larger replacement plan that is supported by CIP projects from enterprise funded departments and separate technology CIP's within Police and Fire. In addition to the \$865,000 funded in the 2026-2030 period, there is \$110,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

This project has no significant direct cost on operations. Indirectly, newer faster machines increase end user productivity and reduce time spent maintaining equipment. IT staff do spend a significant amount of time deploying new technology, but this is offset with the lack of support needed to support old equipment that require more maintenance.

Master Plan(s) Addressed:

By replacing computer technology, the staff supports the City Council's Guiding Principle of "Well Maintained City Infrastructure and Facilities." By replacing computer technology, staff ensures that performance and energy savings technology is deployed on a consistent basis. This complies with the increased energy efficiency in the new and existing structures goal of the Energy Action Plan.

Project Title:	Local Area Network (LAN) Upgrades		
Division:	Information Technology (170)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Information Technology Improvements		
Rank:	2	Project #:	02056

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Telecommunication Systems Upgrades		
Division:	Information Technology (170)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Information Technology Improvements		
Rank:	3	Project #:	04001

Project Cost		
2026	\$	90,000
2027		75,000
2028		50,000
2029		50,000
2030		54,000
Total	\$	319,000

Description:

This project is for telecommunication system upgrades, VOIP telephone handset replacement, VOIP telephone related hardware, and new software that become available for users as well as for additional VOIP licenses needed to support the entire city's VOIP telephone system. In addition to the \$319,000 funded in the 2026-2030 period, there is \$71,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

Slight increases in software maintenance and licensing as employees are added.

Master Plan(s) Addressed:

By keeping the telecommunication system and phones up to date, this project supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities."

Project Title:	Storage Area Network (SAN)		
Division:	Information Technology (170)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Information Technology Improvements		
Rank:	4	Project #:	09031

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Cyber Security

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 5

Project #: 18005

Project Cost		
2026	\$	50,000
2027		30,000
2028		30,000
2029		55,000
2030		40,000
Total	\$	205,000

Description:

This project is to provide comprehensive cyber security training across the City, helping to mitigate security risk and improve security posture. This holistic approach to cyber security would provide internal and external penetration testing to ensure the network is as secure and protected as possible. This training will help to manage the problem of social engineering and phishing attacks. In addition to the \$205,000 funded in the 2026-2030 period, there is \$25,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

Slight increases in software maintenance and licensing as employees are added.

Master Plan(s) Addressed:

By providing training and testing to enhance security posturing, this project supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities" and "A Financially Sustainable City Government."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fiber Optic Cable

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 6

Project #: 09028

Project Cost		
2026	\$	50,000
2027		50,000
2028		-
2029		65,000
2030		-
Total	\$	165,000

Description:

This project will interconnect City owned buildings with fiber and allow for added services such as video surveillance, access control, phones, and computers. This will allow for increased speeds and capacity with less reliance on leasing fiber from internet service providers further reducing operating expenses. In addition to the \$165,000 funded in the 2026-2030 period, there is \$40,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

A decrease in operational expense is expected as the City relies less on leased fiber from internet service providers.

Master Plan(s) Addressed:

By building out the City's institutional network with fiber, staff supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities." The installation of fiber ensures the City's infrastructure is kept up to date and current with the latest technology providing for workforce efficiency gains and better service for citizens.

Project Title:	Geographic Information System (GIS)		
Division:	Information Technology (170)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Information Technology Improvements		
Rank:	7	Project #:	02055

47

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Enterprise Application Improvements

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 8 **Project #:** 24007

Project Cost		
2026	\$	40,000
2027		30,000
2028		50,000
2029		60,000
2030		60,000
Total	\$	240,000

Description:

In the past the Information Technology has submitted individual CIP requests for website improvement, Document Management, ERP software improvements, HR software improvements, and individual CIP's for major system upgrades related to Development Services and Asset Management and Work Orders. Since each of these systems has recently been replaced, each is not in need of a large amount of funding, but each system at times needs additional software licenses, support, or professional services to improve functionality. This may include additional licenses, professional services for custom reports, interface development, additional modules, or to purchase minor software enhancements that support city wide initiatives. In addition to the \$240,000 funded in the 2026-2030 period, there is \$60,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

The intent of this CIP is to provide funds to continually improve the effectiveness of software to enhance city operations by leveraging existing and new technology.

Master Plan(s) Addressed:

By keeping these enterprise systems up to date, staff supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities." The ongoing support and maintenance ensures the City's enterprise applications is kept up to date and current with the latest technology providing for workforce efficiency gains and better service for citizens.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Public Reporting Dashboard		
Division:	Information Technology (170)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Information Technology Improvements		
Rank:	9	Project #:	24006

Project Cost		
2026	\$	40,000
2027		40,000
2028		40,000
2029		40,000
2030		40,000
Total	\$	200,000

Description:

This project is to implement a public data dashboard that would provide a single location for the city to publish reports and performance measures. The proposed system would integrate with existing software within Accounting, Budget, Police and Fire to allow City staff to write reports that highlight city operations. The purpose of the proposed system is to improve access to key information, improve the efficiency of developing public reports, and provide reports to the public that help tell the story of City operations.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

Configuration and development of a base set of reports would take Information Technology, Budget, Accounting, Police, and Fire staff a significant amount of time to building the initial public reporting dashboard. Ongoing maintenance of the site should reduce the amount of time staff allocate towards monthly report creation and possibly decrease certain FOIA requests for city reports.

Master Plan(s) Addressed:

The creation of a public reporting dashboard will improve access to key city data and reports and provide a tool to consolidate reports in a single location for to enhance transparency.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Security Cameras

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 10

Project #: 24005

Project Cost		
2026	\$	25,000
2027		-
2028		30,000
2029		75,000
2030		73,000
Total	\$	203,000

Description:

This project is to expand the City's existing video security camera system into additional Parks, Trail Heads, Parking Facilities, Airport, Traffic Signals, and Water/Sewer locations. Additional cameras will provide oversight of critical locations to reduce vandalism, provide a deterrent for nefarious activity, and provide the ability for staff to remotely monitor locations to enhance safety. In addition to the \$203,000 funded in the 2026-2030 period, there is \$322,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

Due to the large number of cameras requested that are primarily located outdoors across the entire city, the cameras will require a significant amount of staff time to install and support. Due to this IT has estimated the need to add a part time staff member to support the increased cameras.

Master Plan(s) Addressed:

By providing security cameras to enhance security posturing and the safety of employees and citizens, this project supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities" and "A Financially Sustainable City Government."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Library Materials Purchases

Division: Library (080)

Funding: 4470 - Sales Tax Capital Improvement

Category: Library Improvements

Rank: 1

Project #: 02049

Project Cost		
2026	\$	500,000
2027		500,000
2028		600,000
2029		600,000
2030		600,000
Total	\$	2,800,000

Description:

This project enhances access to library materials for Fayetteville residents, meeting both recreational and informational needs. The youth collection focuses on fostering literacy development through picture books, chapter books, audiobooks, eBooks, eAudiobooks, and a diverse selection of fiction and nonfiction. The adult collection highlights popular and award-winning fiction and nonfiction books, audiobooks, eBooks, eAudiobooks, films, and a robust genealogy archive. The Bookmobile is a standalone collection, treated as its own branch, and prioritizes popular titles and community recommendations for all ages.

With a current collection of approximately 360,000 items, the library anticipates an annual growth of 5%, prioritizing high-demand titles and reducing hold times. The City's commitment to maintaining a dynamic, diverse, and up-to-date collection fosters lifelong learning, enhances workforce development, and reinforces Fayetteville's investment in its civic and cultural core. In addition to the \$2,800,000 funded in the 2026-2030 period, there is \$1,034,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Per year an average of 25,000 items are added to the library's collection.
Year 2 - 2027	Per year an average of 25,000 items are added to the library's collection.
Year 3 - 2028	Per year an average of 25,000 items are added to the library's collection.
Year 4 - 2029	Per year an average of 25,000 items are added to the library's collection.
Year 5 - 2030	Per year an average of 25,000 items are added to the library's collection.

Effect on Operations:

Citizens rely on library materials for educational, informational and recreational needs. CIP funding will improve wait times for high demand items, increase variety of materials available, and improve equality of access to information regardless of one's socioeconomic status. Reduction in funding would significantly restrict FPL's ability to respond to the varied interests and perspectives of our community. In 2024, 90,084 library cardholders circulated 1,129,588 items.

Master Plan(s) Addressed:

Library collections directly support the Fayetteville First master plan through contribution to the health of Fayetteville's arts and culture environment (focus 1). In addition to providing access to humanities, educational and literary materials, local history collections are greatly valued, preserving Fayetteville's past. Much of the library collection is devoted to workforce development and educational materials (focus 3). Providing resources that support individuals' employment endeavors increases quality of life in Fayetteville. Furthermore, the library provides numerous resources focused on small business and nonprofit management. Additionally, this project supports the City's 2030 plan, goal 1 by subsidizing the resources available at investments in Fayetteville's civic core.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Library Technology Equipment Replacements

Division: Library (080)

Funding: 4470 - Sales Tax Capital Improvement

Category: Library Improvements

Rank: 2

Project #: 04004

Project Cost		
2026	\$	100,000
2027		110,000
2028		125,000
2029		135,000
2030		150,000
Total	\$	620,000

Description:

This project is to provide new and/or upgraded technology infrastructure and services to library staff and patrons. The technology replacement cycle is typically five years or less depending upon utilization. The project includes but is not limited to: all personal computing stations (staff and public); circulating technology equipment including laptops, iPads, and DVD players; server infrastructure; IP camera based digital CCTV system; VoIP phone system; IP speaker web based mass communication and paging system; networking equipment; Starr Island learning stations; and various pieces of trending digital equipment for a patron technology innovation center/maker space. In addition to the \$620,000 funded in the 2026-2030 period, there is \$278,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	1st- 2nd quarter 2026
Year 2 - 2027	1st- 2nd quarter 2027
Year 3 - 2028	1st- 2nd quarter 2028
Year 4 - 2029	1st- 2nd quarter 2029
Year 5 - 2030	1st- 2nd quarter 2030

Effect on Operations:

Over the past year we have averaged 272 wireless patrons a day utilizing XXX GB of data. We have had 29,413 computer sessions this year averaging 2451 per month or 80 sessions per day. Our computer and wireless access resources are a lifeline utilized everyday by the public and were especially important during the pandemic when patrons would gather by the closed building and in the parking lot for a wireless signal.

Master Plan(s) Addressed:

Technology purchased through this project supports the City's digital inclusion priorities. The funded equipment provides all citizens equal access to essential workforce, creative, research, educational, STEM, and personal technologies required to participate efficiently in society. Through the i-card initiative where all Fayetteville students are issued internet library cards and provided access to the Library's on-line homework help and e-resources as well as access to the computers and printing inside the Library. These projects directly support the City Council Strategic Initiatives and the Fayetteville First Plan, specifically Focus 1: Arts and Culture, Focus 3: Education/Workforce, and Focus 4: Entrepreneurship and Innovation.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Television Center Equipment

Division: Media Services (060)

Funding: 4470 - Sales Tax Capital Improvement

Category: Media Services Improvements

Rank: 1

Project #: 02061

Project Cost		
2026	\$	40,000
2027		50,000
2028		45,000
2029		50,000
2030		45,000
Total	\$	230,000

Description:

This project is to replace and upgrade equipment at the Television Center. The equipment includes production technology, studio equipment and accessories, lighting, sound, signal processing, telecasting and streaming equipment, file storage, video archiving, field equipment, etc. The Television Center provides support for the audio-visual needs of the Administration and City Departments/Divisions and to the public through its public access operation. In addition to the \$230,000 funded in the 2026-2030 period, there is \$20,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.
Year 2 - 2027	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.
Year 3 - 2028	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.
Year 4 - 2029	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.
Year 5 - 2030	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.

Effect on Operations:

Allows for the PEG operation, Television Center, and Media Services to continue to serve the City and the public by providing A-V systems, support, equipment, technology, and video archiving.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: City Hall A-V Maintenance

Division: Media Services (060)

Funding: 4470 - Sales Tax Capital Improvement

Category: Media Services Improvements

Rank: 2

Project #: 18007

Project Cost		
2026	\$	20,000
2027		10,000
2028		10,000
2029		10,000
2030		10,000
Total	\$	60,000

Description:

This project is for the replacement, repair, or reconfiguration of audio-visual equipment in City Hall to initiate improvements, to correct malfunctions, or to replace equipment reaching end-of-life status in manufacturer support. In addition to the \$60,000 funded in the 2026-2030 period, there is \$5,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Continued Room 219 and first floor City Hall meeting room renovation.
Year 2 - 2027	Other equipment as-needed and/or based on equipment replacement schedule.
Year 3 - 2028	Other equipment as-needed and/or based on equipment replacement schedule.
Year 4 - 2029	Other equipment as-needed and/or based on equipment replacement schedule.
Year 5 - 2030	Other equipment as-needed and/or based on equipment replacement schedule.

Effect on Operations:

Allows the City Hall A-V systems to continue to function, to be maintained, and to be reconfigured (such as room 219 and first floor of City Hall) when necessary.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Digital Signage Implementation

Division: Media Services (060)

Funding: 4470 - Sales Tax Capital Improvement

Category: Media Services Improvements

Rank: 3

Project #: 18009

Project Cost		
2026	\$	10,000
2027		10,000
2028		15,000
2029		13,000
2030		15,000
Total	\$	63,000

Description:

This project is to maintain, improve, and expand digital signage and visual messaging in City facilities. This includes signage service, upgrading or replacing existing displays, adding new display technologies and types, adding new signage locations, and offering interactive displays to better communicate to citizens and staff. In addition to the \$63,000 funded in the 2026-2030 period, there is \$32,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	New installations; displays/installations repl; digital signage software service/licensing
Year 2 - 2027	New installations; displays/installations repl; digital signage software service/licensing
Year 3 - 2028	New installations; displays/installations repl; digital signage software service/licensing
Year 4 - 2029	New installations; displays/installations repl; digital signage software service/licensing
Year 5 - 2030	New installations; displays/installations repl; digital signage software service/licensing

Effect on Operations:

For new installations and to maintain current City digital signage equipment. Includes the signage software/player licenses for each installation.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Audit Expense (47038)

Division: Accounting & Audit (131)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1

Project #: 00000

Project Cost		
2026	\$	13,000
2027		14,000
2028		15,000
2029		16,000
2030		17,000
Total	\$	75,000

Description:

This project is to account for the portion of the audit cost that is allocated to the sales tax capital fund.

Scheduled Implementation:

Active Project

Year 1 - 2026 N/A

Year 2 - 2027 N/A

Year 3 - 2028 N/A

Year 4 - 2029 N/A

Year 5 - 2030 N/A

Effect on Operations:

N/A

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Document & Records Mgmt

Division: City Clerk/Treasurer (051)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1 **Project #:** 14003

Project Cost		
2026	\$	5,000
2027		5,000
2028		5,000
2029		5,000
2030		5,000
Total	\$	25,000

Description:

The purpose of this project is to follow §31.30 of the City's code as well as all state and federal laws related to document retention of archived electronic, paper, or microfilmed records that are located in electronic storage or physical storage. This purpose also encompasses the purchase of hardware like, but not limited to, scanners, software, and creating processes that align with applicable laws. As we have continued completing phases of this project, we have been able to identify better ways to manage our physical and electronic storage. One of our goals throughout this process has been to identify ways to purchase production scanners along with five-year service contracts in order to ensure the City's fiscal investment is protected. By working with the Arkansas Municipal League (AML) and utilizing the knowledge we have gained from various Laserfiche tutorials and classes, we have been able to continue moving forward with this vital project to the City of Fayetteville.

Scheduled Implementation:

Active Project

Year 1 - 2026	Follow City's Retention Policy that adheres to local, state, and federal requirements.
Year 2 - 2027	Follow City's Retention Policy that adheres to local, state, and federal requirements.
Year 3 - 2028	Follow City's Retention Policy that adheres to local, state, and federal requirements.
Year 4 - 2029	Follow City's Retention Policy that adheres to local, state, and federal requirements.
Year 5 - 2030	Follow City's Retention Policy that adheres to local, state, and federal requirements.

Effect on Operations:

On average the Office of the City Clerk Treasurer archives 300,000 - 500,000 pages a year. If the City were to obtain a third-party contract to scan, it would cost over \$140,000 a year based on other project quotes we have received from various vendors over the years. This number does not include the staff time, archival process, mail charge or mileage costs if a third-party were to be responsible for scanning the records. An additional savings of \$8600 can be found in personnel time.

Master Plan(s) Addressed:

This project addresses the Council's Strategic Initiatives Master Plan with the goal of keeping a well-maintained City infrastructure and facilities. We strive to always be mindful of the City's growing staff numbers and how additional employees being added might affect the areas we use for physical storage, as this has been an obstacle in the past for our office.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parks Marketing Plan

Division: Parks & Recreation (520)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 2 **Project #:** 00000

Project Cost		
2026	\$	45,000
2027		-
2028		-
2029		-
2030		-
Total	\$	45,000

Description:

The Marketing Plan project provides transparent accurate and timely information to the Fayetteville community through the delivery of integrated marketing and public relations activities that promote the Parks, Natural Resources, and Cultural Affairs department parks, programs, and services. The plan will implement marketing strategies that are designed to help position the Parks, Natural Resources, and Cultural Affairs to grow program and event attendance and ensure the community has multiple avenues to obtain information about the department. In addition to the \$45,000 funded in the 2026-2030 period, there is \$30,000 requested in the unfunded list.

Scheduled Implementation:

Previously Requested/Not Approved

Year 1 - 2026	The Marketing Master Plan will be completed by the end of 2026
Year 2 - 2027	N/A
Year 3 - 2028	N/A
Year 4 - 2029	N/A
Year 5 - 2030	N/A

Effect on Operations:

The Marketing Master Plan will not have a budgetary effect on operations.

Master Plan(s) Addressed:

Active and Well Goal C1: Provide inclusive program offerings to meet the needs of all. Create a stronger online presence and overall marketing and awareness building strategies. Nature Connection Goal A2: Raise awareness about parks, recreation offerings, environmental education, and trails. Create a campaign to advertise recreation, park, and trail information, including online and print materials targeted to residents. Work with the Communications team to improve online presence. Engage a consultant to create a marketing plan for parks and recreation offerings.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Neighborhood Ctr Adv: Utility Capacity/Pinch Point Analysis

Division: Economic Development (050)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 2 **Project #:** 00000

Project Cost		
2026	\$	150,000
2027		-
2028		-
2029		-
2030		-
Total	\$	150,000

Description:

This project will conduct an assessment of the water and sewer capacity of neighborhood centers. Given the extensive costs associated infrastructure capacity projects, this study will enable staff to identify which Neighborhood Centers are best positioned to handle the increased water and sewer demand associated with housing without significant infrastructure investments. The other purpose of this analysis is to identify 'low-hanging-fruit' when it comes pinch points in the utility system that can unlock capacity for housing through strategic infrastructure improvement projects.

Scheduled Implementation:

New Project Request

Year 1 - 2026 RFP developed to solicit professional services.

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029

Year 5 - 2030

Effect on Operations:

None.

Master Plan(s) Addressed:

The City's Economic Development Master Plan takes the Growth Concept Oriented Development Map from City Plan 2040 and aims to implement this effort across municipal departments. This effort is called the Neighborhood Center Advancement Plan and its initial step calls for accessing utility capacity across the City to identify places prime for redevelopment, without exurbanite infrastructure costs. Within the Community Development Section of the Economic Development Master Plan, it calls for "Action Item 28. Conduct a City-wide utility capacity assessment of neighborhood centers and define a cost-effective, utilities-driven growth boundary to prevent sprawl and to support the implementation of the Neighborhood Center Advancement Plan".

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: 7-Hills Walker Family Residential Facility

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 7

Project #: 18004

Project Cost		
2026	\$	150,000
2027		40,000
2028		60,000
2029		40,000
2030		40,000
Total	\$	330,000

Description:

This Project is for facilities maintenance of the 7-Hills Walker Family Residential Facility. The repairs and /or replacements include window, hot water heaters, lighting and security upgrades, interior finishes, millwork, and exterior site improvements.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Parking lot and driveway repairs
Year 2 - 2027	Water heater/boiler replacement
Year 3 - 2028	Dormitory windows, storefront, and security improvements
Year 4 - 2029	rehabilitate units
Year 5 - 2030	rehabilitate units

Effect on Operations:

This ongoing project ensures that the Walker facility is maintained properly to extend the life of the buildings.

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities." The repair and maintenance of the 7-Hills Walker Residential Facility supports the goal of this initiative and assures that the facility is kept in good condition.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Woolsey Homestead Restoration

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 10

Project #: 15008

Project Cost		
2026	\$	100,000
2027		50,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	300,000

Description:

This project is to return the Woolsey Homestead, surrounding outbuildings, and cemetery to the 1840's period in order to allow tours and educational events. The overall project is to create a tourism, education, and historical preservation component. The property is in close proximity to the Woolsey Wet Prairie and trail system. In addition to the \$300,000 funded in the 2026-2030 period, there is \$1,300,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Fence
Year 2 - 2027	Construction of the barn and associated outbuildings
Year 3 - 2028	Construct bathrooms and associated infrastructure: water and sewer service, fire hydrant
Year 4 - 2029	Site Improvements, clearing and landscaping
Year 5 - 2030	Other out-buildings, chicken coop, root cellar

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Educational, Research, and Healthcare Excellence" and a "Fun City in Which to Live." Once completed, the restoration project will provide an educational and cultural experience that offers a look into mid-19th century farmstead life in Northwest Arkansas. The homestead is located near trails and wetlands, providing a fun destination for all age groups. Restoring this homestead supports the initiative to provide a "Well Maintained City Infrastructure and Facilities."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Downtown Master Plan

Division: Long Range Planning (634)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1 **Project #:** 24003

Project Cost		
2026	\$	250,000
2027		350,000
2028		350,000
2029		450,000
2030		250,000
Total	\$	1,650,000

Description:

For the 2026-2030 Capital Improvement Program, the Long-Range Planning division of Development Services proposes expanding the existing Downtown Master Plan and Implementation project to include other plans. Specifically, this includes adding a new or updated comprehensive plan project and a development code re-write project. While these two items and the Downtown Master Plan are distinct activities, all three are part of a larger land use planning project arc.

Downtown Plan: Scope/schedule unchanged from 2024-2028 CIP

Comprehensive Plan: Proposes expanding the downtown plan's scope to the larger city, to include public outreach, identification of higher-level, citywide land use goals, and crafting of an implementation strategy.

Development Code Re-write: Includes audit and diagnostic report of existing code related to land use goals, drafting of new code, and testing followed by adoption.

Scheduled Implementation:

Active Project

Year 1 - 2026	Downtown Plan (Completion)
Year 2 - 2027	Comprehensive Plan (Initiation)
Year 3 - 2028	Comprehensive Plan (Completion)/Code Re-write (Initiation)
Year 4 - 2029	Code Re-write (On-going/Completion)
Year 5 - 2030	Code Re-write (Completion)

Effect on Operations:

The amounts proposed above are intended to sequence out the existing and proposed CIP projects with the use of professional services. Given the scope of the projects, the use of consultants will afford existing staff to play a supporting role while observing current workloads and provide for technical expertise that may not be present internally.

Master Plan(s) Addressed:

Fayetteville renews or updates its comprehensive land use plan on a five to ten year timeline, with the most recent, City Plan 2030 and 2040, being updates that were adopted in 2011 and 2020 respectively. As a reflection of recent growth and changes, staff anticipates a more involved project, including the potential for consultant involvement. Conversely, Fayetteville's Unified Development Code, the collection of zoning and development-related ordinances, has not undergone a comprehensive update since 1998. Accordingly, long-range planning and economic development plan goals identify a re-write of the UDC as a priority action to implement long-term goals. A full development code rewrite necessitates consultant support.

Project Title:	Community and Neighborhood Resources		
Division:	Miscellaneous (900)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Other Capital Improvements		
Rank:	3	Project #:	00000

63

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Contingency		
Division:	Miscellaneous (900)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Other Capital Improvements		
Rank:	2	Project #:	00000

Project Cost		
2026	\$	200,000
2027		200,000
2028		200,000
2029		200,000
2030		200,000
Total	\$	1,000,000

Description:

This capital improvements project serves as a strategic reserve for unforeseen or emergent infrastructure needs that arise outside the scope of currently identified projects. The fund is intended to provide flexible financial support for local government infrastructure priorities that are not yet fully defined but may be required due to public safety concerns, aging infrastructure, park improvements, economic development opportunities, or projects that support high priority community needs . By proactively allocating contingency funds, the City ensures it can maintain critical infrastructure service levels and address urgent needs.

Scheduled Implementation:

New Project Request

Year 1 - 2026	200000
Year 2 - 2027	200000
Year 3 - 2028	200000
Year 4 - 2029	200000
Year 5 - 2030	200000

Effect on Operations:

Unknown at this time since the intent of this project is to serve as a contingency funding source for yet to be identified critical projects.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Greenspace Preservation

Division: Miscellaneous (900)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1 **Project #:** 21016

Project Cost		
2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

Resolution 288-21 provides \$100,000 in annual funding "to purchase land, fund conservation easements or for other expenditures that would be used to fulfill the mission of the city of Fayetteville's natural environment, ecosystems, and climate resilience chapter in an existing or new plan.

Scheduled Implementation:

Active Project

Year 1 - 2026	Resolution 288-21 requires \$100k annual funding.
Year 2 - 2027	Resolution 288-21 requires \$100k annual funding.
Year 3 - 2028	Resolution 288-21 requires \$100k annual funding.
Year 4 - 2029	Resolution 288-21 requires \$100k annual funding.
Year 5 - 2030	Resolution 288-21 requires \$100k annual funding.

Effect on Operations:

N/A

Master Plan(s) Addressed:

This project fits in with the final guiding principle in Fayetteville Vision 2050, which includes focusing on maintaining and preserving ecosystem and natural resources.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Happy Hollow Campus Master Plan

Division: Public Works Director (610)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1

Project #: 00000

Project Cost		
2026	\$	200,000
2027		-
2028		-
2029		-
2030		-
Total	\$	200,000

Description:

This is a funding request for a master plan for city facilities at the Happy Hollow Campus. The campus has facilities for Recycling and Trash, Transportation, Fleet Services, Park Operations, and the Animal Shelter, and also contains the city car wash. As these divisions continue to expand in order to meet growing demands of the city's growth, a review of the existing facilities versus current and future needs for material/equipment storage and employee workspaces and parking is necessary to optimize the use of the space available.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Selection of a Consultant and completion of master plan
Year 2 - 2027	N/A
Year 3 - 2028	N/A
Year 4 - 2029	N/A
Year 5 - 2030	N/A

Effect on Operations:

Additional heated/cooled space may result in additional operating costs.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Building Efficiency Improvements

Division: Sustainability & Resilience (631)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 2

Project #: 15009

Project Cost		
2026	\$	60,000
2027		70,000
2028		80,000
2029		80,000
2030		80,000
Total	\$	370,000

Description:

This project consist of clean energy, energy efficiency, weatherization and water conservation improvements to City Buildings. It includes clean and renewable energy projects, repair/replacement of inefficient HVAC equipment, lighting upgrades, insulation & window repair/replacement, and water efficiency projects. Energy assessments may need to be performed on buildings to identify the scope of specific projects.

Scheduled Implementation:

Active Project

Year 1 - 2026	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.
Year 2 - 2027	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.
Year 3 - 2028	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.
Year 4 - 2029	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.
Year 5 - 2030	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.

Effect on Operations:

Reduced utility cost and maintenance costs and time spent repairing outdated equipment.

Master Plan(s) Addressed:

In January 2018 City Council Adopted the first Energy Action Plan. One of the main goals of this plan is to achieve 3% annual reducing in overall energy usage in buildings. Building Efficiency Improvement funds are the primary funding source for projects that reduce energy use in the existing building stock. The City's Energy Action Plan has been replaced with a Climate Action Plan and has a goal of Achieving 100% Clean Energy Usage for City Government Operations by 2030.

Project Title:	Climate Resiliency		
Division:	Sustainability & Resilience (631)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Other Capital Improvements		
Rank:	1	Project #:	22005

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: PD Shooting Range Decommissioning

Division: Sustainability & Resilience (631)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 3

Project #: 24004

Project Cost		
2026	\$	150,000
2027		-
2028		-
2029		-
2030		-
Total	\$	150,000

Description:

This project will fund design and construction of lead remediation/stabilization and fill for the old Police Department shooting range near the Happy Hollow Complex. An earthen embankment has been used for many years as the backstop at the PD shooting range. The embankment which is located adjacent to the West Fork of the White River has tested positive for lead contamination.

Scheduled Implementation:

Active Project

Year 1 - 2026	Complete lead remediation/stabilization construction and site regrading
Year 2 - 2027	On-Going use of the facility
Year 3 - 2028	On-Going use of the facility
Year 4 - 2029	On-Going use of the facility
Year 5 - 2030	On-Going use of the facility

Effect on Operations:

Lead remediation and site regrading will make the area usable for RTC compost and storage

Master Plan(s) Addressed:

Reduction of lead contamination will help address Climate Action Plan Goals and reduce exposure and potential contamination of NWA's drinking water supply.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Public Art Commission		
Division:	Parks & Recreation (520)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Parks & Recreation Improvements		
Rank:	1	Project #:	24009

Project Cost		
2026	\$	100,000
2027		65,000
2028		65,000
2029		50,000
2030		65,000
Total	\$	345,000

Description:

The project includes a variety of public art installations including sculptures, murals and infrastructure to support performing art with budgets ranging from \$24,000 to \$150,000 each. Each project is designed to inspire a sense of wonder, curiosity, and interaction, while also reflecting the unique identity and character of the community. Best practice in public art commissions recommends allocating 1.5% of the Capital Improvement Program budget to integrate public art into public spaces. This approach scales the art projects to the overall size of the CIP and enhances community engagement, cultural identity, and placemaking while ensuring art is a valued component of public projects. In addition to the \$345,000 funded in the 2026-2030 period, there is \$50,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	a call for art is issued each year, Underwood Park Public Art planning
Year 2 - 2027	a call for art is issued each year; South Fayetteville Public Art Piece implementation
Year 3 - 2028	a call for art is issued each year; Replacement mural planning for 71B
Year 4 - 2029	Lake Fayetteville Public Art Piece planning and installation in 2029
Year 5 - 2030	Public Art Piece, placement defined by the public art plan

Effect on Operations:

The addition on public art will require a maintenance fund which is being requested as a capital project.

Master Plan(s) Addressed:

Arts and Culture Plan - Allocating an ongoing budget for public art aligns with Fayetteville's Arts and Culture Plan, which prioritizes creative placemaking, community engagement, and equitable access to art. Parks System Master Plan - Gathering and Placemaking D1, D4 integrate cultural elements into public spaces, enhancing parks as destinations. City 2040 Plan and the City Vision 2050 - diverse, growing economy, naturally beautiful city, fun city in which to live

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Cultural Planning and Creative Placemaking

Division: Parks & Recreation (520)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 3 **Project #:** 00000

Project Cost		
2026	\$	45,000
2027		334,000
2028		-
2029		-
2030		125,000
Total	\$	504,000

Description:

Cultural Planning and Creative Placemaking projects aim to enhance the community's cultural and artistic vibrancy through community-driven planning and creative placemaking. Extensive research and analysis identify community needs and assets, leading to a comprehensive plans and creative activations of public spaces to foster social connections, and enhance the community's overall quality of life. Projects may include art installations, performances, etc. For this CIP period, as a direct recommendation of the Arts and Culture Plan. A Public Art Plan to create plans and matrices by which public art is commissioned, inventoried and maintained. A Cultural Facilities Study will assess existing and potential spaces to support the city's growing arts and culture sector. A Bicentennial Place-Keeping Civic Identity Art Project will engage the public in surveys and seek proposals from artists for public art installations across the city to celebrate the bicentennial in 2028-2029. In addition to the \$504,000 funded in the 2026-2030 period, there is \$121,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Public Art Plan, contracting, study and drafting
Year 2 - 2027	Bicentennial project RFP, contracting, community engagement and planning
Year 3 - 2028	Bicentennial project installation and celebrations
Year 4 - 2029	Bicentennial wrap up
Year 5 - 2030	Cultural Facility study contracting, study and drafting

Effect on Operations:

N/A

Master Plan(s) Addressed:

Arts and Culture Plan - These projects support community priorities including cultivate, creative spaces and placemaking. Parks System Master Plan - Gathering and Placemaking D1, D4 integrate cultural elements into public spaces, enhancing parks as destinations. City 2040 Plan and the City Vision 2050 - diverse, growing economy, naturally beautiful city, fun city in which to live

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Forestry and Outreach

Division: Parks & Recreation (520)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 4

Project #: 22002

Project Cost		
2026	\$	323,000
2027		325,000
2028		410,000
2029		410,000
2030		430,000
Total	\$	1,898,000

Description:

A new Urban Forestry Management Plan was adopted in 2024 guiding the next decade of forest management. Planting, forest management, education, and outreach priorities were identified in the plan. Funds will be used each year to plant trees in priority areas, purchase plants for giveaways, and to support education and outreach such as Arbor Day and other community education events and opportunities. Additionally, funds will be used to address the Emerald Ash Borer that has been found in the area and is expected to devastate Ash trees. In addition to the \$1,898,000 funded in the 2026-2030 period, there is \$152,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach
Year 2 - 2027	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach
Year 3 - 2028	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach
Year 4 - 2029	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach
Year 5 - 2030	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach

Effect on Operations:

N/A

Master Plan(s) Addressed:

Urban Forestry Management Plan. Work aligns with the following goals from the plan: A1: Increase Canopy; B3: Manage Harmful Pests; B1: Tree Maintenance; E3: Outreach Events; E2: Engagement Strategy; B4: Conduct Ongoing Maintenance Parks Master Plan Nature Connection A1: Increase recreational opportunities in nature, lakes and streams; A2: Raise awareness about parks, recreation offerings, environmental Education; A3: Increase nature interaction opportunities in parks; focusing on more urbanized areas of Fayetteville; Resilient Natural Systems - E1: Conserve land and strategically direct acquisitions for conservation, E2: Promote green infrastructure; E3: Enhance ecological performance. Fayetteville Vision 2050 - A naturally beautiful City, Ecosystem Preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Arts Infrastructure and Maintenance

Division: Parks & Recreation (520)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 5 **Project #:** 00000

Project Cost		
2026	\$	-
2027		10,000
2028		65,000
2029		10,000
2030		-
Total	\$	85,000

Description:

This project supports ongoing maintenance of the public art collection and capital purchases of equipment that support arts infrastructure, such as a dance floor, lights, staging, projectors, stage platforms and sound equipment will promote the development of visual and performing arts—providing a valuable resource for community, improving economic vitality, and fostering civic pride and engagement.

Scheduled Implementation:

New Project Request

Year 1 - 2026 N/A

Year 2 - 2027 Public Art Maintenance

Year 3 - 2028 Harlequin Sprung Dance Floor purchase

Year 4 - 2029 Public Art Maintenance

Year 5 - 2030 N/A

Effect on Operations:

N/A

Master Plan(s) Addressed:

Arts and Culture Plan - Supports preservation of public art, maintaining artistic integrity, accessibility, and community pride. Parks System Master Plan - Stewardship and Maintenance B1- improve financial sustainability of parks operations through increasing and diversifying funding. Gathering and Placemaking D1, D4 -Celebrate our natural heritage, integrate art into public spaces

City 2040 Plan and the City Vision 2050 - diverse, growing economy, naturally beautiful city, fun city in which to live

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Park Maintenance and Improvements

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 1 **Project #:** 24010

Project Cost		
2026	\$	630,000
2027		150,000
2028		-
2029		-
2030		-
Total	\$	780,000

Description:

In the past, there was no emphasis or funding mechanism to repair, replace, or refurbish aging park infrastructure including park fences, court surfaces, lighting, sidewalks, piers, boardwalks, restrooms, pavilions, scoreboards, etc. These are large scale projects that exceed the funding capabilities of the normal operating budget and need to be addressed to avoid large scale deferred maintenance projects that result in inferior or dilapidated facilities and amenities that will require a total rebuild and major funds to remedy. This will be an ongoing project with scope of work addressed annually. In addition to the \$780,000 funded in the 2026-2030 period, there is \$1,970,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Gary Hampton - LED conversion; Lake Fay Marina Fishing Pier & Ramp
Year 2 - 2027	Gary Hampton dugout remodel, fence replacement, shade structures
Year 3 - 2028	White River baseball and Veterans volleyball lighting -LED conversion
Year 4 - 2029	Lake Fayetteville Marina improvements, N Shore restroom replacement
Year 5 - 2030	Kessler Soccer improvements

Effect on Operations:

There will be no additional operational costs.

Master Plan(s) Addressed:

Stewardship and Maintenance Goal B2: Prioritize existing park and facility improvements, horticulture services, and maintenance. Strategy (b) Prioritize replacement of relevant and poor condition park amenities, facilities, and infrastructure. This project directly addresses and meets this goal and strategy from the Parks Master Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Playground Improvements

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 2

Project #: 00000

Project Cost		
2026	\$	400,000
2027		-
2028		-
2029		-
2030		-
Total	\$	400,000

Description:

Our park system currently has 29 playgrounds. The average lifespan of a playground is around 20 years. Many of our playgrounds were built in the late 90's and early 2000's. Currently there is no replacement plan for these playgrounds and we are beginning to have significant wear and failure of components which presents a safety hazard for children and a maintenance burden for the division. This project creates a life-cycle replacement plan and allows for the replacement of up to 2 playgrounds per year to maintain safety standards and to improve the quality of our aging infrastructure. In the 2024-2028 period, \$400,000 was allocated for 2028 and \$1,800,000 was unfunded. In addition to the \$400,000 funded in the 2026-2030 period, there is \$2,410,000 requested in the unfunded list.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Veterans and Greathouse
Year 2 - 2027	Gordon Long and Bayarri
Year 3 - 2028	Finger and YRCC
Year 4 - 2029	Harmony Point and Salem
Year 5 - 2030	Sweetbriar and Doc Mashburn

Effect on Operations:

This project should have a positive effect on staff time and operations but have no operational budget impact.

Master Plan(s) Addressed:

Stewardship and Maintenance Goal B2: Prioritize existing park and facility improvements, horticulture services, and maintenance. Strategy B: Prioritize replacement of relevant and poor condition park amenities, facilities, and infrastructure.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parks Operations Building Improvements

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 3

Project #: 24011

Project Cost		
2026	\$	125,000
2027		125,000
2028		125,000
2029		150,000
2030		150,000
Total	\$	675,000

Description:

With the restructure of Parks Operations into Public Works and with Parks, Natural Resources, and Cultural Affairs moving to the old Police HQ, and with Traffic moving to the old Police FLERS building, the existing Parks Operations office needs renovation to accommodate Parks Operations Staff and the efficient use of newly available space vacated by other departments. An outside equipment and dry storage shed is also needed to prolong the life of equipment and store materials and topsoil out of the weather. Building and roofing improvements are also needed at Horticulture offices at Wilson Park and Mt Sequoyah. In addition to the \$675,000 funded in the 2026-2030 period, there is \$75,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	West side & shop bays, generator improvements, storage area
Year 2 - 2027	Exterior upgrades (paint, roofing, etc.) and repave parking and equipment area
Year 3 - 2028	New roof for Mt. Sequoyah horticulture offices.
Year 4 - 2029	Covered bulk storage improvements for topsoil, etc.
Year 5 - 2030	Fencing, gates, and workshop improvements

Effect on Operations:

This project will improve the efficiency of Parks Operations Division but should have no increased operational expense.

Master Plan(s) Addressed:

Park Master Plan - Stewardship and Maintenance Goal B2: Prioritize existing park and facility improvements; Invest in adequate facilities and equipment for staff; Construct a covered equipment and material storage area.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Artificial Turf Improvements

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 4

Project #: 00000

Project Cost		
2026	\$	175,000
2027		175,000
2028		-
2029		-
2030		-
Total	\$	350,000

Description:

In 2019, Gary Hampton received artificial turf on the infields. In 2020, fields 1-4 at Kessler received artificial turf. In 2022, fields 5-8 at Kessler and the Homeplate and pitching areas at White River received artificial turf. In 2024, Lake Fayetteville received artificial turf. The artificial turf drains exceptionally well and has decreased rainouts for tournaments and league play. It has also increased field availability year round. This has been a great asset for park patrons, however, this increased amount of play wears out the turf and will require a replacement schedule. The turf has an 8-year warranty and will probably need to be replaced when the warranty expires due to the high volume of play. This project plans for the life cycle replacement of the turf as the 8-year warranties expire to ensure funds are available when needed to keep the fields in good condition. In the 2024-2028 CIP plan, the project was funded for \$400,000 in years 2027 and 2028. In addition to the \$350,000 funded in the 2026-2030 period, there is \$850,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	NA
Year 2 - 2027	Gary Hampton infields
Year 3 - 2028	Kessler 1-4 infields
Year 4 - 2029	NA
Year 5 - 2030	Kessler 5-8 infields

Effect on Operations:

This project will have no further operational costs. This project will provide a replacement plan to improve the playability and safety of our artificial surfaces as they wear out and reach the end of their life cycle.

Master Plan(s) Addressed:

Parks Master Plan - Theme Stewardship and Maintenance- Goal B2: Prioritize existing park and facility improvements, horticulture services and maintenance. Strategy B- Prioritize replacement of relevant and poor condition park amenities, facilities, and infrastructure.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Trash Removal

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 5 **Project #:** 24012

Project Cost		
2026	\$	300,000
2027		300,000
2028		300,000
2029		50,000
2030		50,000
Total	\$	1,000,000

Description:

The homeless population continues to increase and unsanctioned camps on City, UA and private property along the trail system have generated much trash and many complaints. City Council approved specially requested funds in 2023 to meet an immediate need and then this project began in 2024 as part of the CIP process. This work has resulted in over 160,000 lbs of trash being removed along trail and park areas. The City has a contract with Titan Lawn and Landscape to clean up unsanctioned camps and the City also has a contract with Osprey, LLC to clean up streams. Both of these contracts are funded with this project. This project request extends thru the duration of the Osprey contract, 2028, for the full amount. It's hoped that subsequent years, 2029-2030, we'll be able to return to a monitoring and spot cleanup and better manage the sources of trash to prevent the need for large cleanup efforts.

Scheduled Implementation: *Active Project*

Year 1 - 2026	Camp and Stream Cleanup and monitoring
Year 2 - 2027	Camp and Stream Cleanup and monitoring
Year 3 - 2028	Camp and Stream Cleanup and monitoring
Year 4 - 2029	Monitoring and spot cleanup
Year 5 - 2030	Monitoring and spot cleanup

Effect on Operations:

There are no additional expenses on operations. Although there is not a savings of labor cost, this project saves current Park Operations staff time from pulling away from assigned duties to remove trash as complaints are reported. It also helps maintain employee morale by being able to keep staff on their assigned duties instead of performing camp and trash removal.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Natural Resources Management

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 6 **Project #:** 15012

Project Cost		
2026	\$	50,000
2027		50,000
2028		50,000
2029		100,000
2030		75,000
Total	\$	325,000

Description:

This project is used to manage City owned natural areas which includes invasive plant removal, prescribed burns at Callie's prairie, seed and plant purchases, etc. With recent wildfires in the western US, there is an increased awareness for the need to manage natural areas and forests to better protect against wildfires. This includes reducing fuel loads and utilizing prescribed fire. To manage forest areas with prescribed fire, this project will need to be increased over the existing \$50,000 funding that is currently used for management practices. In addition to the \$325,000 funded in the 2026-2030 period, there is \$175,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Invasive control, revegetating with native plants, prescribed fire.
Year 2 - 2027	Invasive control, revegetating with native plants, prescribed fire.
Year 3 - 2028	Invasive control, revegetating with native plants, prescribed fire.
Year 4 - 2029	Invasive control, revegetating with native plants, prescribed fire.
Year 5 - 2030	Invasive control, revegetating with native plants, prescribed fire.

Effect on Operations:

No additional operational funding is required.

Master Plan(s) Addressed:

Multiple Goals: Nature Connection, Goal A1: Increase recreational opportunities in nature, lakes, and streams. Resilient Natural Systems- Stewardship and Maintenance Goal B2: Prioritize existing park and facility improvement. Resilient Natural Systems Goal E3: Enhance the ecological performance of existing parks and natural land properties.

Project Title:	Lights of the Ozarks		
Division:	Parks Operations (521)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Parks & Recreation Improvements		
Rank:	8	Project #:	02001

Description:

The Lights of the Ozarks display is a Fayetteville Tradition that spans more than 30 years. Experience Fayetteville helps the City purchase lights each year. This project pays for lift rentals and other electrical supplies needed to install the display each year. In addition to the \$145,000 funded in the 2026-2030 period, there is \$7,000 requested in the unfunded list.

Year 1 - 2026	Annual project; October thru January
Year 2 - 2027	Annual project; October thru January
Year 3 - 2028	Annual project; October thru January
Year 4 - 2029	Annual project; October thru January
Year 5 - 2030	Annual project; October thru January

This project requires significant amounts of staff time. Approximately 6 weeks in the fall and 2 weeks in the winter for an approximate total of 3000 hours of labor. No additional operational funding is required.

80

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parks Safety and ADA

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 9

Project #: 15011

Project Cost		
2026	\$	15,000
2027		12,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	87,000

Description:

This longstanding project covers unexpected safety and/or ADA issues that come up which need to be corrected immediately. In addition to the \$87,000 funded in the 2026-2030 period, there is \$63,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Issues addressed as they arise
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Year 2 - 2027 Issues addressed as they arise

Year 3 - 2028 Issues addressed as they arise

Year 4 - 2029 Issues addressed as they arise

Year 5 - 2030 Issues addressed as they arise

Effect on Operations:

No additional operational funding is required.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Ballistic Protection Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 1

Project #: 13011

Project Cost		
2026	\$	40,000
2027		45,000
2028		278,000
2029		116,000
2030		187,000
Total	\$	666,000

Description:

This project provides funding for the replacement of expired bulletproof ballistic vests for our officers and members of our Emergency Response Team (ERT). This project is a critical funding component of officer safety for our sworn personnel. Members of ERT are called upon to deal with critical, high-risk, and dynamic situations that take specialized trained personnel and equipment. ERT team members require additional ballistic protection to ensure community and officer safety. Additional ballistic protection equipment funded in this project includes ballistic plates for additional penetration resistance to our ballistic vests, and ballistic shields and helmets for patrol vehicles, ERT members, and school resource officers. In addition to the \$666,000 funded in the 2026-2030 period, there is \$74,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ballistic plates and vests for patrol
Year 2 - 2027	Ballistic plates and vests for patrol
Year 3 - 2028	Ballistic plates and vests for patrol and emergency response team
Year 4 - 2029	Ballistic plates, shields, and vests for patrol.
Year 5 - 2030	Ballistic helmets, plates, and vests for patrol.

Effect on Operations:

This project does not affect operations funding.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Weapons Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 2

Project #: 15013

Project Cost		
2026	\$	-
2027		40,000
2028		60,000
2029		85,000
2030		60,000
Total	\$	245,000

Description:

This project provides funding for the replacement of end of life weapons used by the police department including handguns, rifles and shotguns. The police weapons are necessary pieces of equipment for officers as an ultimate life-saving tool. The police department issued duty handgun is currently a Glock 9mm caliber handgun. The replacement of the current duty handguns covers associated accessories for the pistols, including but not limited to optics, lights, sights, and holsters. The addition and replacement of the current patrol rifles and shotguns will bring the department to an optimal number of rifles for efficient and safe patrol operations. The purchase of patrol rifles and shotguns covers associated accessories for the rifles, including but not limited to optics, lights, sights, and slings.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027 Patrol rifles and duty weapons

Year 3 - 2028 Patrol shotguns and rifles

Year 4 - 2029 ERT weapons and patrol rifles

Year 5 - 2030 Patrol shotguns and rifles

Effect on Operations:

This project is essential for police officers to effectively and safely perform their job function, and may have slight effect on operational funding based upon on-going ammunition costs and quantity needs reviewed annually during our budget process.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Radio Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 3

Project #: 20004

Project Cost		
2026	\$	1,355,000
2027		400,000
2028		12,000
2029		12,000
2030		65,000
Total	\$	1,844,000

Description:

This project is to replace all police public safety radios ten years old or older. Motorola has issued an "Intent to Cancel" notice for APX 6000, 6000XE and 6500 model radios. Field support for the police hand-held radios (6000/6000XE) ended in December 2023 and will end in September 2025 for the police car radios (6500). The majority of public safety radios which were purchased in 2011 are included in this notice. The goal is to place all radios on a ten year replacement plan.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Repl - 166 N70s, 5 APX 1500s, 1 remote APX 4500, 1 motorcycle APX 6500, & accessories
Year 2 - 2027	Repl - 62 APX 1500s, 6 remote APX 4500s, 5 motorcycle APX 6500s, & accessories
Year 3 - 2028	Replacement of unsupported equipment & balance accumulation
Year 4 - 2029	Replacement of unsupported equipment & balance accumulation
Year 5 - 2030	Replacement of unsupported equipment & balance accumulation

Effect on Operations:

Radios purchased will have a seven year warranty period on the radio and includes five years of app services.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Unmarked Vehicle Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 4

Project #: 06003

Project Cost		
2026	\$	125,000
2027		155,000
2028		156,000
2029		206,000
2030		195,000
Total	\$	837,000

Description:

This project is to purchase unmarked vehicles that are a necessity for an effective police department. The department utilizes unmarked vehicles for a variety of tasks including gathering intelligence for investigations of narcotics, theft, vandalism, domestic terrorism, and civil disobedience, conducting pre-raid intelligence for the deployment of the Emergency Response Team; conducting alcohol enforcement patrols, and any activity that must be kept covert to be effective. The Department is recommending a three year replacement for vehicles used in undercover capacities and a five year replacement for vehicles used in an unmarked capacity. During undercover investigations, the same vehicles are used to affect arrests and to conduct surveillance making it necessary to replace these vehicles on a more frequent basis. In addition to the \$837,000 funded in the 2026-2030 period, there is \$58,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	5 vehicles
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Year 2 - 2027 4 vehicles

Year 3 - 2028 5 vehicles

Year 4 - 2029 4 vehicles

Year 5 - 2030 5 vehicles

Effect on Operations:

These are replacement vehicles, the only effect on operational expense would be change in market cost for operation and maintenance.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Specialized Equipment

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 6

Project #: 02062

Project Cost		
2026	\$	100,000
2027		105,000
2028		56,000
2029		15,000
2030		55,000
Total	\$	331,000

Description:

This project is to replace various outdated and/or malfunctioning equipment used during police operations. Examples of this equipment include traffic control equipment, e-bicycle replacement, radar units, automated external defibrillators (AED), crisis negotiation equipment, training equipment, portable speed displays, bicycle replacements, ballistic analysis equipment, breath alcohol concentration (BAC) equipment, crime scene mapping, and other items used in police operations. This type of project is necessary for the efficient, ongoing, and safe operations of the police department. In addition to the \$331,000 funded in the 2026-2030 period, there is \$59,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	AED/CPR training, portable speed displays, bicycles, traffic control, observation trailer, crime scene mapping, etc.
Year 2 - 2027	AED/CPR training, portable speed displays, and traffic control
Year 3 - 2028	AED/CPR training, portable speed displays, ballistic analysis, bicycle, radar replacement, and traffic control
Year 4 - 2029	AED/CPR training, portable speed displays, bicycle, radar replacement, and traffic control
Year 5 - 2030	AED/CPR training, portable speed displays, bicycle, radar replacement, and traffic control

Effect on Operations:

The crime scene mapping software and accompanying equipment would be purchased in 2026. The software has an annual cost associated with maintenance, updates, and licensing. This cost would be recurring operational expense from 2027 through 2030.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Technology Improvements

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 7

Project #: 06002

Project Cost		
2026	\$	100,000
2027		300,000
2028		105,000
2029		225,000
2030		110,000
Total	\$	840,000

Description:

This is an ongoing project for technology expansion, replacement of end of life, obsolete or malfunctioning information technology including network servers and equipment, desktop computers, software, printers, and other peripheral equipment based on the City's Information Technology Division replacement schedule. In addition to the \$840,000 funded in the 2026-2030 period, there is \$276,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology equipment replacements per life-cycle
Year 2 - 2027	Technology equipment expansion and replacements per life-cycle
Year 3 - 2028	Technology equipment replacements per life-cycle
Year 4 - 2029	Technology equipment replacements per life-cycle
Year 5 - 2030	Technology equipment replacements per life-cycle

Effect on Operations:

This project should not have an effect on operations.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Marked Vehicle Expansion

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 8

Project #: 16007

Project Cost		
2026	\$	80,000
2027		85,000
2028		90,000
2029		170,000
2030		170,000
Total	\$	595,000

Description:

This project is to expand the take-home vehicle program. Eligibility for this program is based on the requirement that he/she resides within the city limits. Benefits include: 1) The presence of marked patrol vehicles have a positive effect on crime prevention and community policing efforts and residents feel safer. 2) Take-home vehicles last longer due to officers' sense of ownership and the vehicles are not being used 24/7. 3) Officers with take-home vehicles are more readily available to respond to an emergency or critical incident. 4) Officers utilizing take-home vehicles will not need to spend unnecessary time every shift loading and unloading required equipment. 5) A take-home vehicle program is excellent for recruitment and retention of police officers, and it allows the department to compete with neighboring agencies in Springdale, Rogers, and Bentonville. Our command vehicle is approaching end of life and will need to accumulate funding to supplement replacement costs in 2029. In addition to the \$595,000 funded in the 2026-2030 period, there is \$465,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Expand patrol fleet with one vehicle per year for each year of the CIP
Year 2 - 2027	Expand patrol fleet with one vehicle per year for each year of the CIP
Year 3 - 2028	Expand patrol fleet with one vehicle per year for each year of the CIP
Year 4 - 2029	Expand patrol fleet with one vehicle and planned replacement of police command vehicle
Year 5 - 2030	Expand patrol fleet with one vehicle and planned replacement of police command vehicle

Effect on Operations:

Operational expenses will increase based on motor pool charges associated with each expansion vehicle.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Facility Improvements

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 9

Project #: 02047

Project Cost		
2026	\$	50,000
2027		48,000
2028		265,000
2029		50,000
2030		80,000
Total	\$	493,000

Description:

This project involves major improvements to the police department and central dispatch facilities, including, but not limited to, tower sites, substations, storage, security door lock systems, generator/UPS replacement, and install canopy cover for police assets that was value engineered out of police headquarters bond project. In addition to the \$493,000 funded in the 2026-2030 period, there is \$50,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Gen facility impr, property/evidence processing area impr, canopy over trailers/impound lot
Year 2 - 2027	Tower site HVAC replacements, and general facility improvements
Year 3 - 2028	General facility improvements
Year 4 - 2029	General facility improvements
Year 5 - 2030	Tower site HVAC replacements, and general facility improvements

Effect on Operations:

There is no effect on operations associated with the funding of this project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Citywide Radio System Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 10

Project #: 18013

Project Cost	
2026	\$ -
2027	9,000
2028	400,000
2029	376,000
2030	658,000
Total	\$ 1,443,000

Description:

Radio systems typically experience equipment failures after several years due to aging of components. As the system degrades, acquiring replacement parts can become increasingly difficult. Additionally, as the area grows, system usage intensifies, which will necessitate capacity expansions to accommodate increased demand. Given the high cost of these systems, it is essential to plan for future replacements. The City is responsible for funding the necessary system expansions, backup equipment and dispatch center-related upgrades. In addition to the \$1,443,000 funded in the 2026-2030 period, there is -\$643,000 requested in the unfunded list.

Scheduled Implementation:

Previously Requested/Not Approved

Year 1 - 2026

Year 2 - 2027 Begin funding accumulation for project implementation.

Year 3 - 2028 Project implementation to add radio system capacity is anticipated for late 2028.

Year 4 - 2029 Project implementation to replace redundant repeaters to begin fourth quarter 2029.

Year 5 - 2030 Funds will be used for Dispatch console replacement schedule for 2032.

Effect on Operations:

New radio equipment will initially be covered under warranty and then added to the radio maintenance contract after the warranty expires. Equipment maintenance at the tower sites is covered by the Arkansas Wireless Information Network (AWIN).

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Central Dispatch Improvements

Division: Central Dispatch (260)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 11

Project #: 20002

Project Cost		
2026	\$	-
2027		30,000
2028		-
2029		-
2030		-
Total	\$	30,000

Description:

The purpose of this project is to support essential infrastructure upgrades to ensure redundancy to maintain seamless emergency services. Additionally, this project will purchase software to improve call taking and quality assurance. Our current evacuation location does not provide enough space to effectively operate as a long term solution. Adding equipment at a permanent location will allow the dispatchers to continue operations and restore services quickly and efficiently to meet the needs of the community. Software is currently available to enhance the call-taking process. It can provide real-time translation services as well as enhance the quality assurance of call takers using AI-driven solutions. In addition to the \$30,000 funded in the 2026-2030 period, there is \$45,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026

Year 2 - 2027 The redundancy project is scheduled to begin in 2027.

Year 3 - 2028

Year 4 - 2029 The purchase of additional software is planned for 2029.

Year 5 - 2030

Effect on Operations:

Maintenance costs, if needed, will be added to the annual budget.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Firing Range Improvements

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 12

Project #: 22001

Project Cost		
2026	\$	-
2027		30,000
2028		30,000
2029		30,000
2030		30,000
Total	\$	120,000

Description:

This project seeks to enhance the police department's firing range by implementing annual cleaning protocols, lead reclamation (mining), and providing updated PPE and maintenance tools. Regular range maintenance ensures compliance with safety, environmental, and health standards, while updated equipment enhances training effectiveness and reduces contamination risks.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027 Specialized range cleaning, tools, and equip to remove lead, copper, and other contaminants.

Year 3 - 2028 Specialized range cleaning, tools, and equip to remove lead, copper, and other contaminants.

Year 4 - 2029 Specialized range cleaning, tools, and equip to remove lead, copper, and other contaminants.

Year 5 - 2030 Specialized range cleaning, tools, and equip to remove lead, copper, and other contaminants.

Effect on Operations:

There are no effects on operations funding associated with this project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police K9 Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 13

Project #: 17005

Project Cost		
2026	\$	-
2027		-
2028		-
2029		30,000
2030		-
Total	\$	30,000

Description:

This project is for the replacement of police canines that have reached retirement age in the coming years. Police canines are a critical support service to the police department. Canines are used to locate missing persons, articles or narcotics, and track fleeing fugitives. A replacement program must be anticipated for the canine's working life.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029 Scheduled replacement of retiring K9s

Year 5 - 2030

Effect on Operations:

This project has no effect on operational funding.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Equipment Replacements

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 14

Project #: 11006

Project Cost		
2026	\$	-
2027		10,000
2028		-
2029		10,000
2030		30,000
Total	\$	50,000

Description:

This project provides for the replacement of operating equipment within all police facilities such as paper shredders, document scanners, bar code scanners, uninterrupted power supplies, security cameras, etc.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027	Replace property/evidence bar code scanners and inventory equipment
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Year 3 - 2028

Year 4 - 2029 replace paper shredders and security cameras as needed.

Year 5 - 2030

Effect on Operations:

There are no effects on operation associated with this project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Central Dispatch Improvements - UPS Replacement

Division: Central Dispatch (260)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 15

Project #: 23001

Project Cost		
2026	\$	-
2027		-
2028		-
2029		10,000
2030		-
Total	\$	10,000

Description:

This project involves replacing the Uninterruptible Power Supply (UPS) for the backup radio equipment at the Mt. Sequoyah radio tower site. The UPS ensures continuous power to the backup radio equipment during power outages and must be replaced when it reaches the end of its lifespan. The tower site is crucial for supporting public safety and local government radio communications for the City.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029 Implementation will begin when the manufacturer gives notice of end-of-life.

Year 5 - 2030

Effect on Operations:

Maintenance and battery replacement required. Cost for maintenance and battery replacement are included in the annual budget.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Gym Equipment

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 16 **Project #:** 13028

Project Cost		
2026	\$	-
2027		10,000
2028		-
2029		10,000
2030		10,000
Total	\$	30,000

Description:

This project focuses on maintaining and enhancing the police department gym to support the health and wellness of its employees. Regular maintenance of the equipment and facility is essential to ensure a safe, functional, and accessible space for exercise. A well-equipped and properly maintained gym aligns with the City Wellness Committee's mission to offer a convenient and reliable fitness facility and provides our police officers with a safe place to maintain their level of fitness. This investment not only promotes employee well-being but also helps reduce work absences due to injury and mitigates potential increases in health insurance premiums for both the city and its employees. In addition to the \$30,000 funded in the 2026-2030 period, there is \$10,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027 Gym equipment condition and needs will determine replacement/expansion schedule.

Year 3 - 2028 Gym equipment condition and needs will determine replacement/expansion schedule.

Year 4 - 2029 Gym equipment condition and needs will determine replacement/expansion schedule.

Year 5 - 2030 Gym equipment condition and needs will determine replacement/expansion schedule.

Effect on Operations:

There are no effects on operations due to the funding of this project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Cost Share / ROW / Intersection / Street Calming

Division: Engineering (621)

Funding: 4470 - Sales Tax Capital Improvement

Category: Street Improvements

Rank: 3

Project #: 02116

Project Cost		
2026	\$	200,000
2027		200,000
2028		200,000
2029		200,000
2030		200,000
Total	\$	1,000,000

Description:

This project is for developer cost shares to complete street improvements associated with developments. These improvements are necessary but are not the full responsibility of the developer and provide for construction of miscellaneous street projects. This funding also pays for traffic calming installations per the Traffic Calming Policy and City Council Transportation Committee direction. This project has been funded at the same level for many years, and has not been adjusted for inflation. As the cost of projects increase, a corresponding increase is requested to be able to adequately respond to opportunities for improving city infrastructure that is associated with development projects but is not required of the development. In addition to the \$1,000,000 funded in the 2026-2030 period, there is \$1,000,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026 TBD
Year 2 - 2027 TBD
Year 3 - 2028 TBD
Year 4 - 2029 TBD
Year 5 - 2030 TBD

Effect on Operations:

Impact depends on which cost shares are accepted. Traffic calming installations are generally maintenance free but may include labor to reset locations that are dislodged by traffic, snowplowing, or other impacts.

Master Plan(s) Addressed:

Projects completed are generally enhancements to developments that create more complete transportation systems. These enhancements are beyond what would be expected of developers, but are necessary for the general benefit of the City. Projects that have been completed include sidewalks, trails, intersection improvements, signalization, etc. Therefore the livable transportation system goal of the City 2040 Plan is addressed, along with general goals of other transportation plans. Traffic Calming initiatives further traffic and pedestrian safety by reducing vehicle speeds in neighborhoods.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Trail Development

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Trail Improvements

Rank: 3

Project #: 02016

Project Cost		
2026	\$	1,300,000
2027		1,300,000
2028		1,417,000
2029		1,417,000
2030		1,566,000
Total	\$	7,000,000

Description:

This program funds the construction and maintenance of paved trails based on the adopted Active Transportation Plan and is responsible for the construction of over 50-miles of shared use paved trails by funding labor, materials, and equipment for a nine-member construction crew within the Transportation Division of the Public Works Department. Over the past 5 years, construction material costs have increased by \$160,000, fuel costs by \$6,430 and labor costs by \$173,203 for a total increase of \$339,633 or 23% while the CIP only increased by \$50,000 in the same period. An increase of \$250,000 is requested for 2026 to help catch up with the shortages and bring the program up to 2020 equivalent. Also, a 5% annual increase through 2030 is necessary to keep up with the cost increases and accomplish the program goals. In addition to the \$7,000,000 funded in the 2026-2030 period, there is \$2,950,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	ATAC Approved - Persimmon Trl, Wedington Trl, Hamestring Trl, trail reconstruction
Year 2 - 2027	ATAC Approved - MLK Jr. side path (Lefler Ln. to Ruppel), St. Paul Trl, trail reconstruction
Year 3 - 2028	ATAC Approved - Skillern Rd. side path, Shiloh Trl, trail reconstruction
Year 4 - 2029	ATAC Approved - Alberta Trl, Shiloh Trl, trail reconstruction
Year 5 - 2030	ATAC Approved - Owl Creek Trl, Shiloh Trl, Midtown Trl, trail reconstruction

Effect on Operations:

Immediate maintenance costs include replacing missing/damaged signs, removing debris, repainting worn pavement markings, crosswalk sign maintenance, streambank erosion repair and trail lighting maintenance. The cost for utilities increases as lighting is added. Long term maintenance costs include replacing asphalt pavement with concrete and general trail pavement maintenance.

Master Plan(s) Addressed:

The Active Transportation Plan has a primary goal to connect all of Fayetteville residents to within a 10-minute walk or 3-minute bicycle ride to a shared use paved trail. The Trail Development CIP program with the in-house trail construction crew has been instrumental in creating over 50 miles of shared use paved trails in Fayetteville. As this network ages, maintenance costs will increase and need to keep up with the public expectations, while continuing to close gaps and connect more people.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: In-House Pavement Improvements

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 1

Project #: 02052

Project Cost		
2026	\$	1,800,000
2027		2,000,000
2028		2,300,000
2029		2,600,000
2030		2,400,000
Total	\$	11,100,000

Description:

Curb cuts, curb and guttering, pavement striping, and preparation expenses are all included in this project's resources for the methodical overlay of current streets. This project aims to cover at least nine miles of asphalt annually. The goal of overlaying every street within a 15-year cycle is to maximize road longevity and reduce major maintenance needs, which will lead to fewer full repairs at a significantly higher cost. Streets are selected using our pavement management system to determine the pavement plan. In addition to the \$11,100,000 funded in the 2026-2030 period, there is \$3,400,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Various locations based on street needs reviewed annually
Year 2 - 2027	Various locations based on street needs reviewed annually
Year 3 - 2028	Various locations based on street needs reviewed annually
Year 4 - 2029	Various locations based on street needs reviewed annually
Year 5 - 2030	Various locations based on street needs reviewed annually

Effect on Operations:

Newly paved streets have no immediate effect on operations. Maintenance costs increase as streets age and deteriorate. The costs for asphalt patching, crack sealing, and street striping will occur. As more bike lanes and bicycle facilities enhancements are made the costs for maintaining roadway markings will also increase.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Sidewalk Improvements

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 2

Project #: 02053

Project Cost		
2026	\$	950,000
2027		1,000,000
2028		1,050,000
2029		1,120,000
2030		1,100,000
Total	\$	5,220,000

Description:

This project is to provide funding to improve the connectivity of the sidewalk system by constructing new and repairing existing sidewalks. In addition to the \$5,220,000 funded in the 2026-2030 period, there is \$1,496,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Various locations based on sidewalk needs reviewed annually
Year 2 - 2027	Various locations based on sidewalk needs reviewed annually
Year 3 - 2028	Various locations based on sidewalk needs reviewed annually
Year 4 - 2029	Various locations based on sidewalk needs reviewed annually
Year 5 - 2030	Various locations based on sidewalk needs reviewed annually

Effect on Operations:

Construction of new sidewalks will not immediately result in additional operating costs. Pressure washing, resealing, and other maintenance to existing sidewalks will increase the cost of materials/supplies.

Master Plan(s) Addressed:

Endeavor to create an inclusive, multi modal transportation system

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Traffic Signal Improvements

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 4

Project #: 02063

Project Cost		
2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

New traffic signal installation, renovations, UPS backup system battery repair, and the reflective sign material required by the FHWA Manual on Uniform Traffic Control Devices (MUTCD) are all funded by this project. All of these features are intended to improve car and pedestrian safety and mobility across the city. The MUTCD contains precise rules that assess whether new signal sites are necessary. Improvements are intended to boost safety, cut exhaust emissions, and shorten travel times and delays, all of which will contribute to more efficient operation. For a UPS system to continue to function reliably during power outages, all of the batteries must be replaced completely every four years. The sign material must adhere to the MUTCD's minimum reflectivity requirements for nighttime visibility. In addition to the \$500,000 funded in the 2026-2030 period, there is \$331,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers
Year 2 - 2027	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers
Year 3 - 2028	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers
Year 4 - 2029	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers
Year 5 - 2030	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers

Effect on Operations:

The installation of new traffic signals will result in increased utility and maintenance costs.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Wireless Traffic Signal Control

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 5

Project #: 15018

Project Cost		
2026	\$	42,000
2027		44,000
2028		25,000
2029		25,000
2030		25,000
Total	\$	161,000

Description:

This project is on-going and provides for the implementation of a wireless Ethernet communication system for traffic signals (both data and video). In addition to the \$161,000 funded in the 2026-2030 period, there is \$69,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Updating wireless traffic signal equipment
Year 2 - 2027	Updating wireless traffic signal equipment
Year 3 - 2028	Updating wireless traffic signal equipment
Year 4 - 2029	Updating wireless traffic signal equipment
Year 5 - 2030	Updating wireless traffic signal equipment

Effect on Operations:

This project allows a central location the ability to monitor and make changes in order to decrease traffic delays and increase public safety.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Drainage Maintenance

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 6

Project #: 11021

Project Cost		
2026	\$	30,000
2027		30,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	210,000

Description:

This project is to replace deteriorated or inadequate drainage structures or pipes to improve water flow and reduce localized flooding. In addition to the \$210,000 funded in the 2026-2030 period, there is \$40,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replace deteriorated or inadequate drainage structures or pipe to address storm water
Year 2 - 2027	Replace deteriorated or inadequate drainage structures or pipe to address storm water
Year 3 - 2028	Replace deteriorated or inadequate drainage structures or pipe to address storm water
Year 4 - 2029	Replace deteriorated or inadequate drainage structures or pipe to address storm water
Year 5 - 2030	Replace deteriorated or inadequate drainage structures or pipe to address storm water

Effect on Operations:

Effect on operations will depend on specific projects but generally decreases costs by correcting problems and reducing recurring maintenance.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Transit Stop Infrastructure

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 7

Project #: 00000

Project Cost		
2026	\$	80,000
2027		55,000
2028		165,000
2029		-
2030		-
Total	\$	300,000

Description:

This program will provide \$50,000 annually to support the construction of accessible loading/unloading areas, sidewalk connections, curb ramps as well as purchase and installation of seating, shelters, lighting, signage, bicycle and micromobility parking spaces and other amenities at transit stops in Fayetteville. Fayetteville is served by 2 transit agencies, Ozark Regional Transit and Razorback Transit which combined have over 260 fixed-route stops and provide over 1.5 million rides for passengers in Fayetteville annually. As of 2025 there are over 200 stops that do not meet ADA accessibility standards and/or lack seating and shelter for passengers.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations
Year 2 - 2027	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations
Year 3 - 2028	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations
Year 4 - 2029	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations
Year 5 - 2030	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations

Effect on Operations:

Transit agencies are responsible for 100% of transit stop maintenance and operations.

Master Plan(s) Addressed:

The Active Transportation Plan emphasizes the need for transit improvements as all transit trips are walking trips and transit improves Fayetteville Multi Modal Transportation goals. Fayetteville Mobility Plan recommends increases in bike-to-transit options, bus shelters and well marked bus stops. Transit stop improvements support a livable transportation network and focus on areas described in City Vision 2050. Transit stops support the Energy Action Plan goal of 25% transit mode share by 2030. Access to public transportation is a key sector recommendation of the Welcoming Fayetteville Plan. Economic Vitality plan calls for prioritization of sheltered transit stops expedited transit services in key employment corridors.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WWTP BUILDING IMPROVEMENTS

Division: Wastewater Treatment Plant (730)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 4

Project #: 02032

Project Cost		
2026	\$	300,000
2027		300,000
2028		300,000
2029		300,000
2030		300,000
Total	\$	1,500,000

Description:

This project is for structural maintenance, repair, and replacement of the existing buildings, structures, or parts of each at the wastewater treatment facilities. This project will purchase the new biosolids dryer in 2026 after the 3 year drying as a service(DAAS)contract is complete (\$2,818,400). In addition to the \$1,500,000 funded in the 2026-2030 period, there is \$3,819,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replace obsolescent equip and controls; purchase biosolids dryer (ins should cover this)
Year 2 - 2027	Replace/refurbish obsolescent and aged fixtures
Year 3 - 2028	Replace/refurbish obsolescent and aged fixtures
Year 4 - 2029	Noland WRRF Master Plan Update Replace/refurbish obsolescent and aged fixtures
Year 5 - 2030	Westside WRRF Master Plan Update Replace/refurbish obsolescent and ages fixtures

Effect on Operations:

Efforts need to continue to replace obsolescent and ages fixtures at the treatment plants. The components are aging, do not meet modern safety codes, and need frequent repair.

Master Plan(s) Addressed:

The Noland WRRF Facilities Master Plan was completed in 2024

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: PLANTS PUMPS & EQUIPMENT

Division: Wastewater Treatment Plant (730)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 7

Project #: 02069

Project Cost		
2026	\$	1,000,000
2027		1,000,000
2028		1,000,000
2029		1,000,000
2030		1,000,000
Total	\$	5,000,000

Description:

This project allows WWTP personnel to adapt to the needs of the daily plant operation to maintain compliance with effluent discharge standards. Many pieces of the WWTP equipment are essential to the wastewater treatment process. The equipment may suffer catastrophic failure and become unusable with little advance warning. Equipment may need replacement due to its age. The plant cannot operate and continue to produce permit complying effluent without adequate equipment.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replace inoperable, obsolete and inefficient equipment
Year 2 - 2027	Replace inoperable, obsolete and inefficient equipment
Year 3 - 2028	Replace inoperable, obsolete and inefficient equipment
Year 4 - 2029	Replace inoperable, obsolete and inefficient equipment
Year 5 - 2030	Replace inoperable, obsolete and inefficient equipment

Effect on Operations:

Keeping up with repairs in a timely fashion allows peak performance and necessary redundancy, which keeps the facilities in compliance with effluent discharges and all other aspects of its operations.

Master Plan(s) Addressed:

Facility Master Plan - This plan evaluates and addresses the entire wastewater treatment function.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: UPGRADE & REPLACE LIFT STATIONS

Division: Wastewater Treatment Plant (730)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 11

Project #: 02068

Project Cost		
2026	\$	300,000
2027		300,000
2028		300,000
2029		300,000
2030		300,000
Total	\$	1,500,000

Description:

This project is to maintain the lift stations for the wastewater treatment plants. The lift stations provide a vital function in the overall treatment of wastewater. The stations are exposed to extreme wear conditions and must be upgraded routinely. Additionally, new developments within the City increases the flow to various stations requiring additional or higher capacity equipment.

Scheduled Implementation:

Active Project

Year 1 - 2026	Scheduled & unscheduled maintenance
Year 2 - 2027	Scheduled & unscheduled maintenance
Year 3 - 2028	Scheduled & unscheduled maintenance
Year 4 - 2029	Scheduled & unscheduled maintenance
Year 5 - 2030	Scheduled & unscheduled maintenance

Effect on Operations:

Lift stations are the backbone of the wastewater collection system to ensure the flow reached the treatment facilities

Master Plan(s) Addressed:

Wastewater Collection Master Plan - This plan summarizes the requirements to handle future growth flows under peak design conditions. The improvements were analyzed using the design criteria for the City's sewer network to convey all flows while maintaining a level of surcharge not to exceed three feet below manhole rim elevations. The recommendations are designed to eliminate model predicted overflows and to reduce surcharge in the existing sanitary sewer collection system under current population conditions. This project addresses sewer capacity issues.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WASTEWATER TREATMENT WATER QUALITY IMPROVEMENTS

Division: Wastewater Treatment Plant (730)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 20

Project #: 13018

Project Cost

2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

This project is for stream restoration and similar projects designed to maintain or improve water quality. This also includes maintaining the integrity of the projects previously performed.

Scheduled Implementation:

Active Project

Year 1 - 2026	Projects initiated by permit/regulation change; streambank restoration activities and maint
Year 2 - 2027	Projects initiated by permit/regulation change; streambank restoration activities and maint
Year 3 - 2028	Projects initiated by permit/regulation change; streambank restoration activities and maint
Year 4 - 2029	Projects initiated by permit/regulation change; streambank restoration activities and maint
Year 5 - 2030	Projects initiated by permit/regulation change; streambank restoration activities and maint

Effect on Operations:

By reducing the amount of sediment entering the streams through erosion, the phosphorus and other nutrient levels are likewise reduced, improving water quality and avoiding tightened limits on treatment plant effluent.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: PHOSPHORUS STANDARDS MANAGEMENT

Division: Utilities Director (700)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 19

Project #: 10027

Project Cost		
2026	\$	50,000
2027		50,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	250,000

Description:

This project supports efforts by the City operating independently or as a part of a federal or state grant program to phosphorus changes or other stream changes that affect water quality, regulations, or wastewater treatment plant discharge requirements. The City may join regional efforts coordinated through Northwest Arkansas Regional Planning, the Arkansas Natural Resources Commission, or the Environmental Protection Agency.

Scheduled Implementation:

Active Project

Year 1 - 2026	Misc projects
Year 2 - 2027	Misc projects
Year 3 - 2028	Misc projects
Year 4 - 2029	Misc projects
Year 5 - 2030	Misc projects

Effect on Operations:

Issues involving phosphorus and other potential changes to stream standards and water quality standards have a direct impact on the costs needed to add (or avoid adding) additional processes at the treatment facilities.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: SANITARY SEWER REHABILITATION

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 1

Project #: 02017

Project Cost		
2026	\$	2,800,000
2027		870,000
2028		870,000
2029		2,870,000
2030		2,870,000
Total	\$	10,280,000

Description:

This project analyzes, repairs, upgrades, and replaces sewer collection system components to ensure adequate capacity and reduce stormwater and groundwater flows from entering the system. Rehabilitation is required system-wide and increases the capacity of the overall system by reducing the capacity consumed by infiltration and inflow. This project includes replacing, lining, and bursting existing sewer mains and manholes, installing main extensions and relief lines, capacity upgrades, upgrading the system hydraulic model, purchasing easements, and sanitary sewer evaluation studies (SSES). In addition to the \$10,280,000 funded in the 2026-2030 period, there is \$20,420,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Initiate Master Plan; LS-22 upgrades; manhole & sewer main rehab
Year 2 - 2027	Mally Wagnon 18" SS Ph I; manhole & sewer main rehab
Year 3 - 2028	Mally Wagnon 18" SS Ph II; 2027 Master Plan recs; manhole & sewer main rehab; SSES
Year 4 - 2029	LS 40, 41, 46, 27 elim; 2027 Master Plan recs; manhole & sewer main rehab; 2028 SSES recs
Year 5 - 2030	LS-14 upgrades; 2027 Master Plan recs; manhole & sewer main rehab; SSES

Effect on Operations:

Rehabilitation of the sewer system and increasing capacity of the sewer system both reduce maintenance and emergency repairs needed for those segments of sewer improved. Furthermore, claims are less likely after rehabilitation or upgrades. Sewer pumping stations and ultimately the treatment plants experience lower wet weather flows thereby increasing useful life of those facilities and associated wearable equipment.

Master Plan(s) Addressed:

Wastewater Collection Master Plan - This plan summarizes the requirements to handle future growth flows under peak design conditions. The improvements were analyzed using the design criteria for the City's sewer network to convey all flows while maintaining a level of surcharge not to exceed three feet below manhole rim elevations. The recommendations are designed to eliminate model predicted overflows and to reduce surcharge in the existing sanitary sewer collection system under current population conditions. This project addresses sewer capacity issues.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER SYSTEM REHABILITATION AND REPLACEMENT

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 2

Project #: 12009

Project Cost

2026	\$	4,445,000
2027		4,259,000
2028		3,778,000
2029		3,667,000
2030		4,326,000
Total	\$	20,475,000

Description:

This project provides for upgrading, replacing, or rehabilitating existing water infrastructure consisting of water storage, pumping, and distribution assets system wide. Specific work will be determined based on (1) The Water Master Plan, and/or (2) the need to stop leaks, reduce water loss, increase local or area flow and/or pressure in areas with insufficient capacity, in order to meet current and projected future domestic, commercial, and industrial flow demands. Projects may create loops, purchase easements, and replace or rehabilitate existing pipes, pump stations, and/or storage assets. This project may use water/sewer funds, impact fees, and cost shares where appropriate. Additionally, a portion of the project balance will be utilized on rehabilitation and replacement of troubled areas that experience frequent leaks with a target goal of replacing 1% of mainlines per year (100-year reconstruction cycle). In addition to the \$20,475,000 funded in the 2026-2030 period, there is \$77,925,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ash Street Pump Station & Juneway Ter 12-in waterline; aging line repl
Year 2 - 2027	18-in WL to Elkins; Hwy 112 N reloc; 36-in WL rehab; Master Plan; aging line repl
Year 3 - 2028	Mt Kessler Booster Pump Stn; water Master Plan recs; aging line repl
Year 4 - 2029	Water Master Plan recs; aging line repl
Year 5 - 2030	Water Master Plan recs; aging line repl

Effect on Operations:

This project is a vital component in addressing the various needs of the City's water distribution system.

Master Plan(s) Addressed:

Water Master Plan - There are many factors that enter into the design of water capacity: total system storage, operational water levels to be maintained in the tanks, maximum daily usage expected, maximum velocity and head loss allowed in a water line, and peak usage. This project addresses deficiencies in those areas which includes creating dual feeds and loops to maintain water quality, additional storage capacity, adequate fire flow protection, and additional water transmission and distribution lines throughout the system to help meet the City's future needs.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER TANK IMPROVEMENTS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 3

Project #: 14010

Project Cost		
2026	\$	1,000,000
2027		500,000
2028		500,000
2029		500,000
2030		500,000
Total	\$	3,000,000

Description:

This project is to refurbish the existing water tanks and associated appurtenances as they get older. This ensures water quality and extends the life of the infrastructure. In addition to the \$3,000,000 funded in the 2026-2030 period, there is \$5,600,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Goshen Tank Rehab;
Year 2 - 2027	Kessler Tanks Rehab; System-wide Tank Inspections
Year 3 - 2028	Anticipated 2027 Inspection Recommendations
Year 4 - 2029	Anticipated 2027 Inspection Recommendations
Year 5 - 2030	Rodgers Drive Tank Rehab;

Effect on Operations:

Tanks must maintain their integrity to provide safe drinking water.

Master Plan(s) Addressed:

Water tank inspections are performed every 5-years by 3rd-party contract to comply with Arkansas Department of Health Standards. Recommendations from these inspections generate priorities of rehab and repair on water tanks.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER IMPROVEMENTS DEFINED BY STUDY

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 6

Project #: 10007

Project Cost		
2026	\$	-
2027		-
2028		600,000
2029		600,000
2030		-
Total	\$	1,200,000

Description:

MANAGEMENT OF THE SRF FUNDING FOR THE WEST TRANSMISSION LINE FLOWS THROUGH THIS PROJECT. In addition to the \$1,200,000 funded in the 2026-2030 period, there is \$47,219,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	INSTALLING WEST TRANSMISSION LINE
Year 2 - 2027	INSTALLING WEST TRANSMISSION LINE
Year 3 - 2028	WATER & SEWER RELOCATIONS
Year 4 - 2029	WATER & SEWER RELOCATIONS
Year 5 - 2030	WATER & SEWER RELOCATIONS

Effect on Operations:

This will give the City multiple points of entry into the distribution system and help with the conveyance of water into the western region of the water service area. This is urgent because the rapid growth in the region has placed increased demand for potable water.

Master Plan(s) Addressed:

Water Master Plan - The City's Water Master Plan indicates that the projected growth in Fayetteville and surrounding service area will require an additional transmission line. This line will tie in at the City's west side distribution system. This will give the City multiple points of entry into the distribution system and help with the conveyance of water into the western region of the water service area.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER RELOCATIONS FOR BOND PROJECTS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 8

Project #: 11011

Project Cost		
2026	\$	500,000
2027		500,000
2028		500,000
2029		500,000
2030		500,000
Total	\$	2,500,000

Description:

This project is for various water and sewer relocations for street bond and other transportation projects where the street bond fund does not have sufficient funds to cover the utility relocations. Projects are to be paid first from any remaining water/sewer revenue bond funds, if available. If it involves capacity increases, impact fee funds could be utilized, if available.

Scheduled Implementation:

Active Project

Year 1 - 2026	Hwy 112 Utility Relocations
Year 2 - 2027	Utility Relocations
Year 3 - 2028	Utility Relocations
Year 4 - 2029	Utility Relocations
Year 5 - 2030	Utility Relocations

Effect on Operations:

Besides ARDOT road widening projects, this project replaces aged or undersized piping before new roads or drainage projects are installed, which would most likely eliminate the need to disturb the integrity of recently completed projects.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER STORAGE & PUMP STATION MAINTENANCE

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 9

Project #: 15021

Project Cost		
2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

The system wide water pumping stations and grounds require maintenance. This project is used to replace generators, pumps, valves, fencing, etc.

Scheduled Implementation:

Active Project

Year 1 - 2026	Misc pump station maintenance and repair
Year 2 - 2027	Misc pump station maintenance and repair
Year 3 - 2028	misc pump station maintenance and repair
Year 4 - 2029	Misc pump station maintenance and repair
Year 5 - 2030	Misc pump station maintenance and repair

Effect on Operations:

Pumping stations are integral and the backbone of the water distribution system.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Water and Sewer Technology Equipment Replacements

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 14

Project #: 02057

Project Cost		
2026	\$	20,000
2027		146,000
2028		29,000
2029		108,000
2030		49,000
Total	\$	352,000

Description:

This project is for the replacement of failing and outdated personal computers (PC's), printers, and monitors. IT staff performed a thorough inventory of citywide technology equipment to document the fund, division, program, location, purchase date, and cost of each piece of equipment. A structured replacement schedule was developed that defined a standard useful life for each of the following equipment types: PCs, laptops, tablets, printers, and scanners. Each year the proposed replacement plan will be reviewed to ensure equipment is utilized to its maximum useful life but replaced when needed to ensure optimal employee efficiency. Amounts from IT's Fayetteville Technology plan Cost Estimates by Phase Replacement Items. In addition to the \$352,000 funded in the 2026-2030 period, there is \$44,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

This project has no significant direct cost on operations. Indirectly, newer faster machines increase end user productivity and reduce time spent maintaining equipment. IT staff do spend a significant amount of time deploying new technology, but this is offset with the lack of support needed to support old equipment that require more maintenance.

Master Plan(s) Addressed:

By replacing computer technology, staff supports the City Council's Guiding Principle of "Well Maintained City Infrastructure and Facilities." The structured computer replacement plan strives to right size technology, provide for oversight of all computer purchases, and ensures technology is replaced in a timely fashion. By replacing the computer technology, staff ensures that performance and energy savings technology is deployed on a consistent basis. This complies with the increased energy efficiency in new and existing structures goal of the Energy Action Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER IMPACT FEE COST SHARING

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 18

Project #: 04039

Project Cost		
2026	\$	150,000
2027		150,000
2028		150,000
2029		150,000
2030		150,000
Total	\$	750,000

Description:

This project involves all cases where impact fees are used to cost-share with and thus supplement other funding sources to increase capacity in either water distribution, pumping, and storage systems or the wastewater collection and treatment systems.

Scheduled Implementation:

Active Project

Year 1 - 2026	Projects typically initiated by a developer request for consideration
Year 2 - 2027	Projects typically initiated by a developer request for consideration
Year 3 - 2028	Projects typically initiated by a developer request for consideration
Year 4 - 2029	Projects typically initiated by a developer request for consideration
Year 5 - 2030	Projects typically initiated by a developer request for consideration

Effect on Operations:

In some cases, the utility is able to utilize impact fee cost share funding to upsize water and sewer infrastructure at a fraction of the total cost to the rate payers.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: UTILITIES FINANCIAL SERVICES IMPROVEMENTS

Division: Utilities Financial Services (710)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 21

Project #: 03038

Project Cost		
2026	\$	15,000
2027		5,000
2028		3,000
2029		15,000
2030		15,000
Total	\$	53,000

Description:

This project is for various improvements in office hardware, software, communications, computers, safety features, and office configuration for the Utilities Financial Services Division. Planned improvements include remodel and reconfiguration of majority of the division office space. Major improvements to be done in 2025 and 2026. Deposit center lobby will be configured to a meeting room and the utility billing/deposit area will be restructured to accommodate customer interactions. Call Center, Cashier Area and personnel offices will either be remodeled/moved/added in the new configuration and improvements of the division layout. In addition to the \$53,000 funded in the 2026-2030 period, there is \$67,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Additional Offices and Remodel of Division layout and spaceology
Year 2 - 2027	Replace non-functioning & obsolete technology
Year 3 - 2028	Replace non-functioning & obsolete technology
Year 4 - 2029	Replace non-functioning & obsolete technology
Year 5 - 2030	replace non-functioning & obsolete technology

Effect on Operations:

This project will provide current technology in the operations of the Utility Financial Services Department.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER METERS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 5

Project #: 02065

Project Cost		
2026	\$	1,700,000
2027		2,000,000
2028		2,400,000
2029		2,900,000
2030		2,000,000
Total	\$	11,000,000

Description:

This project is for the replacement of aged water meters, expansion meters for new water service, and for purchasing new meters with technological advancements over the older style meters. Advanced Metering Infrastructure is being integrated into the system. In addition to the \$11,000,000 funded in the 2026-2030 period, there is \$1,100,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	1,600 new accounts; 3,500 5/8" repl meters; 1"+ meters
Year 2 - 2027	1,600 new accounts; 4,500 5/8" repl meters; 1"+ meters
Year 3 - 2028	1,600 new accounts; 6,000 5/8" repl meters; 1"+ meters
Year 4 - 2029	1,600 new accounts; 8,000 5/8" repl meters; 1"+ meters
Year 5 - 2030	1,600 new accounts; 8,000 5/8" repl meters; 1"+ meters

Effect on Operations:

The Utility is systematically replacing inoperative manual and radio-read water meters with smart meters, as well as meters for new customers. This will allow the City to gain on advanced metering technology. This reduces truck rolls and reduces the head count for meter readers. The employees will be trained to transition to meter maintenance activities. Water meters generate funds to operate.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER EQUIPMENT EXPANSIONS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 10

Project #: 13019

Project Cost		
2026	\$	50,000
2027		50,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	250,000

Description:

This project is for the expansion equipment for the Water & Sewer Operations Division. This project is needed in anticipation of adding additional construction crews in the future. It is also needed to adhere to changing technologies within the Water & Sewer profession. In addition to the \$250,000 funded in the 2026-2030 period, there is \$950,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replace Hydro-excavating trailer with a hydro-excavating truck
Year 2 - 2027	Equipment
Year 3 - 2028	Equipment
Year 4 - 2029	Equipment
Year 5 - 2030	Equipment

Effect on Operations:

Equipment (and employees) are added to the Division only after careful examination of the cost-effectiveness of the additions, and how it will improve our service to the rate payers.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER BUILDING & OFFICE IMPROVEMENTS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 15

Project #: 15020

Project Cost

2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

This project is for structural maintenance, repair, and replacement of the existing water & sewer operations building and also any water & sewer operations office improvements that need to be performed. In addition to the \$500,000 funded in the 2026-2030 period, there is \$100,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Misc projects; Operations Facility Master Plan
Year 2 - 2027	Misc projects
Year 3 - 2028	Misc projects
Year 4 - 2029	Misc projects
Year 5 - 2030	Misc projects

Effect on Operations:

Providing work stations as well as maintaining the buildings are important to reduce long-term costs. Using buildings to store the specialty equipment prolongs the life of that equipment.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER RATE OPERATIONS STUDY

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 16

Project #: 02064

Project Cost		
2026	\$	20,000
2027		20,000
2028		20,000
2029		40,000
2030		40,000
Total	\$	140,000

Description:

This project is to conduct periodical water & sewer rate studies. A rate study assesses the financial health of the Utilities Department, projects future operating and capital expenses needed to maintain the systems, and projects the future rates for customers that will generate sufficient revenues to cover operating and capital expenses and assure a sufficient level of cash reserves. In addition to the \$140,000 funded in the 2026-2030 period, there is \$50,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Incremental saving for rate study every 4 years
Year 2 - 2027	Incremental saving for rate study every 4 years
Year 3 - 2028	Incremental saving for rate study every 4 years
Year 4 - 2029	Incremental saving for rate study every 4 years
Year 5 - 2030	incremental saving for rate study every 4 years

Effect on Operations:

Rate adjustments are necessary to generate revenues to cover operating and capital expenses and assure a sufficient level of cash reserves.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: BACKFLOW PREVENTION ASSEMBLIES

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 17 **Project #:** 02066

Project Cost		
2026	\$	50,000
2027		50,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	250,000

Description:

This project is for the installation and replacement of backflow prevention assemblies at City facilities to meet the requirements of City ordinances and the Arkansas Department of Health regulations. Additionally, the City contracts with a third-party service to track, store, and report backflow preventer inspection data on approximately 12,500 residential and commercial installations. In addition to the \$250,000 funded in the 2026-2030 period, there is \$86,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ongoing and increasing
Year 2 - 2027	Ongoing and increasing
Year 3 - 2028	Ongoing and increasing
Year 4 - 2029	Ongoing and increasing
Year 5 - 2030	Ongoing and increasing

Effect on Operations:

Effective backflow prevention is critical to ensure the drinking water is safe

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Stormwater Utility Equipment Purchase

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 1

Project #: 00000

Project Cost		
2026	\$	200,000
2027		200,000
2028		200,000
2029		200,000
2030		200,000
Total	\$	1,000,000

Description:

In December of 2024, Council approved the creation of the stormwater utility. In part, this added additional operation and maintenance personnel as well as additional equipment for this personnel to utilize. This equipment will be used in the operation and maintenance activities associated with the stormwater utility program.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Funding set aside to reimburse general fund
Year 2 - 2027	Funding set aside to reimburse general fund
Year 3 - 2028	Funding set aside to reimburse general fund
Year 4 - 2029	Funding set aside to reimburse general fund
Year 5 - 2030	Funding set aside to reimburse general fund

Effect on Operations:

Reduced flooding and service calls

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Drainage Materials

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 2

Project #: 00000

Project Cost		
2026	\$	500,000
2027		500,000
2028		500,000
2029		500,000
2030		500,000
Total	\$	2,500,000

Description:

Proposed funding would continue to be utilized on an annual basis for materials associated with the operation and maintenance of the City's stormwater system.

Scheduled Implementation:

Active Project

Year 1 - 2026	Operation and Maintenance Material Funding
Year 2 - 2027	Operation and Maintenance Material Funding
Year 3 - 2028	Operation and Maintenance Material Funding
Year 4 - 2029	Operation and Maintenance Material Funding
Year 5 - 2030	Operation and Maintenance Material Funding

Effect on Operations:

Ongoing operation and maintenance ultimately reduces widespread flooding and the service calls associated with the events.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Other Drainage Projects

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 3 **Project #:** 00000

Project Cost		
2026	\$	50,000
2027		100,000
2028		100,000
2029		100,000
2030		-
Total	\$	350,000

Description:

Proposed funding would continue to be utilized on an annual basis for miscellaneous smaller projects and materials.

Scheduled Implementation:

Active Project

Year 1 - 2026	Funding set aside for construction
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Year 2 - 2027 Funding set aside for construction

Year 3 - 2028 Funding set aside for construction

Year 4 - 2029 Funding set aside for construction

Year 5 - 2030 No Work

Effect on Operations:

By repairing/upgrading drainage facilities, this reduces the maintenance requirements of the Transportation Division and allows that time to be spent on other needs. If bidding/contactors are used to complete the work, this further reduces the workload of the Transportation Division.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: S River Meadows/Cherry Hills Drainage

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 4 **Project #:** 00000

Project Cost		
2026	\$	500,000
2027		500,000
2028		-
2029		-
2030		-
Total	\$	1,000,000

Description:

This project was identified as a priority after the 2017 flood event. Runoff from the area upstream results in street flooding and the flooding of several structures within this subdivision. The design of this project is currently underway and this additional funding would pay for the construction. Due to the overall cost of the construction and other needs identified, funding would need to be allocated over several years as shown.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Funding allocated for construction
Year 2 - 2027	Funding allocated for construction and construction begins
Year 3 - 2028	Construction completed
Year 4 - 2029	No Work
Year 5 - 2030	No Work

Effect on Operations:

Reduced structure flooding and reduced drainage calls for the area

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Eastern Ave Drainage

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 5 **Project #:** 00000

Project Cost		
2026	\$	250,000
2027		200,000
2028		250,000
2029		250,000
2030		-
Total	\$	950,000

Description:

This project was identified as a priority after the 2017 flood event. Runoff from the surrounding area overwhelms the drainage on Eastern Ave and floods structures along the east side of the street. This project would include the design and ultimate construction of drainage improvements along Eastern Ave and surrounding area to reduce flooding in the street and eliminate to the extent possible any structure flooding. Due to the overall cost of the construction and other needs identified, funding would need to be allocated over several years as shown.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Begin investigation and design of overall improvements
Year 2 - 2027	Funding to be saved for construction
Year 3 - 2028	Funding to be saved for construction
Year 4 - 2029	Construction of the project to begin
Year 5 - 2030	Construction of the project complete

Effect on Operations:

Reduced structure flooding and reduced drainage calls for the area

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Pollard Ave Drainage

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 6 **Project #:** 00000

Project Cost		
2026	\$	-
2027		-
2028		200,000
2029		200,000
2030		-
Total	\$	400,000

Description:

This project was identified as a priority after the 2017 flood event. Runoff from the area upstream results in street flooding and flooding close to and in between two structures. The retaining wall in between the structures was started to degrade as well. Preliminary design for the solution has been completed and the routing would be within existing alley and City ROW. Due to the overall cost of the construction and other needs identified, funding would need to be allocated over several years as shown.

Scheduled Implementation:

New Project Request

Year 1 - 2026	No Work
Year 2 - 2027	No Work
Year 3 - 2028	Complete design and set aside funding for construction
Year 4 - 2029	Set aside additional funding for construction and complete project
Year 5 - 2030	No Work

Effect on Operations:

Reduced flooding around structures and reduced drainage calls for the area

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Salem Drive Flooding

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 7

Project #: 00000

Project Cost		
2026	\$	-
2027		-
2028		250,000
2029		250,000
2030		300,000
Total	\$	800,000

Description:

This project was identified as a priority after the 2017 flood event. Runoff from the area upstream results in street flooding and the flooding of several structures within this subdivision. The design of this project is currently underway and this additional funding would pay for the construction. Due to the overall cost of the construction and other needs identified, funding would need to be allocated over several years as shown.

Scheduled Implementation:

New Project Request

Year 1 - 2026	No Work
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Year 2 - 2027 No Work

Year 3 - 2028 Design completed and funding set aside for construction

Year 4 - 2029 Funding set aside for construction

Year 5 - 2030 Funding set aside for construction

Effect on Operations:

Reduced structure flooding and reduced drainage calls for the area

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Elmhurst McClinton Phase 2

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 8 **Project #:** 00000

Project Cost		
2026	\$	-
2027		-
2028		-
2029		-
2030		500,000
Total	\$	500,000

Description:

This project was identified as a priority after the 2017 flood event. Runoff from the area upstream results in street flooding and the flooding of several structures within this subdivision. The design of this project is currently underway and this additional funding would pay for the construction. Due to the overall cost of the construction and other needs identified, funding would need to be allocated over several years as shown.

Scheduled Implementation:

New Project Request

Year 1 - 2026	No Work
Year 2 - 2027	No Work
Year 3 - 2028	No Work
Year 4 - 2029	No Work
Year 5 - 2030	Funding set aside for construction

Effect on Operations:

Reduced structure flooding and reduced drainage calls for the area

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC - Master Plan Expansion

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 1 **Project #:** 18016

Project Cost		
2026	\$	750,000
2027		800,000
2028		800,000
2029		850,000
2030		900,000
Total	\$	4,100,000

Description:

These project funds are intended for use in support of the continued implementation of the Solid Waste Reduction, Diversion, and Recycling Master Plan. This would include expansion of the food waste organics composting program, expansion of recycling collection services, and trash collection services. This project is also to maintain, repair and expand the Scale House Improvements, Administration Building, Recycling Processing Facility and Transfer Station as required to conduct daily operations in compliance with the ADEQ permit. (Per Email to Holly on 2/27/25, this project will include the remaining balances from two existing projects (13021 - RTC - Office & Transfer Station Exp and 18017 - RTC - Scale House Improvements))

Scheduled Implementation:

Active Project

Year 1 - 2026	Add front load recycling (and trash) collections truck.
Year 2 - 2027	Add Fleet Truck
Year 3 - 2028	Add Fleet Truck
Year 4 - 2029	Add Fleet Truck
Year 5 - 2030	Add Fleet Truck

Effect on Operations:

One driver position will be added in 2029 thru 2030 to accommodate the expanded commercial waste, recycling and residential trash services. The motor pool charges are on-going costs associated with the three new trucks.

Master Plan(s) Addressed:

The Solid Waste Reduction, Diversion and Recycling Master Plan calls for an increase to 40% diversion of waste from the landfill by 2027. The main pieces of the plan include implementation of an organics composting program and additional recycling services.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC - Compost Site Improvements

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 2 **Project #:** 20006

Project Cost		
2026	\$	200,000
2027		200,000
2028		200,000
2029		200,000
2030		200,000
Total	\$	1,000,000

Description:

This project is to maintain, repair and expand the Compost Site and Building as required to conduct daily operations in compliance with the ADEQ permit and to accommodate growth of the city. Improvements will be made to both site and equipment in order to remain in compliance and increase productivity to meet requirements identified in the Solid Waste Reduction, Diversion and Recycling Master Plan.

Scheduled Implementation:

Active Project

Year 1 - 2026	Expand compost storage and processing area
Year 2 - 2027	Maintenance and repair of compost facilities
Year 3 - 2028	Maintenance and repair of compost facilities
Year 4 - 2029	Maintenance and repair of compost facilities
Year 5 - 2030	Maintenance and repair of compost facilities

Effect on Operations:

N/A

Master Plan(s) Addressed:

The Energy Action Plan and the Solid Waste Reduction, Diversion and Recycling Master Plan calls for an increase to 40% diversion of waste from the landfill by 2027. The main pieces of the plan include implementation of an organics composting program.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC - Rate Study

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 3 **Project #:** 10004

Project Cost		
2026	\$	-
2027		-
2028		-
2029		-
2030		100,000
Total	\$	100,000

Description:

This project is to retain the services of a consulting firm to conduct a rate study to determine the true cost of all services provided by the Recycling & Trash Collection Division. This will enable staff to determine appropriate rates for levels of service throughout all programs and facilitate the implementation of the Solid Waste Reduction, Diversion, and Recycling Master Plan.

Scheduled Implementation:

Active Project

Year 1 - 2026	N/A
Year 2 - 2027	N/A
Year 3 - 2028	N/A
Year 4 - 2029	N/A
Year 5 - 2030	Conduct updated Rate Study

Effect on Operations:

N/A

Master Plan(s) Addressed:

Staff will hire a consultant to conduct a comprehensive rate study to determine the level of service and associated costs for all services including the services required by the adoption of the Solid Waste Reduction, Diversion, and Recycling Master Plan through City Council with Resolution 49-17.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC - Compactors & Containers

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 4 **Project #:** 24013

Project Cost		
2026	\$	160,000
2027		160,000
2028		160,000
2029		160,000
2030		160,000
Total	\$	800,000

Description:

This project is for the purchase of compactors and containers used for the collection of solid waste material. This project will utilize several styles of containers to efficiently handle solid waste and recycling materials generated within the city. Compactors decrease the frequency of collection and are serviced with existing drop box trucks. This project is also for the maintenance, repair and signage of all containers used for the collection and hauling of waste and recycling materials.

Scheduled Implementation:

Active Project

Year 1 - 2026	\$60k-2 compactors, \$70k-containers; \$30k-container maint/signs
Year 2 - 2027	\$60k-2 compactors, \$70k-containers; \$30k-container maint/signs
Year 3 - 2028	\$60k-2 compactors, \$70k-containers; \$30k-container maint/signs
Year 4 - 2029	\$60k-2 compactors, \$70k-containers; \$30k-container maint/signs
Year 5 - 2030	\$60k-2 compactors, \$70k-containers; \$30k-container maint/signs

Effect on Operations:

N/A

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC Technology Equipment Replacements

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 5 **Project #:** 02057

Project Cost		
2026	\$	19,000
2027		3,000
2028		8,000
2029		7,000
2030		21,000
Total	\$	58,000

Description:

This project is for the replacement of failing and outdated personal computers (PC's), printers, and monitors. IT staff performed a thorough inventory of citywide technology equipment to document the fund, division, program, location, purchase date, and cost of each piece of equipment. A structured replacement schedule was developed that defined a standard useful life for each of the following equipment types: PCs, laptops, tablets, printers, and scanners. Each year the proposed replacement plan will be reviewed to ensure equipment is utilized to its maximum useful life but replaced when needed to ensure optimal employee efficiency. Amounts from IT's Fayetteville Technology plan Cost Estimates by Phase Replacement Items.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

This project has no significant direct cost on operations. Indirectly, newer faster machines increase end user productivity and reduce time spent maintaining equipment. IT staff do spend a significant amount of time deploying new technology, but this is offset with the lack of support needed to support old equipment that require more maintenance.

Master Plan(s) Addressed:

By replacing computer technology, staff supports the City Council's Guiding Principle of "Well Maintained City Infrastructure and Facilities." The structured computer replacement plan strives to right size technology, provide for oversight of all computer purchases, and ensures technology is replaced in a timely fashion. By replacing the computer technology, staff ensures that performance and energy savings technology is deployed on a consistent basis. This complies with the increased energy efficiency in new and existing structures goal of the Energy Action Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC - Route Management System

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 6 **Project #:** 19004

Project Cost		
2026	\$	50,000
2027		40,000
2028		40,000
2029		40,000
2030		40,000
Total	\$	210,000

Description:

This project is for vehicle locator telematics and service verification equipment for all trucks in the fleet. The new equipment is designed to improve route optimization for the collection fleet along with providing better service to customers by verifying collection by GPS coordinates as well as time stamps/photos for time of pick up service.

Scheduled Implementation:

Active Project

Year 1 - 2026	Add telematics to additional fleet vehicles and add tracking.
Year 2 - 2027	Add telematics to additional fleet vehicles and add tracking.
Year 3 - 2028	Add telematics to additional fleet vehicles and add tracking.
Year 4 - 2029	Upgrade and maint of telematics, route optimization and anti-contamination equip
Year 5 - 2030	Upgrade and maint of telematics, route optimization and anti-contamination equip

Effect on Operations:

N/A

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Movement Pavement Rehab

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 1

Project #: 21010

Project Cost		
2026	\$	75,000
2027		-
2028		-
2029		-
2030		-
Total	\$	75,000

Description:

Funds from this project will be used for the City's Match on grants. The Extend Taxiway E project will take course over 3 years. City match will be as follows: 2024: \$20,800; 2025: \$22,500; 2026: \$245,000. In 2026 there will be a North GA Apron Rehab with a city match of \$170,000. In 2026, there will be a Taxiway E Extension Construction with a city match of \$75,000, and Utility Extensions with a city match of \$15,000. In addition to the \$75,000 funded in the 2026-2030 period, there is \$185,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026 North GA Apron Rehab, Taxiway E Extension Construction

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029

Year 5 - 2030

Effect on Operations:

Completing these grant projects will improve airfield safety, and allow for future expansion.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Engineering Consultant Services

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 2

Project #: 15029

Project Cost		
2026	\$	20,000
2027		20,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	100,000

Description:

This project is for Engineering Consultant Services to be utilized through various Federal and State Grant projects.

Scheduled Implementation:

Active Project

Year 1 - 2026	\$20000 On call services
Year 2 - 2027	\$20000 On call services
Year 3 - 2028	\$20000 On call services
Year 4 - 2029	\$20000 On call services
Year 5 - 2030	\$20000 On call services

Effect on Operations:

n/a

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport T-hangar Rehab

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 3

Project #: 21011

Project Cost		
2026	\$	40,000
2027		40,000
2028		40,000
2029		-
2030		-
Total	\$	120,000

Description:

This project will be used to replace the East Side Pilot's Lounge, Self Serve Fuel Farm and Aircraft Washrack. In addition to the \$120,000 funded in the 2026-2030 period, there is \$80,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026 Washrack \$60,000
Year 2 - 2027 Pilot's Shack \$120,000
Year 3 - 2028 Self Serve \$20,000
Year 4 - 2029
Year 5 - 2030

Effect on Operations:

These items are a necessity to GA operations due to the aging infrastructure that is currently in place.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Lighting Improvements

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 4

Project #: 15026

Project Cost		
2026	\$	10,000
2027		10,000
2028		10,000
2029		10,000
2030		10,000
Total	\$	50,000

Description:

This project is to provide funding for anticipated lighting upgrades at Drake Field in multiple locations. Walk-through assessments were performed to identify energy efficiencies. New LED lighting was noted for the tarmac, T-hangars, FBO hangar and roadway lighting. The lighting improvements are eligible for utility incentives. The estimated energy savings for the installation of all recommended upgrades is approximately \$10,000 per year. The additional benefit of completing these lighting upgrades is the reduction in maintenance costs of the outdated lighting.

Scheduled Implementation:

Active Project

Year 1 - 2026 T-hangar Lighting
Year 2 - 2027 Tarmac and FBO hangar lighting.
Year 3 - 2028
Year 4 - 2029
Year 5 - 2030

Effect on Operations:

Reduced electricity costs and reduced maintenance costs for time spent repairing outdated lighting.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Equipment Replacement

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 5

Project #: 18019

Project Cost		
2026	\$	20,000
2027		20,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	100,000

Description:

This project is for the planned replacement of airport equipment: ARFF Vehicle, GPU, baggage carts (\$12,000), replacement tug (\$40,000), de-ice trailer (\$50,000)

Scheduled Implementation:

Active Project

Year 1 - 2026 De-Icing trailer
Year 2 - 2027 GPU, replacement tug, baggage carts
Year 3 - 2028
Year 4 - 2029
Year 5 - 2030

Effect on Operations:

This project is for the planned replacement of airport equipment: ARFF Vehicle, GPU, baggage carts (\$12,000), replacement tug (\$40,000), de-ice trailer (\$50,000)

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Street Side Improvements

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 6

Project #: 24015

Project Cost		
2026	\$	40,000
2027		40,000
2028		40,000
2029		40,000
2030		40,000
Total	\$	200,000

Description:

This purpose of this project is to improve the public facing side of the airfield to include burying of utilities, sidewalk improvements, updated signage, landscaping and fencing improvements. An additional \$25k/YR is being requested to fund much needed parking lot paving. In addition to the \$200,000 funded in the 2026-2030 period, there is \$125,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Parking lot paving, fencing improvements
Year 2 - 2027	Parking lot paving, sidewalk improvements
Year 3 - 2028	Parking lot paving, signage
Year 4 - 2029	Parking lot paving, landscaping
Year 5 - 2030	Parking lot paving

Effect on Operations:

Project priorities so far have been on safety and efficiency. As the airfield continues to grow, consideration should be given for the overall appearance and accessibility to the public.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airfield Camera Replacement

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 7

Project #: 00000

Project Cost		
2026	\$	45,000
2027		-
2028		-
2029		-
2030		-
Total	\$	45,000

Description:

The airfield currently uses the Meraki camera systems. They need to be replaced ASAP. The quote for \$45,000 has been provided by the I.T. department.

Scheduled Implementation:

New Project Request

Year 1 - 2026 Camera Replacement

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029

Year 5 - 2030

Effect on Operations:

The airfield currently uses the Meraki camera systems. They need to be replaced ASAP. The quote for \$45,000 has been provided by the I.T. department.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Terminal Improvements

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 8

Project #: 18020

Project Cost		
2026	\$	-
2027		20,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	80,000

Description:

The airport is asking for an additional \$40,000/YR to continue updating terminal finishes for flooring, furniture and building improvements. Staff will identify the order in which areas need replacement first, and will continue to update in that order. In addition to the \$80,000 funded in the 2026-2030 period, there is \$120,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	flooring, furniture
Year 2 - 2027	furniture
Year 3 - 2028	restroom remodel
Year 4 - 2029	remodeling walls in the lobby
Year 5 - 2030	office upgrades

Effect on Operations:

The airport is asking for an additional \$40,000/YR to continue updating terminal finishes for flooring, furniture and building improvements. Bringing the terminal building more up to date helps with customer experience as they fly in to Fayetteville.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Transportation & Fleet Building Improvements

Division: Fleet Operations (770)

Funding: 9700 - Shop

Category: Facilities Management Improvements

Rank: 4

Project #: 18001

Project Cost		
2026	\$	20,000
2027		20,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	100,000

Description:

Funds are set aside to ensure the proper maintenance and care for the facility that we work in together.

Scheduled Implementation:

Active Project

Year 1 - 2026	20,000 Repairs as needed
Year 2 - 2027	20,000 Repairs as needed
Year 3 - 2028	20,000 Repairs as needed
Year 4 - 2029	20,000 Repairs as needed
Year 5 - 2030	20,000 Repairs as needed

Effect on Operations:

We need to ensure that funds are available so that if there are major repairs that need to be done we are able to fix them quickly.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fleet Replacement Vehicles (#97001)

Division: Fleet Operations (770)

Funding: 9700 - Shop

Category: Vehicles & Equipment

Rank: 1

Project #: 00000

Project Cost

2026	\$	5,955,000
2027		16,727,000
2028		11,166,000
2029		6,018,000
2030		11,307,000
Total	\$	51,173,000

Description:

Replacement planning for all units based off of FASTER point scale as of February 2025.

Scheduled Implementation:

Active Project

Year 1 - 2026	52 vehicles scheduled for replacement City-wide
Year 2 - 2027	87 vehicles scheduled for replacement City-wide
Year 3 - 2028	64 vehicles scheduled for replacement City-wide
Year 4 - 2029	28 vehicles scheduled for replacement City-wide
Year 5 - 2030	78 vehicles scheduled for replacement City-wide

Effect on Operations:

Cost estimation is based off 2025 purchases and vendor provided information. Vendors indicated to expect a 10% increase in pricing year over year for the foreseeable future.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Shop Lift, Jackstands, Safety Equipment and Training

Division: Fleet Operations (770)

Funding: 9700 - Shop

Category: Vehicles & Equipment

Rank: 2

Project #: 00000

Project Cost		
2026	\$	10,000
2027		10,000
2028		-
2029		-
2030		-
Total	\$	20,000

Description:

Purchase and replacement of severely aged lifts, jackstands and safety equipment in order to create a safe working environment.

Scheduled Implementation:

New Project Request

Year 1 - 2026 10,000 Various safety equipment as required
 Year 2 - 2027 10,000 Various safety equipment as required
 Year 3 - 2028
 Year 4 - 2029
 Year 5 - 2030

Effect on Operations:

By replacing and purchasing additional lifts and jackstands Fleet would be better equipped to ensure safety and avoid costly workers comp claims.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Storage Container

Division: Fleet Operations (770)

Funding: 9700 - Shop

Category: Facilities Management Improvements

Rank: 3

Project #: 00000

Project Cost		
2026	\$	18,000
2027		-
2028		-
2029		-
2030		-
Total	\$	18,000

Description:

Fleet has the need for additional storage for upfitting and Code 3 equipment when orders are placed for new vehicles and equipment for worktrucks, Police Patrol vehicles and good used equipment. Our parts room where we keep only inventory items to be changed out is not the ideal location due to space constraints. This storage container or large shed will also keep non-office staff or mechanics out of the parts room to better keep track of chargeable items and keep inventory at the right counts. Best industry practice for inventory management is to lock out all staff outside of those who do not order or track inventory.

Scheduled Implementation:

New Project Request

Year 1 - 2026	To be ordered FY26 and delivered same year.
Year 2 - 2027	NA
Year 3 - 2028	NA
Year 4 - 2029	NA
Year 5 - 2030	NA

Effect on Operations:

The additional storage would open up needed space for inventory items. With an expanding Fleet, the additional space would allow repairs and preventative maintenance to be completed more expeditiously limiting down time for other City Departments.

Master Plan(s) Addressed:

OPERATING IMPACTS

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
2100 - Street Fund							
Transportation Improvements							
Transportation Services (410)							
Transportation & Fleet Bldg Impr	No effect on operations	-	-	-	-	-	-
Transportation Improvements Total							
2100 - Street Fund Total		-	-	-	-	-	-
2130 - Parking Fund							
Parking Improvements							
Parking Management (430)							
Parking Deck Improvements	No effect on operations	-	-	-	-	-	-
Parking Equip Replacements	No effect on operations	-	-	-	-	-	-
Parking Infrastructure Impr	No effect on operations	-	-	-	-	-	-
Parking Lot Impr & Overlays	No effect on operations	-	-	-	-	-	-
Parking Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Parking Improvements Total							
2130 - Parking Fund Total		-	-	-	-	-	-
2250 - Parks Dev							
Parks & Recreation Improvements							
Parks & Recreation (520)							
Regional Park Improvements	Addtl utility costs, turf maint, and equipment	145,000	30,000	30,000	30,000	30,000	265,000
Community Park Impr	Addtl FTE, vehicle, cleaning supplies, and B&G maint	5,000	119,500	14,500	14,500	14,500	168,000
Neighborhood Park Dev	Addtl costs for operations and maint	-	12,500	17,500	30,000	30,000	90,000
Nature Parks/Conservation Area Impr	No effect on operations	-	-	-	-	-	-
Parks & Recreation Improvements Total							
2250 - Parks Dev Total		150,000	162,000	62,000	74,500	74,500	523,000
2300 - Impact Fee Fund							
Fire Improvements							
Fire (300)							
Fire Impact Fee Improvements	No effect on operations	-	-	-	-	-	-
Fire Improvements Total							
Water & Sewer Improvements							
Utilities Director (700)							
Wastewater Impact Fee Impr	No effect on operations	-	-	-	-	-	-
Water Impact Fee Impr	No effect on operations	-	-	-	-	-	-
Water & Sewer Improvements Total							
2300 - Impact Fee Fund Total		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
4470 - Sales Tax Capital Fund							
Bridge & Drainage Improvements							
Engineering (621)	No effect on operations	-	-	-	-	-	-
Other Drainage/Bridge Impr	No effect on operations	-	-	-	-	-	-
Stormwater Quality Mgmt		-	-	-	-	-	-
Bridge & Drainage Improvements Total							
Facilities Improvements							
Facilities Management (140)							
ADA Assessment	No effect on operations	-	-	-	-	-	-
Animal Services Impr	No effect on operations	-	-	-	-	-	-
Building Impr	No effect on operations	-	-	-	-	-	-
Building Impr - ADA Impr	No effect on operations	-	-	-	-	-	-
Building Impr - Fayetteville Town Ctr	No effect on operations	-	-	-	-	-	-
Building Impr - Senior Center	No effect on operations	-	-	-	-	-	-
Building Impr - White Hangar	No effect on operations	-	-	-	-	-	-
Downtown Campus Renovation	No effect on operations	-	-	-	-	-	-
Facilities Improvements Total							
Fire Improvements							
Fire (300)							
Fire Apparatus Purchases Shop Transfer	No effect on operations	-	-	-	-	-	-
Fire Facility Maintenance	No effect on operations	-	-	-	-	-	-
Fire Mobile Radios	No effect on operations	-	-	-	-	-	-
Fire Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Firefighter Safety Equipment	No effect on operations	-	-	-	-	-	-
Fire Improvements Total							
Information Technology Improvements							
Information Technology (170)							
Cyber Security	No effect on operations	-	-	-	-	-	-
Enterprise Application Impr	No effect on operations	-	-	-	-	-	-
Fiber Optic Cable	No effect on operations	-	-	-	-	-	-
Geographic Info System (GIS)	No effect on operations	-	-	-	-	-	-
Local Area Network (LAN) Upgrades	No effect on operations	-	-	-	-	-	-
Public Reporting Dashboard	No effect on operations	-	-	-	-	-	-
Security Cameras	No effect on operations	-	-	-	-	-	-
Storage Area Network (SAN) Upgrades	No effect on operations	-	-	-	-	-	-
Technology Equipment Repl	No effect on operations	-	-	-	-	-	-
Telecommunication System Upgrades	No effect on operations	-	-	-	-	-	-
Information Technology Improvements Total							

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
Library Improvements							
Library (080)							
Library Materials Purchases	No effect on operations	-	-	-	-	-	-
Library Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Library Improvements Total		-	-	-	-	-	-
Media Services Improvements							
Media Services (060)							
City Hall AV Maint	No effect on operations	-	-	-	-	-	-
Digital Signage Implementation	Signage software and player licenses	9,100	9,500	9,500	9,500	9,500	47,100
Television Center Equipment	A-V systems, support, equip, tech, video archiving	4,800	4,800	4,800	4,800	4,800	24,000
Media Services Improvements Total		13,900	14,300	14,300	14,300	14,300	71,100
Other Capital Improvements							
Accounting (131)							
Audit Expense	No effect on operations	-	-	-	-	-	-
City Clerk (051)							
Document Records Mgmt	Savings in-house versus 3rd party service	(148,600)	(148,600)	(148,600)	(148,600)	(148,600)	(743,000)
Communications (055)							
Parks Marketing Plan	No effect on operations	-	-	-	-	-	-
Economic Development (050)							
NCAP Utility Study	No effect on operations	-	-	-	-	-	-
Facilities Management (140)							
7Hills Walker Residential Facility	No effect on operations	-	-	-	-	-	-
Woolsey Homestead Restoration	No effect on operations	-	-	-	-	-	-
Long Range Planning (634)							
Downtown Master Plan	No effect on operations	-	-	-	-	-	-
Miscellaneous (090)							
Greenspace Preservation (Res 288-21)	No effect on operations	-	-	-	-	-	-
Contingency	No effect on operations	-	-	-	-	-	-
Community and Neighborhood Resources	No effect on operations	-	-	-	-	-	-
PW Director (610)							
Happy Hollow Campus Master Plan	No effect on operations	-	-	-	-	-	-
Sustainability (631)							
Building Efficiency Impr	Reduced utility and maintenance costs	(60,000)	(70,000)	(80,000)	(90,000)	(100,000)	(400,000)
Climate Resiliency	No effect on operations	-	-	-	-	-	-
PD Shooting Range Decommissioning	No effect on operations	-	-	-	-	-	-
Other Capital Improvements Total		(208,600)	(218,600)	(228,600)	(238,600)	(248,600)	(1,143,000)

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
Parks & Recreation Improvements							
Parks & Recreation (520)							
Public Art Commission	No effect on operations	-	-	-	-	-	-
Cultural Planning / Creative Placemaking	No effect on operations	-	-	-	-	-	-
Forestry and Outreach	No effect on operations	-	-	-	-	-	-
Arts Infrastructure and Maintenance	No effect on operations	-	-	-	-	-	-
Parks Operations (521)							
Park Maintenance and Impr	No effect on operations	-	-	-	-	-	-
Playground Impr	No effect on operations	-	-	-	-	-	-
Parks Ops Building Impr	No effect on operations	-	-	-	-	-	-
Artificial Turf Impr	No effect on operations	-	-	-	-	-	-
Trash Removal	No effect on operations	-	-	-	-	-	-
Natural Resources Management	No effect on operations	-	-	-	-	-	-
Lights of the Ozarks	No effect on operations	-	-	-	-	-	-
Parks Safety and ADA	No effect on operations	-	-	-	-	-	-
Parks & Recreation Improvements Total							
Police Improvements							
Police (200)							
Central Dispatch Impr	No effect on operations	-	-	-	-	-	-
Central Dispatch UPS Impr	No effect on operations	-	-	-	-	-	-
Citywide Radio System Repl	No effect on operations	-	-	-	-	-	-
Police Ballistic Protection Repl	No effect on operations	-	-	-	-	-	-
Police Equipment Repl	No effect on operations	-	-	-	-	-	-
Police Facility Improvements	No effect on operations	-	-	-	-	-	-
Police Firing Range Impr	No effect on operations	-	-	-	-	-	-
Police Gym Equipment	No effect on operations	-	-	-	-	-	-
Police K9 Replacements	No effect on operations	-	-	-	-	-	-
Police Marked Vehicle Exp	Motorpool charges for vehicles	6,000	12,000	18,000	24,000	30,000	90,000
Police Public Safety Equip	No effect on operations	-	-	-	-	-	-
Police Radio Replacements	No effect on operations	-	-	-	-	-	-
Police Specialized Equipment	Crime scene mapping software annual cost	-	4,000	4,000	4,000	4,000	16,000
Police Technology Impr	No effect on operations	-	-	-	-	-	-
Police Unmarked Vehicles Repl	No effect on operations	-	-	-	-	-	-
Police Weapon Replacements	No effect on operations	-	-	-	-	-	-
Police Improvements Total							
		6,000	16,000	22,000	28,000	34,000	106,000
Street Improvements							
Engineering (621)							
Cost Share/ROW/Street Calming	No effect on operations	-	-	-	-	-	-
Street Improvements Total							
		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
Trail Improvements							
Transportation Services (410)							
Trail Development	No effect on operations	-	-	-	-	-	-
Trail Improvements Total		-	-	-	-	-	-
Transportation Improvements							
Transportation Services (410)							
In-House Pavement Impr	No effect on operations	-	-	-	-	-	-
Sidewalk Impr	No effect on operations	-	-	-	-	-	-
Traffic Signal Impr	No effect on operations	-	-	-	-	-	-
Wireless Traffic Signal Control	No effect on operations	-	-	-	-	-	-
Drainage Maintenance	No effect on operations	-	-	-	-	-	-
Transit Stop Infrastructure	No effect on operations	-	-	-	-	-	-
Transportation Improvements Total		-	-	-	-	-	-
4470 - Sales Tax Capital Fund Total		(188,700)	(188,300)	(192,300)	(196,300)	(200,300)	(965,900)
5400 - Water & Sewer Fund							
Wastewater Treatment Plant Improvements							
Wastewater Treatment Plant (730)							
Wastewater Trtmt/Water Quality Impr	No effect on operations	-	-	-	-	-	-
WWTP Building Impr	No effect on operations	-	-	-	-	-	-
WWTP Plant Pumps & Equip	No effect on operations	-	-	-	-	-	-
WWTP Upgrade/Replace Lift Stns	No effect on operations	-	-	-	-	-	-
Water & Sewer Maintenance (720)							
Phosphorus Standards Mgmt	No effect on operations	-	-	-	-	-	-
Wastewater Treatment Plant Improvements Total		-	-	-	-	-	-
Water & Sewer Improvements							
Water & Sewer Maintenance (720)							
Sanitary Sewer Rehabilitation	No effect on operations	-	-	-	-	-	-
Utilities Financial Services Impr	No effect on operations	-	-	-	-	-	-
W&S Impact Fee Cost Sharing	No effect on operations	-	-	-	-	-	-
W&S Impr Defined by Study	No effect on operations	-	-	-	-	-	-
W&S Relocations for Bond Proj	No effect on operations	-	-	-	-	-	-
Water Storage & Pump Stn Maint	No effect on operations	-	-	-	-	-	-
Water System Rehab & Repl	No effect on operations	-	-	-	-	-	-
Water Tank Impr	No effect on operations	-	-	-	-	-	-
W&S Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Water & Sewer Improvements Total		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
Water & Sewer Services Improvements							
Water & Sewer Maintenance (720)	No effect on operations	-	-	-	-	-	-
Backflow Prevention Assemblies	No effect on operations	-	-	-	-	-	-
W&S Bldg/Office Impr	No effect on operations	-	-	-	-	-	-
W&S Equipment Expansions	No effect on operations	-	-	-	-	-	-
W&S Rate Operations Study	No effect on operations	-	-	-	-	-	-
Water Meters	No effect on operations	-	-	-	-	-	-
Water & Sewer Services Improvements Total							
5400 - Water & Sewer Fund Total							
5450 - Stormwater Mgmt Fund							
Bridge & Drainage Improvements							
Stormwater Management (740)	No effect on operations	-	-	-	-	-	-
Stormwater - Eastern Ave	No effect on operations	-	-	-	-	-	-
Stormwater - Elmhurst/McClinton PH2	No effect on operations	-	-	-	-	-	-
Stormwater - Pollard Ave	No effect on operations	-	-	-	-	-	-
Stormwater - S River Meadows/Cherry Hills	No effect on operations	-	-	-	-	-	-
Stormwater - Salem Dr	No effect on operations	-	-	-	-	-	-
Stormwater Drainage Materials	No effect on operations	-	-	-	-	-	-
Stormwater Other Drainage Projects	No effect on operations	-	-	-	-	-	-
Stormwater Utility Equipment	No effect on operations	-	-	-	-	-	-
Bridge & Drainage Improvements Total							
5450 - Stormwater Mgmt Fund Total							
5500 - Recycle & Trash Collection Fund							
Recycling & Trash Collections Improvements							
Recycling & Trash Collections (750)	No effect on operations	-	-	-	-	-	-
RTC Compactors & Containers	No effect on operations	-	-	-	-	-	-
RTC Compost Site Impr	Additional FTE in 2029 and 2030	-	-	-	50,000	50,000	100,000
RTC Master Plan Expansion	No effect on operations	-	-	-	-	-	-
RTC Rate Study	No effect on operations	-	-	-	-	-	-
RTC Route Optimization & RFID System	No effect on operations	-	-	-	-	-	-
RTC Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Recycling & Trash Collections Improvements Total							
5500 - Recycle & Trash Collection Fund Total							

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
5550 - Airport Fund							
Aviation Improvements							
Airport Services (760)							
Airport Camera Repl	No effect on operations	-	-	-	-	-	-
Airport Eng Consultant Services	No effect on operations	-	-	-	-	-	-
Airport Equipment Repl	No effect on operations	-	-	-	-	-	-
Airport Lighting Impr	No effect on operations	-	-	-	-	-	-
Airport Movement Pavement Rehab	No effect on operations	-	-	-	-	-	-
Airport Street Side Impr	No effect on operations	-	-	-	-	-	-
Airport Terminal Impr	No effect on operations	-	-	-	-	-	-
Airport T-hangar Rehab	No effect on operations	-	-	-	-	-	-
Aviation Improvements Total		-	-	-	-	-	-
5550 - Airport Fund Total							
9700 - Shop Fund							
Facilities Improvements							
Fleet Operations (770)							
Fleet/Transportation Bldg Impr	No effect on operations	-	-	-	-	-	-
Facilities Improvements Total		-	-	-	-	-	-
Vehicle & Equipment Improvements							
Fleet Operations (770)							
Fleet - Equipment Replacement	No effect on operations	-	-	-	-	-	-
Fleet - Storage Container	No effect on operations	-	-	-	-	-	-
Fleet - Vehicle Replacements	No effect on operations	-	-	-	-	-	-
Vehicle & Equipment Improvements Total		-	-	-	-	-	-
9700 - Shop Fund Total							
Grand Total		(38,700)	(26,300)	(130,300)	(71,800)	(75,800)	(342,900)

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APPENDIX

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

LISTING OF ACRONYMS

AC	Air Conditioning
ADA	Americans with Disabilities Act
ADEQ	Arkansas Department of Environmental Quality
ADH	Arkansas Department of Health
AED	Automated External Defibrillator
AHTD	Arkansas Highway Transportation Department
AMRR	Arkansas and Missouri Railroad
APS	Advanced Public Safety
ARFF	Air Rescue and Fire Fighting
A/V	Audio/Visual
AVL	Automatic Vehicle Location
AWIN	Arkansas Wireless Information Network
BMS	Bio-Solids Management Site
BWC	Body Worn Camera
BWD	Beaver Water District
CAD	Computer Aided Dispatch
CCTV	Closed Circuit Television
CEW	Conducted Energy Weapon
CIP	Capital Improvements Program
CMS	Content Management System
CPR	Cardiopulmonary Resuscitation
CPU	Central Processing Unit
DMVR	Digital Mobile Video Recorder
DOT	Department of Transportation
DVD	Digital Versatile Disc
ECM	Enterprise Content Management
EDMS	Electronic Document Management System
EPA	Environmental Protection Agency
ERP	Enterprise Response Planning
ERT	Emergency Response Team
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulation
FBO	Fixed Based Operator
FEEDC	Fayetteville Expressway Economic Development Corridor
FEMA	Federal Emergency Management Agency

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

LISTING OF ACRONYMS (cont.)

FFD	Fayetteville Fire Department
FHWA	Federal Highway Administration
FNHA	Fayetteville Natural Heritage Association
FPL	Fayetteville Public Library
FTE	Full-Time Equivalent
GA	General Aviation
GIS	Geographic Information System
GPS	Global Positioning System
HR	Human Resources
HMR	Hotel/Motel Restaurant Tax
HVAC	Heating, Ventilation, and Air Conditioning
IFS	Influent Pump Station
ILS	Integrated Library System
IP	Internet Protocol
IT	Information Technology
LAN	Local Area Network
LED	Light Emitting Diode
LEED	Low Energy Electron Diffraction
LPR	License Plate Recognition
MCC	Motor Control
MCT	Mobile Computer Terminal
MLK	Martin Luther King
MRF	Materials Recovery Facility
MUTCD	Manual on Uniform Traffic Control
MVR	Mobile Video Recorder
NPDES	National Pollutant Discharge Elimination System
NRCS	National Resource Conservation Service
NWA	Northwest Arkansas
NWARPC	Northwest Arkansas Regional Planning Commission
OCLC	Online Computer Library Center
PA	Public Address
PACE	Property-Assessed Clean Energy
PCI DSS	Payment Card Industry Data Security Standard
PC	Personal Computer
PEG	Public/Education/Government

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

LISTING OF ACRONYMS (cont.)

PSV.....	Pressure Safety Valve
RFID.....	Radio-Frequency Identification
RFP.....	Request For Proposal
ROW	Right-of-Way
SAN.....	Storage Area Network
SCBA.....	Self-Contained Breathing Apparatus
SSMA.....	SQL Server Migration Assistant
SSO.....	Sanitary Sewer Overflow
SSRS.....	SQL Server Reporting Services
STP.....	Surface Transportation Program
TV.....	Television
UGV	Unmanned Ground Vehicle
UPS.....	Uninterruptible Power Source
UTV	Utility Terrain Vehicle
UV.....	Ultra Violet
VoIP.....	Voice Over Internet Protocol
VR.....	Video Recorder
W/S.....	Water/Sewer
WAN	Wireless Area Network
WORK.....	Watershed Conservation Resource Center
WSIP.....	Wastewater Systems Improvement Project
WWTP	Wastewater Treatment Plant
YRCC	Yvonne Richardson Community Center

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

INDEX

Aviation Improvements	139-146
Bridge and Drainage Improvements	26-27, 125-132
CIP Resolution	VIII
Facilities Management Improvements	28-35
Facility Improvements.....	13, 147
Fire Improvements.....	23, 36-40
Funded Projects Summary	4-12
Information Technology Improvements	41-50
Letter of Transmittal	I-IV
Library Improvements.....	51-52
Listing of Acronyms.....	159-161
Media Services Improvements	53-55
Operating Impacts Summary	151-157
Other Capital Improvements	56-69
Parking Improvements.....	14-18
Parks & Recreation Improvements	19-22, 70-81
Police Improvements	82-97
Program Directional Information.....	V-VII
Project Index	163-165
Recycling & Trash Collection Improvements	133-138
Requests by Category Summary	2
Requests by Source Summary.....	1
Sales Tax Capital Improvements Fund by Category Summary	3
Street Improvements	98
Trail Improvements.....	99
Transportation Improvements.....	100-105
Vehicles & Equipment Improvements	148-150
Wastewater Treatment Improvements	106-110
Water & Sewer Improvements	24-25, 111-119
Water & Sewer Services Improvements	120-124

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

PROJECT INDEX

7-Hills Walker Family Residential Facility.....	60
ADA Assessment Of City-Owned Facilities.....	34
ADA Improvements to City-Owned Facilities.....	30
Airfield Camera Replacement.....	145
Airfield Street Side Improvements.....	144
Airport Engineering Consultant Services.....	140
Airport Equipment Replacement.....	143
Airport Lighting Improvements.....	142
Airport Movement Pavement Rehab.....	139
Airport Terminal Improvements.....	146
Airport T-Hangar Rehab.....	141
Animal Services Improvements.....	31
Artificial Turf Improvements.....	77
Arts Infrastructure and Maintenance.....	73
Audit Expense (47038).....	56
Backflow Prevention Assemblies.....	124
Building Efficiency Improvements.....	67
Building Improvements.....	28
Central Dispatch Improvements.....	92
Central Dispatch Improvements - UPS Replacement.....	96
City Hall A-V Maintenance.....	54
Climate Resiliency.....	68
Community and Neighborhood Resources.....	63
Community Park Development.....	20
Contingency.....	64
Cost Share / Row / Intersection / Street Calming.....	98
Cultural Planning And Creative Placemaking.....	71
Cyber Security.....	45
Digital Signage Implementation.....	55
Document & Records Management.....	57
Downtown Campus Renovation.....	29
Downtown Master Plan And Implementation.....	62
Drainage Maintenance.....	104
Drainage Materials.....	126
Eastern Ave Drainage.....	129
Elmhurst McClinton Phase 2.....	132
Fayetteville Senior Center Improvements.....	33
Fayetteville Town Center Improvements.....	35
Fiber Optic Cable.....	46
Fire Apparatus Purchases - Shop Transfer.....	36
Fire Facility Maintenance.....	38
Fire Impact Fee Improvements.....	23
Fire Mobile Radios.....	37
Fire Technology Equipment Replacements.....	40
Firefighting Safety Equipment.....	39
Fleet Replacement Vehicles.....	148

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

PROJECT INDEX

Fleet Shop Lift, Jackstands, Safety Equip and Training.....	149
Fleet Storage Container.....	150
Forestry And Outreach.....	72
Geographic Information System (GIS).....	47
Greenspace Preservation.....	65
Happy Hollow Campus Master Plan.....	66
Information Technology Enterprise Application Improvements.....	48
In-House Pavement Improvements.....	100
Library Materials Purchases.....	51
Library Technology Equipment Replacements.....	52
Lights Of The Ozarks.....	80
Local Area Network (Lan) Upgrades.....	42
Natural Resources Management.....	79
Nature Park/Conservation Area Improvements.....	22
NCAP Utility Study.....	59
Neighborhood Park Development.....	21
Other Drainage Projects.....	127
Other Drainage/Bridge Improvements.....	27
Park Maintenance and Improvements.....	74
Park Safety and ADA.....	81
Parking Deck Improvements.....	14
Parking Equipment Replacements.....	17
Parking Infrastructure Improvements.....	16
Parking Lot Improvements & Overlays.....	15
Parking Technology Equipment Replacements.....	18
Parks Marketing Plan.....	58
Parks Operations Building Improvements.....	76
PD Shooting Range Decommissioning.....	69
Phosphorus Standards Management.....	110
Plant Pumps And Equipment WWTP.....	107
Playground Improvements.....	75
Police Ballistic Protection Replacement.....	82
Police Citywide Radio System Replacement.....	91
Police Equipment Replacement.....	95
Police Facility Improvements.....	90
Police Firing Range Improvements.....	93
Police Gym Equipment.....	97
Police K9 Replacement.....	94
Police Marked Vehicle Expansion.....	89
Police Public Safety Equipment.....	86
Police Radio Replacement.....	84
Police Specialized Equipment.....	87
Police Technology Improvements.....	88
Police Unmarked Vehicles.....	85
Police weapons Replacements.....	83
Pollard Ave Drainage.....	130

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

PROJECT INDEX

Public Art Commission Plan.....	70
Public Reporting Dashboard.....	49
Regional Park Development.....	19
RTC Compactors and Containers.....	136
RTC Compost Site Improvements.....	134
RTC Master Plan Expansion.....	133
RTC Rate Study.....	135
RTC Route Management System.....	138
RTC Technology Equipment Replacements.....	137
S River Meadows/Cherry Hills Drainage.....	128
Salem Drive Flooding.....	131
Sanitary Sewer Rehabilitation.....	111
Sidewalk Improvements.....	101
Storage Area Network (San).....	44
Stormwater Quality Management.....	26
Stormwater Utility Equipment Purchase.....	125
Technology Equipment Replacements.....	41
Telecommunication Systems Upgrades.....	43
Television Center Equipment.....	53
Traffic Signal Improvements.....	102
Trail Development.....	99
Transit Stop Infrastructure.....	105
Transportation & Fleet Building Improvements (Shop).....	147
Transportation & Fleet Building Improvements (Street).....	13
Trash Removal Services.....	78
Upgrade And Replace Lift Stations.....	108
Utilities Financial Services Improvements.....	119
Video Security Cameras.....	50
Wastewater Impact Fee Improvements.....	25
Wastewater Treatment Water Quality Improvements.....	109
Water & Sewer Building And Office Improvements.....	122
Water & Sewer Equipment Expansions.....	121
Water & Sewer Impact Fee Cost Sharing.....	118
Water & Sewer Relocations For Bond Projects.....	115
Water And Sewer Rate Operations Study.....	123
Water and Sewer Technology Equipment Replacements.....	117
Water Impact Fee Improvements.....	24
Water Meters.....	120
Water Storage And Pump Station Maintenance.....	116
Water System Rehabilitation And Replacement.....	112
Water Tank Improvements.....	113
Water/Sewer Improvements Defined By Study.....	114
White Hangar And Old Terminal Buildings.....	32
wireless Traffic Signal Control.....	103
Woolsey Homestead Restoration.....	61
WWTP Building Improvements.....	106

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Project Changes - 06/02/25

Fund / Div / Rank	Changes 2026	Changes 2027	Changes 2028	Changes 2029	Changes 2030	Total 2026-2030
4470 - Sales Tax Capital Fund						
Natural Resources Management	50,000	50,000	50,000	50,000	50,000	250,000
Contingency	(50,000)	(50,000)	-	-	-	(100,000)
Citywide Radio System Repl	-	-	(50,000)	(50,000)	(50,000)	(150,000)
4470 - Sales Tax Capital Fund Total	-	-	-	-	-	-
TOTAL Changes	-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
2100 - Street Fund						
Transportation Improvements						
Transportation Services (410)						
Transportation & Fleet Bldg Impr	25,000	26,000	27,000	28,000	29,000	135,000
Transportation Improvements Total	25,000	26,000	27,000	28,000	29,000	135,000
2100 - Street Fund Total	25,000	26,000	27,000	28,000	29,000	135,000
2130 - Parking Fund						
Parking Improvements						
Parking Management (430)						
Parking Lot Impr & Overlays	35,000	35,000	35,000	25,000	35,000	165,000
Parking Deck Improvements	30,000	30,000	30,000	30,000	30,000	150,000
Parking Infrastructure Impr	20,000	30,000	30,000	30,000	30,000	140,000
Parking Equip Replacements	15,000	15,000	15,000	15,000	15,000	75,000
Parking Technology Equip Repl	5,000	2,000	3,000	-	6,000	16,000
Parking Improvements Total	105,000	112,000	113,000	100,000	116,000	546,000
2130 - Parking Fund Total	105,000	112,000	113,000	100,000	116,000	546,000
2250 - Parks Dev						
Parks & Recreation Improvements						
Parks & Recreation (520)						
Neighborhood Park Dev	1,177,000	350,000	1,975,000	325,000	-	3,827,000
Community Park Impr	275,000	1,500,000	-	-	310,000	2,085,000
Regional Park Improvements	-	-	-	-	2,065,000	2,065,000
Nature Parks/Conservation Area Impr	248,000	-	-	525,000	-	773,000
Parks & Recreation Improvements Total	1,700,000	1,850,000	1,975,000	850,000	2,375,000	8,750,000
2250 - Parks Dev Total	1,700,000	1,850,000	1,975,000	850,000	2,375,000	8,750,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
2300 - Impact Fee Fund						
Fire Improvements						
Fire (300)						
Fire Impact Fee Improvements	115,000	120,000	125,000	150,000	150,000	660,000
Fire Improvements Total	115,000	120,000	125,000	150,000	150,000	660,000
Water & Sewer Improvements						
Utilities Director (700)						
Wastewater Impact Fee Impr	750,000	750,000	750,000	750,000	750,000	3,750,000
Water Impact Fee Impr	-	750,000	750,000	750,000	750,000	3,000,000
Water & Sewer Improvements Total	750,000	1,500,000	1,500,000	1,500,000	1,500,000	6,750,000
2300 - Impact Fee Fund Total	865,000	1,620,000	1,625,000	1,650,000	1,650,000	7,410,000
4470 - Sales Tax Capital Fund						
Bridge & Drainage Improvements						
Engineering (621)						
Other Drainage/Bridge Impr	50,000	200,000	250,000	300,000	200,000	1,000,000
Stormwater Quality Mgmt	160,000	160,000	160,000	160,000	160,000	800,000
Bridge & Drainage Improvements Total	210,000	360,000	410,000	460,000	360,000	1,800,000
Facilities Improvements						
Facilities Management (140)						
Building Impr	350,000	350,000	400,000	450,000	400,000	1,950,000
Downtown Campus Renovation	250,000	250,000	250,000	200,000	100,000	1,050,000
Building Impr - White Hangar	30,000	30,000	140,000	150,000	190,000	540,000
Building Impr - ADA Impr	85,000	35,000	100,000	100,000	150,000	470,000
Animal Services Impr	40,000	40,000	100,000	100,000	30,000	310,000
Building Impr - Fayetteville Town Ctr	200,000	100,000	-	-	-	300,000
Building Impr - Senior Center	60,000	50,000	60,000	40,000	50,000	260,000
ADA Assessment	3,000	5,000	5,000	3,000	6,000	22,000
Facilities Improvements Total	1,018,000	860,000	1,055,000	1,043,000	926,000	4,902,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Fire Improvements						
Fire (300)						
Fire Apparatus Purchases Shop Transfer	516,000	1,784,000	1,155,000	1,180,000	1,192,000	5,827,000
Fire Mobile Radios	187,000	451,000	300,000	350,000	350,000	1,638,000
Fire Facility Maintenance	125,000	150,000	150,000	150,000	150,000	725,000
Firefighter Safety Equipment	75,000	75,000	100,000	100,000	120,000	470,000
Fire Technology Equip Repl	30,000	33,000	32,000	35,000	35,000	165,000
Fire Improvements Total	933,000	2,493,000	1,737,000	1,815,000	1,847,000	8,825,000
Information Technology Improvements						
Information Technology (170)						
Technology Equipment Repl	200,000	100,000	135,000	200,000	230,000	865,000
Local Area Network (LAN) Upgrades	150,000	150,000	100,000	170,000	270,000	840,000
Storage Area Network (SAN) Upgrades	-	350,000	350,000	-	-	700,000
Geographic Info System (GIS)	75,000	75,000	57,000	105,000	47,000	359,000
Telecommunication System Upgrades	90,000	75,000	50,000	50,000	54,000	319,000
Enterprise Application Impr	40,000	30,000	50,000	60,000	60,000	240,000
Cyber Security	50,000	30,000	30,000	55,000	40,000	205,000
Security Cameras	25,000	-	30,000	75,000	73,000	203,000
Public Reporting Dashboard	40,000	40,000	40,000	40,000	40,000	200,000
Fiber Optic Cable	50,000	50,000	-	65,000	-	165,000
Information Technology Improvements Total	720,000	900,000	842,000	820,000	814,000	4,096,000
Library Improvements						
Library (080)						
Library Materials Purchases	500,000	500,000	600,000	600,000	600,000	2,800,000
Library Technology Equip Repl	100,000	110,000	125,000	135,000	150,000	620,000
Library Improvements Total	600,000	610,000	725,000	735,000	750,000	3,420,000
Media Services Improvements						
Media Services (060)						
Television Center Equipment	40,000	50,000	45,000	50,000	45,000	230,000
Digital Signage Implementation	10,000	10,000	15,000	13,000	15,000	63,000
City Hall AV Maint	20,000	10,000	10,000	10,000	10,000	60,000
Media Services Improvements Total	70,000	70,000	70,000	73,000	70,000	353,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Other Capital Improvements						
Accounting (131)						
Audit Expense	13,000	14,000	15,000	16,000	17,000	75,000
City Clerk (051)						
Document Records Mgmt	5,000	5,000	5,000	5,000	5,000	25,000
Communications (055)						
Parks Marketing Plan	45,000	-	-	-	-	45,000
Economic Development (050)						
NCAP Utility Study	150,000	-	-	-	-	150,000
Facilities Management (140)						
7Hills Walker Residential Facility	150,000	40,000	60,000	40,000	40,000	330,000
Woolsey Homestead Restoration	100,000	50,000	50,000	50,000	50,000	300,000
Long Range Planning (634)						
Downtown Master Plan	250,000	350,000	350,000	450,000	250,000	1,650,000
Miscellaneous (090)						
Community and Neighborhood Resources	-	-	378,000	548,000	785,000	1,711,000
Contingency	150,000	150,000	200,000	200,000	200,000	900,000
Greenspace Preservation (Res 288-21)	100,000	100,000	100,000	100,000	100,000	500,000
PW Director (610)						
Happy Hollow Campus Master Plan	200,000	-	-	-	-	200,000
Sustainability (631)						
Building Efficiency Impr	60,000	70,000	80,000	80,000	80,000	370,000
Climate Resiliency	50,000	50,000	50,000	60,000	70,000	280,000
PD Shooting Range Decommissioning	150,000	-	-			150,000
Other Capital Improvements Total	1,423,000	829,000	1,288,000	1,549,000	1,597,000	6,686,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Parks & Recreation Improvements						
Parks & Recreation (520)						
Forestry and Outreach	323,000	325,000	410,000	410,000	430,000	1,898,000
Cultural Planning / Creative Placemaking	45,000	334,000	-	-	125,000	504,000
Public Art Commission	100,000	65,000	65,000	50,000	65,000	345,000
Arts Infrastructure and Maintenance	-	10,000	65,000	10,000	-	85,000
Parks Operations (521)						
Trash Removal	300,000	300,000	300,000	50,000	50,000	1,000,000
Park Maintenance and Impr	630,000	150,000	-	-	-	780,000
Parks Ops Building Impr	125,000	125,000	125,000	150,000	150,000	675,000
Natural Resources Management	100,000	100,000	100,000	150,000	125,000	575,000
Playground Impr	400,000	-	-	-	-	400,000
Artificial Turf Impr	175,000	175,000	-	-	-	350,000
Lights of the Ozarks	25,000	25,000	30,000	30,000	35,000	145,000
Parks Safety and ADA	15,000	12,000	20,000	20,000	20,000	87,000
Parks & Recreation Improvements Total	2,238,000	1,621,000	1,115,000	870,000	1,000,000	6,844,000
Police Improvements						
Police (200)						
Police Public Safety Equip	450,000	500,000	525,000	550,000	575,000	2,600,000
Police Radio Replacements	1,355,000	400,000	12,000	12,000	65,000	1,844,000
Citywide Radio System Repl	-	9,000	350,000	326,000	608,000	1,293,000
Police Technology Impr	100,000	300,000	105,000	225,000	110,000	840,000
Police Unmarked Vehicles Repl	125,000	155,000	156,000	206,000	195,000	837,000
Police Ballistic Protection Repl	40,000	45,000	278,000	116,000	187,000	666,000
Police Marked Vehicle Exp	80,000	85,000	90,000	170,000	170,000	595,000
Police Facility Improvements	50,000	48,000	265,000	50,000	80,000	493,000
Police Specialized Equipment	100,000	105,000	56,000	15,000	55,000	331,000
Police Weapon Replacements	-	40,000	60,000	85,000	60,000	245,000
Police Firing Range Impr	-	30,000	30,000	30,000	30,000	120,000
Police Equipment Repl	-	10,000	-	10,000	30,000	50,000
Police K9 Replacements	-	-	-	30,000	-	30,000
Central Dispatch Impr	-	30,000	-	-	-	30,000
Police Gym Equipment	-	10,000	-	10,000	10,000	30,000
Central Dispatch UPS Impr	-	-	-	10,000	-	10,000
Police Improvements Total	2,300,000	1,767,000	1,927,000	1,845,000	2,175,000	10,014,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Street Improvements						
Engineering (621)						
Cost Share/ROW/Street Calming	200,000	200,000	200,000	200,000	200,000	1,000,000
Street Improvements Total	200,000	200,000	200,000	200,000	200,000	1,000,000
Trail Improvements						
Transportation Services (410)						
Trail Development	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Trail Improvements Total	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Transportation Improvements						
Transportation Services (410)						
In-House Pavement Impr	1,800,000	2,000,000	2,300,000	2,600,000	2,400,000	11,100,000
Sidewalk Impr	950,000	1,000,000	1,050,000	1,120,000	1,100,000	5,220,000
Traffic Signal Impr	100,000	100,000	100,000	100,000	100,000	500,000
Transit Stop Infrastructure	80,000	55,000	165,000	-	-	300,000
Drainage Maintenance	30,000	30,000	50,000	50,000	50,000	210,000
Wireless Traffic Signal Control	42,000	44,000	25,000	25,000	25,000	161,000
Transportation Improvements Total	3,002,000	3,229,000	3,690,000	3,895,000	3,675,000	17,491,000
4470 - Sales Tax Capital Fund Total	14,014,000	14,239,000	14,476,000	14,722,000	14,980,000	72,431,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
5400 - Water & Sewer Fund						
Wastewater Treatment Plant Improvements						
Wastewater Treatment Plant (730)						
WWTP Plant Pumps & Equip	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
WWTP Upgrade/Replace Lift Stns	300,000	300,000	300,000	300,000	300,000	1,500,000
WWTP Building Impr	300,000	300,000	300,000	300,000	300,000	1,500,000
Wastewater Trtmt/Water Quality Impr	100,000	100,000	100,000	100,000	100,000	500,000
Water & Sewer Maintenance (720)						
Phosphorus Standards Mgmt	50,000	50,000	50,000	50,000	50,000	250,000
Wastewater Treatment Plant Improvements Total	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	8,750,000
Water & Sewer Improvements						
Water & Sewer Maintenance (720)						
Water System Rehab & Repl	4,445,000	4,259,000	3,778,000	3,667,000	4,326,000	20,475,000
Sanitary Sewer Rehabilitation	2,800,000	870,000	870,000	2,870,000	2,870,000	10,280,000
Water Tank Impr	1,000,000	500,000	500,000	500,000	500,000	3,000,000
W&S Relocations for Bond Proj	500,000	500,000	500,000	500,000	500,000	2,500,000
W&S Impr Defined by Study	-	-	600,000	600,000	-	1,200,000
W&S Impact Fee Cost Sharing	150,000	150,000	150,000	150,000	150,000	750,000
Water Storage & Pump Stn Maint	100,000	100,000	100,000	100,000	100,000	500,000
W&S Technology Equip Repl	20,000	146,000	29,000	108,000	49,000	352,000
Utilities Financial Services Impr	15,000	5,000	3,000	15,000	15,000	53,000
Water & Sewer Improvements Total	9,030,000	6,530,000	6,530,000	8,510,000	8,510,000	39,110,000
Water & Sewer Services Improvements						
Water & Sewer Maintenance (720)						
Water Meters	1,700,000	2,000,000	2,400,000	2,900,000	2,000,000	11,000,000
W&S Bldg/Office Impr	100,000	100,000	100,000	100,000	100,000	500,000
Backflow Prevention Assemblies	50,000	50,000	50,000	50,000	50,000	250,000
W&S Equipment Expansions	50,000	50,000	50,000	50,000	50,000	250,000
W&S Rate Operations Study	20,000	20,000	20,000	40,000	40,000	140,000
Water & Sewer Services Improvements Total	1,920,000	2,220,000	2,620,000	3,140,000	2,240,000	12,140,000
5400 - Water & Sewer Fund Total	12,700,000	10,500,000	10,900,000	13,400,000	12,500,000	60,000,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
5450 - Stormwater Mgmt Fund						
Bridge & Drainage Improvements						
Stormwater Management (740)						
Stormwater Drainage Materials	500,000	500,000	500,000	500,000	500,000	2,500,000
Stormwater Utility Equipment	200,000	200,000	200,000	200,000	200,000	1,000,000
Stormwater - S River Meadows/Cherry Hills	500,000	500,000	-	-	-	1,000,000
Stormwater - Eastern Ave	250,000	200,000	250,000	250,000	-	950,000
Stormwater - Salem Dr	-	-	250,000	250,000	300,000	800,000
Stormwater - Elmhurst/McClinton PH2	-	-	-	-	500,000	500,000
Stormwater - Pollard Ave	-	-	200,000	200,000	-	400,000
Stormwater Other Drainage Projects	50,000	100,000	100,000	100,000	-	350,000
Bridge & Drainage Improvements Total	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
5450 - Stormwater Mgmt Fund Total	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
5500 - Recycle & Trash Collection Fund						
Recycling & Trash Collections Improvements						
Recycling & Trash Collections (750)						
RTC Master Plan Expansion	750,000	800,000	800,000	850,000	900,000	4,100,000
RTC Compost Site Impr	200,000	200,000	200,000	200,000	200,000	1,000,000
RTC Compactors & Containers	160,000	160,000	160,000	160,000	160,000	800,000
RTC Route Optimization & RFID System	50,000	40,000	40,000	40,000	40,000	210,000
RTC Rate Study	-	-	-	-	100,000	100,000
RTC Technology Equip Repl	19,000	3,000	8,000	7,000	21,000	58,000
Recycling & Trash Collections Improvements Total	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000
5500 - Recycle & Trash Collection Fund Total	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
5550 - Airport Fund						
Aviation Improvements						
Airport Services (760)						
Airport Street Side Impr	40,000	40,000	40,000	40,000	40,000	200,000
Airport T-hangar Rehab	40,000	40,000	40,000	-	-	120,000
Airport Eng Consultant Services	20,000	20,000	20,000	20,000	20,000	100,000
Airport Equipment Repl	20,000	20,000	20,000	20,000	20,000	100,000
Airport Terminal Impr	-	20,000	20,000	20,000	20,000	80,000
Airport Movement Pavement Rehab	75,000	-	-	-	-	75,000
Airport Lighting Impr	10,000	10,000	10,000	10,000	10,000	50,000
Airport Camera Repl	45,000	-	-	-	-	45,000
Aviation Improvements Total	250,000	150,000	150,000	110,000	110,000	770,000
5550 - Airport Fund Total	250,000	150,000	150,000	110,000	110,000	770,000
9700 - Shop Fund						
Facilities Improvements						
Fleet Operations (770)						
Fleet/Transportation Bldg Impr	20,000	20,000	20,000	20,000	20,000	100,000
Facilities Improvements Total	20,000	20,000	20,000	20,000	20,000	100,000
Vehicle & Equipment Improvements						
Fleet Operations (770)						
Fleet - Vehicle Replacements	5,955,000	16,727,000	11,166,000	6,018,000	11,307,000	51,173,000
Fleet - Equipment Replacement	10,000	10,000	-	-	-	20,000
Fleet - Storage Container	18,000	-	-	-	-	18,000
Vehicle & Equipment Improvements Total	5,983,000	16,737,000	11,166,000	6,018,000	11,307,000	51,211,000
9700 - Shop Fund Total	6,003,000	16,757,000	11,186,000	6,038,000	11,327,000	51,311,000
TOTAL All Funding Sources	38,341,000	47,957,000	43,160,000	39,655,000	46,008,000	215,121,000

City of Fayetteville, Arkansas

Proposed Capital Improvements Plan 2026-2030



CITY OF
FAYETTEVILLE
ARKANSAS

CITY OF FAYETTEVILLE

Capital Improvements Plan

2026 – 2030

Compiled by:

Kevin Springer
Holly Black
April Melton

Budget Director
Budget Operations Manager
Financial Analyst

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CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM

TABLE OF CONTENTS

INTRODUCTION

Letter of Transmittal	I-IV
Program Directional Information.....	V-VII
CIP Resolution	VIII

PROJECT SUMMARY

Requests by Source Summary.....	1
Requests by Category Summary	2
Sales Tax Capital Improvements Fund by Category Summary	3
Funded Projects Summary	4-12

STREET FUND PROJECTS

Facility Improvements.....	13
----------------------------	----

PARKING FUND PROJECTS

Parking Improvements	14-18
----------------------------	-------

PARKS DEVELOPMENT FUND PROJECTS

Parks & Recreation Improvements	19-22
---------------------------------------	-------

IMPACT FEE FUND PROJECTS

Fire Improvements.....	23
Water & Sewer Improvements	24-25

SALES TAX CAPITAL IMPROVEMENTS FUND PROJECTS

Bridge and Drainage Improvements	26-27
Facilities Management Improvements	28-35
Fire Improvements.....	36-40
Information Technology Improvements	41-50
Library Improvements.....	51-52
Media Services Improvements	53-55
Other Capital Improvements	56-67
Parks & Recreation Improvements	69-71
Parks Operations Improvements	72-79
Police Improvements	80-95
Street Improvements	96
Trail Improvements.....	97
Transportation Improvements.....	98-103

WATER & SEWER FUND PROJECTS

Wastewater Treatment Improvements	104-108
Water & Sewer Improvements	109-117
Water & Sewer Services Improvements	118-122

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM

TABLE OF CONTENTS (cont.)

STORMWATER MANAGEMENT PROJECTS
Bridge & Drainage Improvements 123-130

RECYCLING & TRASH COLLECTION FUND PROJECTS
Recycling & Trash Collection Improvements 131-136

AIRPORT FUND PROJECTS
Aviation Improvements 137-144

SHOP FUND PROJECTS
Facility Improvements..... 145
Vehicles & Equipment Improvements 146-148

OPERATING IMPACTS..... 149-156

APPENDIX
Listing of Acronyms..... 157-159
Index..... 160
Project Index 161-163



**CITY OF
FAYETTEVILLE
ARKANSAS**

June 3, 2025

Mayor Molly Rawn, Members of the City Council and Citizens of Fayetteville:

It is my pleasure to present the Proposed 2026-2030 Capital Improvements Plan (CIP) for the City of Fayetteville. The City began this very important CIP process in 1988 to provide a focused plan that identifies the City's infrastructure and capital needs and identifies the funding to meet those needs.

CIP Purpose

The CIP is an essential mid-term planning tool used by the City of Fayetteville in the budget process. It is a five-year plan which addresses the capital needs of the City for future periods. The CIP is not an appropriation in itself or an authorization by the Council to expend funds. It is instead a plan which must be re-evaluated and or adjusted each year prior to incorporation into the annual budget. Each year the plan must be evaluated in response to changes in economic conditions or project priority modifications. Once included in the annual budget it must be approved by the City Council and only at that time does it become an appropriation authorized for expenditure by the City Council.

What is Included in the CIP

The financial policy of the City is to address the majority of capital needs on a pay as you go basis utilizing current revenue. Major capital programs which are too large to address with current revenue streams must be accommodated using bond issues. Capital programs funded by previous bond issues such as the Series 2019, Series 2022, and Series 2024 Sales and Use Tax Bonds are, therefore, not included in this CIP. Similarly, grant funded programs are not included. Approval for and appropriation of funds for these programs are done by the City Council upon acceptance of the grant or authorization of the bond issue.

The comprehensive CIP includes projects funded by several funds within the fund structure of the City most of which are restricted by use such as the Water & Sewer Fund, Recycling & Trash Collection Fund, Street Fund and Shop Fund. Balances in these funds must be used for specific purposes. In contrast the Sales Tax Capital Fund is not restricted as to purpose and can be used in a more discretionary manner for general governmental purposes pursuant to the controlling ordinance.

Summary of CIP by Project Area – All Funds

The table provides a summary by project area of the comprehensive Capital Improvement Program for all funds for 2026-2030. It is estimated that a total of \$215,121,000 will be required for that period. The largest portion of required capital is \$66,750,000 and can be attributed to water and sewer renovation and rehabilitation. The second largest portion of required capital is \$51,211,000 for vehicles and equipment. These two components account for approximately 55% of the total comprehensive CIP.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN (2026-2030)
By Project Category – All Sources

Project Category	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
Water & Sewer	\$ 13,450,000	\$ 12,000,000	\$ 12,400,000	\$ 14,900,000	\$ 14,000,000	\$ 66,750,000
Vehicles & Equipment	5,983,000	16,737,000	11,166,000	6,018,000	11,307,000	51,211,000
Public Safety	3,348,000	4,380,000	3,789,000	3,810,000	4,172,000	19,499,000
Transportation	3,027,000	3,255,000	3,717,000	3,923,000	3,704,000	17,626,000
Parks & Recreation	3,938,000	3,471,000	3,290,000	1,920,000	3,575,000	16,194,000
Bridge & Drainage	1,710,000	1,860,000	1,910,000	1,960,000	1,860,000	9,300,000
Trail	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Recycling & Trash	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000
Other Capital	973,000	739,000	978,000	1,259,000	1,307,000	5,256,000
Facilities	1,488,000	970,000	1,185,000	1,153,000	1,036,000	5,832,000
Information Technology	725,000	902,000	845,000	820,000	820,000	4,112,000
Library	600,000	610,000	725,000	735,000	750,000	3,420,000
Street	200,000	200,000	200,000	200,000	200,000	1,000,000
Aviation	250,000	150,000	150,000	110,000	110,000	770,000
Parking	100,000	110,000	110,000	100,000	110,000	530,000
Media Services	70,000	70,000	70,000	73,000	70,000	353,000
Total Funded	\$ 38,341,000	\$ 47,957,000	\$ 43,160,000	\$ 39,655,000	\$ 46,008,000	\$ 215,121,000

Summary of CIP Sales Tax Capital by Project Category

The Sales Tax Capital Fund is funded using a portion of a one cent sales tax that is also allocated to general fund operations. Forty percent (40%) of the revenue of this sales tax is used to fund the Sales Tax Capital Fund and 60% is allocated to the General Fund for operations. The fund constitutes approximately 33.7% of the total CIP.

The following table provides a summary of project categories to be funded by the Sales Tax Capital Improvement Fund.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN (2026-2030)
Sales Tax Capital Improvements Funding – By Project Category

Project Category	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
Transportation	\$ 3,002,000	\$ 3,229,000	\$ 3,690,000	\$ 3,895,000	\$ 3,675,000	\$ 17,491,000
Police	2,300,000	1,767,000	1,927,000	1,845,000	2,175,000	10,014,000
Fire	933,000	2,493,000	1,737,000	1,815,000	1,847,000	8,825,000
Trail	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Parks & Recreation	2,238,000	1,621,000	1,315,000	1,070,000	1,200,000	7,444,000
Other Capital	973,000	739,000	978,000	1,259,000	1,307,000	5,256,000
Facilities	1,468,000	950,000	1,165,000	1,133,000	1,016,000	5,732,000
Information Technology	720,000	900,000	842,000	820,000	814,000	4,096,000
Library	600,000	610,000	725,000	735,000	750,000	3,420,000
Bridge & Drainage	210,000	360,000	410,000	460,000	360,000	1,800,000
Street	200,000	200,000	200,000	200,000	200,000	1,000,000
Media Services	70,000	70,000	70,000	73,000	70,000	353,000
Total Funded	\$ 14,014,000	\$ 14,239,000	\$ 14,476,000	\$ 14,722,000	\$ 14,980,000	\$ 72,431,000

It should be noted that approximately 24% of this fund is allocated to transportation improvements, and \$18,839,000 (or 26%) is allocated to Police and Fire, primarily for the replacement and expansion of equipment and apparatus.

This CIP includes information technology investments of \$4,096,000 which will support needed technology improvements in the future.

Development of the CIP

The CIP was developed by City Administration to address identified capital needs for the 2026-2030 period, within existing revenue. Direction to City staff has also been provided by the City Council through oversight committees specifically the City Council Street and Water & Sewer Committees. Input has also been provided by various advisory committees and boards.

Also, please note that \$201,015,000 in future projects have been identified that, as of now, cannot be funded.

Respectfully submitted,



Steven Dotson
Chief Financial Officer

Respectfully submitted,



Kevin Springer
Budget Director

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

DIRECTIONAL INFORMATION

Introduction

The Capital Improvements Program (CIP) for the City of Fayetteville examines the infrastructure and capital needs of the City for the next five years. The CIP will be reviewed and updated on an annual basis to reflect the changing needs of the community and changes in available monies for financing capital projects. The City's philosophy concerning the use of the CIP is that it should be considered as a financial planning tool that lists the City's capital improvement projects, places the projects in a priority order, and schedules the projects for funding and implementation. The CIP should be considered as a major policy tool for the Mayor and City Council.

Capital Improvement Policy

The CIP is approached as a valuable tool to be used in the development of responsible and progressive financial planning. The program is developed in accordance with the financial policies of the City. The policies and the CIP form the basis for making various annual capital budget decisions and support the City's continued commitment to sound, long-range financial planning and direction. The City's official Capital Improvements Policy is as follows:

- The City will prepare a biennial update of a five-year CIP, which will provide for the orderly maintenance, replacement, and expansion of capital assets.
- The CIP will identify long-range capital projects and capital improvements of all types, which will be coordinated with the annual operating budget to maintain full utilization of available sources.
- When preparing the CIP, the City will seek to identify all viable capital projects and capital improvements required during the subsequent five-year period. These projects and improvements will be prioritized by year and by funding source. Every attempt will be made to match projects and improvements with available funding sources. Future operating costs associated with a project or an improvement will also be given consideration in the establishment of priorities.
- The City will seek Federal, State, and other funding to assist in financing capital projects and capital improvements.
- The City will incorporate the reasonable findings and recommendations of the City's Boards, Commissions, Committees, and Citizens' task forces as they relate to capital projects and improvements.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

DIRECTIONAL INFORMATION (cont.)

What Projects Are in the CIP

Projects and their cumulative component areas totaling \$10,000 or more should be included in the CIP. Projects costing less than \$5,000 are not considered capital and are funded through program operating budgets.

Projects in the CIP can include:

- obligations for labor and materials and contractors involved in completing a project
- acquisition of land or structures
- engineering or architectural services, professional studies, or other administrative costs
- expenses for city vehicles and equipment
- renovating or expanding city facilities, grounds, or equipment

Financing

The City finances capital improvements on essentially a pay-as-you-go basis utilizing revenue from the 1% City sales tax originally adopted in 1993, the 1% Parks Development (Hotel, Motel, Restaurant) sales tax adopted in 1996, and operating revenues from the Airport, Shop, Water & Sewer, and Recycling & Trash Collection funds. The 1% City Sales Tax revenue is divided between General Fund operations and capital. The current split, which began with the 2008 budget, is 60% for General Fund and 40% for Sales Tax Capital Improvements Fund. Until 2008, the split as established in 2003 was equal. In addition, long-term debt is considered and utilized only when the City faces a project that is of such importance and sufficient financial magnitude as to warrant a bond issue.

The CIP is not a financing document in and of itself. Rather, the CIP is utilized as a planning document that places projects in the annual budget whereby funds are appropriated for them by the City Council. Prior to actual initiation of project work, required contracts are presented to the Mayor or City Council, as appropriate, for final approval of expending funds.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

DIRECTIONAL INFORMATION (cont.)

Project Cost Determination

All projects are costed using a “Basis of Cost Estimate” table that provides the estimated basis used for the requested funds. If two or more basis of cost estimates is used to calculate a funding request, the estimate that represents the majority of the estimated funds is used.

Basis of Cost Estimate Table for CIP
Cost of Comparable Facility or Equipment
Rule of Thumb Indicator, Unit Costs
Cost Estimated by Engineer, Architect, or Vendor
Preliminary Estimate
Ball Park “Guesstimate”

Priority Selection of Projects

The CIP will rely on priorities defined by the Mayor, City Council, community, and City staff. As always, criteria such as government-imposed mandates, usefulness to the community, and impact on operational expenses will be reviewed in establishing priorities. A priority is assigned to each project by year and by funding source. Projects for which no funding is anticipated to be available will be placed on an "Unfunded Projects List," which will identify the cost of the project. This list identifies the project as being viable, but one for which no funding is presently available. Unfunded projects may be funded if actual revenue is above projected revenue, if costs on funded projects are below budget, or if another funding source is identified.

The Parks and Recreation Advisory Board, Airport Board, City Council Street Committee, City Council Water & Sewer Committee, and City Council Equipment Committee meetings all provide committee and public input and guidance regarding parks, streets, bridge and drainage improvements, water and sewer improvements, and equipment purchases planned for the next five years.

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE PROPOSED 2026-2030 CAPITAL IMPROVEMENTS PLAN.

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

Section 1. That the City Council of the City of Fayetteville, Arkansas hereby adopts the Proposed 2026-2030 Capital Improvements Plan. A copy of the 2026-2030 Capital Improvements Plan, marked Exhibit "A" is attached hereto and made a part hereof.

PASSED and **APPROVED** this the ____ day of _____, 2025.

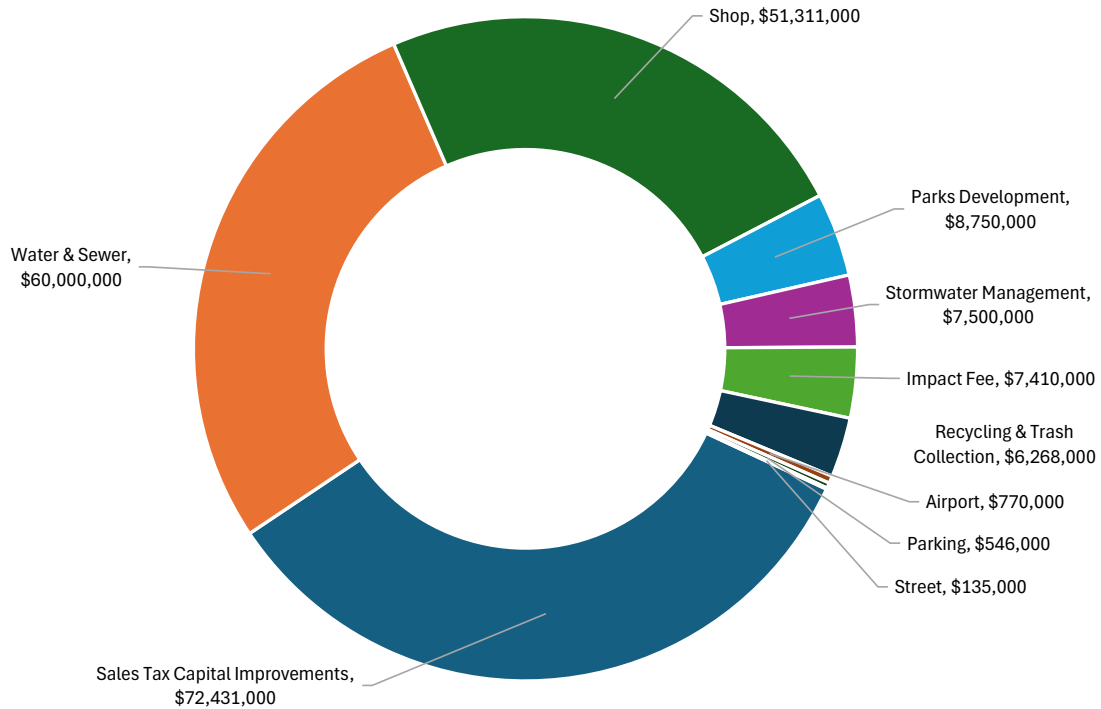
APPROVED:

ATTEST:

By: _____
MOLLY RAWN, Mayor

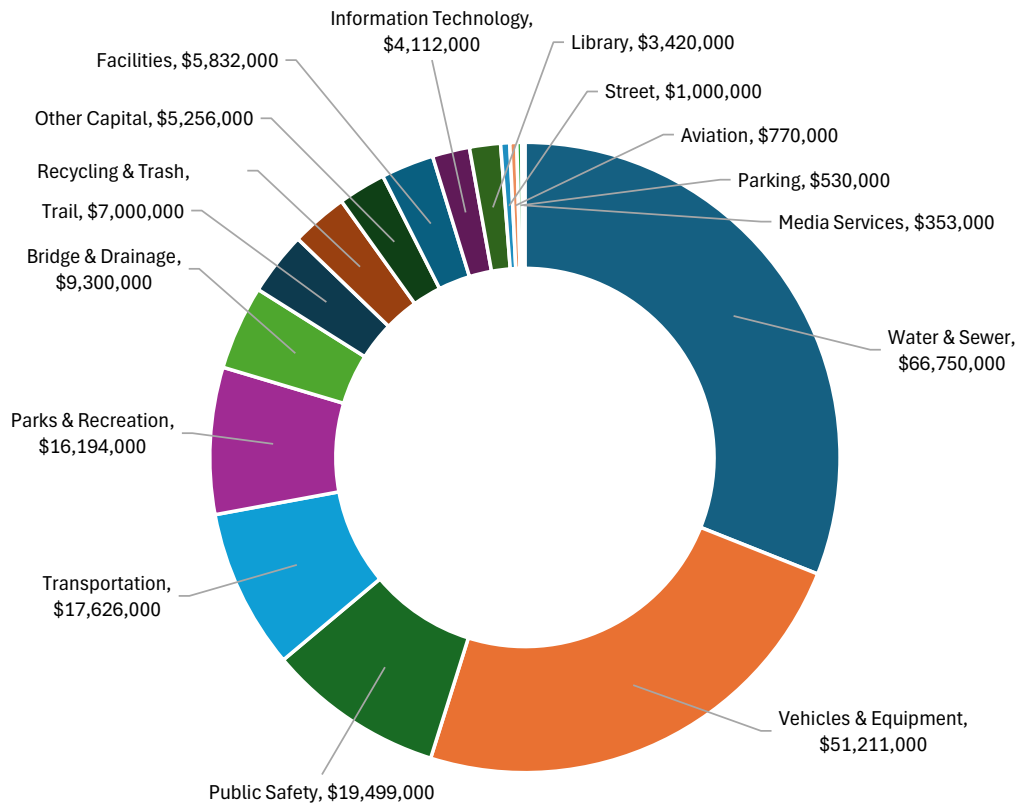
By: _____
KARA PAXTON, City Clerk/Treasurer

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Summary of Funded Requests - by Source



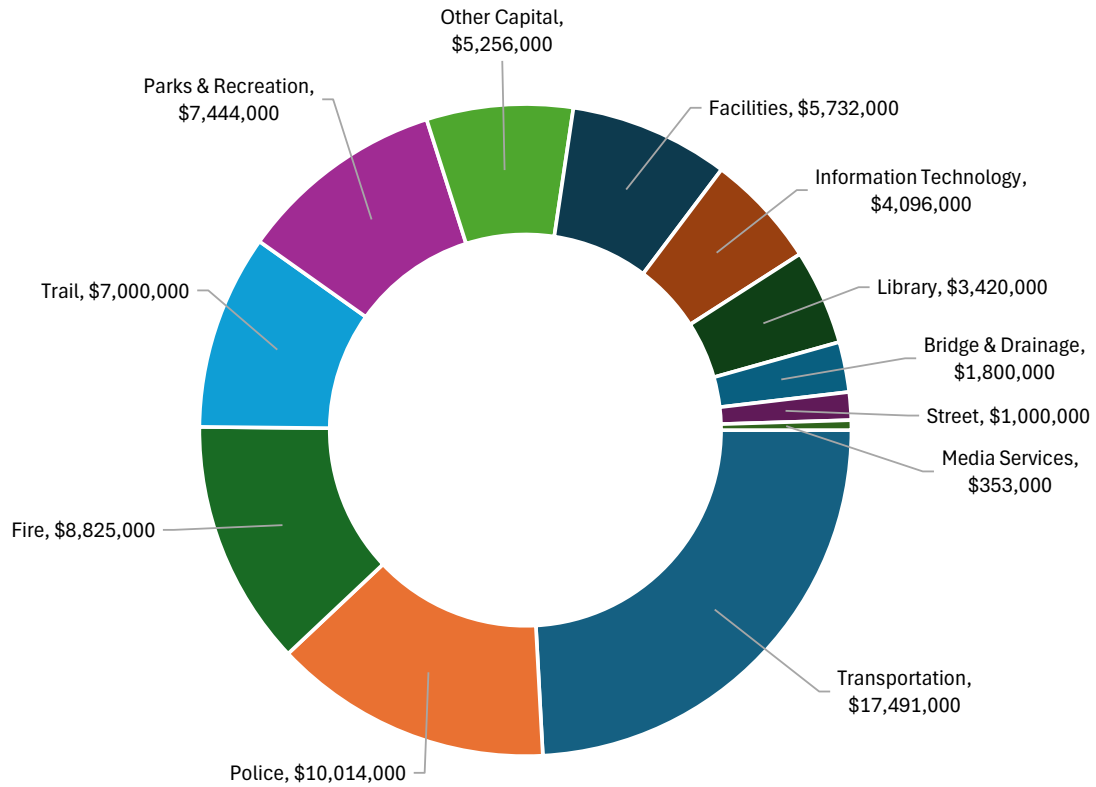
	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
<u>Funded Project Requests</u>						
Sales Tax Capital Improvements	\$ 14,014,000	\$ 14,239,000	\$ 14,476,000	\$ 14,722,000	\$ 14,980,000	\$ 72,431,000
Water & Sewer	12,700,000	10,500,000	10,900,000	13,400,000	12,500,000	60,000,000
Shop	6,003,000	16,757,000	11,186,000	6,038,000	11,327,000	51,311,000
Parks Development	1,700,000	1,850,000	1,975,000	850,000	2,375,000	8,750,000
Stormwater Management	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Impact Fee	865,000	1,620,000	1,625,000	1,650,000	1,650,000	7,410,000
Recycling & Trash Collection	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000
Airport	250,000	150,000	150,000	110,000	110,000	770,000
Parking	105,000	112,000	113,000	100,000	116,000	546,000
Street	25,000	26,000	27,000	28,000	29,000	135,000
Total Funded	\$ 38,341,000	\$ 47,957,000	\$ 43,160,000	\$ 39,655,000	\$ 46,008,000	\$ 215,121,000
<u>Unfunded Project Requests</u>						
Unfunded	\$ 51,101,000	\$ 78,871,000	\$ 28,810,000	\$ 19,440,000	\$ 22,793,000	\$ 201,015,000
TOTAL	\$ 89,442,000	\$ 126,828,000	\$ 71,970,000	\$ 59,095,000	\$ 68,801,000	\$ 416,136,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Summary of Funded Requests - by Category



Project Category	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
Water & Sewer	\$ 13,450,000	\$ 12,000,000	\$ 12,400,000	\$ 14,900,000	\$ 14,000,000	\$ 66,750,000
Vehicles & Equipment	5,983,000	16,737,000	11,166,000	6,018,000	11,307,000	51,211,000
Public Safety	3,348,000	4,380,000	3,789,000	3,810,000	4,172,000	19,499,000
Transportation	3,027,000	3,255,000	3,717,000	3,923,000	3,704,000	17,626,000
Parks & Recreation	3,938,000	3,471,000	3,290,000	1,920,000	3,575,000	16,194,000
Bridge & Drainage	1,710,000	1,860,000	1,910,000	1,960,000	1,860,000	9,300,000
Trail	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Recycling & Trash	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000
Other Capital	973,000	739,000	978,000	1,259,000	1,307,000	5,256,000
Facilities	1,488,000	970,000	1,185,000	1,153,000	1,036,000	5,832,000
Information Technology	725,000	902,000	845,000	820,000	820,000	4,112,000
Library	600,000	610,000	725,000	735,000	750,000	3,420,000
Street	200,000	200,000	200,000	200,000	200,000	1,000,000
Aviation	250,000	150,000	150,000	110,000	110,000	770,000
Parking	100,000	110,000	110,000	100,000	110,000	530,000
Media Services	70,000	70,000	70,000	73,000	70,000	353,000
Total Funded	\$ 38,341,000	\$ 47,957,000	\$ 43,160,000	\$ 39,655,000	\$ 46,008,000	\$ 215,121,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Sales Tax Capital Improvements Funding - by Category



Project Category	Projected 2026	Projected 2027	Projected 2028	Projected 2029	Projected 2030	Total 2026-2030
Transportation	\$ 3,002,000	\$ 3,229,000	\$ 3,690,000	\$ 3,895,000	\$ 3,675,000	\$ 17,491,000
Police	2,300,000	1,767,000	1,927,000	1,845,000	2,175,000	10,014,000
Fire	933,000	2,493,000	1,737,000	1,815,000	1,847,000	8,825,000
Trail	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Parks & Recreation	2,238,000	1,621,000	1,315,000	1,070,000	1,200,000	7,444,000
Other Capital	973,000	739,000	978,000	1,259,000	1,307,000	5,256,000
Facilities	1,468,000	950,000	1,165,000	1,133,000	1,016,000	5,732,000
Information Technology	720,000	900,000	842,000	820,000	814,000	4,096,000
Library	600,000	610,000	725,000	735,000	750,000	3,420,000
Bridge & Drainage	210,000	360,000	410,000	460,000	360,000	1,800,000
Street	200,000	200,000	200,000	200,000	200,000	1,000,000
Media Services	70,000	70,000	70,000	73,000	70,000	353,000
Total Funded	\$ 14,014,000	\$ 14,239,000	\$ 14,476,000	\$ 14,722,000	\$ 14,980,000	\$ 72,431,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
2100 - Street Fund						
Transportation Improvements						
Transportation Services (410)						
Transportation & Fleet Bldg Impr	25,000	26,000	27,000	28,000	29,000	135,000
Transportation Improvements Total	25,000	26,000	27,000	28,000	29,000	135,000
2100 - Street Fund Total	25,000	26,000	27,000	28,000	29,000	135,000
2130 - Parking Fund						
Parking Improvements						
Parking Management (430)						
Parking Lot Impr & Overlays	35,000	35,000	35,000	25,000	35,000	165,000
Parking Deck Improvements	30,000	30,000	30,000	30,000	30,000	150,000
Parking Infrastructure Impr	20,000	30,000	30,000	30,000	30,000	140,000
Parking Equip Replacements	15,000	15,000	15,000	15,000	15,000	75,000
Parking Technology Equip Repl	5,000	2,000	3,000	-	6,000	16,000
Parking Improvements Total	105,000	112,000	113,000	100,000	116,000	546,000
2130 - Parking Fund Total	105,000	112,000	113,000	100,000	116,000	546,000
2250 - Parks Dev						
Parks & Recreation Improvements						
Parks & Recreation (520)						
Neighborhood Park Dev	1,177,000	350,000	1,975,000	325,000	-	3,827,000
Community Park Impr	275,000	1,500,000	-	-	310,000	2,085,000
Regional Park Improvements	-	-	-	-	2,065,000	2,065,000
Nature Parks/Conservation Area Impr	248,000	-	-	525,000	-	773,000
Parks & Recreation Improvements Total	1,700,000	1,850,000	1,975,000	850,000	2,375,000	8,750,000
2250 - Parks Dev Total	1,700,000	1,850,000	1,975,000	850,000	2,375,000	8,750,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
2300 - Impact Fee Fund						
Fire Improvements						
Fire (300)						
Fire Impact Fee Improvements	115,000	120,000	125,000	150,000	150,000	660,000
Fire Improvements Total	115,000	120,000	125,000	150,000	150,000	660,000
Water & Sewer Improvements						
Utilities Director (700)						
Wastewater Impact Fee Impr	750,000	750,000	750,000	750,000	750,000	3,750,000
Water Impact Fee Impr	-	750,000	750,000	750,000	750,000	3,000,000
Water & Sewer Improvements Total	750,000	1,500,000	1,500,000	1,500,000	1,500,000	6,750,000
2300 - Impact Fee Fund Total	865,000	1,620,000	1,625,000	1,650,000	1,650,000	7,410,000
4470 - Sales Tax Capital Fund						
Bridge & Drainage Improvements						
Engineering (621)						
Other Drainage/Bridge Impr	50,000	200,000	250,000	300,000	200,000	1,000,000
Stormwater Quality Mgmt	160,000	160,000	160,000	160,000	160,000	800,000
Bridge & Drainage Improvements Total	210,000	360,000	410,000	460,000	360,000	1,800,000
Facilities Improvements						
Facilities Management (140)						
Building Impr	350,000	350,000	400,000	450,000	400,000	1,950,000
Downtown Campus Renovation	250,000	250,000	250,000	200,000	100,000	1,050,000
Building Impr - White Hangar	30,000	30,000	140,000	150,000	190,000	540,000
Building Impr - ADA Impr	85,000	35,000	100,000	100,000	150,000	470,000
Animal Services Impr	40,000	40,000	100,000	100,000	30,000	310,000
Building Impr - Fayetteville Town Ctr	200,000	100,000	-	-	-	300,000
Building Impr - Senior Center	60,000	50,000	60,000	40,000	50,000	260,000
ADA Assessment	3,000	5,000	5,000	3,000	6,000	22,000
Facilities Improvements Total	1,018,000	860,000	1,055,000	1,043,000	926,000	4,902,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Fire Improvements						
Fire (300)						
Fire Apparatus Purchases Shop Transfer	516,000	1,784,000	1,155,000	1,180,000	1,192,000	5,827,000
Fire Mobile Radios	187,000	451,000	300,000	350,000	350,000	1,638,000
Fire Facility Maintenance	125,000	150,000	150,000	150,000	150,000	725,000
Firefighter Safety Equipment	75,000	75,000	100,000	100,000	120,000	470,000
Fire Technology Equip Repl	30,000	33,000	32,000	35,000	35,000	165,000
Fire Improvements Total	933,000	2,493,000	1,737,000	1,815,000	1,847,000	8,825,000
Information Technology Improvements						
Information Technology (170)						
Technology Equipment Repl	200,000	100,000	135,000	200,000	230,000	865,000
Local Area Network (LAN) Upgrades	150,000	150,000	100,000	170,000	270,000	840,000
Storage Area Network (SAN) Upgrades	-	350,000	350,000	-	-	700,000
Geographic Info System (GIS)	75,000	75,000	57,000	105,000	47,000	359,000
Telecommunication System Upgrades	90,000	75,000	50,000	50,000	54,000	319,000
Enterprise Application Impr	40,000	30,000	50,000	60,000	60,000	240,000
Cyber Security	50,000	30,000	30,000	55,000	40,000	205,000
Security Cameras	25,000	-	30,000	75,000	73,000	203,000
Public Reporting Dashboard	40,000	40,000	40,000	40,000	40,000	200,000
Fiber Optic Cable	50,000	50,000	-	65,000	-	165,000
Information Technology Improvements Total	720,000	900,000	842,000	820,000	814,000	4,096,000
Library Improvements						
Library (080)						
Library Materials Purchases	500,000	500,000	600,000	600,000	600,000	2,800,000
Library Technology Equip Repl	100,000	110,000	125,000	135,000	150,000	620,000
Library Improvements Total	600,000	610,000	725,000	735,000	750,000	3,420,000
Media Services Improvements						
Media Services (060)						
Television Center Equipment	40,000	50,000	45,000	50,000	45,000	230,000
Digital Signage Implementation	10,000	10,000	15,000	13,000	15,000	63,000
City Hall AV Maint	20,000	10,000	10,000	10,000	10,000	60,000
Media Services Improvements Total	70,000	70,000	70,000	73,000	70,000	353,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Other Capital Improvements						
Accounting (131)						
Audit Expense	13,000	14,000	15,000	16,000	17,000	75,000
City Clerk (051)						
Document Records Mgmt	5,000	5,000	5,000	5,000	5,000	25,000
Economic Development (050)						
NCAP Utility Study	150,000	-	-	-	-	150,000
Facilities Management (140)						
7Hills Walker Residential Facility	150,000	40,000	60,000	40,000	40,000	330,000
Woolsey Homestead Restoration	100,000	50,000	50,000	50,000	50,000	300,000
Long Range Planning (634)						
Downtown Master Plan	250,000	350,000	350,000	450,000	250,000	1,650,000
Miscellaneous (090)						
Community and Neighborhood Resources	195,000	150,000	378,000	548,000	785,000	2,056,000
Greenspace Preservation (Res 288-21)	100,000	100,000	100,000	100,000	100,000	500,000
PW Director (610)						
Happy Hollow Campus Master Plan	200,000	-	-	-	-	200,000
Sustainability (631)						
Building Efficiency Impr	60,000	70,000	80,000	80,000	80,000	370,000
Climate Resiliency	50,000	50,000	50,000	60,000	70,000	280,000
PD Shooting Range Decommissioning	150,000	-	-			150,000
Other Capital Improvements Total	1,423,000	829,000	1,088,000	1,349,000	1,397,000	6,086,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Parks & Recreation Improvements						
Parks & Recreation (520)						
Forestry and Outreach	323,000	325,000	410,000	410,000	430,000	1,898,000
Cultural Planning / Creative Placemaking	45,000	334,000	-	-	125,000	504,000
Public Art Commission	100,000	65,000	65,000	50,000	65,000	345,000
Arts Infrastructure and Maintenance	-	10,000	65,000	10,000	-	85,000
Parks Operations (521)						
Park Maintenance and Impr	630,000	150,000	200,000	200,000	200,000	1,380,000
Trash Removal	300,000	300,000	300,000	50,000	50,000	1,000,000
Parks Ops Building Impr	125,000	125,000	125,000	150,000	150,000	675,000
Natural Resources Management	100,000	100,000	100,000	150,000	125,000	575,000
Playground Impr	400,000	-	-	-	-	400,000
Artificial Turf Impr	175,000	175,000	-	-	-	350,000
Lights of the Ozarks	25,000	25,000	30,000	30,000	35,000	145,000
Parks Safety and ADA	15,000	12,000	20,000	20,000	20,000	87,000
Parks & Recreation Improvements Total	2,238,000	1,621,000	1,315,000	1,070,000	1,200,000	7,444,000
Police Improvements						
Police (200)						
Police Public Safety Equip	450,000	500,000	525,000	550,000	575,000	2,600,000
Police Radio Replacements	1,355,000	400,000	12,000	12,000	65,000	1,844,000
Citywide Radio System Repl	-	9,000	350,000	326,000	608,000	1,293,000
Police Technology Impr	100,000	300,000	105,000	225,000	110,000	840,000
Police Unmarked Vehicles Repl	125,000	155,000	156,000	206,000	195,000	837,000
Police Ballistic Protection Repl	40,000	45,000	278,000	116,000	187,000	666,000
Police Marked Vehicle Exp	80,000	85,000	90,000	170,000	170,000	595,000
Police Facility Improvements	50,000	48,000	265,000	50,000	80,000	493,000
Police Specialized Equipment	100,000	105,000	56,000	15,000	55,000	331,000
Police Weapon Replacements	-	40,000	60,000	85,000	60,000	245,000
Police Firing Range Impr	-	30,000	30,000	30,000	30,000	120,000
Police Equipment Repl	-	10,000	-	10,000	30,000	50,000
Police K9 Replacements	-	-	-	30,000	-	30,000
Central Dispatch Impr	-	30,000	-	-	-	30,000
Police Gym Equipment	-	10,000	-	10,000	10,000	30,000
Central Dispatch UPS Impr	-	-	-	10,000	-	10,000
Police Improvements Total	2,300,000	1,767,000	1,927,000	1,845,000	2,175,000	10,014,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
Street Improvements						
Engineering (621)						
Cost Share/ROW/Street Calming	200,000	200,000	200,000	200,000	200,000	1,000,000
Street Improvements Total	200,000	200,000	200,000	200,000	200,000	1,000,000
Trail Improvements						
Transportation Services (410)						
Trail Development	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Trail Improvements Total	1,300,000	1,300,000	1,417,000	1,417,000	1,566,000	7,000,000
Transportation Improvements						
Transportation Services (410)						
In-House Pavement Impr	1,800,000	2,000,000	2,300,000	2,600,000	2,400,000	11,100,000
Sidewalk Impr	950,000	1,000,000	1,050,000	1,120,000	1,100,000	5,220,000
Traffic Signal Impr	100,000	100,000	100,000	100,000	100,000	500,000
Transit Stop Infrastructure	80,000	55,000	165,000	-	-	300,000
Drainage Maintenance	30,000	30,000	50,000	50,000	50,000	210,000
Wireless Traffic Signal Control	42,000	44,000	25,000	25,000	25,000	161,000
Transportation Improvements Total	3,002,000	3,229,000	3,690,000	3,895,000	3,675,000	17,491,000
4470 - Sales Tax Capital Fund Total	14,014,000	14,239,000	14,476,000	14,722,000	14,980,000	72,431,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
5400 - Water & Sewer Fund						
Wastewater Treatment Plant Improvements						
Wastewater Treatment Plant (730)						
WWTP Plant Pumps & Equip	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
WWTP Upgrade/Replace Lift Stns	300,000	300,000	300,000	300,000	300,000	1,500,000
WWTP Building Impr	300,000	300,000	300,000	300,000	300,000	1,500,000
Wastewater Trtmt/Water Quality Impr	100,000	100,000	100,000	100,000	100,000	500,000
Water & Sewer Maintenance (720)						
Phosphorus Standards Mgmt	50,000	50,000	50,000	50,000	50,000	250,000
Wastewater Treatment Plant Improvements Total	1,750,000	1,750,000	1,750,000	1,750,000	1,750,000	8,750,000
Water & Sewer Improvements						
Water & Sewer Maintenance (720)						
Water System Rehab & Repl	4,445,000	4,259,000	3,778,000	3,667,000	4,326,000	20,475,000
Sanitary Sewer Rehabilitation	2,800,000	870,000	870,000	2,870,000	2,870,000	10,280,000
Water Tank Impr	1,000,000	500,000	500,000	500,000	500,000	3,000,000
W&S Relocations for Bond Proj	500,000	500,000	500,000	500,000	500,000	2,500,000
W&S Impr Defined by Study	-	-	600,000	600,000	-	1,200,000
W&S Impact Fee Cost Sharing	150,000	150,000	150,000	150,000	150,000	750,000
Water Storage & Pump Stn Maint	100,000	100,000	100,000	100,000	100,000	500,000
W&S Technology Equip Repl	20,000	146,000	29,000	108,000	49,000	352,000
Utilities Financial Services Impr	15,000	5,000	3,000	15,000	15,000	53,000
Water & Sewer Improvements Total	9,030,000	6,530,000	6,530,000	8,510,000	8,510,000	39,110,000
Water & Sewer Services Improvements						
Water & Sewer Maintenance (720)						
Water Meters	1,700,000	2,000,000	2,400,000	2,900,000	2,000,000	11,000,000
W&S Bldg/Office Impr	100,000	100,000	100,000	100,000	100,000	500,000
Backflow Prevention Assemblies	50,000	50,000	50,000	50,000	50,000	250,000
W&S Equipment Expansions	50,000	50,000	50,000	50,000	50,000	250,000
W&S Rate Operations Study	20,000	20,000	20,000	40,000	40,000	140,000
Water & Sewer Services Improvements Total	1,920,000	2,220,000	2,620,000	3,140,000	2,240,000	12,140,000
5400 - Water & Sewer Fund Total	12,700,000	10,500,000	10,900,000	13,400,000	12,500,000	60,000,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
5450 - Stormwater Mgmt Fund						
Bridge & Drainage Improvements						
Stormwater Management (740)						
Stormwater Drainage Materials	500,000	500,000	500,000	500,000	500,000	2,500,000
Stormwater Utility Equipment	200,000	200,000	200,000	200,000	200,000	1,000,000
Stormwater - S River Meadows/Cherry Hills	500,000	500,000	-	-	-	1,000,000
Stormwater - Eastern Ave	250,000	200,000	250,000	250,000	-	950,000
Stormwater - Salem Dr	-	-	250,000	250,000	300,000	800,000
Stormwater - Elmhurst/McClinton PH2	-	-	-	-	500,000	500,000
Stormwater - Pollard Ave	-	-	200,000	200,000	-	400,000
Stormwater Other Drainage Projects	50,000	100,000	100,000	100,000	-	350,000
Bridge & Drainage Improvements Total	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
5450 - Stormwater Mgmt Fund Total	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
5500 - Recycle & Trash Collection Fund						
Recycling & Trash Collections Improvements						
Recycling & Trash Collections (750)						
RTC Master Plan Expansion	750,000	800,000	800,000	850,000	900,000	4,100,000
RTC Compost Site Impr	200,000	200,000	200,000	200,000	200,000	1,000,000
RTC Compactors & Containers	160,000	160,000	160,000	160,000	160,000	800,000
RTC Route Optimization & RFID System	50,000	40,000	40,000	40,000	40,000	210,000
RTC Rate Study	-	-	-	-	100,000	100,000
RTC Technology Equip Repl	19,000	3,000	8,000	7,000	21,000	58,000
Recycling & Trash Collections Improvements Total	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000
5500 - Recycle & Trash Collection Fund Total	1,179,000	1,203,000	1,208,000	1,257,000	1,421,000	6,268,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Funded Projects

Fund / Category / Division / Project	Funded 2026	Funded 2027	Funded 2028	Funded 2029	Funded 2030	TOTAL 2026-2030
5550 - Airport Fund						
Aviation Improvements						
Airport Services (760)						
Airport Street Side Impr	40,000	40,000	40,000	40,000	40,000	200,000
Airport T-hangar Rehab	40,000	40,000	40,000	-	-	120,000
Airport Eng Consultant Services	20,000	20,000	20,000	20,000	20,000	100,000
Airport Equipment Repl	20,000	20,000	20,000	20,000	20,000	100,000
Airport Terminal Impr	-	20,000	20,000	20,000	20,000	80,000
Airport Movement Pavement Rehab	75,000	-	-	-	-	75,000
Airport Lighting Impr	10,000	10,000	10,000	10,000	10,000	50,000
Airport Camera Repl	45,000	-	-	-	-	45,000
Aviation Improvements Total	250,000	150,000	150,000	110,000	110,000	770,000
5550 - Airport Fund Total	250,000	150,000	150,000	110,000	110,000	770,000
9700 - Shop Fund						
Facilities Improvements						
Fleet Operations (770)						
Fleet/Transportation Bldg Impr	20,000	20,000	20,000	20,000	20,000	100,000
Facilities Improvements Total	20,000	20,000	20,000	20,000	20,000	100,000
Vehicle & Equipment Improvements						
Fleet Operations (770)						
Fleet - Vehicle Replacements	5,955,000	16,727,000	11,166,000	6,018,000	11,307,000	51,173,000
Fleet - Equipment Replacement	10,000	10,000	-	-	-	20,000
Fleet - Storage Container	18,000	-	-	-	-	18,000
Vehicle & Equipment Improvements Total	5,983,000	16,737,000	11,166,000	6,018,000	11,307,000	51,211,000
9700 - Shop Fund Total	6,003,000	16,757,000	11,186,000	6,038,000	11,327,000	51,311,000
TOTAL All Funding Sources	38,341,000	47,957,000	43,160,000	39,655,000	46,008,000	215,121,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Transportation & Fleet Building Improvements

Division: Transportation Services (410)

Funding: 2100 - Street

Category: Transportation Improvements

Rank: 1

Project #: 18001

Project Cost		
2026	\$	25,000
2027		26,000
2028		27,000
2029		28,000
2030		29,000
Total	\$	135,000

Description:

This project is for building and site repairs and energy efficiency updates to Transportation and Fleet Operations buildings and grounds. HVAC, lighting, plumbing, flooring, security improvements, exterior painting, roofing, and other site and facility repairs and maintenance are addressed as needed.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Repairs as needed
Year 2 - 2027	Repairs as needed
Year 3 - 2028	Repairs as needed
Year 4 - 2029	Repairs as needed
Year 5 - 2030	Repairs as needed

Effect on Operations:

Maintenance and efficiency upgrades will reduce energy consumption.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Deck Improvements

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Parking Improvements

Rank: 1

Project #: 24001

Project Cost		
2026	\$	30,000
2027		30,000
2028		30,000
2029		30,000
2030		30,000
Total	\$	150,000

Description:

This project is for the ongoing maintenance of the Spring Street Parking Deck, West Avenue Parking Deck, Meadow Street Parking Deck, and Town Center Parking Deck. Projects include stairwell repair, lighting upgrades, striping, and security camera installation. An additional \$50,000 was requested in 2024 to repair deteriorating portions of the south stairwell in the Spring Street Parking Deck caused by moisture and condensation. That project budget has been rolled into the 2025 funding levels.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ongoing
Year 2 - 2027	Ongoing
Year 3 - 2028	Ongoing
Year 4 - 2029	Ongoing
Year 5 - 2030	Ongoing

Effect on Operations:

Operational costs for these services are already covered within the Division's operating budget.

Master Plan(s) Addressed:

The Fayetteville Mobility Plan/Parking Masterplan call for parking structures and shared parking that promote a park-once environment. Maintenance efforts and upgrades that support the continued use of these centrally located parking decks support those goals. The creation of the Spring Street Parking Deck and West Avenue Decks, for example, fulfilled the need for parking structures in the Entertainment District and continual maintenance and upgrade of it and other decks further the goals established in the City 2040 Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Lot Improvements and Overlays

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Parking Improvements

Rank: 2

Project #: 06001

Project Cost		
2026	\$	35,000
2027		35,000
2028		35,000
2029		25,000
2030		35,000
Total	\$	165,000

Description:

This project is to maintain the City's public parking lots. The City currently owns seven public parking lots and three City employee parking lots located in the Downtown Business and Entertainment Districts. The surface lots are asphalt that periodically require general maintenance such as crack seal, seal coat, re-striping, pot hole patching, retaining wall repair, tree planting, and bumper block replacement. These lots also require a complete asphalt overlay on a less frequent basis. This parking maintenance program provides routine maintenance and improvements in rotation for these lots as needed.

Scheduled Implementation:

Active Project

Year 1 - 2026	Retaining wall mitigation and repair in Mountain Street Employee Lot
Year 2 - 2027	Crack seal and seal coat as needed
Year 3 - 2028	Ongoing repair and overlay as needed
Year 4 - 2029	Ongoing repair and overlay as needed
Year 5 - 2030	Ongoing repair and overlay as needed

Effect on Operations:

The nature of the project already accounts for Operational costs. Additionally, ongoing improvements to parking lots and equipment keep the property safe for vehicles and pedestrians, beautify the areas, comply with various regulations, and reduce the need for more expensive maintenance in the future.

Master Plan(s) Addressed:

The Fayetteville Mobility Plan calls for parking facilities and shared parking that promote a park-once environment. Maintenance efforts and upgrades that support the continued use of these publicly owned surface lots support this goal. This plan along with the City 2040 Plan also address infill and development of first generation parking facilities. Therefore existing lots must be properly maintained to meet current needs as well as potential increases in future demand. On-going maintenance efforts improve walkability within the lots.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Infrastructure Improvements

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Parking Improvements

Rank: 3

Project #: 18003

Project Cost		
2026	\$	20,000
2027		30,000
2028		30,000
2029		30,000
2030		30,000
Total	\$	140,000

Description:

This project is to fund lighting, sidewalk, street tree, signage, landscaping, area maintenance and beautification, and small equipment purchases necessary to improve the walkability and enhance the overall experience within the downtown parking districts. This project also seeks to improve connectivity from remote parking lots and spaces to core destinations.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ongoing
Year 2 - 2027	Ongoing
Year 3 - 2028	Ongoing
Year 4 - 2029	Ongoing
Year 5 - 2030	Ongoing

Effect on Operations:

Operational costs for these services are already covered within the Division's operating budget.

Master Plan(s) Addressed:

The City's Parking Master Plan, Transportation/Mobility Plan, Downtown Master Plan, Active Transportation Plan, and City 2040 Plan all recommend expanding the City's sidewalk network to create highly walkable neighborhoods and commercial districts. Appropriate signage along this network further supports these goals. Offering uniform signage to private lot owners could assist in increasing public supply and brokering shared parking agreements consistent with the Parking Study, Downtown Master Plan, and City 2030 Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Equipment Replacements

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Parking Improvements

Rank: 4

Project #: 19001

Project Cost		
2026	\$	15,000
2027		15,000
2028		15,000
2029		15,000
2030		15,000
Total	\$	75,000

Description:

This project is for the continued replacement of parking infrastructure and installation of upgraded equipment as technology continues to evolve. Equipment types include pay stations, single-space smart meters, sensors, license-plate recognition and other enforcement solutions, and signage.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ongoing
Year 2 - 2027	Ongoing
Year 3 - 2028	Ongoing
Year 4 - 2029	Ongoing
Year 5 - 2030	Ongoing

Effect on Operations:

Operational costs for these services are already covered within the Division's operating budget.

Master Plan(s) Addressed:

These plans promote parking supply that is priced appropriately in high destination areas. These equipment and technology upgrades are an extension of that characteristic.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parking Technology Equipment Replacements

Division: Parking Management (430)

Funding: 2130 - Parking

Category: Information Technology Improvements

Rank: 5

Project #: 02057

Project Cost		
2026	\$	5,000
2027		2,000
2028		3,000
2029		-
2030		6,000
Total	\$	16,000

Description:

This project is for the replacement of failing and outdated personal computers (PC's), printers, and monitors. IT staff performed a thorough inventory of citywide technology equipment to document the fund, division, program, location, purchase date, and cost of each piece of equipment. A structured replacement schedule was developed that defined a standard useful life for each of the following equipment types: PCs, laptops, tablets, printers, and scanners. Each year the proposed replacement plan will be reviewed to ensure equipment is utilized to its maximum useful life but replaced when needed to ensure optimal employee efficiency. Amounts from IT's Fayetteville Technology plan Cost Estimates by Phase Replacement Items.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

This project has no significant direct cost on operations. Indirectly, newer faster machines increase end user productivity and reduce time spent maintaining equipment. IT staff do spend a significant amount of time deploying new technology, but this is offset with the lack of support needed to support old equipment that require more maintenance.

Master Plan(s) Addressed:

By replacing computer technology, staff supports the City Council's Guiding Principle of "Well Maintained City Infrastructure and Facilities." The structured computer replacement plan strives to right size technology, provide for oversight of all computer purchases, and ensures technology is replaced in a timely fashion. By replacing the computer technology, staff ensures that performance and energy savings technology is deployed on a consistent basis. This complies with the increased energy efficiency in new and existing structures goal of the Energy Action Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Regional Park Improvements

Division: Parks & Recreation (520)

Funding: 2250 - Parks Development

Category: Parks & Recreation Improvements

Rank: 1

Project #: 00000

Project Cost		
2026	\$	-
2027		-
2028		-
2029		-
2030		2,065,000
Total	\$	2,065,000

Description:

Projects will achieve core goals from the Park System Master Plan and will increase offerings & capacity: Kessler - addition of 1 full-size synthetic soccer field & 1 natural turf field, lighting, covered bleachers, walks, & perimeter fencing. This will help reduce the shortage of field space, and will reduce maintenance & the number of rainouts. Lake Wilson project will improve lake & trail access, add signage & a small fishing pier, renovate the existing pavilion, & minor boat launch improvements. Lake Fay Nature Trail will provide a fully accessible nature trail along the Razorback Greenway opening up high-quality natural spaces for more people. Combs includes renovating the pump house to a pavilion overlooking the river. The Memorial project will create a shaded plaza space for reflection & add 96 trees along the North Shore. Marina upgrades include updated boat docks, adding a kayak launch & improving lighting. In addition to the \$2,065,000 funded in the 2026-2030 period, there is \$4,820,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Kessler soccer improvements construction
Year 2 - 2027	N/A
Year 3 - 2028	Combs improvements building renovation; Lake Wilson improvements construction
Year 4 - 2029	N/A
Year 5 - 2030	Lake Fayetteville Forest N. Trail, marina improvements, N. Shore memorial project

Effect on Operations:

Two new soccer fields will increase electric utility for lights (10K), water for one field (7500), turf maintenance fertilizer & herbicide (5000), etc. Artificial Turf field will need 2 groomer attachments (Wide Format Greens Groomer & Litter Kitty); UTV; Truck & Trailer & motor pool charges go forward.

Master Plan(s) Addressed:

Nature Connection Goal A1: Increase recreational opportunities in nature, lakes, and streams. Active and Well Goal C3: Improve existing properties and anticipate the need for undeveloped parks for completion. Gathering and Placemaking Goal D2: Improve parks to address comfort and the ability to gather for activities. Steward and Maintenance Goal B2: Prioritize existing park and facility improvements. Resilient Natural Systems Goal E3: Enhance the ecological performance of existing parks and natural land properties. Fayetteville Vision 2050 Guiding Principles: A Naturally Beautiful City, A fun city in which to live, ecosystem preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Community Park Improvements

Division: Parks & Recreation (520)

Funding: 2250 - Parks Development

Category: Parks & Recreation Improvements

Rank: 2

Project #: 13001

Project Cost	
2026	\$ 275,000
2027	1,500,000
2028	-
2029	-
2030	310,000
Total	\$ 2,085,000

Description:

These projects achieve core goals from the Park System Master Plan at heavily used community parks. Phase two of Underwood Park improvements focuses on finishing out the north side of the park including building a new park hub building, phase two of the playground, disc golf, walking trails, boardwalks, landscaping, bridges to cross the creek, and limited work south of the creek. Improvements at Gulley Park will enhance the Gulley Concerts area, add a new pavilion, restrooms, and new performance stage for concerts along with site furnishings. Improvements to Wilson Park will create a higher quality sand volleyball facility with two lighted courts located just to the north of the new Hub building. In addition to the \$2,085,000 funded in the 2026-2030 period, there is \$7,320,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Underwood Park Phase one construction
Year 2 - 2027	Gulley Park Improvements final phase construction
Year 3 - 2028	N/A
Year 4 - 2029	N/A
Year 5 - 2030	Wilson Park Hub construction

Effect on Operations:

A new Parks Custodian position will be needed in 521 when the Gulley park additions come into service. With the updates occurring at Underwood which include a hub area with restroom and with the additional restroom and hub area planned at Gulley, a Custodian position and small vehicle will be needed to maintain these areas. In addition, operating funds for cleaning supplies, trash bags, and miscellaneous building and grounds materials for the facilities as playground.

Master Plan(s) Addressed:

These projects achieve goals identified in the ten-year park system master plan, including Steward and Maintenance Goal B2: Prioritize existing park and facility improvements. Active and Well Goal C3: Improve existing properties, Gathering and Placemaking Goals D1+2: Design parks to celebrate our heritage and communities surrounding landscape and culture; improve parks to address comfort and the ability to gather for activities, and Goal D4: Seek opportunities to integrate art into public spaces. Resilient Natural Systems Goal E3: Enhance the ecological performance of existing parks and natural land properties. Fayetteville Vision 2050 Guiding Principles: A Naturally Beautiful City, A fun city in which to live, ecosystem preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Neighborhood Park Development

Division: Parks & Recreation (520)

Funding: 2250 - Parks Development

Category: Parks & Recreation Improvements

Rank: 3

Project #: 02013

Project Cost		
2026	\$	1,177,000
2027		350,000
2028		1,975,000
2029		325,000
2030		-
Total	\$	3,827,000

Description:

Improvements to various neighborhood parks have been identified in the park system master plan as necessary to meet the needs of the community. Owl Creek park is an undeveloped park on the west side of the city that will serve a rapidly developing and dense area of the city with a park supporting a playground, trail access, open field, parking and other improvements. Gordon Long is an existing park on the Razorback Greenway with one of the oldest playgrounds in the city. A city project will add a trail connection from the east crossing over Scull Creek and increasing access to the park. Funds will renovate the park and increase creek access. Stone Mountain park was acquired in 2006 and improvements will develop the park for simple close to home recreation and nature appreciation opportunities.

Scheduled Implementation:

Active Project

Year 1 - 2026	N/A
Year 2 - 2027	Owl Creek Park improvement plans would be developed and construction would begin
Year 3 - 2028	Gordon Long Park improvement plans would be developed and construction would begin
Year 4 - 2029	Stone Mountain Park - public meetings, improvement plans, construction
Year 5 - 2030	N/A

Effect on Operations:

The new parks will increase costs for operations and maintenance with the additional of park amenities including playgrounds, parking lots, trash cans, doggi pots, etc. Owl Creek and Stone Mountain will increase mowing (contracted) since they will be new park developments.

Master Plan(s) Addressed:

Park system master plan - Steward and Maintenance Goal B2: Prioritize existing park and facility improvements. Active and Well Goal C3: Improve existing properties, Gathering and Placemaking Goals D1+2: Design parks to celebrate our heritage and communities surrounding landscape and culture and improve parks to address comfort and the ability to gather for activities, and Goal D4: Seek opportunities to integrate art into public spaces. Resilient Natural Systems Goal E3: Enhance the ecological performance of existing parks and natural land properties. Fayetteville Vision 2050 Guiding Principles: A Naturally Beautiful City, A fun city in which to live, ecosystem preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Nature Parks and Conservation Area Improvements

Division: Parks & Recreation (520)

Funding: 2250 - Parks Development

Category: Parks & Recreation Improvements

Rank: 4

Project #: 00000

Project Cost		
2026	\$	248,000
2027		-
2028		-
2029		525,000
2030		-
Total	\$	773,000

Description:

The Woolsey Homestead house has been renovated and is ready for activation once basic site amenities to support access and parking are complete. This project will help prepare the site for public access and activation and will include landscape and limited site improvements. A master plan for the site is underway. Mount Sequoyah Woods is an approximate 100 acre forest located in the center of town and is in need of a master plan and trail renovations. Improvements are expected to allow citizens to better use this natural area located near the center of the city. In addition to the \$773,000 funded in the 2026-2030 period, there is \$1,352,000 requested in the unfunded list.

Scheduled Implementation:

Previously Requested/Not Approved

Year 1 - 2026	Woolsey Master Plan design and construction
Year 2 - 2027	N/A
Year 3 - 2028	N/A
Year 4 - 2029	Master planning would begin in 2028 with drawings and construction in 2029.
Year 5 - 2030	N/A

Effect on Operations:

Improvements to Mount Seq Woods will have minimal effects on operations. Operations impacts for Woolsey are still being studied. If a third party is hired to program the Woolsey site, that will be requested separately in the operational budget.

Master Plan(s) Addressed:

The Park and Recreation System Master Plan priorities state that creative placemaking is a priority and these projects aim to enhance the community's parks and public spaces by celebrating the region's unique culture, arts, and music, and providing gathering spaces and amenities for community members. Additionally, creating spaces in the city that allow nature contact is a primary goal of the Park System Master Plan. Goals achieved in these projects also include celebrating the community's heritage and surrounding landscape. Stewardship and maintenance goals in the plan directly correlate to the work needed at Mount Sequoyah Woods. Fayetteville Vision 2050 Guiding Principles: A Naturally Beautiful City, A fun city in which to live, ecosystem preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fire Impact Fee Improvements

Division: Fire (300)

Funding: 2300 - Impact Fee

Category: Fire Improvements

Rank: 1

Project #: 07003

Project Cost		
2026	\$	115,000
2027		120,000
2028		125,000
2029		150,000
2030		150,000
Total	\$	660,000

Description:

The purpose of this project is to accumulate funding for fire projects that are associated with the increase in developments throughout the City. The funding for this project comes from impact fees collected from developments.

Scheduled Implementation:

Active Project

Year 1 - 2026	Accumulate Impact Fee funding for potential expanding capacity projects
Year 2 - 2027	Accumulate Impact Fee funding for potential expanding capacity projects
Year 3 - 2028	Accumulate Impact Fee funding for potential expanding capacity projects
Year 4 - 2029	Accumulate Impact Fee funding for potential expanding capacity projects
Year 5 - 2030	Accumulate Impact Fee funding for potential expanding capacity projects

Effect on Operations:

Any effects this project has on operations will be evaluated prior to implementation of an expansion project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER IMPACT FEE IMPROVEMENTS

Division: Utilities Director (700)

Funding: 2300 - Impact Fee

Category: Water & Sewer Improvements

Rank: 12

Project #: 07002

Project Cost	
2026	\$ -
2027	750,000
2028	750,000
2029	750,000
2030	750,000
Total	\$ 3,000,000

Description:

This project is to accumulate funding for water projects that are associated with increased water capacity throughout the City. The funding for this project comes from impact fees collected from new water service connections. In addition to the \$3,000,000 funded in the 2026-2030 period, there is \$750,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Upgrade various water lines
Year 2 - 2027	Upgrade various water lines
Year 3 - 2028	Upgrade various water lines
Year 4 - 2029	Upgrade various water lines
Year 5 - 2030	Upgrade various water lines

Effect on Operations:

The Utility has been able to fund the difference to upsize water lines being installed by developers at their expense. This has allowed the City to pay a fraction of the cost for installation of new water lines that benefit much more than the development.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WASTEWATER IMPACT FEE IMPROVEMENTS

Division: Utilities Director (700)

Funding: 2300 - Impact Fee

Category: Water & Sewer Improvements

Rank: 13 **Project #:** 07004

Project Cost		
2026	\$	750,000
2027		750,000
2028		750,000
2029		750,000
2030		750,000
Total	\$	3,750,000

Description:

This project is to accumulate funding for wastewater projects that are associated with increased wastewater capacity throughout the City. The funding for this project comes from impact fees collected from new sewer service connections.

Scheduled Implementation:

Active Project

Year 1 - 2026	Upgrade Miscellaneous Sewer Infrastructure
Year 2 - 2027	Upgrade Miscellaneous Sewer Infrastructure
Year 3 - 2028	Upgrade Miscellaneous Sewer Infrastructure
Year 4 - 2029	Upgrade Miscellaneous Sewer Infrastructure
Year 5 - 2030	Upgrade Miscellaneous Sewer Infrastructure

Effect on Operations:

The Utility has been able to fund the difference to upsize sewer lines being installed by developers at their expense. This has allowed the City to pay a fraction of the cost for installation of new sewer lines that benefit much more than the development.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Stormwater Quality Management

Division: Engineering (621)

Funding: 4470 - Sales Tax Capital Improvement

Category: Bridge & Drainage Improvements

Rank: 1

Project #: 02097

Project Cost		
2026	\$	160,000
2027		160,000
2028		160,000
2029		160,000
2030		160,000
Total	\$	800,000

Description:

Historically, the Council has allocated \$160,000 annually toward water quality needs for the City. This has included the partnership with Regional Planning for Stormwater Education, USGS water quality monitoring and stream gauges, partnerships with Beaver Watershed Alliance and Illinois River Watershed Partnership as well as other water quality needs. Some matching funds have been taken from this fund for stream restorations as well. It should be noted that with the approval of the Stormwater Utility, the continuation of this funding was anticipated when calculating the stormwater rates. Based on advice from the City Attorney, the fund was set up such that existing funding sources would continue and the utility would fund additional services.

Scheduled Implementation:

Active Project

Year 1 - 2026	Funding utilized on an annual basis or saved over years for larger projects.
Year 2 - 2027	Funding utilized on an annual basis or saved over years for larger projects.
Year 3 - 2028	Funding utilized on an annual basis or saved over years for larger projects.
Year 4 - 2029	Funding utilized on an annual basis or saved over years for larger projects.
Year 5 - 2030	Funding utilized on an annual basis or saved over years for larger projects.

Effect on Operations:

Operations will remain relatively unchanged provided the agreements with USGS and Regional Planning continue into the future. These are contracts that reduce staff time by satisfying portions of our MS4 requirements.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Other Drainage/Bridge Improvements

Division: Engineering (621)

Funding: 4470 - Sales Tax Capital Improvement

Category: Bridge & Drainage Improvements

Rank: 2

Project #: 02108

Project Cost		
2026	\$	50,000
2027		200,000
2028		250,000
2029		300,000
2030		200,000
Total	\$	1,000,000

Description:

Historically, the Council has allocated \$200,000 annually toward drainage projects and needs for the City. It should be noted that with the approval of the Stormwater Utility, the continuation of this funding was anticipated when calculating the stormwater rates. Based on advice from the City Attorney, the fund was set up such that existing funding sources would continue and the utility would fund additional services.

Scheduled Implementation:

Active Project

Year 1 - 2026	Funding utilized on an annual basis or saved over years for larger projects.
Year 2 - 2027	Funding utilized on an annual basis or saved over years for larger projects.
Year 3 - 2028	Funding utilized on an annual basis or saved over years for larger projects.
Year 4 - 2029	Funding utilized on an annual basis or saved over years for larger projects.
Year 5 - 2030	Funding utilized on an annual basis or saved over years for larger projects.

Effect on Operations:

By repairing/upgrading drainage facilities this reduces the maintenance requirements of the Transportation Division and allows that time to spent on other needs. If bidding/contactors are used to complete the work, this further reduces the workload of the Transportation Division.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Building improvements

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 1

Project #: 02046

Project Cost		
2026	\$	350,000
2027		350,000
2028		400,000
2029		450,000
2030		400,000
Total	\$	1,950,000

Description:

This project is for the maintenance and repair to City buildings and facilities. The proposed scope includes repair and replacement of HVAC systems, old or damaged roofs, and repair and maintenance of building exteriors. The project also provides for other improvements such as interior remodels including painting, lighting upgrades, plumbing fixtures, ceilings, floor coverings furniture replacement/upgrades, and modifications to alarm and sprinkler systems. In addition to the \$1,950,000 funded in the 2026-2030 period, there is \$186,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Masonry clean, seal, and tuck point City Hall, access control for multiple City bldgs
Year 2 - 2027	renovations: restrooms and carpet in City Hall
Year 3 - 2028	Renovations: furniture, lighting upgrades for multiple City buildings
Year 4 - 2029	Elevator replacement City Hall
Year 5 - 2030	roof replacements for multiple buildings

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-maintained city Infrastructure and Facilities." The replacement of roofs, HVAC systems, lighting upgrades, window replacements, and interior finish upgrades support the goal of this initiative.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Downtown Campus Renovations

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 2

Project #: 23003

Project Cost		
2026	\$	250,000
2027		250,000
2028		250,000
2029		200,000
2030		100,000
Total	\$	1,050,000

Description:

Improvements to City of Fayetteville Downtown Campus buildings, including roof, HVAC, and significant office renovations to provide efficient use of space and future growth. In addition to the \$1,050,000 funded in the 2026-2030 period, there is \$450,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Council Chamber and office renovations
Year 2 - 2027	Restroom improvements
Year 3 - 2028	Rock Street Alley replacement
Year 4 - 2029	Development Services renovations
Year 5 - 2030	Future space needs study

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-maintained City Infrastructure and Facilities."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: ADA Improvements to City-Owned Facilities

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 3

Project #: 02046

Project Cost		
2026	\$	85,000
2027		35,000
2028		100,000
2029		100,000
2030		150,000
Total	\$	470,000

Description:

This project is to improve accessibility and lower barriers in multiple City-owned buildings and sites according to priority recommendations provided by DirectAccess Consultants. In addition to the \$470,000 funded in the 2026-2030 period, there is \$218,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	High Priority improvements to multiple City bldgs: Admin, Dev Services, Media Services
Year 2 - 2027	High Priority improvements to multiple City bldgs: Fayetteville Town Center, Facilities Mgmt
Year 3 - 2028	Important Priority improvements to multiple City bldgs: Admin, Dev Services, Media Services
Year 4 - 2029	Important Priority improvements to multiple City bldgs: Fayetteville Town Ctr, Facilities Mgmt
Year 5 - 2030	Moderate and Low Priority improvements to multiple City buildings

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities"

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Animal Services Improvements

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 4

Project #: 14002

Project Cost		
2026	\$	40,000
2027		40,000
2028		100,000
2029		100,000
2030		30,000
Total	\$	310,000

Description:

Improvements to the Animal Services Division facilities, including the main office, kennel, and clinic buildings. In addition to the \$310,000 funded in the 2026-2030 period, there is \$520,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Facility improvements: electrical and plumbing upgrades
Year 2 - 2027	Roof replacement
Year 3 - 2028	Facility improvements: windows, paint, canopies, floors
Year 4 - 2029	Incinerator
Year 5 - 2030	Resurface parking lots and driveways

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-maintained City Infrastructure and Facilities."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: White Hangar and Old Terminal Buildings

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 5

Project #: 02046

Project Cost		
2026	\$	30,000
2027		30,000
2028		140,000
2029		150,000
2030		190,000
Total	\$	540,000

Description:

This Project updates systems and upgrades the City-owned properties leased by the Arkansas Air and Military Museum at Drake Field. Buildings include the White Hangar and the 'Old Terminal' building. Project should be included within the 02046-0202 LEASED BUILDINGS. In addition to the \$540,000 funded in the 2026-2030 period, there is \$460,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Elec srvs upgrade, White Hangar light impr, Old Terminal light and humidity control, design fee:
Year 2 - 2027	Restoration of White Hangar envelope
Year 3 - 2028	Renovation of restrooms and office
Year 4 - 2029	Restoration of Old Terminal
Year 5 - 2030	Asphalt replacement/parking improvements

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities." The stabilization and restoration of this historic structure supports the goal of this initiative.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fayetteville Senior Center

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 6 **Project #:** 02046

Project Cost		
2026	\$	60,000
2027		50,000
2028		60,000
2029		40,000
2030		50,000
Total	\$	260,000

Description:

This Project improves major building systems and maintains building envelope to avoid large unexpected maintenance expenditures in the future. Project should be included within the 02046-0202 LEASED BUILDINGS.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Fire sprinkler upgrades/redesign to meet current code requirements
Year 2 - 2027	Water heater/boiler replacement
Year 3 - 2028	Door and Window replacement
Year 4 - 2029	Exterior steel and railing paint/coating
Year 5 - 2030	Interior paint

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: ADA Assessment of City-Owned Facilities

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 8

Project #: 21008

Project Cost		
2026	\$	3,000
2027		5,000
2028		5,000
2029		3,000
2030		6,000
Total	\$	22,000

Description:

This project is to procure the services of an accessibility consultant to perform assessments of City-owned buildings and sites in order to identify and prioritize improvements necessary to comply with the Americans with Disabilities Act. In addition to the \$22,000 funded in the 2026-2030 period, there is \$128,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Downtown Campus phase II: Courts, Rock Street Annex
Year 2 - 2027	Happy Hollow Campus
Year 3 - 2028	Water & Sewer, City Parking Decks
Year 4 - 2029	Parks work buildings: Wilson Park and Sequoyah Gardens
Year 5 - 2030	Downtown sidewalks/parking

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities," as well as providing technical guidance that will facilitate access improvements to City buildings.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fayetteville Town Center

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 9 **Project #:** 02046

Project Cost		
2026	\$	200,000
2027		100,000
2028		-
2029		-
2030		-
Total	\$	300,000

Description:

Improvements to the Fayetteville Town Center including building envelope, elevators, major building systems, Town Plaza, and parking lot maintenance. Project should be included within 02046-0202 LEASED BUILDINGS. In addition to the \$300,000 funded in the 2026-2030 period, there is \$1,000,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Exterior improvements, paint and finishes
Year 2 - 2027	Sump pit and pump replacement, update fire alarm system
Year 3 - 2028	Freight Elevator 2 improvement
Year 4 - 2029	Freight Elevator 1 improvement
Year 5 - 2030	Fire Sprinkler Update

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities." Continuous planning and maintenance supports the goal of this initiative and assures that the facility is kept in best possible condition.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fire Apparatus Purchases--Shop Transfer

Division: Fire (300)

Funding: 4470 - Sales Tax Capital Improvement

Category: Fire Improvements

Rank: 1

Project #: 03019

Project Cost		
2026	\$	516,000
2027		1,784,000
2028		1,155,000
2029		1,180,000
2030		1,192,000
Total	\$	5,827,000

Description:

This project is for the replacement of fire apparatus. Replacement planning for Fleet - Fleet - Fire Apparatus units based off of FASTER point scale as of February 2025. In addition to the \$5,827,000 funded in the 2026-2030 period, there is \$4,687,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.
Year 2 - 2027	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.
Year 3 - 2028	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.
Year 4 - 2029	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.
Year 5 - 2030	Replacement funds are budgeted in the CIP to allow for Transfer to Shop.

Effect on Operations:

Motorpool costs for maintenance will be reduced initially. However, as the fire trucks age, the maintenance and repair costs will follow the normal patterns. Replacement of Fire Apparatus is required for consistent and reliable service to emergencies within the City.

Master Plan(s) Addressed:

Within the City Council's Guiding Principles, two priorities are identified that pertain to this project. The initiatives are a "Well-Maintained City Infrastructure and Facilities" and "Reputation as a Safe Community." Maintaining the apparatus replacement schedule keeps the equipment from deteriorating. In order to meet the emergency response demands of the Fire Department, the apparatus needs to be reliable and dependable. This also directly impacts the reputation as a safe community.

Project Title:	Fire Mobile Radios		
Division:	Fire (300)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Fire Improvements		
Rank:	2	Project #:	21001

Project Cost		
2026	\$	187,000
2027		451,000
2028		300,000
2029		350,000
2030		350,000
Total	\$	1,638,000

Description:

This project is to update the existing radio system. Funds will be included for yearly Subscriber Mobile Radio Replacements. Additionally, funds are requested to allow for Radio System Upgrades/System Dispatch and associated equipment as needed. The current portable and mobile radios are out of warranty and any repair costs are covered directly by the department's operating budget. Piecemealing the replacement system is not an option due to compatibility issues. So we are asking for an increase in 2026 to cover the replacement cost for the entire system, which will put it under a warranty plan for the next 7 years. Continued funding is to replace the system at the end of that warranty term. In addition to the \$1,638,000 funded in the 2026-2030 period, there is \$412,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	76 N70 XEs, 1 Command Central Aware
Year 2 - 2027	10 remote APX 4500s, 7 dash APX 4500s, 10 dash APX 1500s, 19 N70 XEs, 1 Command Central Aware
Year 3 - 2028	Subscriber Mobile Repl, Radio System Upgrades/System Dispatch, balance accumulation
Year 4 - 2029	Subscriber Mobile Repl, Radio System Upgrades/System Dispatch, balance accumulation
Year 5 - 2030	Subscriber Mobile Repl, Radio System Upgrades/System Dispatch, balance accumulation

Effect on Operations:

This will maintain the radio system to the quality level that is necessary to meet the citizen's emergency response needs.

Master Plan(s) Addressed:

Project Title:	Fire Facility Maintenance		
Division:	Fire (300)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Fire Improvements		
Rank:	3	Project #:	02006

Description:

Scheduled Implementation: *Active Project*

Effect on Operations:

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Firefighting Safety Equipment

Division: Fire (300)

Funding: 4470 - Sales Tax Capital Improvement

Category: Fire Improvements

Rank: 4

Project #: 16002

Project Cost		
2026	\$	75,000
2027		75,000
2028		100,000
2029		100,000
2030		120,000
Total	\$	470,000

Description:

This project includes the procurement of Fire Apparatus Equipment. Annually we replace our fire apparatus and there is a certain amount of the equipment that must be replaced. Aside from that there is other Life Safety equipment that must be replaced: Self-contained breathing apparatus (SCBA) and associated equipment, technical rescue equipment and auto extrication equipment. In addition to the \$470,000 funded in the 2026-2030 period, there is \$250,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Purchase of fire apparatus equipment and additional firefighter safety equipment
Year 2 - 2027	Purchase of fire apparatus equipment and additional firefighter safety equipment
Year 3 - 2028	Purchase of fire apparatus equipment and additional firefighter safety equipment
Year 4 - 2029	Purchase of fire apparatus equipment and additional firefighter safety equipment
Year 5 - 2030	Purchase of fire apparatus equipment and SCBA equipment

Effect on Operations:

A comprehensive preventative maintenance plan was implemented which has assisted with extending the life expectancy of our systems. As training and fire scene emergencies increase, so will our use of air cascade fill stations and all associated firefighter safety equipment.

Master Plan(s) Addressed:

This request addresses the priority of Well Maintained City Infrastructure and Facilities as identified in the Council Strategic Initiatives Master Plan. This project covers the purchase of fire apparatus equipment and additional associated firefighter safety equipment.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fire Technology Equipment Replacements

Division: Fire (300)

Funding: 4470 - Sales Tax Capital Improvement

Category: Fire Improvements

Rank: 5

Project #: 10017

Project Cost		
2026	\$	30,000
2027		33,000
2028		32,000
2029		35,000
2030		35,000
Total	\$	165,000

Description:

This project will allow for the replacement of systems as they become technologically obsolete or inoperable without interrupting daily operations. With computer devices in all apparatus as well as all fire stations, we are currently supporting and maintaining over 125 computers, mobile devices and software applications for 142 personnel. As technology infiltrates our personal protective equipment like face pieces and sensors, there will be a growing demand to support and maintain new technology. In addition, there is personnel accountability technology that helps account for the overall status of personnel and records their movement into and out of an emergency incident. From a personnel tracking point-of-view, this means that the Incident Commander will have full situational awareness of ALL responders' locations and assignments. In addition to the \$165,000 funded in the 2026-2030 period, there is \$130,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	I.T. Equipment purchased per guidance from I.T. Plan
Year 2 - 2027	I.T. Equipment purchased per guidance from I.T. Plan
Year 3 - 2028	I.T. Equipment purchased per guidance from I.T. Plan
Year 4 - 2029	I.T. Equipment purchased per guidance from I.T. Plan
Year 5 - 2030	I.T. Equipment purchased per guidance from I.T. Plan

Effect on Operations:

Anticipated upgrades will be needed for integrated personal safety equipment, hardware, and software. These upgrades will allow us to keep current with the continual Information Technology needs. Our current public safety software is integrated into our mobile data terminals in such a way that if these terminals are not updated regularly the emergency dispatch system will not function.

Master Plan(s) Addressed:

This request addresses two very important Council Strategic Initiatives of Well-Maintained City Infrastructure and Facilities and Reputation as a Safe Community. The Fire I.T. Updates project is essential for maintaining the investment that our citizens have made in our city public safety systems. Without the I.T. infrastructure being routinely updated, the system will quickly deteriorate. As noted in the effect on operations section, the current emergency dispatch system is contingent upon mobile data terminals communicating with dispatch properly. This is vital to maintain the safety of our citizens.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Technology Equipment Replacements

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 1 **Project #:** 02057

Project Cost		
2026	\$	200,000
2027		100,000
2028		135,000
2029		200,000
2030		230,000
Total	\$	865,000

Description:

The City maintains a comprehensive technology replacement plan to ensure Information Technology (IT) equipment is utilized to its maximum useful life, but plan to have enough funds available to replace equipment when needed to ensure optimal employee efficiency. This project is for the replacement of desktop technology throughout the city which includes PC's, laptops, scanners, printers, tablets, and miscellaneous desktop technology items that fall under a structured replacement schedule. This project is part of a larger replacement plan that is supported by CIP projects from enterprise funded departments and separate technology CIP's within Police and Fire. In addition to the \$865,000 funded in the 2026-2030 period, there is \$110,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

This project has no significant direct cost on operations. Indirectly, newer faster machines increase end user productivity and reduce time spent maintaining equipment. IT staff do spend a significant amount of time deploying new technology, but this is offset with the lack of support needed to support old equipment that require more maintenance.

Master Plan(s) Addressed:

By replacing computer technology, the staff supports the City Council's Guiding Principle of "Well Maintained City Infrastructure and Facilities." By replacing computer technology, staff ensures that performance and energy savings technology is deployed on a consistent basis. This complies with the increased energy efficiency in the new and existing structures goal of the Energy Action Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Local Area Network (LAN) Upgrades		
Division:	Information Technology (170)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Information Technology Improvements		
Rank:	2	Project #:	02056

Project Cost		
2026	\$	150,000
2027		150,000
2028		100,000
2029		170,000
2030		270,000
Total	\$	840,000

Description:

This project is to upgrade and expand the City's Local Area Network (LAN)/Network infrastructure. The LAN is used by every division in the city across thirty locations connecting approximately 900 devices. While most components of the LAN are on a 5-year lifecycle, consideration is given to increases in the system's user base and advances in technology that create a need for hardware and operating system upgrades. In the next 5 years, most of the existing servers, switches, and other network hardware will be replaced. Staff also have plans to add technology that will increase the speed and reliability of the different aspects of the LAN. Specifically, redundant and/or battery protected power supplies, internet redundancy, internal/external network penetration testing, security awareness training, network management and testing tools, Wide Area Network (WAN) optimization hardware, continued expansion of security cameras, and tools to help manage and deploy security policy. In addition to the \$840,000 funded in the 2026-2030 period, there is \$130,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

Hardware maintenance cost are expected to increase for the new expansion items.

Master Plan(s) Addressed:

By replacing the City's Local Area Network infrastructure via a structured replacement plan, staff supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities." The structured replacement plan ensures the City's infrastructure is kept up to date and current with the latest technology providing for workforce efficiency gains and better service for citizens..

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Telecommunication Systems Upgrades		
Division:	Information Technology (170)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Information Technology Improvements		
Rank:	3	Project #:	04001

Project Cost		
2026	\$	90,000
2027		75,000
2028		50,000
2029		50,000
2030		54,000
Total	\$	319,000

Description:

This project is for telecommunication system upgrades, VOIP telephone handset replacement, VOIP telephone related hardware, and new software that become available for users as well as for additional VOIP licenses needed to support the entire city's VOIP telephone system. In addition to the \$319,000 funded in the 2026-2030 period, there is \$71,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

Slight increases in software maintenance and licensing as employees are added.

Master Plan(s) Addressed:

By keeping the telecommunication system and phones up to date, this project supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities."

Project Title:	Storage Area Network (SAN)		
Division:	Information Technology (170)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Information Technology Improvements		
Rank:	4	Project #:	09031

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Cyber Security

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 5

Project #: 18005

Project Cost		
2026	\$	50,000
2027		30,000
2028		30,000
2029		55,000
2030		40,000
Total	\$	205,000

Description:

This project is to provide comprehensive cyber security training across the City, helping to mitigate security risk and improve security posture. This holistic approach to cyber security would provide internal and external penetration testing to ensure the network is as secure and protected as possible. This training will help to manage the problem of social engineering and phishing attacks. In addition to the \$205,000 funded in the 2026-2030 period, there is \$25,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

Slight increases in software maintenance and licensing as employees are added.

Master Plan(s) Addressed:

By providing training and testing to enhance security posturing, this project supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities" and "A Financially Sustainable City Government."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fiber Optic Cable

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 6

Project #: 09028

Project Cost		
2026	\$	50,000
2027		50,000
2028		-
2029		65,000
2030		-
Total	\$	165,000

Description:

This project will interconnect City owned buildings with fiber and allow for added services such as video surveillance, access control, phones, and computers. This will allow for increased speeds and capacity with less reliance on leasing fiber from internet service providers further reducing operating expenses. In addition to the \$165,000 funded in the 2026-2030 period, there is \$40,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

A decrease in operational expense is expected as the City relies less on leased fiber from internet service providers.

Master Plan(s) Addressed:

By building out the City's institutional network with fiber, staff supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities." The installation of fiber ensures the City's infrastructure is kept up to date and current with the latest technology providing for workforce efficiency gains and better service for citizens.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Geographic Information System (GIS)

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 7 **Project #:** 02055

Project Cost		
2026	\$	75,000
2027		75,000
2028		57,000
2029		105,000
2030		47,000
Total	\$	359,000

Description:

This project is to upgrade and expand the City's Geographic Information Systems (GIS) computer hardware, software, and data collection systems to accommodate growth in the system's applications and user base. This includes computer hardware, software, geographic data, and personnel designed to efficiently capture, store, update, manipulate, analyze, and display all forms of geographically referenced information. This system provides necessary information for the 911 system, the Planning, Engineering, Economic Development, Water & Sewer, and Transportation divisions, Stormwater Utility, and other utility projects. Additionally, GIS provides software, web applications, data, and analytical support to assist many City divisions including Police, Fire, Parks & Recreation, Economic Vitality, Development Services, and Water and Sewer in both operational needs and long-term planning. In addition to the \$359,000 funded in the 2026-2030 period, there is \$34,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	6" Aerials, contour creation-state LiDAR, drone & software-Stormwater impervious mapping
Year 2 - 2027	3" Aerials in city limit, 6" Aerial in regular flight area, impervious update.
Year 3 - 2028	6" Aerials
Year 4 - 2029	3" Aerials in city limit, 6" Aerial in regular flight area, impervious update.
Year 5 - 2030	6" Aerials

Effect on Operations:

Additional hardware and software may be accompanied by increased maintenance costs.

Master Plan(s) Addressed:

Every master plan that the City has initiated, except the energy plan, has involved the use of GIS technologies to assist with the development, analysis, and presentation. Both staff and consultants use a myriad of GIS data to perform in depth spatial analysis. Staff works with each master plan to ensure existing data is leveraged and consultants either update existing GIS data or provide the City with copies of the final map data. This includes providing existing data related to parcels, zoning, utilities, trails, parks, transportation, topographical, and aerial photography data and creating new datasets as needed to support plan development.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Enterprise Application Improvements

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 8 **Project #:** 24007

Project Cost		
2026	\$	40,000
2027		30,000
2028		50,000
2029		60,000
2030		60,000
Total	\$	240,000

Description:

In the past the Information Technology has submitted individual CIP requests for website improvement, Document Management, ERP software improvements, HR software improvements, and individual CIP's for major system upgrades related to Development Services and Asset Management and Work Orders. Since each of these systems has recently been replaced, each is not in need of a large amount of funding, but each system at times needs additional software licenses, support, or professional services to improve functionality. This may include additional licenses, professional services for custom reports, interface development, additional modules, or to purchase minor software enhancements that support city wide initiatives. In addition to the \$240,000 funded in the 2026-2030 period, there is \$60,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

The intent of this CIP is to provide funds to continually improve the effectiveness of software to enhance city operations by leveraging existing and new technology.

Master Plan(s) Addressed:

By keeping these enterprise systems up to date, staff supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities." The ongoing support and maintenance ensures the City's enterprise applications is kept up to date and current with the latest technology providing for workforce efficiency gains and better service for citizens.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Public Reporting Dashboard		
Division:	Information Technology (170)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Information Technology Improvements		
Rank:	9	Project #:	24006

Project Cost		
2026	\$	40,000
2027		40,000
2028		40,000
2029		40,000
2030		40,000
Total	\$	200,000

Description:

This project is to implement a public data dashboard that would provide a single location for the city to publish reports and performance measures. The proposed system would integrate with existing software within Accounting, Budget, Police and Fire to allow City staff to write reports that highlight city operations. The purpose of the proposed system is to improve access to key information, improve the efficiency of developing public reports, and provide reports to the public that help tell the story of City operations.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

Configuration and development of a base set of reports would take Information Technology, Budget, Accounting, Police, and Fire staff a significant amount of time to building the initial public reporting dashboard. Ongoing maintenance of the site should reduce the amount of time staff allocate towards monthly report creation and possibly decrease certain FOIA requests for city reports.

Master Plan(s) Addressed:

The creation of a public reporting dashboard will improve access to key city data and reports and provide a tool to consolidate reports in a single location for to enhance transparency.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Security Cameras

Division: Information Technology (170)

Funding: 4470 - Sales Tax Capital Improvement

Category: Information Technology Improvements

Rank: 10

Project #: 24005

Project Cost		
2026	\$	25,000
2027		-
2028		30,000
2029		75,000
2030		73,000
Total	\$	203,000

Description:

This project is to expand the City's existing video security camera system into additional Parks, Trail Heads, Parking Facilities, Airport, Traffic Signals, and Water/Sewer locations. Additional cameras will provide oversight of critical locations to reduce vandalism, provide a deterrent for nefarious activity, and provide the ability for staff to remotely monitor locations to enhance safety. In addition to the \$203,000 funded in the 2026-2030 period, there is \$322,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

Due to the large number of cameras requested that are primarily located outdoors across the entire city, the cameras will require a significant amount of staff time to install and support. Due to this IT has estimated the need to add a part time staff member to support the increased cameras.

Master Plan(s) Addressed:

By providing security cameras to enhance security posturing and the safety of employees and citizens, this project supports the City Council's Guiding Principle of "Well-Maintained City Infrastructure and Facilities" and "A Financially Sustainable City Government."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Library Materials Purchases

Division: Library (080)

Funding: 4470 - Sales Tax Capital Improvement

Category: Library Improvements

Rank: 1

Project #: 02049

Project Cost		
2026	\$	500,000
2027		500,000
2028		600,000
2029		600,000
2030		600,000
Total	\$	2,800,000

Description:

This project enhances access to library materials for Fayetteville residents, meeting both recreational and informational needs. The youth collection focuses on fostering literacy development through picture books, chapter books, audiobooks, eBooks, eAudiobooks, and a diverse selection of fiction and nonfiction. The adult collection highlights popular and award-winning fiction and nonfiction books, audiobooks, eBooks, eAudiobooks, films, and a robust genealogy archive. The Bookmobile is a standalone collection, treated as its own branch, and prioritizes popular titles and community recommendations for all ages.

With a current collection of approximately 360,000 items, the library anticipates an annual growth of 5%, prioritizing high-demand titles and reducing hold times. The City's commitment to maintaining a dynamic, diverse, and up-to-date collection fosters lifelong learning, enhances workforce development, and reinforces Fayetteville's investment in its civic and cultural core. In addition to the \$2,800,000 funded in the 2026-2030 period, there is \$1,034,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Per year an average of 25,000 items are added to the library's collection.
Year 2 - 2027	Per year an average of 25,000 items are added to the library's collection.
Year 3 - 2028	Per year an average of 25,000 items are added to the library's collection.
Year 4 - 2029	Per year an average of 25,000 items are added to the library's collection.
Year 5 - 2030	Per year an average of 25,000 items are added to the library's collection.

Effect on Operations:

Citizens rely on library materials for educational, informational and recreational needs. CIP funding will improve wait times for high demand items, increase variety of materials available, and improve equality of access to information regardless of one's socioeconomic status. Reduction in funding would significantly restrict FPL's ability to respond to the varied interests and perspectives of our community. In 2024, 90,084 library cardholders circulated 1,129,588 items.

Master Plan(s) Addressed:

Library collections directly support the Fayetteville First master plan through contribution to the health of Fayetteville's arts and culture environment (focus 1). In addition to providing access to humanities, educational and literary materials, local history collections are greatly valued, preserving Fayetteville's past. Much of the library collection is devoted to workforce development and educational materials (focus 3). Providing resources that support individuals' employment endeavors increases quality of life in Fayetteville. Furthermore, the library provides numerous resources focused on small business and nonprofit management. Additionally, this project supports the City's 2030 plan, goal 1 by subsidizing the resources available at investments in Fayetteville's civic core.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Library Technology Equipment Replacements

Division: Library (080)

Funding: 4470 - Sales Tax Capital Improvement

Category: Library Improvements

Rank: 2

Project #: 04004

Project Cost		
2026	\$	100,000
2027		110,000
2028		125,000
2029		135,000
2030		150,000
Total	\$	620,000

Description:

This project is to provide new and/or upgraded technology infrastructure and services to library staff and patrons. The technology replacement cycle is typically five years or less depending upon utilization. The project includes but is not limited to: all personal computing stations (staff and public); circulating technology equipment including laptops, iPads, and DVD players; server infrastructure; IP camera based digital CCTV system; VoIP phone system; IP speaker web based mass communication and paging system; networking equipment; Starr Island learning stations; and various pieces of trending digital equipment for a patron technology innovation center/maker space. In addition to the \$620,000 funded in the 2026-2030 period, there is \$278,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	1st- 2nd quarter 2026
Year 2 - 2027	1st- 2nd quarter 2027
Year 3 - 2028	1st- 2nd quarter 2028
Year 4 - 2029	1st- 2nd quarter 2029
Year 5 - 2030	1st- 2nd quarter 2030

Effect on Operations:

Over the past year we have averaged 272 wireless patrons a day utilizing XXX GB of data. We have had 29,413 computer sessions this year averaging 2451 per month or 80 sessions per day. Our computer and wireless access resources are a lifeline utilized everyday by the public and were especially important during the pandemic when patrons would gather by the closed building and in the parking lot for a wireless signal.

Master Plan(s) Addressed:

Technology purchased through this project supports the City's digital inclusion priorities. The funded equipment provides all citizens equal access to essential workforce, creative, research, educational, STEM, and personal technologies required to participate efficiently in society. Through the i-card initiative where all Fayetteville students are issued internet library cards and provided access to the Library's on-line homework help and e-resources as well as access to the computers and printing inside the Library. These projects directly support the City Council Strategic Initiatives and the Fayetteville First Plan, specifically Focus 1: Arts and Culture, Focus 3: Education/Workforce, and Focus 4: Entrepreneurship and Innovation.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Television Center Equipment

Division: Media Services (060)

Funding: 4470 - Sales Tax Capital Improvement

Category: Media Services Improvements

Rank: 1

Project #: 02061

Project Cost		
2026	\$	40,000
2027		50,000
2028		45,000
2029		50,000
2030		45,000
Total	\$	230,000

Description:

This project is to replace and upgrade equipment at the Television Center. The equipment includes production technology, studio equipment and accessories, lighting, sound, signal processing, telecasting and streaming equipment, file storage, video archiving, field equipment, etc. The Television Center provides support for the audio-visual needs of the Administration and City Departments/Divisions and to the public through its public access operation. In addition to the \$230,000 funded in the 2026-2030 period, there is \$20,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.
Year 2 - 2027	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.
Year 3 - 2028	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.
Year 4 - 2029	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.
Year 5 - 2030	Equip/tech repl and updates; PEG channel stream, CDN for City mtg archive.

Effect on Operations:

Allows for the PEG operation, Television Center, and Media Services to continue to serve the City and the public by providing A-V systems, support, equipment, technology, and video archiving.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: City Hall A-V Maintenance

Division: Media Services (060)

Funding: 4470 - Sales Tax Capital Improvement

Category: Media Services Improvements

Rank: 2

Project #: 18007

Project Cost		
2026	\$	20,000
2027		10,000
2028		10,000
2029		10,000
2030		10,000
Total	\$	60,000

Description:

This project is for the replacement, repair, or reconfiguration of audio-visual equipment in City Hall to initiate improvements, to correct malfunctions, or to replace equipment reaching end-of-life status in manufacturer support. In addition to the \$60,000 funded in the 2026-2030 period, there is \$5,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Continued Room 219 and first floor City Hall meeting room renovation.
Year 2 - 2027	Other equipment as-needed and/or based on equipment replacement schedule.
Year 3 - 2028	Other equipment as-needed and/or based on equipment replacement schedule.
Year 4 - 2029	Other equipment as-needed and/or based on equipment replacement schedule.
Year 5 - 2030	Other equipment as-needed and/or based on equipment replacement schedule.

Effect on Operations:

Allows the City Hall A-V systems to continue to function, to be maintained, and to be reconfigured (such as room 219 and first floor of City Hall) when necessary.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Digital Signage Implementation

Division: Media Services (060)

Funding: 4470 - Sales Tax Capital Improvement

Category: Media Services Improvements

Rank: 3

Project #: 18009

Project Cost		
2026	\$	10,000
2027		10,000
2028		15,000
2029		13,000
2030		15,000
Total	\$	63,000

Description:

This project is to maintain, improve, and expand digital signage and visual messaging in City facilities. This includes signage service, upgrading or replacing existing displays, adding new display technologies and types, adding new signage locations, and offering interactive displays to better communicate to citizens and staff. In addition to the \$63,000 funded in the 2026-2030 period, there is \$32,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	New installations; displays/installations repl; digital signage software service/licensing
Year 2 - 2027	New installations; displays/installations repl; digital signage software service/licensing
Year 3 - 2028	New installations; displays/installations repl; digital signage software service/licensing
Year 4 - 2029	New installations; displays/installations repl; digital signage software service/licensing
Year 5 - 2030	New installations; displays/installations repl; digital signage software service/licensing

Effect on Operations:

For new installations and to maintain current City digital signage equipment. Includes the signage software/player licenses for each installation.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Audit Expense (47038)

Division: Accounting & Audit (131)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1

Project #: 00000

Project Cost		
2026	\$	13,000
2027		14,000
2028		15,000
2029		16,000
2030		17,000
Total	\$	75,000

Description:

This project is to account for the portion of the audit cost that is allocated to the sales tax capital fund.

Scheduled Implementation:

Active Project

Year 1 - 2026 N/A

Year 2 - 2027 N/A

Year 3 - 2028 N/A

Year 4 - 2029 N/A

Year 5 - 2030 N/A

Effect on Operations:

N/A

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Document & Records Mgmt

Division: City Clerk/Treasurer (051)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1 **Project #:** 14003

Project Cost		
2026	\$	5,000
2027		5,000
2028		5,000
2029		5,000
2030		5,000
Total	\$	25,000

Description:

The purpose of this project is to follow §31.30 of the City's code as well as all state and federal laws related to document retention of archived electronic, paper, or microfilmed records that are located in electronic storage or physical storage. This purpose also encompasses the purchase of hardware like, but not limited to, scanners, software, and creating processes that align with applicable laws. As we have continued completing phases of this project, we have been able to identify better ways to manage our physical and electronic storage. One of our goals throughout this process has been to identify ways to purchase production scanners along with five-year service contracts in order to ensure the City's fiscal investment is protected. By working with the Arkansas Municipal League (AML) and utilizing the knowledge we have gained from various Laserfiche tutorials and classes, we have been able to continue moving forward with this vital project to the City of Fayetteville.

Scheduled Implementation:

Active Project

Year 1 - 2026	Follow City's Retention Policy that adheres to local, state, and federal requirements.
Year 2 - 2027	Follow City's Retention Policy that adheres to local, state, and federal requirements.
Year 3 - 2028	Follow City's Retention Policy that adheres to local, state, and federal requirements.
Year 4 - 2029	Follow City's Retention Policy that adheres to local, state, and federal requirements.
Year 5 - 2030	Follow City's Retention Policy that adheres to local, state, and federal requirements.

Effect on Operations:

On average the Office of the City Clerk Treasurer archives 300,000 - 500,000 pages a year. If the City were to obtain a third-party contract to scan, it would cost over \$140,000 a year based on other project quotes we have received from various vendors over the years. This number does not include the staff time, archival process, mail charge or mileage costs if a third-party were to be responsible for scanning the records. An additional savings of \$8600 can be found in personnel time.

Master Plan(s) Addressed:

This project addresses the Council's Strategic Initiatives Master Plan with the goal of keeping a well-maintained City infrastructure and facilities. We strive to always be mindful of the City's growing staff numbers and how additional employees being added might affect the areas we use for physical storage, as this has been an obstacle in the past for our office.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Neighborhood Ctr Adv: Utility Capacity/Pinch Point Analysis

Division: Economic Development (050)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 2 **Project #:** 00000

Project Cost		
2026	\$	150,000
2027		-
2028		-
2029		-
2030		-
Total	\$	150,000

Description:

This project will conduct an assessment of the water and sewer capacity of neighborhood centers. Given the extensive costs associated infrastructure capacity projects, this study will enable staff to identify which Neighborhood Centers are best positioned to handle the increased water and sewer demand associated with housing without significant infrastructure investments. The other purpose of this analysis is to identify 'low-hanging-fruit' when it comes pinch points in the utility system that can unlock capacity for housing through strategic infrastructure improvement projects.

Scheduled Implementation:

New Project Request

Year 1 - 2026 RFP developed to solicit professional services.

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029

Year 5 - 2030

Effect on Operations:

None.

Master Plan(s) Addressed:

The City's Economic Development Master Plan takes the Growth Concept Oriented Development Map from City Plan 2040 and aims to implement this effort across municipal departments. This effort is called the Neighborhood Center Advancement Plan and its initial step calls for accessing utility capacity across the City to identify places prime for redevelopment, without exurbanite infrastructure costs. Within the Community Development Section of the Economic Development Master Plan, it calls for "Action Item 28. Conduct a City-wide utility capacity assessment of neighborhood centers and define a cost-effective, utilities-driven growth boundary to prevent sprawl and to support the implementation of the Neighborhood Center Advancement Plan".

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: 7-Hills Walker Family Residential Facility

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 7

Project #: 18004

Project Cost		
2026	\$	150,000
2027		40,000
2028		60,000
2029		40,000
2030		40,000
Total	\$	330,000

Description:

This Project is for facilities maintenance of the 7-Hills Walker Family Residential Facility. The repairs and /or replacements include window, hot water heaters, lighting and security upgrades, interior finishes, millwork, and exterior site improvements.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Parking lot and driveway repairs
Year 2 - 2027	Water heater/boiler replacement
Year 3 - 2028	Dormitory windows, storefront, and security improvements
Year 4 - 2029	rehabilitate units
Year 5 - 2030	rehabilitate units

Effect on Operations:

This ongoing project ensures that the Walker facility is maintained properly to extend the life of the buildings.

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Well-Maintained City Infrastructure and Facilities." The repair and maintenance of the 7-Hills Walker Residential Facility supports the goal of this initiative and assures that the facility is kept in good condition.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Woolsey Homestead Restoration

Division: Facilities Management (140)

Funding: 4470 - Sales Tax Capital Improvement

Category: Facilities Management Improvements

Rank: 10

Project #: 15008

Project Cost		
2026	\$	100,000
2027		50,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	300,000

Description:

This project is to return the Woolsey Homestead, surrounding outbuildings, and cemetery to the 1840's period in order to allow tours and educational events. The overall project is to create a tourism, education, and historical preservation component. The property is in close proximity to the Woolsey Wet Prairie and trail system. In addition to the \$300,000 funded in the 2026-2030 period, there is \$1,300,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Fence
Year 2 - 2027	Construction of the barn and associated outbuildings
Year 3 - 2028	Construct bathrooms and associated infrastructure: water and sewer service, fire hydrant
Year 4 - 2029	Site Improvements, clearing and landscaping
Year 5 - 2030	Other out-buildings, chicken coop, root cellar

Effect on Operations:

N/A

Master Plan(s) Addressed:

The City Council's Guiding Principles recommend "Educational, Research, and Healthcare Excellence" and a "Fun City in Which to Live." Once completed, the restoration project will provide an educational and cultural experience that offers a look into mid-19th century farmstead life in Northwest Arkansas. The homestead is located near trails and wetlands, providing a fun destination for all age groups. Restoring this homestead supports the initiative to provide a "Well Maintained City Infrastructure and Facilities."

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Downtown Master Plan

Division: Long Range Planning (634)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1 **Project #:** 24003

Project Cost		
2026	\$	250,000
2027		350,000
2028		350,000
2029		450,000
2030		250,000
Total	\$	1,650,000

Description:

For the 2026-2030 Capital Improvement Program, the Long-Range Planning division of Development Services proposes expanding the existing Downtown Master Plan and Implementation project to include other plans. Specifically, this includes adding a new or updated comprehensive plan project and a development code re-write project. While these two items and the Downtown Master Plan are distinct activities, all three are part of a larger land use planning project arc.

Downtown Plan: Scope/schedule unchanged from 2024-2028 CIP

Comprehensive Plan: Proposes expanding the downtown plan's scope to the larger city, to include public outreach, identification of higher-level, citywide land use goals, and crafting of an implementation strategy.

Development Code Re-write: Includes audit and diagnostic report of existing code related to land use goals, drafting of new code, and testing followed by adoption.

Scheduled Implementation:

Active Project

Year 1 - 2026	Downtown Plan (Completion)
Year 2 - 2027	Comprehensive Plan (Initiation)
Year 3 - 2028	Comprehensive Plan (Completion)/Code Re-write (Initiation)
Year 4 - 2029	Code Re-write (On-going/Completion)
Year 5 - 2030	Code Re-write (Completion)

Effect on Operations:

The amounts proposed above are intended to sequence out the existing and proposed CIP projects with the use of professional services. Given the scope of the projects, the use of consultants will afford existing staff to play a supporting role while observing current workloads and provide for technical expertise that may not be present internally.

Master Plan(s) Addressed:

Fayetteville renews or updates its comprehensive land use plan on a five to ten year timeline, with the most recent, City Plan 2030 and 2040, being updates that were adopted in 2011 and 2020 respectively. As a reflection of recent growth and changes, staff anticipates a more involved project, including the potential for consultant involvement. Conversely, Fayetteville's Unified Development Code, the collection of zoning and development-related ordinances, has not undergone a comprehensive update since 1998. Accordingly, long-range planning and economic development plan goals identify a re-write of the UDC as a priority action to implement long-term goals. A full development code rewrite necessitates consultant support.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Community and Neighborhood Resources

Division: Miscellaneous (900)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 2 **Project #:** 00000

Project Cost		
2026	\$	195,000
2027		150,000
2028		378,000
2029		548,000
2030		785,000
Total	\$	2,056,000

Description:

This capital improvements project establishes a flexible funding reserve to address emerging or unforeseen community resource and housing needs. It is designed to support the local government's ability to respond to unanticipated demands related to affordable housing, emergency shelter, supportive services, and other community-focused infrastructure that may arise due to economic shifts, population growth, grant opportunities, or urgent social service gaps. This project provides funding for the City can to support vulnerable populations and enhance quality of life, even when specific project details are not yet known.

Scheduled Implementation:

New Project Request

Year 1 - 2026	195000
Year 2 - 2027	150000
Year 3 - 2028	378000
Year 4 - 2029	548000
Year 5 - 2030	785000

Effect on Operations:

Unknown at this time since the intent of this project is to serve as a contingency funding source for yet to be identified critical projects.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Greenspace Preservation

Division: Miscellaneous (900)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1 **Project #:** 21016

Project Cost		
2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

Resolution 288-21 provides \$100,000 in annual funding "to purchase land, fund conservation easements or for other expenditures that would be used to fulfill the mission of the city of Fayetteville's natural environment, ecosystems, and climate resilience chapter in an existing or new plan.

Scheduled Implementation: *Active Project*

Year 1 - 2026 Resolution 288-21 requires \$100k annual funding.

Year 2 - 2027 Resolution 288-21 requires \$100k annual funding.

Year 3 - 2028 Resolution 288-21 requires \$100k annual funding.

Year 4 - 2029 Resolution 288-21 requires \$100k annual funding.

Year 5 - 2030 Resolution 288-21 requires \$100k annual funding.

Effect on Operations:

N/A

Master Plan(s) Addressed:

This project fits in with the final guiding principle in Fayetteville Vision 2050, which includes focusing on maintaining and preserving ecosystem and natural resources.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Happy Hollow Campus Master Plan

Division: Public Works Director (610)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 1

Project #: 00000

Project Cost		
2026	\$	200,000
2027		-
2028		-
2029		-
2030		-
Total	\$	200,000

Description:

This is a funding request for a master plan for city facilities at the Happy Hollow Campus. The campus has facilities for Recycling and Trash, Transportation, Fleet Services, Park Operations, and the Animal Shelter, and also contains the city car wash. As these divisions continue to expand in order to meet growing demands of the city's growth, a review of the existing facilities versus current and future needs for material/equipment storage and employee workspaces and parking is necessary to optimize the use of the space available.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Selection of a Consultant and completion of master plan
Year 2 - 2027	N/A
Year 3 - 2028	N/A
Year 4 - 2029	N/A
Year 5 - 2030	N/A

Effect on Operations:

Additional heated/cooled space may result in additional operating costs.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Building Efficiency Improvements

Division: Sustainability & Resilience (631)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 2

Project #: 15009

Project Cost		
2026	\$	60,000
2027		70,000
2028		80,000
2029		80,000
2030		80,000
Total	\$	370,000

Description:

This project consist of clean energy, energy efficiency, weatherization and water conservation improvements to City Buildings. It includes clean and renewable energy projects, repair/replacement of inefficient HVAC equipment, lighting upgrades, insulation & window repair/replacement, and water efficiency projects. Energy assessments may need to be performed on buildings to identify the scope of specific projects.

Scheduled Implementation:

Active Project

Year 1 - 2026	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.
Year 2 - 2027	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.
Year 3 - 2028	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.
Year 4 - 2029	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.
Year 5 - 2030	Identify/implement clean energy, energy efficiency, weatherization, water conservation improvements to City bldgs.

Effect on Operations:

Reduced utility cost and maintenance costs and time spent repairing outdated equipment.

Master Plan(s) Addressed:

In January 2018 City Council Adopted the first Energy Action Plan. One of the main goals of this plan is to achieve 3% annual reducing in overall energy usage in buildings. Building Efficiency Improvement funds are the primary funding source for projects that reduce energy use in the existing building stock. The City's Energy Action Plan has been replaced with a Climate Action Plan and has a goal of Achieving 100% Clean Energy Usage for City Government Operations by 2030.

Project Title:	Climate Resiliency		
Division:	Sustainability & Resilience (631)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Other Capital Improvements		
Rank:	1	Project #:	22005

Description:

Scheduled Implementation:

Year 1 - 2026	Continued Plan Implementation
Year 2 - 2027	Continued Plan Implementation
Year 3 - 2028	Continued Plan Implementation
Year 4 - 2029	Continued Plan Implementation
Year 5 - 2030	Continued Plan Implementation

Reduced cost associated with climate change impacts.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: PD Shooting Range Decommissioning

Division: Sustainability & Resilience (631)

Funding: 4470 - Sales Tax Capital Improvement

Category: Other Capital Improvements

Rank: 3

Project #: 24004

Project Cost		
2026	\$	150,000
2027		-
2028		-
2029		-
2030		-
Total	\$	150,000

Description:

This project will fund design and construction of lead remediation/stabilization and fill for the old Police Department shooting range near the Happy Hollow Complex. An earthen embankment has been used for many years as the backstop at the PD shooting range. The embankment which is located adjacent to the West Fork of the White River has tested positive for lead contamination.

Scheduled Implementation:

Active Project

Year 1 - 2026	Complete lead remediation/stabilization construction and site regrading
Year 2 - 2027	On-Going use of the facility
Year 3 - 2028	On-Going use of the facility
Year 4 - 2029	On-Going use of the facility
Year 5 - 2030	On-Going use of the facility

Effect on Operations:

Lead remediation and site regrading will make the area usable for RTC compost and storage

Master Plan(s) Addressed:

Reduction of lead contamination will help address Climate Action Plan Goals and reduce exposure and potential contamination of NWA's drinking water supply.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Public Art Commission		
Division:	Parks & Recreation (520)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Parks & Recreation Improvements		
Rank:	1	Project #:	24009

Project Cost		
2026	\$	100,000
2027		65,000
2028		65,000
2029		50,000
2030		65,000
Total	\$	345,000

Description:

The project includes a variety of public art installations including sculptures, murals and infrastructure to support performing art with budgets ranging from \$24,000 to \$150,000 each. Each project is designed to inspire a sense of wonder, curiosity, and interaction, while also reflecting the unique identity and character of the community. Best practice in public art commissions recommends allocating 1.5% of the Capital Improvement Program budget to integrate public art into public spaces. This approach scales the art projects to the overall size of the CIP and enhances community engagement, cultural identity, and placemaking while ensuring art is a valued component of public projects. In addition to the \$345,000 funded in the 2026-2030 period, there is \$50,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	a call for art is issued each year, Underwood Park Public Art planning
Year 2 - 2027	a call for art is issued each year; South Fayetteville Public Art Piece implementation
Year 3 - 2028	a call for art is issued each year; Replacement mural planning for 71B
Year 4 - 2029	Lake Fayetteville Public Art Piece planning and installation in 2029
Year 5 - 2030	Public Art Piece, placement defined by the public art plan

Effect on Operations:

The addition on public art will require a maintenance fund which is being requested as a capital project.

Master Plan(s) Addressed:

Arts and Culture Plan - Allocating an ongoing budget for public art aligns with Fayetteville's Arts and Culture Plan, which prioritizes creative placemaking, community engagement, and equitable access to art. Parks System Master Plan - Gathering and Placemaking D1, D4 integrate cultural elements into public spaces, enhancing parks as destinations. City 2040 Plan and the City Vision 2050 - diverse, growing economy, naturally beautiful city, fun city in which to live

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Cultural Planning and Creative Placemaking

Division: Parks & Recreation (520)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 3 **Project #:** 00000

Project Cost		
2026	\$	45,000
2027		334,000
2028		-
2029		-
2030		125,000
Total	\$	504,000

Description:

Cultural Planning and Creative Placemaking projects aim to enhance the community's cultural and artistic vibrancy through community-driven planning and creative placemaking. Extensive research and analysis identify community needs and assets, leading to a comprehensive plans and creative activations of public spaces to foster social connections, and enhance the community's overall quality of life. Projects may include art installations, performances, etc. For this CIP period, as a direct recommendation of the Arts and Culture Plan. A Public Art Plan to create plans and matrices by which public art is commissioned, inventoried and maintained. A Cultural Facilities Study will assess existing and potential spaces to support the city's growing arts and culture sector. A Bicentennial Place-Keeping Civic Identity Art Project will engage the public in surveys and seek proposals from artists for public art installations across the city to celebrate the bicentennial in 2028-2029. In addition to the \$504,000 funded in the 2026-2030 period, there is \$121,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Public Art Plan, contracting, study and drafting
Year 2 - 2027	Bicentennial project RFP, contracting, community engagement and planning
Year 3 - 2028	Bicentennial project installation and celebrations
Year 4 - 2029	Bicentennial wrap up
Year 5 - 2030	Cultural Facility study contracting, study and drafting

Effect on Operations:

N/A

Master Plan(s) Addressed:

Arts and Culture Plan - These projects support community priorities including cultivate, creative spaces and placemaking. Parks System Master Plan - Gathering and Placemaking D1, D4 integrate cultural elements into public spaces, enhancing parks as destinations. City 2040 Plan and the City Vision 2050 - diverse, growing economy, naturally beautiful city, fun city in which to live

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title:	Forestry and Outreach		
Division:	Parks & Recreation (520)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Parks & Recreation Improvements		
Rank:	4	Project #:	22002

Project Cost		
2026	\$	323,000
2027		325,000
2028		410,000
2029		410,000
2030		430,000
Total	\$	1,898,000

Description:

A new Urban Forestry Management Plan was adopted in 2024 guiding the next decade of forest management. Planting, forest management, education, and outreach priorities were identified in the plan. Funds will be used each year to plant trees in priority areas, purchase plants for giveaways, and to support education and outreach such as Arbor Day and other community education events and opportunities. Additionally, funds will be used to address the Emerald Ash Borer that has been found in the area and is expected to devastate Ash trees. In addition to the \$1,898,000 funded in the 2026-2030 period, there is \$152,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach
Year 2 - 2027	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach
Year 3 - 2028	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach
Year 4 - 2029	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach
Year 5 - 2030	Tree Plantings, Emerald Ash Borer Mitigation, Tree Giveaways, Tree Maint, Educ/Outreach

Effect on Operations:

N/A

Master Plan(s) Addressed:

Urban Forestry Management Plan. Work aligns with the following goals from the plan: A1: Increase Canopy; B3: Manage Harmful Pests; B1: Tree Maintenance; E3: Outreach Events; E2: Engagement Strategy; B4: Conduct Ongoing Maintenance Parks Master Plan Nature Connection A1: Increase recreational opportunities in nature, lakes and streams; A2: Raise awareness about parks, recreation offerings, environmental Education; A3: Increase nature interaction opportunities in parks; focusing on more urbanized areas of Fayetteville; Resilient Natural Systems - E1: Conserve land and strategically direct acquisitions for conservation, E2: Promote green infrastructure; E3: Enhance ecological performance. Fayetteville Vision 2050 - A naturally beautiful City, Ecosystem Preservation

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Arts Infrastructure and Maintenance

Division: Parks & Recreation (520)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 5

Project #: 00000

Project Cost		
2026	\$	-
2027		10,000
2028		65,000
2029		10,000
2030		-
Total	\$	85,000

Description:

This project supports ongoing maintenance of the public art collection and capital purchases of equipment that support arts infrastructure, such as a dance floor, lights, staging, projectors, stage platforms and sound equipment will promote the development of visual and performing arts—providing a valuable resource for community, improving economic vitality, and fostering civic pride and engagement.

Scheduled Implementation:

New Project Request

Year 1 - 2026	N/A
Year 2 - 2027	Public Art Maintenance
Year 3 - 2028	Harlequin Sprung Dance Floor purchase
Year 4 - 2029	Public Art Maintenance
Year 5 - 2030	N/A

Effect on Operations:

N/A

Master Plan(s) Addressed:

Arts and Culture Plan - Supports preservation of public art, maintaining artistic integrity, accessibility, and community pride. Parks System Master Plan - Stewardship and Maintenance B1- improve financial sustainability of parks operations through increasing and diversifying funding. Gathering and Placemaking D1, D4 -Celebrate our natural heritage, integrate art into public spaces
City 2040 Plan and the City Vision 2050 - diverse, growing economy, naturally beautiful city, fun city in which to live

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Park Maintenance and Improvements

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 1

Project #: 24010

Project Cost		
2026	\$	630,000
2027		150,000
2028		200,000
2029		200,000
2030		200,000
Total	\$	1,380,000

Description:

In the past, there was no emphasis or funding mechanism to repair, replace, or refurbish aging park infrastructure including park fences, court surfaces, lighting, sidewalks, piers, boardwalks, restrooms, pavilions, scoreboards, etc. These are large scale projects that exceed the funding capabilities of the normal operating budget and need to be addressed to avoid large scale deferred maintenance projects that result in inferior or dilapidated facilities and amenities that will require a total rebuild and major funds to remedy. This will be an ongoing project with scope of work addressed annually. In addition to the \$1,380,000 funded in the 2026-2030 period, there is \$1,370,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Gary Hampton - LED conversion; Lake Fay Marina Fishing Pier & Ramp
Year 2 - 2027	Gary Hampton dugout remodel, fence replacement, shade structures
Year 3 - 2028	White River baseball and Veterans volleyball lighting -LED conversion
Year 4 - 2029	Lake Fayetteville Marina improvements, N Shore restroom replacement
Year 5 - 2030	Kessler Soccer improvements

Effect on Operations:

There will be no additional operational costs.

Master Plan(s) Addressed:

Stewardship and Maintenance Goal B2: Prioritize existing park and facility improvements, horticulture services, and maintenance. Strategy (b) Prioritize replacement of relevant and poor condition park amenities, facilities, and infrastructure. This project directly addresses and meets this goal and strategy from the Parks Master Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Playground Improvements

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 2

Project #: 00000

Project Cost		
2026	\$	400,000
2027		-
2028		-
2029		-
2030		-
Total	\$	400,000

Description:

Our park system currently has 29 playgrounds. The average lifespan of a playground is around 20 years. Many of our playgrounds were built in the late 90's and early 2000's. Currently there is no replacement plan for these playgrounds and we are beginning to have significant wear and failure of components which presents a safety hazard for children and a maintenance burden for the division. This project creates a life-cycle replacement plan and allows for the replacement of up to 2 playgrounds per year to maintain safety standards and to improve the quality of our aging infrastructure. In the 2024-2028 period, \$400,000 was allocated for 2028 and \$1,800,000 was unfunded. In addition to the \$400,000 funded in the 2026-2030 period, there is \$2,410,000 requested in the unfunded list.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Veterans and Greathouse
Year 2 - 2027	Gordon Long and Bayarri
Year 3 - 2028	Finger and YRCC
Year 4 - 2029	Harmony Point and Salem
Year 5 - 2030	Sweetbriar and Doc Mashburn

Effect on Operations:

This project should have a positive effect on staff time and operations but have no operational budget impact.

Master Plan(s) Addressed:

Stewardship and Maintenance Goal B2: Prioritize existing park and facility improvements, horticulture services, and maintenance. Strategy B: Prioritize replacement of relevant and poor condition park amenities, facilities, and infrastructure.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parks Operations Building Improvements

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 3

Project #: 24011

Project Cost		
2026	\$	125,000
2027		125,000
2028		125,000
2029		150,000
2030		150,000
Total	\$	675,000

Description:

With the restructure of Parks Operations into Public Works and with Parks, Natural Resources, and Cultural Affairs moving to the old Police HQ, and with Traffic moving to the old Police FLERS building, the existing Parks Operations office needs renovation to accommodate Parks Operations Staff and the efficient use of newly available space vacated by other departments. An outside equipment and dry storage shed is also needed to prolong the life of equipment and store materials and topsoil out of the weather. Building and roofing improvements are also needed at Horticulture offices at Wilson Park and Mt Sequoyah. In addition to the \$675,000 funded in the 2026-2030 period, there is \$75,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	West side & shop bays, generator improvements, storage area
Year 2 - 2027	Exterior upgrades (paint, roofing, etc.) and repave parking and equipment area
Year 3 - 2028	New roof for Mt. Sequoyah horticulture offices.
Year 4 - 2029	Covered bulk storage improvements for topsoil, etc.
Year 5 - 2030	Fencing, gates, and workshop improvements

Effect on Operations:

This project will improve the efficiency of Parks Operations Division but should have no increased operational expense.

Master Plan(s) Addressed:

Park Master Plan - Stewardship and Maintenance Goal B2: Prioritize existing park and facility improvements; Invest in adequate facilities and equipment for staff; Construct a covered equipment and material storage area.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Artificial Turf Improvements

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 4

Project #: 00000

Project Cost		
2026	\$	175,000
2027		175,000
2028		-
2029		-
2030		-
Total	\$	350,000

Description:

In 2019, Gary Hampton received artificial turf on the infields. In 2020, fields 1-4 at Kessler received artificial turf. In 2022, fields 5-8 at Kessler and the Homeplate and pitching areas at White River received artificial turf. In 2024, Lake Fayetteville received artificial turf. The artificial turf drains exceptionally well and has decreased rainouts for tournaments and league play. It has also increased field availability year round. This has been a great asset for park patrons, however, this increased amount of play wears out the turf and will require a replacement schedule. The turf has an 8-year warranty and will probably need to be replaced when the warranty expires due to the high volume of play. This project plans for the life cycle replacement of the turf as the 8-year warranties expire to ensure funds are available when needed to keep the fields in good condition. In the 2024-2028 CIP plan, the project was funded for \$400,000 in years 2027 and 2028. In addition to the \$350,000 funded in the 2026-2030 period, there is \$850,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	NA
Year 2 - 2027	Gary Hampton infields
Year 3 - 2028	Kessler 1-4 infields
Year 4 - 2029	NA
Year 5 - 2030	Kessler 5-8 infields

Effect on Operations:

This project will have no further operational costs. This project will provide a replacement plan to improve the playability and safety of our artificial surfaces as they wear out and reach the end of their life cycle.

Master Plan(s) Addressed:

Parks Master Plan - Theme Stewardship and Maintenance- Goal B2: Prioritize existing park and facility improvements, horticulture services and maintenance. Strategy B- Prioritize replacement of relevant and poor condition park amenities, facilities, and infrastructure.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Trash Removal

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 5

Project #: 24012

Project Cost		
2026	\$	300,000
2027		300,000
2028		300,000
2029		50,000
2030		50,000
Total	\$	1,000,000

Description:

The homeless population continues to increase and unsanctioned camps on City, UA and private property along the trail system have generated much trash and many complaints. City Council approved specially requested funds in 2023 to meet an immediate need and then this project began in 2024 as part of the CIP process. This work has resulted in over 160,000 lbs of trash being removed along trail and park areas. The City has a contract with Titan Lawn and Landscape to clean up unsanctioned camps and the City also has a contract with Osprey, LLC to clean up streams. Both of these contracts are funded with this project. This project request extends thru the duration of the Osprey contract, 2028, for the full amount. It's hoped that subsequent years, 2029-2030, we'll be able to return to a monitoring and spot cleanup and better manage the sources of trash to prevent the need for large cleanup efforts.

Scheduled Implementation:

Active Project

Year 1 - 2026	Camp and Stream Cleanup and monitoring
Year 2 - 2027	Camp and Stream Cleanup and monitoring
Year 3 - 2028	Camp and Stream Cleanup and monitoring
Year 4 - 2029	Monitoring and spot cleanup
Year 5 - 2030	Monitoring and spot cleanup

Effect on Operations:

There are no additional expenses on operations. Although there is not a savings of labor cost, this project saves current Park Operations staff time from pulling away from assigned duties to remove trash as complaints are reported. It also helps maintain employee morale by being able to keep staff on their assigned duties instead of performing camp and trash removal.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Natural Resources Management

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 6 **Project #:** 15012

Project Cost		
2026	\$	100,000
2027		100,000
2028		100,000
2029		150,000
2030		125,000
Total	\$	575,000

Description:

This project is used to manage City owned natural areas which includes invasive plant removal, prescribed burns at Callie's prairie, seed and plant purchases, etc. With recent wildfires in the western US, there is an increased awareness for the need to manage natural areas and forests to better protect against wildfires. This includes reducing fuel loads and utilizing prescribed fire. To manage forest areas with prescribed fire, this project will need to be increased over the existing \$50,000 funding that is currently used for management practices.

Scheduled Implementation:

Active Project

Year 1 - 2026	Invasive control, revegetating with native plants, prescribed fire.
Year 2 - 2027	Invasive control, revegetating with native plants, prescribed fire.
Year 3 - 2028	Invasive control, revegetating with native plants, prescribed fire.
Year 4 - 2029	Invasive control, revegetating with native plants, prescribed fire.
Year 5 - 2030	Invasive control, revegetating with native plants, prescribed fire.

Effect on Operations:

No additional operational funding is required.

Master Plan(s) Addressed:

Multiple Goals: Nature Connection, Goal A1: Increase recreational opportunities in nature, lakes, and streams. Resilient Natural Systems- Stewardship and Maintenance Goal B2: Prioritize existing park and facility improvement. Resilient Natural Systems Goal E3: Enhance the ecological performance of existing parks and natural land properties.

Project Title:	Lights of the Ozarks		
Division:	Parks Operations (521)		
Funding:	4470 - Sales Tax Capital Improvement		
Category:	Parks & Recreation Improvements		
Rank:	8	Project #:	02001

Description:

The Lights of the Ozarks display is a Fayetteville Tradition that spans more than 30 years. Experience Fayetteville helps the City purchase lights each year. This project pays for lift rentals and other electrical supplies needed to install the display each year. In addition to the \$145,000 funded in the 2026-2030 period, there is \$7,000 requested in the unfunded list.

Year 1 - 2026	Annual project; October thru January
Year 2 - 2027	Annual project; October thru January
Year 3 - 2028	Annual project; October thru January
Year 4 - 2029	Annual project; October thru January
Year 5 - 2030	Annual project; October thru January

This project requires significant amounts of staff time. Approximately 6 weeks in the fall and 2 weeks in the winter for an approximate total of 3000 hours of labor. No additional operational funding is required.

78

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Parks Safety and ADA

Division: Parks Operations (521)

Funding: 4470 - Sales Tax Capital Improvement

Category: Parks & Recreation Improvements

Rank: 9

Project #: 15011

Project Cost		
2026	\$	15,000
2027		12,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	87,000

Description:

This longstanding project covers unexpected safety and/or ADA issues that come up which need to be corrected immediately. In addition to the \$87,000 funded in the 2026-2030 period, there is \$63,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Issues addressed as they arise
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Year 2 - 2027 Issues addressed as they arise

Year 3 - 2028 Issues addressed as they arise

Year 4 - 2029	Issues addressed as they arise
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Year 5 - 2030 Issues addressed as they arise

Effect on Operations:

No additional operational funding is required.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Ballistic Protection Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 1

Project #: 13011

Project Cost		
2026	\$	40,000
2027		45,000
2028		278,000
2029		116,000
2030		187,000
Total	\$	666,000

Description:

This project provides funding for the replacement of expired bulletproof ballistic vests for our officers and members of our Emergency Response Team (ERT). This project is a critical funding component of officer safety for our sworn personnel. Members of ERT are called upon to deal with critical, high-risk, and dynamic situations that take specialized trained personnel and equipment. ERT team members require additional ballistic protection to ensure community and officer safety. Additional ballistic protection equipment funded in this project includes ballistic plates for additional penetration resistance to our ballistic vests, and ballistic shields and helmets for patrol vehicles, ERT members, and school resource officers. In addition to the \$666,000 funded in the 2026-2030 period, there is \$74,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ballistic plates and vests for patrol
Year 2 - 2027	Ballistic plates and vests for patrol
Year 3 - 2028	Ballistic plates and vests for patrol and emergency response team
Year 4 - 2029	Ballistic plates, shields, and vests for patrol.
Year 5 - 2030	Ballistic helmets, plates, and vests for patrol.

Effect on Operations:

This project does not affect operations funding.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Weapons Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 2

Project #: 15013

Project Cost		
2026	\$	-
2027		40,000
2028		60,000
2029		85,000
2030		60,000
Total	\$	245,000

Description:

This project provides funding for the replacement of end of life weapons used by the police department including handguns, rifles and shotguns. The police weapons are necessary pieces of equipment for officers as an ultimate life-saving tool. The police department issued duty handgun is currently a Glock 9mm caliber handgun. The replacement of the current duty handguns covers associated accessories for the pistols, including but not limited to optics, lights, sights, and holsters. The addition and replacement of the current patrol rifles and shotguns will bring the department to an optimal number of rifles for efficient and safe patrol operations. The purchase of patrol rifles and shotguns covers associated accessories for the rifles, including but not limited to optics, lights, sights, and slings.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027 Patrol rifles and duty weapons

Year 3 - 2028 Patrol shotguns and rifles

Year 4 - 2029 ERT weapons and patrol rifles

Year 5 - 2030 Patrol shotguns and rifles

Effect on Operations:

This project is essential for police officers to effectively and safely perform their job function, and may have slight effect on operational funding based upon on-going ammunition costs and quantity needs reviewed annually during our budget process.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Radio Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 3

Project #: 20004

Project Cost		
2026	\$	1,355,000
2027		400,000
2028		12,000
2029		12,000
2030		65,000
Total	\$	1,844,000

Description:

This project is to replace all police public safety radios ten years old or older. Motorola has issued an "Intent to Cancel" notice for APX 6000, 6000XE and 6500 model radios. Field support for the police hand-held radios (6000/6000XE) ended in December 2023 and will end in September 2025 for the police car radios (6500). The majority of public safety radios which were purchased in 2011 are included in this notice. The goal is to place all radios on a ten year replacement plan.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026	Repl - 166 N70s, 5 APX 1500s, 1 remote APX 4500, 1 motorcycle APX 6500, & accessories
Year 2 - 2027	Repl - 62 APX 1500s, 6 remote APX 4500s, 5 motorcycle APX 6500s, & accessories
Year 3 - 2028	Replacement of unsupported equipment & balance accumulation
Year 4 - 2029	Replacement of unsupported equipment & balance accumulation
Year 5 - 2030	Replacement of unsupported equipment & balance accumulation

Effect on Operations:

Radios purchased will have a seven year warranty period on the radio and includes five years of app services.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Unmarked Vehicle Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 4

Project #: 06003

Project Cost

2026	\$	125,000
2027		155,000
2028		156,000
2029		206,000
2030		195,000
Total	\$	837,000

Description:

This project is to purchase unmarked vehicles that are a necessity for an effective police department. The department utilizes unmarked vehicles for a variety of tasks including gathering intelligence for investigations of narcotics, theft, vandalism, domestic terrorism, and civil disobedience, conducting pre-raid intelligence for the deployment of the Emergency Response Team; conducting alcohol enforcement patrols, and any activity that must be kept covert to be effective. The Department is recommending a three year replacement for vehicles used in undercover capacities and a five year replacement for vehicles used in an unmarked capacity. During undercover investigations, the same vehicles are used to affect arrests and to conduct surveillance making it necessary to replace these vehicles on a more frequent basis. In addition to the \$837,000 funded in the 2026-2030 period, there is \$58,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	5 vehicles
Year 2 - 2027	4 vehicles
Year 3 - 2028	5 vehicles
Year 4 - 2029	4 vehicles
Year 5 - 2030	5 vehicles

Effect on Operations:

These are replacement vehicles, the only effect on operational expense would be change in market cost for operation and maintenance.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Specialized Equipment

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 6

Project #: 02062

Project Cost		
2026	\$	100,000
2027		105,000
2028		56,000
2029		15,000
2030		55,000
Total	\$	331,000

Description:

This project is to replace various outdated and/or malfunctioning equipment used during police operations. Examples of this equipment include traffic control equipment, e-bicycle replacement, radar units, automated external defibrillators (AED), crisis negotiation equipment, training equipment, portable speed displays, bicycle replacements, ballistic analysis equipment, breath alcohol concentration (BAC) equipment, crime scene mapping, and other items used in police operations. This type of project is necessary for the efficient, ongoing, and safe operations of the police department. In addition to the \$331,000 funded in the 2026-2030 period, there is \$59,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	AED/CPR training, portable speed displays, bicycles, traffic control, observation trailer, crime scene mapping, etc.
Year 2 - 2027	AED/CPR training, portable speed displays, and traffic control
Year 3 - 2028	AED/CPR training, portable speed displays, ballistic analysis, bicycle, radar replacement, and traffic control
Year 4 - 2029	AED/CPR training, portable speed displays, bicycle, radar replacement, and traffic control
Year 5 - 2030	AED/CPR training, portable speed displays, bicycle, radar replacement, and traffic control

Effect on Operations:

The crime scene mapping software and accompanying equipment would be purchased in 2026. The software has an annual cost associated with maintenance, updates, and licensing. This cost would be recurring operational expense from 2027 through 2030.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Technology Improvements

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 7

Project #: 06002

Project Cost		
2026	\$	100,000
2027		300,000
2028		105,000
2029		225,000
2030		110,000
Total	\$	840,000

Description:

This is an ongoing project for technology expansion, replacement of end of life, obsolete or malfunctioning information technology including network servers and equipment, desktop computers, software, printers, and other peripheral equipment based on the City's Information Technology Division replacement schedule. In addition to the \$840,000 funded in the 2026-2030 period, there is \$276,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology equipment replacements per life-cycle
Year 2 - 2027	Technology equipment expansion and replacements per life-cycle
Year 3 - 2028	Technology equipment replacements per life-cycle
Year 4 - 2029	Technology equipment replacements per life-cycle
Year 5 - 2030	Technology equipment replacements per life-cycle

Effect on Operations:

This project should not have an effect on operations.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Marked Vehicle Expansion

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 8

Project #: 16007

Project Cost		
2026	\$	80,000
2027		85,000
2028		90,000
2029		170,000
2030		170,000
Total	\$	595,000

Description:

This project is to expand the take-home vehicle program. Eligibility for this program is based on the requirement that he/she resides within the city limits. Benefits include: 1) The presence of marked patrol vehicles have a positive effect on crime prevention and community policing efforts and residents feel safer. 2) Take-home vehicles last longer due to officers' sense of ownership and the vehicles are not being used 24/7. 3) Officers with take-home vehicles are more readily available to respond to an emergency or critical incident. 4) Officers utilizing take-home vehicles will not need to spend unnecessary time every shift loading and unloading required equipment. 5) A take-home vehicle program is excellent for recruitment and retention of police officers, and it allows the department to compete with neighboring agencies in Springdale, Rogers, and Bentonville. Our command vehicle is approaching end of life and will need to accumulate funding to supplement replacement costs in 2029. In addition to the \$595,000 funded in the 2026-2030 period, there is \$465,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Expand patrol fleet with one vehicle per year for each year of the CIP
Year 2 - 2027	Expand patrol fleet with one vehicle per year for each year of the CIP
Year 3 - 2028	Expand patrol fleet with one vehicle per year for each year of the CIP
Year 4 - 2029	Expand patrol fleet with one vehicle and planned replacement of police command vehicle
Year 5 - 2030	Expand patrol fleet with one vehicle and planned replacement of police command vehicle

Effect on Operations:

Operational expenses will increase based on motor pool charges associated with each expansion vehicle.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Facility Improvements

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 9

Project #: 02047

Project Cost		
2026	\$	50,000
2027		48,000
2028		265,000
2029		50,000
2030		80,000
Total	\$	493,000

Description:

This project involves major improvements to the police department and central dispatch facilities, including, but not limited to, tower sites, substations, storage, security door lock systems, generator/UPS replacement, and install canopy cover for police assets that was value engineered out of police headquarters bond project. In addition to the \$493,000 funded in the 2026-2030 period, there is \$50,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Gen facility impr, property/evidence processing area impr, canopy over trailers/impound lot
Year 2 - 2027	Tower site HVAC replacements, and general facility improvements
Year 3 - 2028	General facility improvements
Year 4 - 2029	General facility improvements
Year 5 - 2030	Tower site HVAC replacements, and general facility improvements

Effect on Operations:

There is no effect on operations associated with the funding of this project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Citywide Radio System Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 10

Project #: 18013

Project Cost		
2026	\$	-
2027		9,000
2028		350,000
2029		326,000
2030		608,000
Total	\$	1,293,000

Description:

Radio systems typically experience equipment failures after several years due to aging of components. As the system degrades, acquiring replacement parts can become increasingly difficult. Additionally, as the area grows, system usage intensifies, which will necessitate capacity expansions to accommodate increased demand. Given the high cost of these systems, it is essential to plan for future replacements. The City is responsible for funding the necessary system expansions, backup equipment and dispatch center-related upgrades. In addition to the \$1,293,000 funded in the 2026-2030 period, there is \$191,000 requested in the unfunded list.

Scheduled Implementation:

Previously Requested/Not Approved

Year 1 - 2026

Year 2 - 2027 Begin funding accumulation for project implementation.

Year 3 - 2028 Project implementation to add radio system capacity is anticipated for late 2028.

Year 4 - 2029 Project implementation to replace redundant repeaters to begin fourth quarter 2029.

Year 5 - 2030 Funds will be used for Dispatch console replacement schedule for 2032.

Effect on Operations:

New radio equipment will initially be covered under warranty and then added to the radio maintenance contract after the warranty expires. Equipment maintenance at the tower sites is covered by the Arkansas Wireless Information Network (AWIN).

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Central Dispatch Improvements

Division: Central Dispatch (260)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 11

Project #: 20002

Project Cost		
2026	\$	-
2027		30,000
2028		-
2029		-
2030		-
Total	\$	30,000

Description:

The purpose of this project is to support essential infrastructure upgrades to ensure redundancy to maintain seamless emergency services. Additionally, this project will purchase software to improve call taking and quality assurance. Our current evacuation location does not provide enough space to effectively operate as a long term solution. Adding equipment at a permanent location will allow the dispatchers to continue operations and restore services quickly and efficiently to meet the needs of the community. Software is currently available to enhance the call-taking process. It can provide real-time translation services as well as enhance the quality assurance of call takers using AI-driven solutions. In addition to the \$30,000 funded in the 2026-2030 period, there is \$45,000 requested in the unfunded list.

Scheduled Implementation:

Planned/Programmed Project

Year 1 - 2026

Year 2 - 2027 The redundancy project is scheduled to begin in 2027.

Year 3 - 2028

Year 4 - 2029 The purchase of additional software is planned for 2029.

Year 5 - 2030

Effect on Operations:

Maintenance costs, if needed, will be added to the annual budget.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Firing Range Improvements

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 12

Project #: 22001

Project Cost		
2026	\$	-
2027		30,000
2028		30,000
2029		30,000
2030		30,000
Total	\$	120,000

Description:

This project seeks to enhance the police department's firing range by implementing annual cleaning protocols, lead reclamation (mining), and providing updated PPE and maintenance tools. Regular range maintenance ensures compliance with safety, environmental, and health standards, while updated equipment enhances training effectiveness and reduces contamination risks.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027 Specialized range cleaning, tools, and equip to remove lead, copper, and other contaminants.

Year 3 - 2028 Specialized range cleaning, tools, and equip to remove lead, copper, and other contaminants.

Year 4 - 2029 Specialized range cleaning, tools, and equip to remove lead, copper, and other contaminants.

Year 5 - 2030 Specialized range cleaning, tools, and equip to remove lead, copper, and other contaminants.

Effect on Operations:

There are no effects on operations funding associated with this project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police K9 Replacement

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 13

Project #: 17005

Project Cost		
2026	\$	-
2027		-
2028		-
2029		30,000
2030		-
Total	\$	30,000

Description:

This project is for the replacement of police canines that have reached retirement age in the coming years. Police canines are a critical support service to the police department. Canines are used to locate missing persons, articles or narcotics, and track fleeing fugitives. A replacement program must be anticipated for the canine's working life.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029 Scheduled replacement of retiring K9s

Year 5 - 2030

Effect on Operations:

This project has no effect on operational funding.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Equipment Replacements

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 14 **Project #:** 11006

Project Cost		
2026	\$	-
2027		10,000
2028		-
2029		10,000
2030		30,000
Total	\$	50,000

Description:

This project provides for the replacement of operating equipment within all police facilities such as paper shredders, document scanners, bar code scanners, uninterrupted power supplies, security cameras, etc.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027 Replace property/evidence bar code scanners and inventory equipment

Year 3 - 2028

Year 4 - 2029 replace paper shredders and security cameras as needed.

Year 5 - 2030

Effect on Operations:

There are no effects on operation associated with this project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Central Dispatch Improvements - UPS Replacement

Division: Central Dispatch (260)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 15

Project #: 23001

Project Cost		
2026	\$	-
2027		-
2028		-
2029		10,000
2030		-
Total	\$	10,000

Description:

This project involves replacing the Uninterruptible Power Supply (UPS) for the backup radio equipment at the Mt. Sequoyah radio tower site. The UPS ensures continuous power to the backup radio equipment during power outages and must be replaced when it reaches the end of its lifespan. The tower site is crucial for supporting public safety and local government radio communications for the City.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029 Implementation will begin when the manufacturer gives notice of end-of-life.

Year 5 - 2030

Effect on Operations:

Maintenance and battery replacement required. Cost for maintenance and battery replacement are included in the annual budget.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Police Gym Equipment

Division: Police (200)

Funding: 4470 - Sales Tax Capital Improvement

Category: Police Improvements

Rank: 16 **Project #:** 13028

Project Cost		
2026	\$	-
2027		10,000
2028		-
2029		10,000
2030		10,000
Total	\$	30,000

Description:

This project focuses on maintaining and enhancing the police department gym to support the health and wellness of its employees. Regular maintenance of the equipment and facility is essential to ensure a safe, functional, and accessible space for exercise. A well-equipped and properly maintained gym aligns with the City Wellness Committee's mission to offer a convenient and reliable fitness facility and provides our police officers with a safe place to maintain their level of fitness. This investment not only promotes employee well-being but also helps reduce work absences due to injury and mitigates potential increases in health insurance premiums for both the city and its employees. In addition to the \$30,000 funded in the 2026-2030 period, there is \$10,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026

Year 2 - 2027 Gym equipment condition and needs will determine replacement/expansion schedule.

Year 3 - 2028 Gym equipment condition and needs will determine replacement/expansion schedule.

Year 4 - 2029 Gym equipment condition and needs will determine replacement/expansion schedule.

Year 5 - 2030 Gym equipment condition and needs will determine replacement/expansion schedule.

Effect on Operations:

There are no effects on operations due to the funding of this project.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Cost Share / ROW / Intersection / Street Calming

Division: Engineering (621)

Funding: 4470 - Sales Tax Capital Improvement

Category: Street Improvements

Rank: 3

Project #: 02116

Project Cost		
2026	\$	200,000
2027		200,000
2028		200,000
2029		200,000
2030		200,000
Total	\$	1,000,000

Description:

This project is for developer cost shares to complete street improvements associated with developments. These improvements are necessary but are not the full responsibility of the developer and provide for construction of miscellaneous street projects. This funding also pays for traffic calming installations per the Traffic Calming Policy and City Council Transportation Committee direction. This project has been funded at the same level for many years, and has not been adjusted for inflation. As the cost of projects increase, a corresponding increase is requested to be able to adequately respond to opportunities for improving city infrastructure that is associated with development projects but is not required of the development. In addition to the \$1,000,000 funded in the 2026-2030 period, there is \$1,000,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026 TBD
Year 2 - 2027 TBD
Year 3 - 2028 TBD
Year 4 - 2029 TBD
Year 5 - 2030 TBD

Effect on Operations:

Impact depends on which cost shares are accepted. Traffic calming installations are generally maintenance free but may include labor to reset locations that are dislodged by traffic, snowplowing, or other impacts.

Master Plan(s) Addressed:

Projects completed are generally enhancements to developments that create more complete transportation systems. These enhancements are beyond what would be expected of developers, but are necessary for the general benefit of the City. Projects that have been completed include sidewalks, trails, intersection improvements, signalization, etc. Therefore the livable transportation system goal of the City 2040 Plan is addressed, along with general goals of other transportation plans. Traffic Calming initiatives further traffic and pedestrian safety by reducing vehicle speeds in neighborhoods.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Trail Development

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Trail Improvements

Rank: 3

Project #: 02016

Project Cost		
2026	\$	1,300,000
2027		1,300,000
2028		1,417,000
2029		1,417,000
2030		1,566,000
Total	\$	7,000,000

Description:

This program funds the construction and maintenance of paved trails based on the adopted Active Transportation Plan and is responsible for the construction of over 50-miles of shared use paved trails by funding labor, materials, and equipment for a nine-member construction crew within the Transportation Division of the Public Works Department. Over the past 5 years, construction material costs have increased by \$160,000, fuel costs by \$6,430 and labor costs by \$173,203 for a total increase of \$339,633 or 23% while the CIP only increased by \$50,000 in the same period. An increase of \$250,000 is requested for 2026 to help catch up with the shortages and bring the program up to 2020 equivalent. Also, a 5% annual increase through 2030 is necessary to keep up with the cost increases and accomplish the program goals. In addition to the \$7,000,000 funded in the 2026-2030 period, there is \$2,950,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	ATAC Approved - Persimmon Trl, Wedington Trl, Hamestring Trl, trail reconstruction
Year 2 - 2027	ATAC Approved - MLK Jr. side path (Lefler Ln. to Ruppel), St. Paul Trl, trail reconstruction
Year 3 - 2028	ATAC Approved - Skillern Rd. side path, Shiloh Trl, trail reconstruction
Year 4 - 2029	ATAC Approved - Alberta Trl, Shiloh Trl, trail reconstruction
Year 5 - 2030	ATAC Approved - Owl Creek Trl, Shiloh Trl, Midtown Trl, trail reconstruction

Effect on Operations:

Immediate maintenance costs include replacing missing/damaged signs, removing debris, repainting worn pavement markings, crosswalk sign maintenance, streambank erosion repair and trail lighting maintenance. The cost for utilities increases as lighting is added. Long term maintenance costs include replacing asphalt pavement with concrete and general trail pavement maintenance.

Master Plan(s) Addressed:

The Active Transportation Plan has a primary goal to connect all of Fayetteville residents to within a 10-minute walk or 3-minute bicycle ride to a shared use paved trail. The Trail Development CIP program with the in-house trail construction crew has been instrumental in creating over 50 miles of shared use paved trails in Fayetteville. As this network ages, maintenance costs will increase and need to keep up with the public expectations, while continuing to close gaps and connect more people.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: In-House Pavement Improvements

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 1

Project #: 02052

Project Cost		
2026	\$	1,800,000
2027		2,000,000
2028		2,300,000
2029		2,600,000
2030		2,400,000
Total	\$	11,100,000

Description:

Curb cuts, curb and guttering, pavement striping, and preparation expenses are all included in this project's resources for the methodical overlay of current streets. This project aims to cover at least nine miles of asphalt annually. The goal of overlaying every street within a 15-year cycle is to maximize road longevity and reduce major maintenance needs, which will lead to fewer full repairs at a significantly higher cost. Streets are selected using our pavement management system to determine the pavement plan. In addition to the \$11,100,000 funded in the 2026-2030 period, there is \$3,400,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Various locations based on street needs reviewed annually
Year 2 - 2027	Various locations based on street needs reviewed annually
Year 3 - 2028	Various locations based on street needs reviewed annually
Year 4 - 2029	Various locations based on street needs reviewed annually
Year 5 - 2030	Various locations based on street needs reviewed annually

Effect on Operations:

Newly paved streets have no immediate effect on operations. Maintenance costs increase as streets age and deteriorate. The costs for asphalt patching, crack sealing, and street striping will occur. As more bike lanes and bicycle facilities enhancements are made the costs for maintaining roadway markings will also increase.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Sidewalk Improvements

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 2 **Project #:** 02053

Project Cost		
2026	\$	950,000
2027		1,000,000
2028		1,050,000
2029		1,120,000
2030		1,100,000
Total	\$	5,220,000

Description:

This project is to provide funding to improve the connectivity of the sidewalk system by constructing new and repairing existing sidewalks. In addition to the \$5,220,000 funded in the 2026-2030 period, there is \$1,496,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Various locations based on sidewalk needs reviewed annually
Year 2 - 2027	Various locations based on sidewalk needs reviewed annually
Year 3 - 2028	Various locations based on sidewalk needs reviewed annually
Year 4 - 2029	Various locations based on sidewalk needs reviewed annually
Year 5 - 2030	Various locations based on sidewalk needs reviewed annually

Effect on Operations:

Construction of new sidewalks will not immediately result in additional operating costs. Pressure washing, resealing, and other maintenance to existing sidewalks will increase the cost of materials/supplies.

Master Plan(s) Addressed:

Endeavor to create an inclusive, multi modal transportation system

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Traffic Signal Improvements

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 4

Project #: 02063

Project Cost		
2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

New traffic signal installation, renovations, UPS backup system battery repair, and the reflective sign material required by the FHWA Manual on Uniform Traffic Control Devices (MUTCD) are all funded by this project. All of these features are intended to improve car and pedestrian safety and mobility across the city. The MUTCD contains precise rules that assess whether new signal sites are necessary. Improvements are intended to boost safety, cut exhaust emissions, and shorten travel times and delays, all of which will contribute to more efficient operation. For a UPS system to continue to function reliably during power outages, all of the batteries must be replaced completely every four years. The sign material must adhere to the MUTCD's minimum reflectivity requirements for nighttime visibility. In addition to the \$500,000 funded in the 2026-2030 period, there is \$331,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers
Year 2 - 2027	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers
Year 3 - 2028	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers
Year 4 - 2029	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers
Year 5 - 2030	Upgrade video detection, malfunction mgmt units, conflict monitor units, outdated controllers

Effect on Operations:

The installation of new traffic signals will result in increased utility and maintenance costs.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Wireless Traffic Signal Control

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 5

Project #: 15018

Project Cost		
2026	\$	42,000
2027		44,000
2028		25,000
2029		25,000
2030		25,000
Total	\$	161,000

Description:

This project is on-going and provides for the implementation of a wireless Ethernet communication system for traffic signals (both data and video). In addition to the \$161,000 funded in the 2026-2030 period, there is \$69,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Updating wireless traffic signal equipment
Year 2 - 2027	Updating wireless traffic signal equipment
Year 3 - 2028	Updating wireless traffic signal equipment
Year 4 - 2029	Updating wireless traffic signal equipment
Year 5 - 2030	Updating wireless traffic signal equipment

Effect on Operations:

This project allows a central location the ability to monitor and make changes in order to decrease traffic delays and increase public safety.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Drainage Maintenance

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 6

Project #: 11021

Project Cost		
2026	\$	30,000
2027		30,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	210,000

Description:

This project is to replace deteriorated or inadequate drainage structures or pipes to improve water flow and reduce localized flooding. In addition to the \$210,000 funded in the 2026-2030 period, there is \$40,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replace deteriorated or inadequate drainage structures or pipe to address storm water
Year 2 - 2027	Replace deteriorated or inadequate drainage structures or pipe to address storm water
Year 3 - 2028	Replace deteriorated or inadequate drainage structures or pipe to address storm water
Year 4 - 2029	Replace deteriorated or inadequate drainage structures or pipe to address storm water
Year 5 - 2030	Replace deteriorated or inadequate drainage structures or pipe to address storm water

Effect on Operations:

Effect on operations will depend on specific projects but generally decreases costs by correcting problems and reducing recurring maintenance.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Transit Stop Infrastructure

Division: Transportation Services (410)

Funding: 4470 - Sales Tax Capital Improvement

Category: Transportation Improvements

Rank: 7

Project #: 00000

Project Cost		
2026	\$	80,000
2027		55,000
2028		165,000
2029		-
2030		-
Total	\$	300,000

Description:

This program will provide \$50,000 annually to support the construction of accessible loading/unloading areas, sidewalk connections, curb ramps as well as purchase and installation of seating, shelters, lighting, signage, bicycle and micromobility parking spaces and other amenities at transit stops in Fayetteville. Fayetteville is served by 2 transit agencies, Ozark Regional Transit and Razorback Transit which combined have over 260 fixed-route stops and provide over 1.5 million rides for passengers in Fayetteville annually. As of 2025 there are over 200 stops that do not meet ADA accessibility standards and/or lack seating and shelter for passengers.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations
Year 2 - 2027	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations
Year 3 - 2028	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations
Year 4 - 2029	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations
Year 5 - 2030	Shelters, benches, platforms, and access improvements to enhance 5 to 10 locations

Effect on Operations:

Transit agencies are responsible for 100% of transit stop maintenance and operations.

Master Plan(s) Addressed:

The Active Transportation Plan emphasizes the need for transit improvements as all transit trips are walking trips and transit improves Fayetteville Multi Modal Transportation goals. Fayetteville Mobility Plan recommends increases in bike-to-transit options, bus shelters and well marked bus stops. Transit stop improvements support a livable transportation network and focus on areas described in City Vision 2050. Transit stops support the Energy Action Plan goal of 25% transit mode share by 2030. Access to public transportation is a key sector recommendation of the Welcoming Fayetteville Plan. Economic Vitality plan calls for prioritization of sheltered transit stops expedited transit services in key employment corridors.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WWTP BUILDING IMPROVEMENTS

Division: Wastewater Treatment Plant (730)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 4

Project #: 02032

Project Cost		
2026	\$	300,000
2027		300,000
2028		300,000
2029		300,000
2030		300,000
Total	\$	1,500,000

Description:

This project is for structural maintenance, repair, and replacement of the existing buildings, structures, or parts of each at the wastewater treatment facilities. This project will purchase the new biosolids dryer in 2026 after the 3 year drying as a service(DAAS)contract is complete (\$2,818,400). In addition to the \$1,500,000 funded in the 2026-2030 period, there is \$3,819,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replace obsolescent equip and controls; purchase biosolids dryer (ins should cover this)
Year 2 - 2027	Replace/refurbish obsolescent and aged fixtures
Year 3 - 2028	Replace/refurbish obsolescent and aged fixtures
Year 4 - 2029	Noland WRRF Master Plan Update Replace/refurbish obsolescent and aged fixtures
Year 5 - 2030	Westside WRRF Master Plan Update Replace/refurbish obsolescent and ages fixtures

Effect on Operations:

Efforts need to continue to replace obsolescent and ages fixtures at the treatment plants. The components are aging, do not meet modern safety codes, and need frequent repair.

Master Plan(s) Addressed:

The Noland WRRF Facilities Master Plan was completed in 2024

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: PLANTS PUMPS & EQUIPMENT

Division: Wastewater Treatment Plant (730)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 7

Project #: 02069

Project Cost		
2026	\$	1,000,000
2027		1,000,000
2028		1,000,000
2029		1,000,000
2030		1,000,000
Total	\$	5,000,000

Description:

This project allows WWTP personnel to adapt to the needs of the daily plant operation to maintain compliance with effluent discharge standards. Many pieces of the WWTP equipment are essential to the wastewater treatment process. The equipment may suffer catastrophic failure and become unusable with little advance warning. Equipment may need replacement due to its age. The plant cannot operate and continue to produce permit complying effluent without adequate equipment.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replace inoperable, obsolete and inefficient equipment
Year 2 - 2027	Replace inoperable, obsolete and inefficient equipment
Year 3 - 2028	Replace inoperable, obsolete and inefficient equipment
Year 4 - 2029	Replace inoperable, obsolete and inefficient equipment
Year 5 - 2030	Replace inoperable, obsolete and inefficient equipment

Effect on Operations:

Keeping up with repairs in a timely fashion allows peak performance and necessary redundancy, which keeps the facilities in compliance with effluent discharges and all other aspects of its operations.

Master Plan(s) Addressed:

Facility Master Plan - This plan evaluates and addresses the entire wastewater treatment function.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: UPGRADE & REPLACE LIFT STATIONS

Division: Wastewater Treatment Plant (730)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 11

Project #: 02068

Project Cost		
2026	\$	300,000
2027		300,000
2028		300,000
2029		300,000
2030		300,000
Total	\$	1,500,000

Description:

This project is to maintain the lift stations for the wastewater treatment plants. The lift stations provide a vital function in the overall treatment of wastewater. The stations are exposed to extreme wear conditions and must be upgraded routinely. Additionally, new developments within the City increases the flow to various stations requiring additional or higher capacity equipment.

Scheduled Implementation:

Active Project

Year 1 - 2026	Scheduled & unscheduled maintenance
Year 2 - 2027	Scheduled & unscheduled maintenance
Year 3 - 2028	Scheduled & unscheduled maintenance
Year 4 - 2029	Scheduled & unscheduled maintenance
Year 5 - 2030	Scheduled & unscheduled maintenance

Effect on Operations:

Lift stations are the backbone of the wastewater collection system to ensure the flow reached the treatment facilities

Master Plan(s) Addressed:

Wastewater Collection Master Plan - This plan summarizes the requirements to handle future growth flows under peak design conditions. The improvements were analyzed using the design criteria for the City's sewer network to convey all flows while maintaining a level of surcharge not to exceed three feet below manhole rim elevations. The recommendations are designed to eliminate model predicted overflows and to reduce surcharge in the existing sanitary sewer collection system under current population conditions. This project addresses sewer capacity issues.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WASTEWATER TREATMENT WATER QUALITY IMPROVEMENTS

Division: Wastewater Treatment Plant (730)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 20

Project #: 13018

Project Cost

2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

This project is for stream restoration and similar projects designed to maintain or improve water quality. This also includes maintaining the integrity of the projects previously performed.

Scheduled Implementation:

Active Project

Year 1 - 2026	Projects initiated by permit/regulation change; streambank restoration activities and maint
Year 2 - 2027	Projects initiated by permit/regulation change; streambank restoration activities and maint
Year 3 - 2028	Projects initiated by permit/regulation change; streambank restoration activities and maint
Year 4 - 2029	Projects initiated by permit/regulation change; streambank restoration activities and maint
Year 5 - 2030	Projects initiated by permit/regulation change; streambank restoration activities and maint

Effect on Operations:

By reducing the amount of sediment entering the streams through erosion, the phosphorus and other nutrient levels are likewise reduced, improving water quality and avoiding tightened limits on treatment plant effluent.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: PHOSPHORUS STANDARDS MANAGEMENT

Division: Utilities Director (700)

Funding: 5400 - Water and Sewer

Category: Wastewater Treatment Improvements

Rank: 19

Project #: 10027

Project Cost		
2026	\$	50,000
2027		50,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	250,000

Description:

This project supports efforts by the City operating independently or as a part of a federal or state grant program to phosphorus changes or other stream changes that affect water quality, regulations, or wastewater treatment plant discharge requirements. The City may join regional efforts coordinated through Northwest Arkansas Regional Planning, the Arkansas Natural Resources Commission, or the Environmental Protection Agency.

Scheduled Implementation:

Active Project

Year 1 - 2026	Misc projects
Year 2 - 2027	Misc projects
Year 3 - 2028	Misc projects
Year 4 - 2029	Misc projects
Year 5 - 2030	Misc projects

Effect on Operations:

Issues involving phosphorus and other potential changes to stream standards and water quality standards have a direct impact on the costs needed to add (or avoid adding) additional processes at the treatment facilities.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: SANITARY SEWER REHABILITATION

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 1

Project #: 02017

Project Cost		
2026	\$	2,800,000
2027		870,000
2028		870,000
2029		2,870,000
2030		2,870,000
Total	\$	10,280,000

Description:

This project analyzes, repairs, upgrades, and replaces sewer collection system components to ensure adequate capacity and reduce stormwater and groundwater flows from entering the system. Rehabilitation is required system-wide and increases the capacity of the overall system by reducing the capacity consumed by infiltration and inflow. This project includes replacing, lining, and bursting existing sewer mains and manholes, installing main extensions and relief lines, capacity upgrades, upgrading the system hydraulic model, purchasing easements, and sanitary sewer evaluation studies (SSES). In addition to the \$10,280,000 funded in the 2026-2030 period, there is \$20,420,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Initiate Master Plan; LS-22 upgrades; manhole & sewer main rehab
Year 2 - 2027	Mally Wagnon 18" SS Ph I; manhole & sewer main rehab
Year 3 - 2028	Mally Wagnon 18" SS Ph II; 2027 Master Plan recs; manhole & sewer main rehab; SSES
Year 4 - 2029	LS 40, 41, 46, 27 elim; 2027 Master Plan recs; manhole & sewer main rehab; 2028 SSES recs
Year 5 - 2030	LS-14 upgrades; 2027 Master Plan recs; manhole & sewer main rehab; SSES

Effect on Operations:

Rehabilitation of the sewer system and increasing capacity of the sewer system both reduce maintenance and emergency repairs needed for those segments of sewer improved. Furthermore, claims are less likely after rehabilitation or upgrades. Sewer pumping stations and ultimately the treatment plants experience lower wet weather flows thereby increasing useful life of those facilities and associated wearable equipment.

Master Plan(s) Addressed:

Wastewater Collection Master Plan - This plan summarizes the requirements to handle future growth flows under peak design conditions. The improvements were analyzed using the design criteria for the City's sewer network to convey all flows while maintaining a level of surcharge not to exceed three feet below manhole rim elevations. The recommendations are designed to eliminate model predicted overflows and to reduce surcharge in the existing sanitary sewer collection system under current population conditions. This project addresses sewer capacity issues.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER SYSTEM REHABILITATION AND REPLACEMENT

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 2

Project #: 12009

Project Cost

2026	\$	4,445,000
2027		4,259,000
2028		3,778,000
2029		3,667,000
2030		4,326,000
Total	\$	20,475,000

Description:

This project provides for upgrading, replacing, or rehabilitating existing water infrastructure consisting of water storage, pumping, and distribution assets system wide. Specific work will be determined based on (1) The Water Master Plan, and/or (2) the need to stop leaks, reduce water loss, increase local or area flow and/or pressure in areas with insufficient capacity, in order to meet current and projected future domestic, commercial, and industrial flow demands. Projects may create loops, purchase easements, and replace or rehabilitate existing pipes, pump stations, and/or storage assets. This project may use water/sewer funds, impact fees, and cost shares where appropriate. Additionally, a portion of the project balance will be utilized on rehabilitation and replacement of troubled areas that experience frequent leaks with a target goal of replacing 1% of mainlines per year (100-year reconstruction cycle). In addition to the \$20,475,000 funded in the 2026-2030 period, there is \$77,925,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ash Street Pump Station & Juneway Ter 12-in waterline; aging line repl
Year 2 - 2027	18-in WL to Elkins; Hwy 112 N reloc; 36-in WL rehab; Master Plan; aging line repl
Year 3 - 2028	Mt Kessler Booster Pump Stn; water Master Plan recs; aging line repl
Year 4 - 2029	Water Master Plan recs; aging line repl
Year 5 - 2030	Water Master Plan recs; aging line repl

Effect on Operations:

This project is a vital component in addressing the various needs of the City's water distribution system.

Master Plan(s) Addressed:

Water Master Plan - There are many factors that enter into the design of water capacity: total system storage, operational water levels to be maintained in the tanks, maximum daily usage expected, maximum velocity and head loss allowed in a water line, and peak usage. This project addresses deficiencies in those areas which includes creating dual feeds and loops to maintain water quality, additional storage capacity, adequate fire flow protection, and additional water transmission and distribution lines throughout the system to help meet the City's future needs.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER TANK IMPROVEMENTS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 3

Project #: 14010

Project Cost		
2026	\$	1,000,000
2027		500,000
2028		500,000
2029		500,000
2030		500,000
Total	\$	3,000,000

Description:

This project is to refurbish the existing water tanks and associated appurtenances as they get older. This ensures water quality and extends the life of the infrastructure. In addition to the \$3,000,000 funded in the 2026-2030 period, there is \$5,600,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Goshen Tank Rehab;
Year 2 - 2027	Kessler Tanks Rehab; System-wide Tank Inspections
Year 3 - 2028	Anticipated 2027 Inspection Recommendations
Year 4 - 2029	Anticipated 2027 Inspection Recommendations
Year 5 - 2030	Rodgers Drive Tank Rehab;

Effect on Operations:

Tanks must maintain their integrity to provide safe drinking water.

Master Plan(s) Addressed:

Water tank inspections are performed every 5-years by 3rd-party contract to comply with Arkansas Department of Health Standards. Recommendations from these inspections generate priorities of rehab and repair on water tanks.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER IMPROVEMENTS DEFINED BY STUDY

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 6

Project #: 10007

Project Cost		
2026	\$	-
2027		-
2028		600,000
2029		600,000
2030		-
Total	\$	1,200,000

Description:

MANAGEMENT OF THE SRF FUNDING FOR THE WEST TRANSMISSION LINE FLOWS THROUGH THIS PROJECT.

In addition to the \$1,200,000 funded in the 2026-2030 period, there is \$47,219,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	INSTALLING WEST TRANSMISSION LINE
Year 2 - 2027	INSTALLING WEST TRANSMISSION LINE
Year 3 - 2028	WATER & SEWER RELOCATIONS
Year 4 - 2029	WATER & SEWER RELOCATIONS
Year 5 - 2030	WATER & SEWER RELOCATIONS

Effect on Operations:

This will give the City multiple points of entry into the distribution system and help with the conveyance of water into the western region of the water service area. This is urgent because the rapid growth in the region has placed increased demand for potable water.

Master Plan(s) Addressed:

Water Master Plan - The City's Water Master Plan indicates that the projected growth in Fayetteville and surrounding service area will require an additional transmission line. This line will tie in at the City's west side distribution system. This will give the City multiple points of entry into the distribution system and help with the conveyance of water into the western region of the water service area.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER RELOCATIONS FOR BOND PROJECTS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 8

Project #: 11011

Project Cost		
2026	\$	500,000
2027		500,000
2028		500,000
2029		500,000
2030		500,000
Total	\$	2,500,000

Description:

This project is for various water and sewer relocations for street bond and other transportation projects where the street bond fund does not have sufficient funds to cover the utility relocations. Projects are to be paid first from any remaining water/sewer revenue bond funds, if available. If it involves capacity increases, impact fee funds could be utilized, if available.

Scheduled Implementation:

Active Project

Year 1 - 2026	Hwy 112 Utility Relocations
Year 2 - 2027	Utility Relocations
Year 3 - 2028	Utility Relocations
Year 4 - 2029	Utility Relocations
Year 5 - 2030	Utility Relocations

Effect on Operations:

Besides ARDOT road widening projects, this project replaces aged or undersized piping before new roads or drainage projects are installed, which would most likely eliminate the need to disturb the integrity of recently completed projects.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER STORAGE & PUMP STATION MAINTENANCE

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 9

Project #: 15021

Project Cost		
2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

The system wide water pumping stations and grounds require maintenance. This project is used to replace generators, pumps, valves, fencing, etc.

Scheduled Implementation:

Active Project

Year 1 - 2026	Misc pump station maintenance and repair
Year 2 - 2027	Misc pump station maintenance and repair
Year 3 - 2028	misc pump station maintenance and repair
Year 4 - 2029	Misc pump station maintenance and repair
Year 5 - 2030	Misc pump station maintenance and repair

Effect on Operations:

Pumping stations are integral and the backbone of the water distribution system.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Water and Sewer Technology Equipment Replacements

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 14

Project #: 02057

Project Cost		
2026	\$	20,000
2027		146,000
2028		29,000
2029		108,000
2030		49,000
Total	\$	352,000

Description:

This project is for the replacement of failing and outdated personal computers (PC's), printers, and monitors. IT staff performed a thorough inventory of citywide technology equipment to document the fund, division, program, location, purchase date, and cost of each piece of equipment. A structured replacement schedule was developed that defined a standard useful life for each of the following equipment types: PCs, laptops, tablets, printers, and scanners. Each year the proposed replacement plan will be reviewed to ensure equipment is utilized to its maximum useful life but replaced when needed to ensure optimal employee efficiency. Amounts from IT's Fayetteville Technology plan Cost Estimates by Phase Replacement Items. In addition to the \$352,000 funded in the 2026-2030 period, there is \$44,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

This project has no significant direct cost on operations. Indirectly, newer faster machines increase end user productivity and reduce time spent maintaining equipment. IT staff do spend a significant amount of time deploying new technology, but this is offset with the lack of support needed to support old equipment that require more maintenance.

Master Plan(s) Addressed:

By replacing computer technology, staff supports the City Council's Guiding Principle of "Well Maintained City Infrastructure and Facilities." The structured computer replacement plan strives to right size technology, provide for oversight of all computer purchases, and ensures technology is replaced in a timely fashion. By replacing the computer technology, staff ensures that performance and energy savings technology is deployed on a consistent basis. This complies with the increased energy efficiency in new and existing structures goal of the Energy Action Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER IMPACT FEE COST SHARING

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 18

Project #: 04039

Project Cost		
2026	\$	150,000
2027		150,000
2028		150,000
2029		150,000
2030		150,000
Total	\$	750,000

Description:

This project involves all cases where impact fees are used to cost-share with and thus supplement other funding sources to increase capacity in either water distribution, pumping, and storage systems or the wastewater collection and treatment systems.

Scheduled Implementation:

Active Project

Year 1 - 2026	Projects typically initiated by a developer request for consideration
Year 2 - 2027	Projects typically initiated by a developer request for consideration
Year 3 - 2028	Projects typically initiated by a developer request for consideration
Year 4 - 2029	Projects typically initiated by a developer request for consideration
Year 5 - 2030	Projects typically initiated by a developer request for consideration

Effect on Operations:

In some cases, the utility is able to utilize impact fee cost share funding to upsize water and sewer infrastructure at a fraction of the total cost to the rate payers.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: UTILITIES FINANCIAL SERVICES IMPROVEMENTS

Division: Utilities Financial Services (710)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Improvements

Rank: 21

Project #: 03038

Project Cost		
2026	\$	15,000
2027		5,000
2028		3,000
2029		15,000
2030		15,000
Total	\$	53,000

Description:

This project is for various improvements in office hardware, software, communications, computers, safety features, and office configuration for the Utilities Financial Services Division. Planned improvements include remodel and reconfiguration of majority of the division office space. Major improvements to be done in 2025 and 2026. Deposit center lobby will be configured to a meeting room and the utility billing/deposit area will be restructured to accommodate customer interactions. Call Center, Cashier Area and personnel offices will either be remodeled/moved/added in the new configuration and improvements of the division layout. In addition to the \$53,000 funded in the 2026-2030 period, there is \$67,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Additional Offices and Remodel of Division layout and spaceology
Year 2 - 2027	Replace non-functioning & obsolete technology
Year 3 - 2028	Replace non-functioning & obsolete technology
Year 4 - 2029	Replace non-functioning & obsolete technology
Year 5 - 2030	replace non-functioning & obsolete technology

Effect on Operations:

This project will provide current technology in the operations of the Utility Financial Services Department.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER METERS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 5

Project #: 02065

Project Cost		
2026	\$	1,700,000
2027		2,000,000
2028		2,400,000
2029		2,900,000
2030		2,000,000
Total	\$	11,000,000

Description:

This project is for the replacement of aged water meters, expansion meters for new water service, and for purchasing new meters with technological advancements over the older style meters. Advanced Metering Infrastructure is being integrated into the system. In addition to the \$11,000,000 funded in the 2026-2030 period, there is \$1,100,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	1,600 new accounts; 3,500 5/8" repl meters; 1"+ meters
Year 2 - 2027	1,600 new accounts; 4,500 5/8" repl meters; 1"+ meters
Year 3 - 2028	1,600 new accounts; 6,000 5/8" repl meters; 1"+ meters
Year 4 - 2029	1,600 new accounts; 8,000 5/8" repl meters; 1"+ meters
Year 5 - 2030	1,600 new accounts; 8,000 5/8" repl meters; 1"+ meters

Effect on Operations:

The Utility is systematically replacing inoperative manual and radio-read water meters with smart meters, as well as meters for new customers. This will allow the City to gain on advanced metering technology. This reduces truck rolls and reduces the head count for meter readers. The employees will be trained to transition to meter maintenance activities. Water meters generate funds to operate.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER EQUIPMENT EXPANSIONS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 10

Project #: 13019

Project Cost		
2026	\$	50,000
2027		50,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	250,000

Description:

This project is for the expansion equipment for the Water & Sewer Operations Division. This project is needed in anticipation of adding additional construction crews in the future. It is also needed to adhere to changing technologies within the Water & Sewer profession. In addition to the \$250,000 funded in the 2026-2030 period, there is \$950,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Replace Hydro-excavating trailer with a hydro-excavating truck
Year 2 - 2027	Equipment
Year 3 - 2028	Equipment
Year 4 - 2029	Equipment
Year 5 - 2030	Equipment

Effect on Operations:

Equipment (and employees) are added to the Division only after careful examination of the cost-effectiveness of the additions, and how it will improve our service to the rate payers.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER BUILDING & OFFICE IMPROVEMENTS

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 15

Project #: 15020

Project Cost

2026	\$	100,000
2027		100,000
2028		100,000
2029		100,000
2030		100,000
Total	\$	500,000

Description:

This project is for structural maintenance, repair, and replacement of the existing water & sewer operations building and also any water & sewer operations office improvements that need to be performed. In addition to the \$500,000 funded in the 2026-2030 period, there is \$100,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Misc projects; Operations Facility Master Plan
Year 2 - 2027	Misc projects
Year 3 - 2028	Misc projects
Year 4 - 2029	Misc projects
Year 5 - 2030	Misc projects

Effect on Operations:

Providing work stations as well as maintaining the buildings are important to reduce long-term costs. Using buildings to store the specialty equipment prolongs the life of that equipment.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: WATER & SEWER RATE OPERATIONS STUDY

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 16

Project #: 02064

Project Cost		
2026	\$	20,000
2027		20,000
2028		20,000
2029		40,000
2030		40,000
Total	\$	140,000

Description:

This project is to conduct periodical water & sewer rate studies. A rate study assesses the financial health of the Utilities Department, projects future operating and capital expenses needed to maintain the systems, and projects the future rates for customers that will generate sufficient revenues to cover operating and capital expenses and assure a sufficient level of cash reserves. In addition to the \$140,000 funded in the 2026-2030 period, there is \$50,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Incremental saving for rate study every 4 years
Year 2 - 2027	Incremental saving for rate study every 4 years
Year 3 - 2028	Incremental saving for rate study every 4 years
Year 4 - 2029	Incremental saving for rate study every 4 years
Year 5 - 2030	incremental saving for rate study every 4 years

Effect on Operations:

Rate adjustments are necessary to generate revenues to cover operating and capital expenses and assure a sufficient level of cash reserves.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: BACKFLOW PREVENTION ASSEMBLIES

Division: Water & Sewer Maintenance (720)

Funding: 5400 - Water and Sewer

Category: Water & Sewer Services Improvements

Rank: 17 **Project #:** 02066

Project Cost		
2026	\$	50,000
2027		50,000
2028		50,000
2029		50,000
2030		50,000
Total	\$	250,000

Description:

This project is for the installation and replacement of backflow prevention assemblies at City facilities to meet the requirements of City ordinances and the Arkansas Department of Health regulations. Additionally, the City contracts with a third-party service to track, store, and report backflow preventer inspection data on approximately 12,500 residential and commercial installations. In addition to the \$250,000 funded in the 2026-2030 period, there is \$86,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Ongoing and increasing
Year 2 - 2027	Ongoing and increasing
Year 3 - 2028	Ongoing and increasing
Year 4 - 2029	Ongoing and increasing
Year 5 - 2030	Ongoing and increasing

Effect on Operations:

Effective backflow prevention is critical to ensure the drinking water is safe

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Stormwater Utility Equipment Purchase

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 1

Project #: 00000

Project Cost		
2026	\$	200,000
2027		200,000
2028		200,000
2029		200,000
2030		200,000
Total	\$	1,000,000

Description:

In December of 2024, Council approved the creation of the stormwater utility. In part, this added additional operation and maintenance personnel as well as additional equipment for this personnel to utilize. This equipment will be used in the operation and maintenance activities associated with the stormwater utility program.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Funding set aside to reimburse general fund
Year 2 - 2027	Funding set aside to reimburse general fund
Year 3 - 2028	Funding set aside to reimburse general fund
Year 4 - 2029	Funding set aside to reimburse general fund
Year 5 - 2030	Funding set aside to reimburse general fund

Effect on Operations:

Reduced flooding and service calls

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Drainage Materials

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 2 **Project #:** 00000

Project Cost		
2026	\$	500,000
2027		500,000
2028		500,000
2029		500,000
2030		500,000
Total	\$	2,500,000

Description:

Proposed funding would continue to be utilized on an annual basis for materials associated with the operation and maintenance of the City's stormwater system.

Scheduled Implementation:

Active Project

Year 1 - 2026	Operation and Maintenance Material Funding
Year 2 - 2027	Operation and Maintenance Material Funding
Year 3 - 2028	Operation and Maintenance Material Funding
Year 4 - 2029	Operation and Maintenance Material Funding
Year 5 - 2030	Operation and Maintenance Material Funding

Effect on Operations:

Ongoing operation and maintenance ultimately reduces widespread flooding and the service calls associated with the events.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Other Drainage Projects

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 3 **Project #:** 00000

Project Cost		
2026	\$	50,000
2027		100,000
2028		100,000
2029		100,000
2030		-
Total	\$	350,000

Description:

Proposed funding would continue to be utilized on an annual basis for miscellaneous smaller projects and materials.

Scheduled Implementation:

Active Project

Year 1 - 2026	Funding set aside for construction
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Year 2 - 2027 Funding set aside for construction

Year 3 - 2028 Funding set aside for construction

Year 4 - 2029 Funding set aside for construction

Year 5 - 2030 No Work

Effect on Operations:

By repairing/upgrading drainage facilities, this reduces the maintenance requirements of the Transportation Division and allows that time to be spent on other needs. If bidding/contractors are used to complete the work, this further reduces the workload of the Transportation Division.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: S River Meadows/Cherry Hills Drainage

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 4

Project #: 00000

Project Cost		
2026	\$	500,000
2027		500,000
2028		-
2029		-
2030		-
Total	\$	1,000,000

Description:

This project was identified as a priority after the 2017 flood event. Runoff from the area upstream results in street flooding and the flooding of several structures within this subdivision. The design of this project is currently underway and this additional funding would pay for the construction. Due to the overall cost of the construction and other needs identified, funding would need to be allocated over several years as shown.

Scheduled Implementation:

New Project Request

Year 1 - 2026	Funding allocated for construction
Year 2 - 2027	Funding allocated for construction and construction begins
Year 3 - 2028	Construction completed
Year 4 - 2029	No Work
Year 5 - 2030	No Work

Effect on Operations:

Reduced structure flooding and reduced drainage calls for the area

Master Plan(s) Addressed:

Project Title:	Eastern Ave Drainage		
Division:	Stormwater Management (740)		
Funding:	5450 - Stormwater Management		
Category:	Bridge & Drainage Improvements		
Rank:	5	Project #:	00000

127

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Pollard Ave Drainage

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 6 **Project #:** 00000

Project Cost		
2026	\$	-
2027		-
2028		200,000
2029		200,000
2030		-
Total	\$	400,000

Description:

This project was identified as a priority after the 2017 flood event. Runoff from the area upstream results in street flooding and flooding close to and in between two structures. The retaining wall in between the structures was started to degrade as well. Preliminary design for the solution has been completed and the routing would be within existing alley and City ROW. Due to the overall cost of the construction and other needs identified, funding would need to be allocated over several years as shown.

Scheduled Implementation:

New Project Request

Year 1 - 2026	No Work
Year 2 - 2027	No Work
Year 3 - 2028	Complete design and set aside funding for construction
Year 4 - 2029	Set aside additional funding for construction and complete project
Year 5 - 2030	No Work

Effect on Operations:

Reduced flooding around structures and reduced drainage calls for the area

Master Plan(s) Addressed:

Project Title:	Salem Drive Flooding		
Division:	Stormwater Management (740)		
Funding:	5450 - Stormwater Management		
Category:	Bridge & Drainage Improvements		
Rank:	7	Project #:	00000

Description:

This project was identified as a priority after the 2017 flood event. Runoff from the area upstream results in street flooding and the flooding of several structures within this subdivision. The design of this project is currently underway and this additional funding would pay for the construction. Due to the overall cost of the construction and other needs identified, funding would need to be allocated over several years as shown.

Year 1 - 2026	No Work
Year 2 - 2027	No Work
Year 3 - 2028	Design completed and funding set aside for construction
Year 4 - 2029	Funding set aside for construction
Year 5 - 2030	Funding set aside for construction

Reduced structure flooding and reduced drainage calls for the area

129

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Elmhurst McClinton Phase 2

Division: Stormwater Management (740)

Funding: 5450 - Stormwater Management

Category: Bridge & Drainage Improvements

Rank: 8 **Project #:** 00000

Project Cost		
2026	\$	-
2027		-
2028		-
2029		-
2030		500,000
Total	\$	500,000

Description:

This project was identified as a priority after the 2017 flood event. Runoff from the area upstream results in street flooding and the flooding of several structures within this subdivision. The design of this project is currently underway and this additional funding would pay for the construction. Due to the overall cost of the construction and other needs identified, funding would need to be allocated over several years as shown.

Scheduled Implementation:

New Project Request

Year 1 - 2026	No Work
Year 2 - 2027	No Work
Year 3 - 2028	No Work
Year 4 - 2029	No Work
Year 5 - 2030	Funding set aside for construction

Effect on Operations:

Reduced structure flooding and reduced drainage calls for the area

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC - Master Plan Expansion

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 1 **Project #:** 18016

Project Cost		
2026	\$	750,000
2027		800,000
2028		800,000
2029		850,000
2030		900,000
Total	\$	4,100,000

Description:

These project funds are intended for use in support of the continued implementation of the Solid Waste Reduction, Diversion, and Recycling Master Plan. This would include expansion of the food waste organics composting program, expansion of recycling collection services, and trash collection services. This project is also to maintain, repair and expand the Scale House Improvements, Administration Building, Recycling Processing Facility and Transfer Station as required to conduct daily operations in compliance with the ADEQ permit. (Per Email to Holly on 2/27/25, this project will include the remaining balances from two existing projects (13021 - RTC - Office & Transfer Station Exp and 18017 - RTC - Scale House Improvements))

Scheduled Implementation:

Active Project

Year 1 - 2026	Add front load recycling (and trash) collections truck.
Year 2 - 2027	Add Fleet Truck
Year 3 - 2028	Add Fleet Truck
Year 4 - 2029	Add Fleet Truck
Year 5 - 2030	Add Fleet Truck

Effect on Operations:

One driver position will be added in 2029 thru 2030 to accommodate the expanded commercial waste, recycling and residential trash services. The motor pool charges are on-going costs associated with the three new trucks.

Master Plan(s) Addressed:

The Solid Waste Reduction, Diversion and Recycling Master Plan calls for an increase to 40% diversion of waste from the landfill by 2027. The main pieces of the plan include implementation of an organics composting program and additional recycling services.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC - Compost Site Improvements

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 2 **Project #:** 20006

Project Cost		
2026	\$	200,000
2027		200,000
2028		200,000
2029		200,000
2030		200,000
Total	\$	1,000,000

Description:

This project is to maintain, repair and expand the Compost Site and Building as required to conduct daily operations in compliance with the ADEQ permit and to accommodate growth of the city. Improvements will be made to both site and equipment in order to remain in compliance and increase productivity to meet requirements identified in the Solid Waste Reduction, Diversion and Recycling Master Plan.

Scheduled Implementation:

Active Project

Year 1 - 2026	Expand compost storage and processing area
Year 2 - 2027	Maintenance and repair of compost facilities
Year 3 - 2028	Maintenance and repair of compost facilities
Year 4 - 2029	Maintenance and repair of compost facilities
Year 5 - 2030	Maintenance and repair of compost facilities

Effect on Operations:

N/A

Master Plan(s) Addressed:

The Energy Action Plan and the Solid Waste Reduction, Diversion and Recycling Master Plan calls for an increase to 40% diversion of waste from the landfill by 2027. The main pieces of the plan include implementation of an organics composting program.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC - Rate Study

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 3 **Project #:** 10004

Project Cost		
2026	\$	-
2027		-
2028		-
2029		-
2030		100,000
Total	\$	100,000

Description:

This project is to retain the services of a consulting firm to conduct a rate study to determine the true cost of all services provided by the Recycling & Trash Collection Division. This will enable staff to determine appropriate rates for levels of service throughout all programs and facilitate the implementation of the Solid Waste Reduction, Diversion, and Recycling Master Plan.

Scheduled Implementation:

Active Project

Year 1 - 2026	N/A
Year 2 - 2027	N/A
Year 3 - 2028	N/A
Year 4 - 2029	N/A
Year 5 - 2030	Conduct updated Rate Study

Effect on Operations:

N/A

Master Plan(s) Addressed:

Staff will hire a consultant to conduct a comprehensive rate study to determine the level of service and associated costs for all services including the services required by the adoption of the Solid Waste Reduction, Diversion, and Recycling Master Plan through City Council with Resolution 49-17.

Project Title:	RTC - Compactors & Containers		
Division:	Recycling & Trash Collection (750)		
Funding:	5500 - Recycling and Trash Collection		
Category:	Recycling & Trash Collection Improvements		
Rank:	4	Project #:	24013

134

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC Technology Equipment Replacements

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 5 **Project #:** 02057

Project Cost		
2026	\$	19,000
2027		3,000
2028		8,000
2029		7,000
2030		21,000
Total	\$	58,000

Description:

This project is for the replacement of failing and outdated personal computers (PC's), printers, and monitors. IT staff performed a thorough inventory of citywide technology equipment to document the fund, division, program, location, purchase date, and cost of each piece of equipment. A structured replacement schedule was developed that defined a standard useful life for each of the following equipment types: PCs, laptops, tablets, printers, and scanners. Each year the proposed replacement plan will be reviewed to ensure equipment is utilized to its maximum useful life but replaced when needed to ensure optimal employee efficiency. Amounts from IT's Fayetteville Technology plan Cost Estimates by Phase Replacement Items.

Scheduled Implementation:

Active Project

Year 1 - 2026	Technology replacements per structured replacement schedule.
Year 2 - 2027	Technology replacements per structured replacement schedule.
Year 3 - 2028	Technology replacements per structured replacement schedule.
Year 4 - 2029	Technology replacements per structured replacement schedule.
Year 5 - 2030	Technology replacements per structured replacement schedule.

Effect on Operations:

This project has no significant direct cost on operations. Indirectly, newer faster machines increase end user productivity and reduce time spent maintaining equipment. IT staff do spend a significant amount of time deploying new technology, but this is offset with the lack of support needed to support old equipment that require more maintenance.

Master Plan(s) Addressed:

By replacing computer technology, staff supports the City Council's Guiding Principle of "Well Maintained City Infrastructure and Facilities." The structured computer replacement plan strives to right size technology, provide for oversight of all computer purchases, and ensures technology is replaced in a timely fashion. By replacing the computer technology, staff ensures that performance and energy savings technology is deployed on a consistent basis. This complies with the increased energy efficiency in new and existing structures goal of the Energy Action Plan.

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: RTC - Route Management System

Division: Recycling & Trash Collection (750)

Funding: 5500 - Recycling and Trash Collection

Category: Recycling & Trash Collection Improvements

Rank: 6 **Project #:** 19004

Project Cost		
2026	\$	50,000
2027		40,000
2028		40,000
2029		40,000
2030		40,000
Total	\$	210,000

Description:

This project is for vehicle locator telematics and service verification equipment for all trucks in the fleet. The new equipment is designed to improve route optimization for the collection fleet along with providing better service to customers by verifying collection by GPS coordinates as well as time stamps/photos for time of pick up service.

Scheduled Implementation:

Active Project

Year 1 - 2026	Add telematics to additional fleet vehicles and add tracking.
Year 2 - 2027	Add telematics to additional fleet vehicles and add tracking.
Year 3 - 2028	Add telematics to additional fleet vehicles and add tracking.
Year 4 - 2029	Upgrade and maint of telematics, route optimization and anti-contamination equip
Year 5 - 2030	Upgrade and maint of telematics, route optimization and anti-contamination equip

Effect on Operations:

N/A

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Movement Pavement Rehab

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 1

Project #: 21010

Project Cost		
2026	\$	75,000
2027		-
2028		-
2029		-
2030		-
Total	\$	75,000

Description:

Funds from this project will be used for the City's Match on grants. The Extend Taxiway E project will take course over 3 years. City match will be as follows: 2024: \$20,800; 2025: \$22,500; 2026: \$245,000. In 2026 there will be a North GA Apron Rehab with a city match of \$170,000. In 2026, there will be a Taxiway E Extension Construction with a city match of \$75,000, and Utility Extensions with a city match of \$15,000. In addition to the \$75,000 funded in the 2026-2030 period, there is \$185,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026 North GA Apron Rehab, Taxiway E Extension Construction

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029

Year 5 - 2030

Effect on Operations:

Completing these grant projects will improve airfield safety, and allow for future expansion.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Engineering Consultant Services

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 2

Project #: 15029

Project Cost		
2026	\$	20,000
2027		20,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	100,000

Description:

This project is for Engineering Consultant Services to be utilized through various Federal and State Grant projects.

Scheduled Implementation:

Active Project

Year 1 - 2026	\$20000 On call services
Year 2 - 2027	\$20000 On call services
Year 3 - 2028	\$20000 On call services
Year 4 - 2029	\$20000 On call services
Year 5 - 2030	\$20000 On call services

Effect on Operations:

n/a

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport T-hangar Rehab

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 3

Project #: 21011

Project Cost		
2026	\$	40,000
2027		40,000
2028		40,000
2029		-
2030		-
Total	\$	120,000

Description:

This project will be used to replace the East Side Pilot's Lounge, Self Serve Fuel Farm and Aircraft Washrack. In addition to the \$120,000 funded in the 2026-2030 period, there is \$80,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026 Washrack \$60,000
Year 2 - 2027 Pilot's Shack \$120,000
Year 3 - 2028 Self Serve \$20,000
Year 4 - 2029
Year 5 - 2030

Effect on Operations:

These items are a necessity to GA operations due to the aging infrastructure that is currently in place.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Lighting Improvements

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 4

Project #: 15026

Project Cost		
2026	\$	10,000
2027		10,000
2028		10,000
2029		10,000
2030		10,000
Total	\$	50,000

Description:

This project is to provide funding for anticipated lighting upgrades at Drake Field in multiple locations. Walk-through assessments were performed to identify energy efficiencies. New LED lighting was noted for the tarmac, T-hangars, FBO hangar and roadway lighting. The lighting improvements are eligible for utility incentives. The estimated energy savings for the installation of all recommended upgrades is approximately \$10,000 per year. The additional benefit of completing these lighting upgrades is the reduction in maintenance costs of the outdated lighting.

Scheduled Implementation:

Active Project

Year 1 - 2026 T-hangar Lighting
Year 2 - 2027 Tarmac and FBO hangar lighting.
Year 3 - 2028
Year 4 - 2029
Year 5 - 2030

Effect on Operations:

Reduced electricity costs and reduced maintenance costs for time spent repairing outdated lighting.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Equipment Replacement

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 5

Project #: 18019

Project Cost		
2026	\$	20,000
2027		20,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	100,000

Description:

This project is for the planned replacement of airport equipment: ARFF Vehicle, GPU, baggage carts (\$12,000), replacement tug (\$40,000), de-ice trailer (\$50,000)

Scheduled Implementation:

Active Project

Year 1 - 2026 De-Icing trailer
Year 2 - 2027 GPU, replacement tug, baggage carts
Year 3 - 2028
Year 4 - 2029
Year 5 - 2030

Effect on Operations:

This project is for the planned replacement of airport equipment: ARFF Vehicle, GPU, baggage carts (\$12,000), replacement tug (\$40,000), de-ice trailer (\$50,000)

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Street Side Improvements

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 6

Project #: 24015

Project Cost		
2026	\$	40,000
2027		40,000
2028		40,000
2029		40,000
2030		40,000
Total	\$	200,000

Description:

This purpose of this project is to improve the public facing side of the airfield to include burying of utilities, sidewalk improvements, updated signage, landscaping and fencing improvements. An additional \$25k/YR is being requested to fund much needed parking lot paving. In addition to the \$200,000 funded in the 2026-2030 period, there is \$125,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	Parking lot paving, fencing improvements
Year 2 - 2027	Parking lot paving, sidewalk improvements
Year 3 - 2028	Parking lot paving, signage
Year 4 - 2029	Parking lot paving, landscaping
Year 5 - 2030	Parking lot paving

Effect on Operations:

Project priorities so far have been on safety and efficiency. As the airfield continues to grow, consideration should be given for the overall appearance and accessibility to the public.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airfield Camera Replacement

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 7

Project #: 00000

Project Cost		
2026	\$	45,000
2027		-
2028		-
2029		-
2030		-
Total	\$	45,000

Description:

The airfield currently uses the Meraki camera systems. They need to be replaced ASAP. The quote for \$45,000 has been provided by the I.T. department.

Scheduled Implementation:

New Project Request

Year 1 - 2026 Camera Replacement

Year 2 - 2027

Year 3 - 2028

Year 4 - 2029

Year 5 - 2030

Effect on Operations:

The airfield currently uses the Meraki camera systems. They need to be replaced ASAP. The quote for \$45,000 has been provided by the I.T. department.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Airport Terminal Improvements

Division: Airport Services (760)

Funding: 5550 - Airport

Category: Aviation Improvements

Rank: 8

Project #: 18020

Project Cost		
2026	\$	-
2027		20,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	80,000

Description:

The airport is asking for an additional \$40,000/YR to continue updating terminal finishes for flooring, furniture and building improvements. Staff will identify the order in which areas need replacement first, and will continue to update in that order. In addition to the \$80,000 funded in the 2026-2030 period, there is \$120,000 requested in the unfunded list.

Scheduled Implementation:

Active Project

Year 1 - 2026	flooring, furniture
Year 2 - 2027	furniture
Year 3 - 2028	restroom remodel
Year 4 - 2029	remodeling walls in the lobby
Year 5 - 2030	office upgrades

Effect on Operations:

The airport is asking for an additional \$40,000/YR to continue updating terminal finishes for flooring, furniture and building improvements. Bringing the terminal building more up to date helps with customer experience as they fly in to Fayetteville.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Transportation & Fleet Building Improvements

Division: Fleet Operations (770)

Funding: 9700 - Shop

Category: Facilities Management Improvements

Rank: 4

Project #: 18001

Project Cost		
2026	\$	20,000
2027		20,000
2028		20,000
2029		20,000
2030		20,000
Total	\$	100,000

Description:

Funds are set aside to ensure the proper maintenance and care for the facility that we work in together.

Scheduled Implementation:

Active Project

Year 1 - 2026	20,000 Repairs as needed
Year 2 - 2027	20,000 Repairs as needed
Year 3 - 2028	20,000 Repairs as needed
Year 4 - 2029	20,000 Repairs as needed
Year 5 - 2030	20,000 Repairs as needed

Effect on Operations:

We need to ensure that funds are available so that if there are major repairs that need to be done we are able to fix them quickly.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Fleet Replacement Vehicles (#97001)

Division: Fleet Operations (770)

Funding: 9700 - Shop

Category: Vehicles & Equipment

Rank: 1

Project #: 00000

Project Cost

2026	\$	5,955,000
2027		16,727,000
2028		11,166,000
2029		6,018,000
2030		11,307,000
Total	\$	51,173,000

Description:

Replacement planning for all units based off of FASTER point scale as of February 2025.

Scheduled Implementation:

Active Project

Year 1 - 2026	52 vehicles scheduled for replacement City-wide
Year 2 - 2027	87 vehicles scheduled for replacement City-wide
Year 3 - 2028	64 vehicles scheduled for replacement City-wide
Year 4 - 2029	28 vehicles scheduled for replacement City-wide
Year 5 - 2030	78 vehicles scheduled for replacement City-wide

Effect on Operations:

Cost estimation is based off 2025 purchases and vendor provided information. Vendors indicated to expect a 10% increase in pricing year over year for the foreseeable future.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Shop Lift, Jackstands, Safety Equipment and Training

Division: Fleet Operations (770)

Funding: 9700 - Shop

Category: Vehicles & Equipment

Rank: 2

Project #: 00000

Project Cost		
2026	\$	10,000
2027		10,000
2028		-
2029		-
2030		-
Total	\$	20,000

Description:

Purchase and replacement of severely aged lifts, jackstands and safety equipment in order to create a safe working environment.

Scheduled Implementation:

New Project Request

Year 1 - 2026 10,000 Various safety equipment as required
Year 2 - 2027 10,000 Various safety equipment as required
Year 3 - 2028
Year 4 - 2029
Year 5 - 2030

Effect on Operations:

By replacing and purchasing additional lifts and jackstands Fleet would be better equipped to ensure safety and avoid costly workers comp claims.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PROGRAM (2026-2030)

Project Title: Storage Container

Division: Fleet Operations (770)

Funding: 9700 - Shop

Category: Facilities Management Improvements

Rank: 3

Project #: 00000

Project Cost		
2026	\$	18,000
2027		-
2028		-
2029		-
2030		-
Total	\$	18,000

Description:

Fleet has the need for additional storage for upfitting and Code 3 equipment when orders are placed for new vehicles and equipment for worktrucks, Police Patrol vehicles and good used equipment. Our parts room where we keep only inventory items to be changed out is not the ideal location due to space constraints. This storage container or large shed will also keep non-office staff or mechanics out of the parts room to better keep track of chargeable items and keep inventory at the right counts. Best industry practice for inventory management is to lock out all staff outside of those who do not order or track inventory.

Scheduled Implementation:

New Project Request

Year 1 - 2026	To be ordered FY26 and delivered same year.
Year 2 - 2027	NA
Year 3 - 2028	NA
Year 4 - 2029	NA
Year 5 - 2030	NA

Effect on Operations:

The additional storage would open up needed space for inventory items. With an expanding Fleet, the additional space would allow repairs and preventative maintenance to be completed more expeditiously limiting down time for other City Departments.

Master Plan(s) Addressed:

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
2100 - Street Fund							
Transportation Improvements							
Transportation Services (410)							
Transportation & Fleet Bldg Impr	No effect on operations	-	-	-	-	-	-
Transportation Improvements Total		-	-	-	-	-	-
2100 - Street Fund Total							
2130 - Parking Fund							
Parking Improvements							
Parking Management (430)							
Parking Deck Improvements	No effect on operations	-	-	-	-	-	-
Parking Equip Replacements	No effect on operations	-	-	-	-	-	-
Parking Infrastructure Impr	No effect on operations	-	-	-	-	-	-
Parking Lot Impr & Overlays	No effect on operations	-	-	-	-	-	-
Parking Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Parking Improvements Total		-	-	-	-	-	-
2130 - Parking Fund Total							
2250 - Parks Dev							
Parks & Recreation Improvements							
Parks & Recreation (520)							
Regional Park Improvements	Addtl utility costs, turf maint, and equipment	145,000	30,000	30,000	30,000	30,000	265,000
Community Park Impr	Addtl FTE, vehicle, cleaning supplies, and B&G maint	5,000	119,500	14,500	14,500	14,500	168,000
Neighborhood Park Dev	Addtl costs for operations and maint	-	12,500	17,500	30,000	30,000	90,000
Nature Parks/Conservation Area Impr	No effect on operations	-	-	-	-	-	-
Parks & Recreation Improvements Total		150,000	162,000	62,000	74,500	74,500	523,000
2250 - Parks Dev Total							
		150,000	162,000	62,000	74,500	74,500	523,000

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
2300 - Impact Fee Fund							
Fire Improvements							
Fire (300)							
Fire Impact Fee Improvements	No effect on operations	-	-	-	-	-	-
Fire Improvements Total		-	-	-	-	-	-
Water & Sewer Improvements							
Utilities Director (700)							
Wastewater Impact Fee Impr	No effect on operations	-	-	-	-	-	-
Water Impact Fee Impr	No effect on operations	-	-	-	-	-	-
Water & Sewer Improvements Total		-	-	-	-	-	-
2300 - Impact Fee Fund Total		-	-	-	-	-	-
4470 - Sales Tax Capital Fund							
Bridge & Drainage Improvements							
Engineering (621)							
Other Drainage/Bridge Impr	No effect on operations	-	-	-	-	-	-
Stormwater Quality Mgmt	No effect on operations	-	-	-	-	-	-
Bridge & Drainage Improvements Total		-	-	-	-	-	-
Facilities Improvements							
Facilities Management (140)							
ADA Assessment	No effect on operations	-	-	-	-	-	-
Animal Services Impr	No effect on operations	-	-	-	-	-	-
Building Impr	No effect on operations	-	-	-	-	-	-
Building Impr - ADA Impr	No effect on operations	-	-	-	-	-	-
Building Impr - Fayetteville Town Ctr	No effect on operations	-	-	-	-	-	-
Building Impr - Senior Center	No effect on operations	-	-	-	-	-	-
Building Impr - White Hangar	No effect on operations	-	-	-	-	-	-
Downtown Campus Renovation	No effect on operations	-	-	-	-	-	-
Facilities Improvements Total		-	-	-	-	-	-
Fire Improvements							
Fire (300)							
Fire Apparatus Purchases Shop Transfer	No effect on operations	-	-	-	-	-	-
Fire Facility Maintenance	No effect on operations	-	-	-	-	-	-
Fire Mobile Radios	No effect on operations	-	-	-	-	-	-
Fire Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Firefighter Safety Equipment	No effect on operations	-	-	-	-	-	-
Fire Improvements Total		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
Information Technology Improvements							
Information Technology (170)							
Cyber Security	No effect on operations	-	-	-	-	-	-
Enterprise Application Impr	No effect on operations	-	-	-	-	-	-
Fiber Optic Cable	No effect on operations	-	-	-	-	-	-
Geographic Info System (GIS)	No effect on operations	-	-	-	-	-	-
Local Area Network (LAN) Upgrades	No effect on operations	-	-	-	-	-	-
Public Reporting Dashboard	No effect on operations	-	-	-	-	-	-
Security Cameras	No effect on operations	-	-	-	-	-	-
Storage Area Network (SAN) Upgrades	No effect on operations	-	-	-	-	-	-
Technology Equipment Repl	No effect on operations	-	-	-	-	-	-
Telecommunication System Upgrades	No effect on operations	-	-	-	-	-	-
Information Technology Improvements Total		-	-	-	-	-	-
Library Improvements							
Library (080)							
Library Materials Purchases	No effect on operations	-	-	-	-	-	-
Library Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Library Improvements Total		-	-	-	-	-	-
Media Services Improvements							
Media Services (060)							
City Hall AV Maint	No effect on operations	-	-	-	-	-	-
Digital Signage Implementation	Signage software and player licenses	9,100	9,500	9,500	9,500	9,500	47,100
Television Center Equipment	A-V systems, support, equip, tech, video archiving	4,800	4,800	4,800	4,800	4,800	24,000
Media Services Improvements Total		13,900	14,300	14,300	14,300	14,300	71,100

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
Other Capital Improvements							
Accounting (131)							
Audit Expense	No effect on operations	-	-	-	-	-	-
City Clerk (051)							
Document Records Mgmt	Savings in-house versus 3rd party service	(148,600)	(148,600)	(148,600)	(148,600)	(148,600)	(743,000)
Economic Development (050)							
NCAP Utility Study	No effect on operations	-	-	-	-	-	-
Facilities Management (140)							
7Hills Walker Residential Facility	No effect on operations	-	-	-	-	-	-
Woolsey Homestead Restoration	No effect on operations	-	-	-	-	-	-
Long Range Planning (634)							
Downtown Master Plan	No effect on operations	-	-	-	-	-	-
Miscellaneous (090)							
Greenspace Preservation (Res 288-21)	No effect on operations	-	-	-	-	-	-
Community and Neighborhood Resources	No effect on operations	-	-	-	-	-	-
PW Director (610)							
Happy Hollow Campus Master Plan	No effect on operations	-	-	-	-	-	-
Sustainability (631)							
Building Efficiency Impr	Reduced utility and maintenance costs	(60,000)	(70,000)	(80,000)	(90,000)	(100,000)	(400,000)
Climate Resiliency	No effect on operations	-	-	-	-	-	-
PD Shooting Range Decommissioning	No effect on operations	-	-	-	-	-	-
Other Capital Improvements Total		(208,600)	(218,600)	(228,600)	(238,600)	(248,600)	(1,143,000)
Parks & Recreation Improvements							
Parks & Recreation (520)							
Public Art Commission	No effect on operations	-	-	-	-	-	-
Cultural Planning / Creative Placemaking	No effect on operations	-	-	-	-	-	-
Forestry and Outreach	No effect on operations	-	-	-	-	-	-
Arts Infrastructure and Maintenance	No effect on operations	-	-	-	-	-	-
Parks Operations (521)							
Park Maintenance and Impr	No effect on operations	-	-	-	-	-	-
Playground Impr	No effect on operations	-	-	-	-	-	-
Parks Ops Building Impr	No effect on operations	-	-	-	-	-	-
Artificial Turf Impr	No effect on operations	-	-	-	-	-	-
Trash Removal	No effect on operations	-	-	-	-	-	-
Natural Resources Management	No effect on operations	-	-	-	-	-	-
Lights of the Ozarks	No effect on operations	-	-	-	-	-	-
Parks Safety and ADA	No effect on operations	-	-	-	-	-	-
Parks & Recreation Improvements Total		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
Police Improvements							
Police (200)							
Central Dispatch Impr	No effect on operations	-	-	-	-	-	-
Central Dispatch UPS Impr	No effect on operations	-	-	-	-	-	-
Citywide Radio System Repl	No effect on operations	-	-	-	-	-	-
Police Ballistic Protection Repl	No effect on operations	-	-	-	-	-	-
Police Equipment Repl	No effect on operations	-	-	-	-	-	-
Police Facility Improvements	No effect on operations	-	-	-	-	-	-
Police Firing Range Impr	No effect on operations	-	-	-	-	-	-
Police Gym Equipment	No effect on operations	-	-	-	-	-	-
Police K9 Replacements	No effect on operations	-	-	-	-	-	-
Police Marked Vehicle Exp	Motorpool charges for vehicles	6,000	12,000	18,000	24,000	30,000	90,000
Police Public Safety Equip	No effect on operations	-	-	-	-	-	-
Police Radio Replacements	No effect on operations	-	-	-	-	-	-
Police Specialized Equipment	Crime scene mapping software annual cost	-	4,000	4,000	4,000	4,000	16,000
Police Technology Impr	No effect on operations	-	-	-	-	-	-
Police Unmarked Vehicles Repl	No effect on operations	-	-	-	-	-	-
Police Weapon Replacements	No effect on operations	-	-	-	-	-	-
Police Improvements Total		6,000	16,000	22,000	28,000	34,000	106,000
Street Improvements							
Engineering (621)							
Cost Share/ROW/Street Calming	No effect on operations	-	-	-	-	-	-
Street Improvements Total		-	-	-	-	-	-
Trail Improvements							
Transportation Services (410)							
Trail Development	No effect on operations	-	-	-	-	-	-
Trail Improvements Total		-	-	-	-	-	-
Transportation Improvements							
Transportation Services (410)							
In-House Pavement Impr	No effect on operations	-	-	-	-	-	-
Sidewalk Impr	No effect on operations	-	-	-	-	-	-
Traffic Signal Impr	No effect on operations	-	-	-	-	-	-
Wireless Traffic Signal Control	No effect on operations	-	-	-	-	-	-
Drainage Maintenance	No effect on operations	-	-	-	-	-	-
Transit Stop Infrastructure	No effect on operations	-	-	-	-	-	-
Transportation Improvements Total		-	-	-	-	-	-
4470 - Sales Tax Capital Fund Total		(188,700)	(188,300)	(192,300)	(196,300)	(200,300)	(965,900)

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
5400 - Water & Sewer Fund							
Wastewater Treatment Plant Improvements							
Wastewater Treatment Plant (730)							
Wastewater Trtmt/Water Quality Impr	No effect on operations	-	-	-	-	-	-
WWTP Building Impr	No effect on operations	-	-	-	-	-	-
WWTP Plant Pumps & Equip	No effect on operations	-	-	-	-	-	-
WWTP Upgrade/Replace Lift Stns	No effect on operations	-	-	-	-	-	-
Water & Sewer Maintenance (720)							
Phosphorus Standards Mgmt	No effect on operations	-	-	-	-	-	-
Wastewater Treatment Plant Improvements Total		-	-	-	-	-	-
Water & Sewer Improvements							
Water & Sewer Maintenance (720)							
Sanitary Sewer Rehabilitation	No effect on operations	-	-	-	-	-	-
Utilities Financial Services Impr	No effect on operations	-	-	-	-	-	-
W&S Impact Fee Cost Sharing	No effect on operations	-	-	-	-	-	-
W&S Impr Defined by Study	No effect on operations	-	-	-	-	-	-
W&S Relocations for Bond Proj	No effect on operations	-	-	-	-	-	-
Water Storage & Pump Stn Maint	No effect on operations	-	-	-	-	-	-
Water System Rehab & Repl	No effect on operations	-	-	-	-	-	-
Water Tank Impr	No effect on operations	-	-	-	-	-	-
W&S Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Water & Sewer Improvements Total		-	-	-	-	-	-
Water & Sewer Services Improvements							
Water & Sewer Maintenance (720)							
Backflow Prevention Assemblies	No effect on operations	-	-	-	-	-	-
W&S Bldg/Office Impr	No effect on operations	-	-	-	-	-	-
W&S Equipment Expansions	No effect on operations	-	-	-	-	-	-
W&S Rate Operations Study	No effect on operations	-	-	-	-	-	-
Water Meters	No effect on operations	-	-	-	-	-	-
Water & Sewer Services Improvements Total		-	-	-	-	-	-
5400 - Water & Sewer Fund Total		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
5450 - Stormwater Mgmt Fund							
Bridge & Drainage Improvements							
Stormwater Management (740)							
Stormwater - Eastern Ave	No effect on operations	-	-	-	-	-	-
Stormwater - Elmhurst/McClinton PH2	No effect on operations	-	-	-	-	-	-
Stormwater - Pollard Ave	No effect on operations	-	-	-	-	-	-
Stormwater - S River Meadows/Cherry Hills	No effect on operations	-	-	-	-	-	-
Stormwater - Salem Dr	No effect on operations	-	-	-	-	-	-
Stormwater Drainage Materials	No effect on operations	-	-	-	-	-	-
Stormwater Other Drainage Projects	No effect on operations	-	-	-	-	-	-
Stormwater Utility Equipment	No effect on operations	-	-	-	-	-	-
Bridge & Drainage Improvements Total		-	-	-	-	-	-
5450 - Stormwater Mgmt Fund Total		-	-	-	-	-	-
5500 - Recycle & Trash Collection Fund							
Recycling & Trash Collections Improvements							
Recycling & Trash Collections (750)							
RTC Compactors & Containers	No effect on operations	-	-	-	-	-	-
RTC Compost Site Impr	No effect on operations	-	-	-	-	-	-
RTC Master Plan Expansion	Additional FTE in 2029 and 2030	-	-	-	50,000	50,000	100,000
RTC Rate Study	No effect on operations	-	-	-	-	-	-
RTC Route Optimization & RFID System	No effect on operations	-	-	-	-	-	-
RTC Technology Equip Repl	No effect on operations	-	-	-	-	-	-
Recycling & Trash Collections Improvements Total		-	-	-	50,000	50,000	100,000
5500 - Recycle & Trash Collection Fund Total		-	-	-	50,000	50,000	100,000
5550 - Airport Fund							
Aviation Improvements							
Airport Services (760)							
Airport Camera Repl	No effect on operations	-	-	-	-	-	-
Airport Eng Consultant Services	No effect on operations	-	-	-	-	-	-
Airport Equipment Repl	No effect on operations	-	-	-	-	-	-
Airport Lighting Impr	No effect on operations	-	-	-	-	-	-
Airport Movement Pavement Rehab	No effect on operations	-	-	-	-	-	-
Airport Street Side Impr	No effect on operations	-	-	-	-	-	-
Airport Terminal Impr	No effect on operations	-	-	-	-	-	-
Airport T-hangar Rehab	No effect on operations	-	-	-	-	-	-
Aviation Improvements Total		-	-	-	-	-	-
5550 - Airport Fund Total		-	-	-	-	-	-

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN
Operating Impact

Fund / Div / Rank	Operating Impact Description	Operating 2026	Operating 2027	Operating 2028	Operating 2029	Operating 2030	Total 2026-2030
9700 - Shop Fund							
Facilities Improvements							
Fleet Operations (770)							
Fleet/Transportation Bldg Impr	No effect on operations	-	-	-	-	-	-
Facilities Improvements Total		-	-	-	-	-	-
Vehicle & Equipment Improvements							
Fleet Operations (770)							
Fleet - Equipment Replacement	No effect on operations	-	-	-	-	-	-
Fleet - Storage Container	No effect on operations	-	-	-	-	-	-
Fleet - Vehicle Replacements	No effect on operations	-	-	-	-	-	-
Vehicle & Equipment Improvements Total		-	-	-	-	-	-
9700 - Shop Fund Total		-	-	-	-	-	-
Grand Total		(38,700)	(26,300)	(130,300)	(71,800)	(75,800)	(342,900)

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

LISTING OF ACRONYMS

AC	Air Conditioning
ADA	Americans with Disabilities Act
ADEQ	Arkansas Department of Environmental Quality
ADH	Arkansas Department of Health
AED	Automated External Defibrillator
AHTD	Arkansas Highway Transportation Department
AMRR	Arkansas and Missouri Railroad
APS	Advanced Public Safety
ARFF	Air Rescue and Fire Fighting
A/V	Audio/Visual
AVL	Automatic Vehicle Location
AWIN	Arkansas Wireless Information Network
BMS	Bio-Solids Management Site
BWC	Body Worn Camera
BWD	Beaver Water District
CAD	Computer Aided Dispatch
CCTV	Closed Circuit Television
CEW	Conducted Energy Weapon
CIP	Capital Improvements Program
CMS	Content Management System
CPR	Cardiopulmonary Resuscitation
CPU	Central Processing Unit
DMVR	Digital Mobile Video Recorder
DOT	Department of Transportation
DVD	Digital Versatile Disc
ECM	Enterprise Content Management
EDMS	Electronic Document Management System
EPA	Environmental Protection Agency
ERP	Enterprise Response Planning
ERT	Emergency Response Team
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulation
FBO	Fixed Based Operator
FEEDC	Fayetteville Expressway Economic Development Corridor
FEMA	Federal Emergency Management Agency

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

LISTING OF ACRONYMS (cont.)

FFD	Fayetteville Fire Department
FHWA	Federal Highway Administration
FNHA	Fayetteville Natural Heritage Association
FPL	Fayetteville Public Library
FTE	Full-Time Equivalent
GA	General Aviation
GIS	Geographic Information System
GPS	Global Positioning System
HR	Human Resources
HMR	Hotel/Motel Restaurant Tax
HVAC	Heating, Ventilation, and Air Conditioning
IFS	Influent Pump Station
ILS	Integrated Library System
IP	Internet Protocol
IT	Information Technology
LAN	Local Area Network
LED	Light Emitting Diode
LEED	Low Energy Electron Diffraction
LPR	License Plate Recognition
MCC	Motor Control
MCT	Mobile Computer Terminal
MLK	Martin Luther King
MRF	Materials Recovery Facility
MUTCD	Manual on Uniform Traffic Control
MVR	Mobile Video Recorder
NPDES	National Pollutant Discharge Elimination System
NRCS	National Resource Conservation Service
NWA	Northwest Arkansas
NWARPC	Northwest Arkansas Regional Planning Commission
OCLC	Online Computer Library Center
PA	Public Address
PACE	Property-Assessed Clean Energy
PCI DSS	Payment Card Industry Data Security Standard
PC	Personal Computer
PEG	Public/Education/Government

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

LISTING OF ACRONYMS (cont.)

PSV.....	Pressure Safety Valve
RFID.....	Radio-Frequency Identification
RFP.....	Request For Proposal
ROW	Right-of-Way
SAN.....	Storage Area Network
SCBA.....	Self-Contained Breathing Apparatus
SSMA.....	SQL Server Migration Assistant
SSO.....	Sanitary Sewer Overflow
SSRS.....	SQL Server Reporting Services
STP.....	Surface Transportation Program
TV.....	Television
UGV	Unmanned Ground Vehicle
UPS.....	Uninterruptible Power Source
UTV	Utility Terrain Vehicle
UV.....	Ultra Violet
VoIP.....	Voice Over Internet Protocol
VR.....	Video Recorder
W/S.....	Water/Sewer
WAN	Wireless Area Network
WORK.....	Watershed Conservation Resource Center
WSIP.....	Wastewater Systems Improvement Project
WWTP	Wastewater Treatment Plant
YRCC	Yvonne Richardson Community Center

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

INDEX

Aviation Improvements	137-144
Bridge and Drainage Improvements	26-27, 123-130
CIP Resolution	VIII
Facilities Management Improvements	28-35
Facility Improvements.....	13, 145
Fire Improvements.....	23, 36-40
Funded Projects Summary	4-12
Information Technology Improvements	41-50
Letter of Transmittal	I-IV
Library Improvements.....	51-52
Listing of Acronyms.....	157-159
Media Services Improvements	53-55
Operating Impacts Summary	149-156
Other Capital Improvements	56-67
Parking Improvements.....	14-18
Parks & Recreation Improvements	19-22, 69-71
Parks Operations Improvements	72-79
Police Improvements	80-95
Program Directional Information.....	V-VII
Project Index	161-163
Recycling & Trash Collection Improvements	131-136
Requests by Category Summary	2
Requests by Source Summary.....	1
Sales Tax Capital Improvements Fund by Category Summary	3
Street Improvements	96
Trail Improvements.....	97
Transportation Improvements.....	98-103
Vehicles & Equipment Improvements	146-148
Wastewater Treatment Improvements	104-108
Water & Sewer Improvements	24-25, 109-117
Water & Sewer Services Improvements	118-122

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

PROJECT INDEX

7-Hills Walker Family Residential Facility.....	59
ADA Assessment Of City-Owned Facilities.....	34
ADA Improvements to City-Owned Facilities.....	30
Airfield Camera Replacement.....	143
Airfield Street Side Improvements.....	142
Airport Engineering Consultant Services.....	138
Airport Equipment Replacement.....	141
Airport Lighting Improvements.....	140
Airport Movement Pavement Rehab.....	137
Airport Terminal Improvements.....	144
Airport T-Hangar Rehab.....	139
Animal Services Improvements.....	31
Artificial Turf Improvements.....	75
Arts Infrastructure and Maintenance.....	71
Audit Expense (47038).....	56
Backflow Prevention Assemblies.....	122
Building Efficiency Improvements.....	65
Building Improvements.....	28
Central Dispatch Improvements.....	90
Central Dispatch Improvements - UPS Replacement.....	94
City Hall A-V Maintenance.....	54
Climate Resiliency.....	66
Community and Neighborhood Resources.....	62
Community Park Development.....	20
Cost Share / Row / Intersection / Street Calming.....	96
Cultural Planning And Creative Placemaking.....	69
Cyber Security.....	45
Digital Signage Implementation.....	55
Document & Records Management.....	57
Downtown Campus Renovation.....	29
Downtown Master Plan And Implementation.....	61
Drainage Maintenance.....	102
Drainage Materials.....	124
Eatern Ave Drainage.....	127
Elmhurst McClinton Phase 2.....	130
Fayetteville Senior Center Improvements.....	33
Fayetteville Town Center Improvements.....	35
Fiber Optic Cable.....	46
Fire Apparatus Purchases - Shop Transfer.....	36
Fire Facility Maintenance.....	38
Fire Impact Fee Improvements.....	23
Fire Mobile Radios.....	37
Fire Technology Equipment Replacements.....	40
Firefighting Safety Equipment.....	39
Fleet Replacement Vehicles.....	146
Fleet Shop Lift, Jackstands, Safety Equip and Training.....	147

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

PROJECT INDEX

Fleet Storage Container.....	148
Forestry And Outreach.....	70
Geographic Information System (GIS).....	47
Greenspace Preservation.....	63
Happy Hollow Campus Master Plan.....	64
Information Technology Enterprise Application Improvements.....	48
In-House Pavement Improvements.....	98
Library Materials Purchases.....	51
Library Technology Equipment Replacements.....	52
Lights Of The Ozarks.....	78
Local Area Network (Lan) Upgrades.....	42
Natural Resources Management.....	77
Nature Park/Conservation Area Improvements.....	22
NCAP Utility Study.....	58
Neighborhood Park Development.....	21
Other Drainage Projects.....	125
Other Drainage/Bridge Improvements.....	27
Park Maintenance and Improvements.....	72
Park Safety and ADA.....	79
Parking Deck Improvements.....	14
Parking Equipment Replacements.....	17
Parking Infrastructure Improvements.....	16
Parking Lot Improvements & Overlays.....	15
Parking Technology Equipment Replacements.....	18
Parks Operations Building Improvements.....	74
PD Shooting Range Decommissioning.....	67
Phosphorus Standards Management.....	108
Plant Pumps And Equipment WWTP.....	105
Playground Improvements.....	73
Police Ballistic Protection Replacement.....	80
Police Citywide Radio System Replacement.....	89
Police Equipment Replacement.....	93
Police Facility Improvements.....	88
Police Firing Range Improvements.....	91
Police Gym Equipment.....	95
Police K9 Replacement.....	92
Police Marked Vehicle Expansion.....	87
Police Public Safety Equipment.....	84
Police Radio Replacement.....	82
Police Specialized Equipment.....	85
Police Technology Improvements.....	86
Police Unmarked Vehicles.....	83
Police Weapons Replacements.....	81
Pollard Ave Drainage.....	128
Public Art Commission Plan.....	68
Public Reporting Dashboard.....	49

CITY OF FAYETTEVILLE, ARKANSAS
CAPITAL IMPROVEMENTS PLAN

PROJECT INDEX

Regional Park Development.....	19
RTC Compactors and Containers.....	134
RTC Compost Site Improvements.....	132
RTC Master Plan Expansion.....	131
RTC Rate Study.....	133
RTC Route Management System.....	136
RTC Technology Equipment Replacements.....	135
S River Meadows/Cherry Hills Drainage.....	126
Salem Drive Flooding.....	129
Sanitary Sewer Rehabilitation.....	109
Sidewalk Improvements.....	99
Storage Area Network (San).....	44
Stormwater Quality Management.....	26
Stormwater Utility Equipment Purchase.....	123
Technology Equipment Replacements.....	41
Telecommunication Systems Upgrades.....	43
Television Center Equipment.....	53
Traffic Signal Improvements.....	100
Trail Development.....	97
Transit Stop Infrastructure.....	103
Transportation & Fleet Building Improvements (Shop).....	145
Transportation & Fleet Building Improvements (Street).....	13
Trash Removal Services.....	76
Upgrade And Replace Lift Stations.....	106
Utilities Financial Services Improvements.....	117
Video Security Cameras.....	50
Wastewater Impact Fee Improvements.....	25
Wastewater Treatment Water Quality Improvements.....	107
Water & Sewer Building And Office Improvements.....	120
Water & Sewer Equipment Expansions.....	119
Water & Sewer Impact Fee Cost Sharing.....	116
Water & Sewer Relocations For Bond Projects.....	113
Water And Sewer Rate Operations Study.....	121
Water and Sewer Technology Equipment Replacements.....	115
Water Impact Fee Improvements.....	24
Water Meters.....	118
Water Storage And Pump Station Maintenance.....	114
Water System Rehabilitation And Replacement.....	110
Water Tank Improvements.....	111
Water/Sewer Improvements Defined By Study.....	112
White Hangar And Old Terminal Buildings.....	32
Wireless Traffic Signal Control.....	101
Woolsey Homestead Restoration.....	60
WWTP Building Improvements.....	104



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Britin Bostick, Long Range Planning/Special Projects Manager

SUBJECT: **ADM-2025-0023: Administrative Item (Amend UDC Chapter 161 – Zoning Regulations): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to UDC Chapter 161 to create a new zoning district section 161.38, Conservation, Cultural, and Recreation, and set zoning regulations for the new district alongside related development standards.**

RECOMMENDATION:

Staff and the Planning Commission recommend approval of an ordinance to establish a new zoning district, CCR, Conservation, Cultural, and Recreation, and associated standards as described in the attached Exhibit 'A'.

BACKGROUND:

Since 2018 the Planning Commission has considered approximately 400 rezoning applications, providing commissioners with a thorough knowledge of zoning districts alongside a familiarity with public concerns on both proposed rezonings and developments. Absent an established zoning district meant to serve conservation goals, applicants seeking to set aside conservation areas within developments, or to balance higher density zoning districts with low density areas, have opted to use a Planned Zoning District (PZD) or utilize lower density districts that do not effectively serve the city's adopted land conservation and protection goals.

Both City Plan 2040 and the Climate Action Plan have established goals for a conservation zoning district. City Plan 2040 includes short-term benchmarks meant to be accomplished by 2025, one of which is "Develop a conservation development ordinance, or other form for rural properties, or those with environmentally sensitive features." This is meant to address Goals 2 (We will discourage suburban sprawl) and 5 (We will assemble an enduring green network) in the plan. Action EcoSrv.A-5 in the Climate Action Plan is to "Develop an environmental or conservation zoning district for inclusion in the City's Enduring Green Network." After careful consideration and consultation with multiple parties, staff coordinated with the Fayetteville Environmental Action Committee (EAC) to bring forward this item.

DISCUSSION:

The purpose of this amendment is to establish a new zoning district titled "Conservation, Cultural and Recreation" (CCR). Following on the heels of the creation of the Urban Corridor (UC) and Urban Neighborhood (UN) zoning districts in 2024 and through discussion with the EAC at their January-March 2025 meetings, Long Range Planning and Sustainability staff have sought to take another step forward in implementing the city's adopted plans, specifically City Plan 2040 and the Climate Action Plan. Early 2025 EAC meetings have included thorough discussion of conservation tools, various incentives for conservation, aspects of zoning

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regulations and how to tailor those to conservation goals, and consultation with the City Attorney's office.

An advantage to the proposed CCR zoning district is that no minimum lot size or width is proposed, which would permit the zoning to be applied to lots not meant for development without requiring the frontage typically necessary to facilitate water and sewer connections, and access to the site. Although a limited number of uses would be permitted by-right and cultural and recreational uses permitted by Conditional Use, development would largely be restricted to supporting land conservation goals and the preservation of natural features and resources. Considerable discussion about standards that would allow wildlife observation opportunities while limiting paved area and building size was key to the proposed standards, which seek to allow a light touch on land balanced with the enduring green network development captured in both City Plan 2040 and the Climate Action Plan.

With the addition of a new zoning district comes amendments to other sections of the Unified Development Code (UDC). In this instance, amendments are also needed to:

- Section 160.01 – Establishment of Zoning Districts to add CCR to the list of zoning districts.
- Section 164.25 – Tandem Lot Development to establish building setbacks of 35 feet from all property lines for tandem lots, the same as for the Residential-Agricultural (R-A) zoning district.
- Section 167.04 – Tree Preservation and Protection During Development to establish a minimum canopy requirement for the CCR zoning district in Section 167.04(C) Table 1. This is proposed to be 80%, the highest percentage of required tree canopy protection.
- Chapter 174 – Signs to establish sign regulations for the new zoning district:
 - 174.10(A)(2), 174.10(B)(2)(c), 174.10(C)(1), 174.10(D)(1), 174.10(E)(1), and 174.12 (A) to add "CCR" to define which sign regulations are applicable for the new district.

At the March 20, 2025 Long Range Planning Committee meeting, Long Range Planning staff provided background and shared a draft of the district, including work with the EAC since January to develop it. Commissioners present expressed interest in the new zoning district and staff stated they would bring this to an upcoming Planning Commission meeting for a public hearing and recommendation, but were still working with the EAC on a final draft and recommendation. Following a recommendation on the proposed district from the EAC with the letter of support attached to this report, Long Range Planning staff scheduled the new zoning district for a public hearing at the April 28, 2025 Planning Commission hearing, which provided for a presentation on the proposed new zoning district at the April 24 agenda session, with detailed discussion available at the subsequent Long Range Planning Committee meeting.

During their April 28, 2025, meeting staff noted two items to the Planning Commission for their consideration of the proposed new zoning district. The first item noted was a change in two instances using the term "parcel area" in the proposed text to "zoned area", as zoning and parcels are not necessarily aligned in their borders, and it is possible for a parcel of land to have two or more zoning districts applied with boundaries separate from the parcel boundaries. Second, staff noted for the Planning Commission that while it had not to this point in the process been recommended or included, the Planning Commission may want to consider adding use units 3 and 36 as conditional uses to the new zoning district, which would allow public protection facilities (use unit 3) and wireless communication facilities (use unit 34) to be approved as a conditional use, subject to review and approval by the Planning Commission. While not part of their recommendation on the item, staff requested the Commission to consider whether it would be beneficial in the future to have an option for such facilities to be located on properties within the proposed zoning district subject to conditions, or if the Commission agreed with such facilities not being allowed. Upon consideration, the Commission chose to include those use units as conditional uses. The motion made by Commissioner Werner was to forward the proposed new zoning district to the City Council with the change from "parcel area" to "zoned area" and to add

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use units 3 and 36 as conditional uses. Commissioner Payne seconded the motion. The vote was 8-1-0 in favor of forwarding as amended, with Commissioner Cabe opposed. No public comment on the item was received prior to or during the meeting.

In response to the amendments by the Planning Commission, the EAC has written a second letter to the City Council recommending that Use Units 3 and 36 not be included in the new district as conditional uses, stating, "...we fear that Unit 3 or 36 use for those parcels would destroy or degrade the ecosystem services they would provide for the city." The second letter, dated May 27, is also attached.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A - New 161.38 Conservation Cultural and Recreation District (CCR), 5. Ordinance Updates - Clean Version, 6. Ordinance Updates - Strikethrough Version, 7. ADM-2025-0023 PC Report - Forwarded, 8. EAC Letter May 27 2025

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

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City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-714

AN ORDINANCE TO ENACT § 161.38 DISTRICT CCR, CONSERVATION, CULTURAL, AND RECREATION AS A NEW ZONING DISTRICT TO CONSERVE, PRESERVE, PROTECT AND ENHANCE NATURAL RESOURCES OF FAYETTEVILLE

WHEREAS, City Plan 2040 set the first short term benchmark for plan implementation as “Develop a conservation development ordinance, or other form for rural properties, or those with environmentally sensitive features” in alignment with plan goals 2 and 5; and

WHEREAS, our landowners should be assisted if they wish to conserve, preserve, protect, and enhance natural resources such as floodplains, streams, wetlands, steep topography, woodlands, meadows and wildlife habitats on their property; and

WHEREAS, District CCR, Conservation, Cultural, and Recreation would provide a conservation tool in the form of a zoning district established for that purpose.

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 § 161.38 **District CCR, Conservation, Cultural, and Recreation** into the *Unified Development Code* as shown on Exhibit A attached hereto and made a part hereof.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends §160.01 **Establishment of Districts** by inserting “CCR Conservation, Cultural, and Recreation” after “NC Neighborhood Conservation.”

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby repeals subsection (B)(5)(a) of §164.25 **Tandem Lot Development** and inserts a replacement (B)(5)(a) as follows:

“(a) Tandem lots shall have a minimum building setback requirement of 35 feet from all property lines in the R-A, RSF-5, RSF-1, and CCR zoning districts.”

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby amends subsection (C) *Canopy Area* of §167.04 **Tree Preservation and Protection During Development** by inserting the following in Table 1 Minimum Canopy Requirements between NC, Neighborhood Conservation and I-1, Heavy Commercial and Light Industrial:

CCR, Conservation, Cultural, and Recreation	80%
---	-----

Section 5: That the City Council of the City of Fayetteville, Arkansas hereby repeals subsection (A)(2) of §174.10 **On-Site Freestanding Signs** regarding pole signs and inserts a replacement (A)(2) as follows:

“(2) RSF, RI, and CCR Districts. Except pursuant to § 174.03, pole signs shall be prohibited and no pole signs shall be erected in RSF, RI, and CCR Districts of the City.”

Section 6: That the City Council of the City of Fayetteville, Arkansas hereby repeals subsection (B)(2)(c) of §174.10 **On-Site Freestanding Signs** regarding monument signs and inserts a replacement (B)(2)(c) as follows:

“(c) NS, RMF, UN, and CCR Districts. The display surface area shall not exceed 16 square feet.”

Section 7: That the City Council of the City of Fayetteville, Arkansas hereby repeals subsection (C)(1) of §174.10 **On-Site Freestanding Signs** regarding joint identification signs and inserts a replacement (C)(1) as follows:

“(C) R-A, RSF, RI, RMF, P, NC, NS, UN, and CCR Districts. Prohibited.”

Section 8: That the City Council of the City of Fayetteville, Arkansas hereby amends the list of zoning districts in the heading of subsection (D)(1) of §174.10 **On-Site Freestanding Signs** regarding area signs by adding CCR to the list so it reads as follows:

“R-A, RSF, RI, RMF, NC, NS, R-O, UN, and CCR Districts.”

Section 9: That the City Council of the City of Fayetteville, Arkansas hereby amends the list of zoning districts in the heading of subsection (E)(1) of §174.10 **On-Site Freestanding Signs** regarding bulletin boards by adding CCR to the list so it reads as follows:

“RSF, RI, NC, and CCR Districts.”

Section 10: That the City Council of the City of Fayetteville, Arkansas hereby amends the list of zoning districts in subsection (A) of §174.12 **Wall Signs** by adding CCR to the list so it reads as follows:

“NC, RSF, RI and CCR Districts.”

City of Fayetteville Staff Review Form

2025-714

Item ID

6/17/2025

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

Britin Bostick

5/30/2025

LONG RANGE PLANNING (634)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

ADM-2025-0023: Administrative Item (Amend UDC Chapter 161 – Zoning Regulations): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to UDC Chapter 161 to create a new zoning district section 161.38 called Conservation, Cultural, and Recreation and set zoning regulations for the new district including permitted and conditional uses, lot dimensional standards, setbacks, and building height. Additionally, amendments are proposed to section 160.01 – Establishment of Districts to add the new district, section 164.25 – Tandem Lot Development to establish building setbacks for tandem lots, section 167.04 – Tree Preservation and Protection During Development to establish a minimum canopy requirement, and chapter 174 – Signs to establish

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

EXHIBIT A

161.38 District CCR, Conservation, Cultural, and Recreation

(A) *Purpose.* The Conservation, Cultural, and Recreation District is a designation requested by the owner of property that the City and the owner have determined beneficial and desirable to conserve, preserve, protect, or enhance natural resources such as floodplains, streams, wetlands, steep topography, woodlands, meadows and wildlife habitat, or for the purpose of improving and restoring such property's ecosystem services. Further, this district serves to permit certain limited uses and activities which are not detrimental to the land and consistent with these purposes.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
--------	-------------------------

(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 36	Wireless communications facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) At least 80 percent of the zoned area shall be left undeveloped as green space.

(2) No more than 10 percent of the Conservation, Cultural, and Recreation zoned area may be dedicated to open space that also contains hard surface areas such as parking, paved trail, or other impervious ground cover.

(E) *Setback Requirements.*

(1) Minimum setback from the front property line shall be 20 feet.

(2) Minimum setbacks from all other property lines shall be 50 feet.

(3) A minimum setback of 50 feet shall be established parallel to all floodplain lines shown on currently adopted FIRM panels.

(4) A minimum setback of 100 feet shall be established parallel to the top of bank along all streams protected within the Streamside Protection Zones of §168.12.

(5) A minimum setback of 100 feet shall be established parallel to the edge of open bodies of water.

(F) *Height Requirements.*

Building Height Maximum	2 stories
-------------------------	-----------

(G) *Building area.* Maximum lot coverage shall be five percent of the zoned area.

EXHIBIT A

- (H) *Legal instrument for permanent protection.* Green space shall be protected in perpetuity by an easement deed or other binding legal instrument that is recorded with the rezoning at the time of rezoning. The instrument shall be a permanent conservation easement or equivalent legal document such as:
- (1) A permanent conservation easement conveyed to the City or a land trust or similar conservation oriented nonprofit organization with legal authority to accept such easements. The conservation organization must be bona fide and in perpetual existence and the conveyance instrument shall contain an appropriate provision for conveyance to another nonprofit conservation organization or to the City in the event the originally designated organization becomes unable to fulfill its functions, or
 - (2) An equivalent legal document that provides permanent protection, if approved by the City.

EXHIBIT 'A'
ADM-2025-0023

160.01 Establishment Of Districts

The following zoning districts are hereby established:

ZONING DISTRICTS

R-A	Residential - Agricultural
RSF-.5	Residential Single-family - One-Half (½) Unit per Acre
RSF-1	Residential Single-family - One (1) Unit per Acre
RSF-2	Residential Single-family - Two (2) Units per Acre
RSF-4	Residential Single-family - Four (4) Units per Acre
RSF-7	Residential Single-family - Seven (7) Units per Acre
RSF-8	Residential Single-family - Eight (8)Units per Acre
RSF-18	Residential Single-family - Eighteen (18) Units per Acre
RI	Residential Intermediate, Twelve (12) Units Per Acre
RI-U	Residential Intermediate - Urban
RMF-6	Residential Multi-family - Six (6) Units per Acre
RMF-12	Residential Multi-family - Twelve (12) Units per Acre
RMF-18	Residential Multi-family - Eighteen (18) Units per Acre
RMF-24	Residential Multi-family - Twenty-Four (24) Units per Acre
RMF-40	Residential Multi-family - Forty (40) Units per Acre
R-O	Residential-Office
NS-L	Neighborhood Services - Limited
NS-G	Neighborhood Services - General
C-1	Neighborhood Commercial
CS	Community Services
C-2	Thoroughfare Commercial
C-3	Central Business Commercial
UN	Urban Neighborhood
UC	Urban Corridor
UT	Urban Thoroughfare
DC	Downtown Core
MSC	Main Street Center
DG	Downtown General
NC	Neighborhood Conservation
CCR	Conservation, Cultural, and Recreation
I-1	Heavy Commercial and Light Industrial
I-2	General Industrial
P-1	Institutional
E-1	Extraction
DOD	Design Overlay District
PZD	Planned Zoning District

161.38 District CCR, Conservation, Cultural, and Recreation

(A) *Purpose.* The Conservation, Cultural, and Recreation District is a designation requested by the owner of property that the City and the owner have determined beneficial and desirable to conserve, preserve, protect, or enhance natural resources such as floodplains, streams, wetlands, steep topography, woodlands, meadows and wildlife habitat, or for the purpose of improving and restoring such property's ecosystem services. Further, this district serves to permit certain limited uses and activities which are not detrimental to the land and consistent with these purposes.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
--------	-------------------------

(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 36	Wireless communications facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) At least 80 percent of the zoned area shall be left undeveloped as green space.

(2) No more than 10 percent of the Conservation, Cultural, and Recreation zoned area may be dedicated to open space that also contains hard surface areas such as parking, paved trail, or other impervious ground cover.

(E) *Setback Requirements.*

(1) Minimum setback from the front property line shall be 20 feet.

(2) Minimum setbacks from all other property lines shall be 50 feet.

(3) A minimum setback of 50 feet shall be established parallel to all floodplain lines shown on currently adopted FIRM panels.

(4) A minimum setback of 100 feet shall be established parallel to the top of bank along all streams protected within the Streamside Protection Zones of §168.12.

(5) A minimum setback of 100 feet shall be established parallel to the edge of open bodies of water.

(F) *Height Requirements.*

Building Height Maximum	2 stories
-------------------------	-----------

(G) *Building area.* Maximum lot coverage shall be five percent of the zoned area.

(H) *Legal instrument for permanent protection.* Green space shall be protected in perpetuity by an easement deed or other binding legal instrument that is recorded with the rezoning at the time of rezoning. The instrument shall be a permanent conservation easement or equivalent legal document such as:

- (1) A permanent conservation easement conveyed to the City or a land trust or similar conservation oriented nonprofit organization with legal authority to accept such easements. The conservation organization must be bona fide and in perpetual existence and the conveyance instrument shall contain an appropriate provision for conveyance to another nonprofit conservation organization or to the City in the event the originally designated organization becomes unable to fulfill its functions, or
- (2) An equivalent legal document that provides permanent protection, if approved by the City.

164.25 Tandem Lot Development

- (A) *Where Allowed.* Tandem lot development shall be permitted for a single-family dwelling and customary accessory structure and/or dwelling unit only and shall be permitted in all districts where single-family dwellings are permitted. The development of one (1) tandem lot behind another tandem lot shall be prohibited.
- (B) *Requirements.* Development of a tandem lot shall be subject to the following requirements:
- (1) The tandem lot shall have access to a public street by way of a private drive with a minimum width and specification, such as a vehicular turnaround, as determined by emergency response providers in accordance with applicable local, state, and federal codes. The tandem lot owner shall be responsible for maintaining said private drive so that emergency vehicles have safe access to the dwelling located on the lot. Parking of vehicles in the designated private drive for emergency vehicle access shall not be permitted. The tandem lot owner shall have title to, or a perpetual private easement in, the private drive. If the private drive intersects a paved street, the private drive shall be paved for a minimum distance of 18 feet from said right-of-way in accordance with the driveway design standards in Fayetteville Unified Development Code Chapter 172.
 - (2) The distance between the private drive of a tandem lot and any adjacent driveway shall not be less than the minimum distance between curb cuts in Fayetteville Unified Development Code Chapter 166 Street Design and Access Management Standards.
 - (3) Solid waste service for the tandem lot shall be provided by customers placing standard residential garbage carts, recycling bins, and yard waste at a designated collection point on trash day in accordance with City of Fayetteville Code of Ordinances Chapter 50.20(B). The designated collection point shall be identified at the time the tandem lot is created, in coordination with the City Solid Waste Division. Garbage carts and recycling bins shall not be placed at the collection point more than twelve (12) hours before or after regular trash pickup in accordance with Chapter 50.20(B).
 - (4) *Lot Width and Area.* The tandem lot, excluding the private drive, shall conform to the minimum lot width and lot area requirements of the zoning district in which it is located, unless a variance is otherwise granted by the Board of Adjustment.
 - (5) *Setback.* Each tandem lot shall have a minimum building setback requirement as follows:
 - (a) Tandem lots shall have a minimum building setback requirement of 35 feet from all property lines in the R-A, RSF-.5, RSF-1, and CCR zoning districts.
 - (b) Tandem lots shall have a minimum building setback requirement of 30 feet from all property lines in the RSF-2 zoning district.
 - (c) Tandem lots shall have a minimum building setback requirement of 15 feet from all property lines in the RSF-4 and RSF-7 zoning districts.
 - (d) Tandem lots shall have a minimum building setback requirement of 10 feet from all property lines in the R-O zoning district.
 - (e) Tandem lots shall have a minimum building setback requirement of 5 feet from all property lines in the RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NS-L, NS-G, CS, UN, UC, UT, DC, MSC, DG, and NC zoning districts.
 - (f) Any variance to the minimum building setback requirement may only be granted by the Board of Adjustment.
- (C) *Variances.* Variances to the requirements in (B)(1)—(B)(3) of this section shall be administered as development regulations to be considered by the Planning Commission. All other variances to zoning
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regulations, including those in (8)(4) and (B)(5), shall be administered as zoning regulations for variance purposes.

167.04 Tree Preservation And Protection During Development

- (A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:
- (1) *Large Scale Developments.*
 - (2) *Large Site Improvement Plan.*
 - (3) *Small Site Improvement Plan.*
 - (4) *Preliminary Plat.*
 - (5) *Final Plat.*
 - (6) *Concurrent Plat.*
 - (7) *Planned Zoning Districts.*
 - (8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.
 - (9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.
 - (10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.
 - (11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 6,000 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision or large scale development process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.
 - (12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.
 - (a) Persons seeking to construct 6,000 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.
 - (b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.
- (B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:
- (1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.
 - (2) Whether the design incorporates the required tree preservation priorities.
 - (3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.
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- (4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.
- (5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.
- (6) Whether the size or shape of the lot reduces the flexibility of the design.
- (7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.
- (8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.
- (9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.
- (10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.
- (11) Construction requirements of on-site and off-site drainage.
- (12) The effects of proposed on-site mitigation or off-site alternatives.
- (13) The effect other chapters of the Unified Development Code, or city policies have on the development design.
- (14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.
- (15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note**—The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

- (C) *Canopy Area*. In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1 Minimum Canopy Requirements	
ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%
RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%

RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UN, Urban Neighborhood	15%
UC, Urban Corridor	20%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
CCR, Conservation, Cultural, and Recreation	80%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

- (1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.
- (2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

- (1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

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- (2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.
- (3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.
- (F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*
- (1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.
- (2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.
- (a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.
- (b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.
- (3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.
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- (4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.
- (G) *Initial Review.*
- (1) *Meeting with the Urban Forester.* It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.
- (2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.
- (H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).
- (1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:
- (a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;
 - (b) The property line boundaries of the site;
 - (c) Soils identified according to the Unified Soil Classification System;
 - (d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;
 - (e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.
 - (f) All existing utilities and utility easements;
 - (g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;
 - (h) Floodplains and floodways on the site;
 - (i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,
 - (j) Any other factors that may impact the design of the site.
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- (2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.
 - (3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 6,001 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.
 - (4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.
 - (5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.
 - (6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.
 - (7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.
- (I) *Request for On-Site Mitigation.*
- (1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.
 - (2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:
 - (a) The number of trees requested for removal;
 - (b) The percentage below the percent minimum canopy requirement they represent; and
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- (c) The species and number of trees to be planted based on the forestation requirements below.
- (3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.
- (4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:
- (a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.
- (b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.
- (5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.
- (6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.
- (7) *Placement of Trees.* The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.
- (8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:
- (a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).
- (b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.
- (i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.
- (ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.
- (iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the
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applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

- (iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.
 - (c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.
- (9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*
- (a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.
 - (b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.
 - (c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.
 - (d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.
 - (e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.
 - (f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.
 - (g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.
 - (i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.
 - (ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.
 - (iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

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- (1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.
 - (2) *Off-Site Preservation.* The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.
 - (3) *Off-Site Forestation.*
 - (a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.
 - (b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.
 - (4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account \$250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund \$425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.
 - (a) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.
 - (b) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.
 - (c) Money contributed under this section:
 - (i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;
 - (ii) Shall not revert to the general fund for ongoing operations.
 - (d) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.
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- (e) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.
 - (f) Refunds shall be paid to the applicant who made the original contribution.
 - (g) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.
 - (h) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.
 - (i) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.
- (K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.
- (1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.
 - (2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.
 - (3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.
 - (4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.
- (L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*
- (1) Large scale developments, large scale site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large scale site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.
 - (2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.
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- (3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

174.10 On-Site Freestanding Signs

On-Site Freestanding signs shall be permitted to be erected in the city subject to the following:

Only one (1) freestanding sign shall be permitted on a lot, except where otherwise described herein. It shall be unlawful to erect any off-site freestanding sign or any freestanding sign that does not meet the sign type, size, display surface area, setback, height, or illumination as described herein.

(A) *Pole Signs.* The following regulations pertain to signs identified as "pole signs". It shall be unlawful to erect any pole sign which total height is greater than 17.5 feet, unless further limited herein, above the level of the street upon which the sign faces; provided the pole supported sign may be increased in height ½ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet. On-site pole signs shall be permitted to be erected in the city subject to the following:

(1) *R-A District.*

- (a) *Number of Signs.* Only one (1) pole sign shall be permitted at an agricultural or permitted business located on one (1) or more adjoining lots.
- (b) *Display Surface Area.* The maximum display surface area shall not exceed 16 square feet.
- (c) *Illumination.* Sign may be illuminated by indirect illumination only.
- (d) *Setback from Right-of-Way.* Sign shall be setback 35 feet from street right-of-way and 25 feet from any R or R-O District.

(2) *RSF, RI, and CCR Districts.* Except pursuant to §174.03, pole signs shall be prohibited and no pole signs shall be erected in RSF, RI, and CCR Districts of the City.

(3) *RMF, R-O, NC, NS, and UN Districts.*

- (a) *Number of Signs.* Only one (1) on-site freestanding sign shall be permitted on a lot or at a business operating on two (2) or more adjoining lots.
- (b) *Display Surface Area.* The maximum display surface area shall not exceed 4 square feet;
- (c) *Setback from Right-of-Way.* The sign shall be setback a minimum of 15 feet from street right-of-way.
- (d) *Setback from Adjoining Property.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF District and 15 feet from all other zoning districts.
- (e) *Height.* The height of the sign shall not be greater than six (6) feet above the level of the street upon which the sign faces.
- (f) *Illumination.* The sign shall be illuminated by indirect illumination only.

(4) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*

- (a) *Number of signs.* Only one (1) pole sign shall be permitted on a lot, at a shopping center, or at a mall; provided only one (1) on-site pole sign shall be permitted for any business operating on two (2) or more adjoining lots.
- (b) *Display Surface Area and Setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.

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- (c) *Setback from Adjoining Property.* Setback shall be a minimum of 25 feet from the boundary of any adjoining property.
- (B) *Monument Sign.* The following regulations pertain to signs identified as "monument signs", which are freestanding signs whose entire base is in contact with and supported by the ground.
- (1) *Number of Signs.* Where a monument sign is permitted, only one (1) sign shall be erected on a lot or at a business operating on two (2) or more adjoining lots.
- (2) *Display Surface Area.*
- (a) *RSF and RI Districts.* Prohibited on individual lots.
- (b) *NC District.* Where a conditional use permit has been approved for a nonresidential use within the Neighborhood Conservation zoning district the display surface area of the monument sign shall not exceed 10 square feet.
- (c) *NS, RMF, UN, and CCR Districts.* The display surface area shall not exceed 16 square feet.
- (d) *R-A District.* The display surface area shall not exceed 32 square feet.
- (e) *R-O Districts.* The display surface area shall not exceed 50 square feet.
- (f) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.* The display surface area shall not exceed 75 square feet.
- (3) *Setback from right-of-way.* The sign shall be setback a minimum of 10 feet from the right-of-way.
- (4) *Setback from Adjoining Property Lines.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.
- (5) *Height.* The maximum height of a sign shall be 6 feet from the surrounding grade.
- (C) *Joint Identification Sign.* The following regulations pertain to signs identified as joint identification signs:
- Joint identification signs must provide area for the display of a minimum of two (2) person(s) or business(s) and may be located at no more than two (2) remote entrance locations, as approved by the Planning Division. The permit applicant shall provide a recorded legal document as approved by the Planning Division indicating ownership and responsibility for maintenance of sign and subject to the following:
- (1) *R-A, RSF, RI, RMF, P, NC, NS, UN, and CCR Districts.* Prohibited.
- (2) *R-O District.* Monument joint identification sign permitted only.
- (a) *Display Surface Area.* Display surface area shall not exceed 50 square feet.
- (b) *Setback from Right-of-Way.* Signs shall be setback a minimum of 10 feet from the right-of-way.
- (c) *Setback from Adjoining Property.* Setback shall be a minimum of 10 feet from adjoining non-residential property and 25 feet from adjoining residential property.
- (d) *Height.* The maximum height of a sign shall be six (6) feet from the surrounding grade.
- (3) *C, I, DG, MSC, DC, CS, UC, and UT Districts.*
- (a) *Monument.* The following regulations apply to a monument joint identification sign, whose entire base is in contact with and supported by the ground:
- (i) *Multi-tenant Building Containing 37,500 Square Feet or Less of Leasable Tenant Space:*
- a. *Display Surface Area and Setback from Right-of-Way.* Display surface area shall not exceed 75 square feet and the sign shall be setback 10 feet or more from the right-of-way.
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- (b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 75 square feet.
- (E) *Bulletin Boards.* The following regulations pertain to signs identified as "bulletin boards", which are erected for the purposes of announcing events which are held on the premises:
- (1) *RSF, RI, NC, and CCR Districts.* Where a conditional use permit has been approved for a charitable, educational, or religious institution or a public body within these districts, the following limitations shall apply:
 - (a) *Number of Signs.* Only one (1) on-site bulletin board shall be permitted on a lot or for a use operating on two (2) or more adjoining lots.
 - (b) *Display Surface Area.* Monument sign only, with a display surface area not to exceed 16 square feet.
 - (c) *Setback from Right-of-Way.* The bulletin board shall be setback a minimum of 10 feet from the street right-of-way.
 - (d) *Setback from Adjoining Properties.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.
 - (e) *Height.* The height of the bulletin board shall not be greater than 6 feet above the level of the street upon which the sign faces.
 - (f) *Illumination.* Electronic message boards shall be prohibited.

174.12 Wall Signs

Wall signs shall not project more than 18 inches from the surface upon which they are mounted. The upper edge of a wall sign mounted on a mansard roof may project more than 18 inches so long as the sign is perpendicular to the ground. The allowable display surface area of a wall sign is determined by the wall on which it is located.

- (A) *NC, RSF, RI and CCR Districts.* Where a conditional use permit has been approved for a nonresidential use within these zoning districts, the following limitations shall apply:
- (1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one wall sign on any one (1) wall.
 - (2) *Display Surface Area.* Display surfaces of each sign shall not exceed 8 square feet.
 - (3) *Illumination.* The color of the sign shall be compatible with the colors of the structure, and only indirect external lighting is permitted.
 - (4) *Exceptions:*
 - (a) *Home Occupations.* Signage for a home occupation in an RSF districts shall be prohibited except where it is required by the applicable licensing board, subject to proof of said requirement.
- (B) *RMF Districts.*
- (1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one (1) street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.* Display surfaces of each sign shall not exceed 16 square feet.
- (C) *R-A, R-O, NS, and UN Districts.*
- (1) *Number of signs.* Limit of two (2) on-site wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.* The display surface area of a sign shall not exceed 16 square feet where the wall adjoins a residential land use, or 50 square feet where the wall adjoins a nonresidential land use, or street right-of-way.
- (D) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*
- (1) *Number of Signs.*
 - (a) *Single Tenant.* Where a building houses only one (1) business, a maximum of four (4) wall signs may be placed on one wall, but no more than four (4) wall signs may be placed on the building.
 - (b) *Multiple Tenants.* Where a building houses more than one business, each business shall be entitled to a maximum of one (1) wall sign per business on each wall of the building, with a maximum of four (4) total wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.*
 - (a) *Single Tenant.* The display surface area shall not exceed 20% of the first 1,000 square feet of wall area and 5% of any additional wall area.
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- (b) *Multiple Tenants.* Where a building houses more than one (1) business, the display surface area of each tenant's allowable wall sign(s) shall not exceed 150 square feet. Furthermore, the display surface area for all wall signs on any one wall may not exceed 20% of that total wall area.
- (E) *Off-Site Wall Signs.* Off-site wall signs shall be prohibited in all zoning districts.

EXHIBIT 'B'
ADM-2025-0023

160.01 Establishment Of Districts

The following zoning districts are hereby established:

ZONING DISTRICTS

R-A	Residential - Agricultural
RSF-.5	Residential Single-family - One-Half (½) Unit per Acre
RSF-1	Residential Single-family - One (1) Unit per Acre
RSF-2	Residential Single-family - Two (2) Units per Acre
RSF-4	Residential Single-family - Four (4) Units per Acre
RSF-7	Residential Single-family - Seven (7) Units per Acre
RSF-8	Residential Single-family - Eight (8) Units per Acre
RSF-18	Residential Single-family - Eighteen (18) Units per Acre
RI	Residential Intermediate, Twelve (12) Units Per Acre
RI-U	Residential Intermediate - Urban
RMF-6	Residential Multi-family - Six (6) Units per Acre
RMF-12	Residential Multi-family - Twelve (12) Units per Acre
RMF-18	Residential Multi-family - Eighteen (18) Units per Acre
RMF-24	Residential Multi-family - Twenty-Four (24) Units per Acre
RMF-40	Residential Multi-family - Forty (40) Units per Acre
R-O	Residential-Office
NS-L	Neighborhood Services - Limited
NS-G	Neighborhood Services - General
C-1	Neighborhood Commercial
CS	Community Services
C-2	Thoroughfare Commercial
C-3	Central Business Commercial
UN	Urban Neighborhood
UC	Urban Corridor
UT	Urban Thoroughfare
DC	Downtown Core
MSC	Main Street Center
DG	Downtown General
NC	Neighborhood Conservation
<u>CCR</u>	<u>Conservation, Cultural, and Recreation</u>
I-1	Heavy Commercial and Light Industrial
I-2	General Industrial
P-1	Institutional
E-1	Extraction
DOD	Design Overlay District
PZD	Planned Zoning District

164.25 Tandem Lot Development

- (A) *Where Allowed.* Tandem lot development shall be permitted for a single-family dwelling and customary accessory structure and/or dwelling unit only and shall be permitted in all districts where single-family dwellings are permitted. The development of one (1) tandem lot behind another tandem lot shall be prohibited.
- (B) *Requirements.* Development of a tandem lot shall be subject to the following requirements:
- (1) The tandem lot shall have access to a public street by way of a private drive with a minimum width and specification, such as a vehicular turnaround, as determined by emergency response providers in accordance with applicable local, state, and federal codes. The tandem lot owner shall be responsible for maintaining said private drive so that emergency vehicles have safe access to the dwelling located on the lot. Parking of vehicles in the designated private drive for emergency vehicle access shall not be permitted. The tandem lot owner shall have title to, or a perpetual private easement in, the private drive. If the private drive intersects a paved street, the private drive shall be paved for a minimum distance of 18 feet from said right-of-way in accordance with the driveway design standards in Fayetteville Unified Development Code Chapter 172.
 - (2) The distance between the private drive of a tandem lot and any adjacent driveway shall not be less than the minimum distance between curb cuts in Fayetteville Unified Development Code Chapter 166 Street Design and Access Management Standards.
 - (3) Solid waste service for the tandem lot shall be provided by customers placing standard residential garbage carts, recycling bins, and yard waste at a designated collection point on trash day in accordance with City of Fayetteville Code of Ordinances Chapter 50.20(B). The designated collection point shall be identified at the time the tandem lot is created, in coordination with the City Solid Waste Division. Garbage carts and recycling bins shall not be placed at the collection point more than twelve (12) hours before or after regular trash pickup in accordance with Chapter 50.20(B).
 - (4) *Lot Width and Area.* The tandem lot, excluding the private drive, shall conform to the minimum lot width and lot area requirements of the zoning district in which it is located, unless a variance is otherwise granted by the Board of Adjustment.
 - (5) *Setback.* Each tandem lot shall have a minimum building setback requirement as follows:
 - (a) Tandem lots shall have a minimum building setback requirement of 35 feet from all property lines in the R-A, RSF-5, ~~and~~ RSF-1, and CCR zoning districts.
 - (b) Tandem lots shall have a minimum building setback requirement of 30 feet from all property lines in the RSF-2 zoning district.
 - (c) Tandem lots shall have a minimum building setback requirement of 15 feet from all property lines in the RSF-4 and RSF-7 zoning districts.
 - (d) Tandem lots shall have a minimum building setback requirement of 10 feet from all property lines in the R-O zoning district.
 - (e) Tandem lots shall have a minimum building setback requirement of 5 feet from all property lines in the RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NS-L, NS-G, CS, UN, UC, UT, DC, MSC, DG, and NC zoning districts.
 - (f) Any variance to the minimum building setback requirement may only be granted by the Board of Adjustment.
- (C) *Variances.* Variances to the requirements in (B)(1)—(B)(3) of this section shall be administered as development regulations to be considered by the Planning Commission. All other variances to zoning
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regulations, including those in (8)(4) and (B)(5), shall be administered as zoning regulations for variance purposes.

167.04 Tree Preservation And Protection During Development

- (A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:
- (1) *Large Scale Developments.*
 - (2) *Large Site Improvement Plan.*
 - (3) *Small Site Improvement Plan.*
 - (4) *Preliminary Plat.*
 - (5) *Final Plat.*
 - (6) *Concurrent Plat.*
 - (7) *Planned Zoning Districts.*
 - (8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.
 - (9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.
 - (10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.
 - (11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 6,000 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision or large scale development process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.
 - (12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.
 - (a) Persons seeking to construct 6,000 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.
 - (b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.
- (B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:
- (1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.
 - (2) Whether the design incorporates the required tree preservation priorities.
 - (3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.
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- (4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.
- (5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.
- (6) Whether the size or shape of the lot reduces the flexibility of the design.
- (7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.
- (8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.
- (9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.
- (10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.
- (11) Construction requirements of on-site and off-site drainage.
- (12) The effects of proposed on-site mitigation or off-site alternatives.
- (13) The effect other chapters of the Unified Development Code, or city policies have on the development design.
- (14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.
- (15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note**—The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

- (C) *Canopy Area*. In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1 Minimum Canopy Requirements	
ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%
RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%

RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UN, Urban Neighborhood	15%
UC, Urban Corridor	20%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
CCR, Conservation, Cultural, and Recreation	80%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

- (1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.
- (2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

- (1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

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- (2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.
- (3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.
- (F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*
- (1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.
- (2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.
- (a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.
- (b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.
- (3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.
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- (4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.
- (G) *Initial Review.*
- (1) *Meeting with the Urban Forester.* It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.
- (2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.
- (H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).
- (1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:
- (a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;
 - (b) The property line boundaries of the site;
 - (c) Soils identified according to the Unified Soil Classification System;
 - (d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;
 - (e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.
 - (f) All existing utilities and utility easements;
 - (g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;
 - (h) Floodplains and floodways on the site;
 - (i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,
 - (j) Any other factors that may impact the design of the site.
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- (2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.
 - (3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 6,001 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.
 - (4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.
 - (5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.
 - (6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.
 - (7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.
- (I) *Request for On-Site Mitigation.*
- (1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.
 - (2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:
 - (a) The number of trees requested for removal;
 - (b) The percentage below the percent minimum canopy requirement they represent; and
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- (c) The species and number of trees to be planted based on the forestation requirements below.
- (3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.
- (4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:
- (a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.
- (b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.
- (5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.
- (6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.
- (7) *Placement of Trees.* The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.
- (8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:
- (a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).
- (b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.
- (i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.
- (ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.
- (iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the
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applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

- (iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.
 - (c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.
- (9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*
- (a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.
 - (b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.
 - (c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.
 - (d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.
 - (e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.
 - (f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.
 - (g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.
 - (i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.
 - (ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.
 - (iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

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- (1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.
 - (2) *Off-Site Preservation.* The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.
 - (3) *Off-Site Forestation.*
 - (a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.
 - (b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.
 - (4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account \$250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund \$425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.
 - (a) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.
 - (b) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.
 - (c) Money contributed under this section:
 - (i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;
 - (ii) Shall not revert to the general fund for ongoing operations.
 - (d) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.
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- (e) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.
 - (f) Refunds shall be paid to the applicant who made the original contribution.
 - (g) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.
 - (h) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.
 - (i) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.
- (K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.
- (1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.
 - (2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.
 - (3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.
 - (4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.
- (L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*
- (1) Large scale developments, large scale site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large scale site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.
 - (2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.
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- (3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

174.10 On-Site Freestanding Signs

On-Site Freestanding signs shall be permitted to be erected in the city subject to the following:

Only one (1) freestanding sign shall be permitted on a lot, except where otherwise described herein. It shall be unlawful to erect any off-site freestanding sign or any freestanding sign that does not meet the sign type, size, display surface area, setback, height, or illumination as described herein.

- (A) *Pole Signs.* The following regulations pertain to signs identified as "pole signs". It shall be unlawful to erect any pole sign which total height is greater than 17.5 feet, unless further limited herein, above the level of the street upon which the sign faces; provided the pole supported sign may be increased in height ½ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet. On-site pole signs shall be permitted to be erected in the city subject to the following:
- (1) *R-A District.*
 - (a) *Number of Signs.* Only one (1) pole sign shall be permitted at an agricultural or permitted business located on one (1) or more adjoining lots.
 - (b) *Display Surface Area.* The maximum display surface area shall not exceed 16 square feet.
 - (c) *Illumination.* Sign may be illuminated by indirect illumination only.
 - (d) *Setback from Right-of-Way.* Sign shall be setback 35 feet from street right-of-way and 25 feet from any R or R-O District.
 - (2) *RSF, ~~and RI, and CCR~~ Districts.* Except pursuant to §174.03, pole signs shall be prohibited and no pole signs shall be erected in RSF, ~~and RI, and CCR~~ Districts of the City.
 - (3) *RMF, R-O, NC, NS, and UN Districts.*
 - (a) *Number of Signs.* Only one (1) on-site freestanding sign shall be permitted on a lot or at a business operating on two (2) or more adjoining lots.
 - (b) *Display Surface Area.* The maximum display surface area shall not exceed 4 square feet;
 - (c) *Setback from Right-of-Way.* The sign shall be setback a minimum of 15 feet from street right-of-way.
 - (d) *Setback from Adjoining Property.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF District and 15 feet from all other zoning districts.
 - (e) *Height.* The height of the sign shall not be greater than six (6) feet above the level of the street upon which the sign faces.
 - (f) *Illumination.* The sign shall be illuminated by indirect illumination only.
 - (4) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*
 - (a) *Number of signs.* Only one (1) pole sign shall be permitted on a lot, at a shopping center, or at a mall; provided only one (1) on-site pole sign shall be permitted for any business operating on two (2) or more adjoining lots.
 - (b) *Display Surface Area and Setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.
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- (c) *Setback from Adjoining Property.* Setback shall be a minimum of 25 feet from the boundary of any adjoining property.
- (B) *Monument Sign.* The following regulations pertain to signs identified as "monument signs", which are freestanding signs whose entire base is in contact with and supported by the ground.
- (1) *Number of Signs.* Where a monument sign is permitted, only one (1) sign shall be erected on a lot or at a business operating on two (2) or more adjoining lots.
- (2) *Display Surface Area.*
- (a) *RSF and RI Districts.* Prohibited on individual lots.
- (b) *NC District.* Where a conditional use permit has been approved for a nonresidential use within the Neighborhood Conservation zoning district the display surface area of the monument sign shall not exceed 10 square feet.
- (c) *NS, RMF, ~~and UN~~, and CCR Districts.* The display surface area shall not exceed 16 square feet.
- (d) *R-A District.* The display surface area shall not exceed 32 square feet.
- (e) *R-O Districts.* The display surface area shall not exceed 50 square feet.
- (f) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.* The display surface area shall not exceed 75 square feet.
- (3) *Setback from right-of-way.* The sign shall be setback a minimum of 10 feet from the right-of-way.
- (4) *Setback from Adjoining Property Lines.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.
- (5) *Height.* The maximum height of a sign shall be 6 feet from the surrounding grade.
- (C) *Joint Identification Sign.* The following regulations pertain to signs identified as joint identification signs:
- Joint identification signs must provide area for the display of a minimum of two (2) person(s) or business(s) and may be located at no more than two (2) remote entrance locations, as approved by the Planning Division. The permit applicant shall provide a recorded legal document as approved by the Planning Division indicating ownership and responsibility for maintenance of sign and subject to the following:
- (1) *R-A, RSF, RI, RMF, P, NC, NS, ~~and UN~~, and CCR Districts.* Prohibited.
- (2) *R-O District.* Monument joint identification sign permitted only.
- (a) *Display Surface Area.* Display surface area shall not exceed 50 square feet.
- (b) *Setback from Right-of-Way.* Signs shall be setback a minimum of 10 feet from the right-of-way.
- (c) *Setback from Adjoining Property.* Setback shall be a minimum of 10 feet from adjoining non-residential property and 25 feet from adjoining residential property.
- (d) *Height.* The maximum height of a sign shall be six (6) feet from the surrounding grade.
- (3) *C, I, DG, MSC, DC, CS, UC, and UT Districts.*
- (a) *Monument.* The following regulations apply to a monument joint identification sign, whose entire base is in contact with and supported by the ground:
- (i) *Multi-tenant Building Containing 37,500 Square Feet or Less of Leasable Tenant Space:*
- a. *Display Surface Area and Setback from Right-of-Way.* Display surface area shall not exceed 75 square feet and the sign shall be setback 10 feet or more from the right-of-way.
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- b. *Height.* The maximum height of a sign shall be six (6) feet above the level of the surrounding grade.
- (ii) *Multi-Tenant Building Containing More Than 37,500 Square Feet:*
- a. *Display Surface Area.* Display surface area shall not exceed 75 square feet; provided the display surface area of a joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.
- b. *Height and Setback from Right-of-Way.* The maximum height of the sign shall be 6 feet above the level of the surrounding grade when setback 10 feet or more from the right-of-way; provided, the maximum height of the sign may increase to 10 feet above the surrounding grade when setback 20 feet or more from the right-of-way.
- c. *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.
- (b) *Pole.* The following regulations apply to pole-mounted joint identification signs:
- (i) *Display Surface Area and setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.
- a. *Exception.* Display surface area shall not exceed 75 square feet, provided the display surface area of joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.
- (ii) *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.
- (iii) *Height.* The height of a sign shall be a maximum of 17.5 feet, provided the pole-mounted sign may be increased in height $\frac{1}{2}$ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet.
- (D) *Area signs.* The location of the fence, wall, or other structure which will contain the area identification sign must be approved by the Planning Division, which will approve such structure upon the criterion of traffic safety sight lines. Area signs shall not be located within the Master Street Plan right-of-way.
- (1) *R-A, RSF, RI, RMF, NC, NS, R-O, ~~and~~ UN, and CCR Districts.*
- (a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.
- (b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 32 square feet.
- (2) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*
- (a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.
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- (b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 75 square feet.
- (E) *Bulletin Boards.* The following regulations pertain to signs identified as "bulletin boards", which are erected for the purposes of announcing events which are held on the premises:
- (1) *RSF, RI, ~~and~~ NC, and CCR Districts.* Where a conditional use permit has been approved for a charitable, educational, or religious institution or a public body within these districts, the following limitations shall apply:
- (a) *Number of Signs.* Only one (1) on-site bulletin board shall be permitted on a lot or for a use operating on two (2) or more adjoining lots.
- (b) *Display Surface Area.* Monument sign only, with a display surface area not to exceed 16 square feet.
- (c) *Setback from Right-of-Way.* The bulletin board shall be setback a minimum of 10 feet from the street right-of-way.
- (d) *Setback from Adjoining Properties.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.
- (e) *Height.* The height of the bulletin board shall not be greater than 6 feet above the level of the street upon which the sign faces.
- (f) *Illumination.* Electronic message boards shall be prohibited.

174.12 Wall Signs

Wall signs shall not project more than 18 inches from the surface upon which they are mounted. The upper edge of a wall sign mounted on a mansard roof may project more than 18 inches so long as the sign is perpendicular to the ground. The allowable display surface area of a wall sign is determined by the wall on which it is located.

- (A) ~~NC, and RSF, and RI~~ and CCR Districts. Where a conditional use permit has been approved for a nonresidential use within these zoning districts, the following limitations shall apply:
- (1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one wall sign on any one (1) wall.
 - (2) *Display Surface Area.* Display surfaces of each sign shall not exceed 8 square feet.
 - (3) *Illumination.* The color of the sign shall be compatible with the colors of the structure, and only indirect external lighting is permitted.
 - (4) *Exceptions:*
 - (a) *Home Occupations.* Signage for a home occupation in an RSF districts shall be prohibited except where it is required by the applicable licensing board, subject to proof of said requirement.
- (B) *RMF Districts.*
- (1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one (1) street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.* Display surfaces of each sign shall not exceed 16 square feet.
- (C) *R-A, R-O, NS, and UN Districts.*
- (1) *Number of signs.* Limit of two (2) on-site wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.* The display surface area of a sign shall not exceed 16 square feet where the wall adjoins a residential land use, or 50 square feet where the wall adjoins a nonresidential land use, or street right-of-way.
- (D) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*
- (1) *Number of Signs.*
 - (a) *Single Tenant.* Where a building houses only one (1) business, a maximum of four (4) wall signs may be placed on one wall, but no more than four (4) wall signs may be placed on the building.
 - (b) *Multiple Tenants.* Where a building houses more than one business, each business shall be entitled to a maximum of one (1) wall sign per business on each wall of the building, with a maximum of four (4) total wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.*
 - (a) *Single Tenant.* The display surface area shall not exceed 20% of the first 1,000 square feet of wall area and 5% of any additional wall area.
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- (b) *Multiple Tenants.* Where a building houses more than one (1) business, the display surface area of each tenant's allowable wall sign(s) shall not exceed 150 square feet. Furthermore, the display surface area for all wall signs on any one wall may not exceed 20% of that total wall area.
- (E) *Off-Site Wall Signs.* Off-site wall signs shall be prohibited in all zoning districts.



TO: Fayetteville Planning Commission

FROM: Britin Bostick, Long Range Planning/Special Projects Manager

MEETING DATE: April 28, 2025

SUBJECT: **ADM-2025-0023: Administrative Item (Amend UDC Chapter 161 – Zoning Regulations):** Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to UDC Chapter 161 to create a new zoning district section 161.38 called Conservation, Cultural, and Recreation and set zoning regulations for the new district including permitted and conditional uses, lot dimensional standards, setbacks, and building height. Additionally, amendments are proposed to section 160.01 – Establishment of Districts to add the new district, section 164.25 – Tandem Lot Development to establish building setbacks for tandem lots, section 167.04 – Tree Preservation and Protection During Development to establish a minimum canopy requirement, and chapter 174 – Signs to establish sign regulations for the new zoning district.

RECOMMENDATION:

Staff recommends forwarding **ADM-2025-0023** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

“I move to forward **ADM-2025-0023** to the City Council with a recommendation of approval.”

BACKGROUND:

Since 2018 the Planning Commission has considered approximately 400 rezoning applications, providing commissioners with a thorough knowledge of zoning districts as well as familiarity with public concerns on both proposed rezonings and developments. Absent an established zoning district meant to serve conservation goals, applicants seeking to set aside conservation areas within developments, or to balance higher density zoning districts with low density areas, have opted to use a Planned Zoning District (PZD) or utilize lower density districts that do not effectively serve the city’s adopted land conservation and protection goals.

Both City Plan 2040 and the Climate Action Plan have established goals for a conservation zoning district. City Plan 2040 includes short term benchmarks meant to be accomplished by 2025, one of which is “Develop a conservation development ordinance, or other form for rural properties, or those with environmentally sensitive features.” This is meant to address Goals 2 (We will discourage suburban sprawl) and 5 (We will assemble an enduring green network) in the plan. Action EcoSrv.A-5 in the Climate Action Plan is to “Develop an environmental or conservation zoning district for inclusion in the City’s Enduring Green Network.” After careful consideration and consultation with multiple parties, staff is bringing forward this implementation item with the support of the Fayetteville Environmental Action Committee (EAC).

DISCUSSION:

The purpose of this amendment is to establish a new zoning district titled “Conservation, Cultural and Recreation” (CCR). Following on the heels of the creation of the Urban Corridor (UC) and Urban Neighborhood (UN) zoning districts in 2024 and through discussion with the EAC at their January-March 2025 meetings, Long Range Planning and Sustainability staff have sought to take another step forward in implementing the city’s adopted plans, specifically City Plan 2040 and the Climate Action Plan. Early 2025 EAC meetings have included thorough discussion of conservation tools, various incentives for conservation, aspects of zoning regulations and how to tailor those to conservation goals, and consultation with the City Attorney’s office.

An advantage to the proposed CCR zoning district is that no minimum lot size or width is proposed, which would permit the zoning to be applied to lots not meant for development without requiring the frontage typically required to facilitate water and sewer connections and access to the site. Although a limited number of uses would be permitted by right and cultural and recreational uses permitted by Conditional Use, for the most part development would be restricted to support land conservation goals and the preservation of natural features and resources. Considerable discussion about standards that would allow wildlife observation opportunities while limiting paved area and building size was key to the proposed standards, which seek to allow a light touch on land balanced with the enduring green network development captured in both City Plan 2040 and the Climate Action Plan.

With the addition of a new zoning district comes amendments to other sections of the Unified Development Code (UDC). In this instance amendments are also needed to:

- Section 160.01 – Establishment of Zoning Districts to add CCR to the list of zoning districts.
- Section 164.25 – Tandem Lot Development to establish building setbacks of 35 feet from all property lines for tandem lots, the same as for the Residential-Agricultural (R-A) zoning district.
- Section 167.04 – Tree Preservation and Protection During Development to establish a minimum canopy requirement for the CCR zoning district in Section 167.04(C) Table 1. This is proposed to be 80%, the highest percentage of required tree canopy protection.
- Chapter 174 – Signs to establish sign regulations for the new zoning district:
 - 174.10(A)(2), 174.10(B)(2)(c), 174.10(C)(1), 174.10(D)(1), 174.10(E)(1), and 174.12 (A) to add “CCR” to define which sign regulations are applicable for the new district.

At the March 20, 2025 meeting Long Range Planning staff shared a draft of the district with the Long Range Planning Committee and briefly provided a background of the zoning district and work with the EAC since January to develop it. Commissioners present expressed interest in the new zoning district and staff stated they would be looking to bring this to an upcoming Planning Commission meeting for a public hearing and recommendation but were still working with the EAC on a final draft and recommendation. Following a recommendation on the proposed district from the EAC with the letter of support attached to this report, Long Range Planning staff scheduled the new zoning district for a public hearing at the April 28, 2025 Planning Commission hearing, which provided for a presentation on the proposed new zoning district at the April 24 agenda session, with detailed discussion available at the subsequent Long Range Planning Committee meeting.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: April 28, 2025	☐ Tabled	☒ Forwarded	☐ Denied
Motion: Change "parcel area" to "zoned area" and add Use Units 3 and 36 as conditional uses - Werner			
Second: Payne			
Vote: 8-1-0			

BUDGET/STAFF IMPACT:

None

Attachments:

- Proposed Ordinance §161.38, Conservation, Cultural, and Recreation
- §160.01, Establishment of Zoning Districts, Strikethrough
- §164.25, Tandem Lot Development, Strikethrough
- §167.04, Tree Preservation and Protection During Development, Strikethrough
- §174.10, On Site Freestanding Signs, Strikethrough
- §174.12, Wall Signs, Strikethrough
- §160.01, Establishment of Zoning Districts, Clean
- §164.25, Tandem Lot Development, Clean
- §167.04, Tree Preservation and Protection During Development, Clean
- §174.10, On Site Freestanding Signs, Clean
- §174.12, Wall Signs, Clean
- Letter of Support from the Fayetteville Environmental Action Committee (EAC)

161.38 District CCR, Conservation, Cultural, and Recreation

(A) *Purpose.* The Conservation, Cultural, and Recreation District is a designation requested by the owner of property that the City and the owner have determined beneficial and desirable to conserve, preserve, protect, or enhance natural resources such as floodplains, streams, wetlands, steep topography, woodlands, meadows and wildlife habitat, or for the purpose of improving and restoring such property's ecosystem services. Further, this district serves to permit certain limited uses and activities which are not detrimental to the land and consistent with these purposes.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
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(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) At least 80 percent of the parcel area shall be left undeveloped as green space.

(2) No more than 10 percent of the Conservation, Cultural, and Recreation zoned area may be dedicated to open space that also contains hard surface areas such as parking, paved trail, or other impervious ground cover.

(E) *Setback Requirements.*

(1) Minimum setback from the front property line shall be 20 feet.

(2) Minimum setbacks from all other property lines shall be 50 feet.

(3) A minimum setback of 50 feet shall be established parallel to all floodplain lines shown on currently adopted FIRM panels.

(4) A minimum setback of 100 feet shall be established parallel to the top of bank along all streams protected within the Streamside Protection Zones of §168.12.

(5) A minimum setback of 100 feet shall be established parallel to the edge of open bodies of water.

(F) *Height Requirements.*

Building Height Maximum	2 stories
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(G) *Building area.* Maximum lot coverage shall be five percent of the parcel area.

(H) *Legal instrument for permanent protection.* Green space shall be protected in perpetuity by an easement deed or other binding legal instrument that is recorded with the rezoning at the time of

rezoning. The instrument shall be a permanent conservation easement or equivalent legal document such as:

- (1) A permanent conservation easement conveyed to the City or a land trust or similar conservation oriented nonprofit organization with legal authority to accept such easements. The conservation organization must be bona fide and in perpetual existence and the conveyance instrument shall contain an appropriate provision for conveyance to another nonprofit conservation organization or to the City in the event the originally designated organization becomes unable to fulfill its functions, or
- (2) An equivalent legal document that provides permanent protection, if approved by the City.

160.01 Establishment Of Districts

The following zoning districts are hereby established:

ZONING DISTRICTS

R-A	Residential - Agricultural
RSF-.5	Residential Single-family - One-Half (½) Unit per Acre
RSF-1	Residential Single-family - One (1) Unit per Acre
RSF-2	Residential Single-family - Two (2) Units per Acre
RSF-4	Residential Single-family - Four (4) Units per Acre
RSF-7	Residential Single-family - Seven (7) Units per Acre
RSF-8	Residential Single-family - Eight (8) Units per Acre
RSF-18	Residential Single-family - Eighteen (18) Units per Acre
RI	Residential Intermediate, Twelve (12) Units Per Acre
RI-U	Residential Intermediate - Urban
RMF-6	Residential Multi-family - Six (6) Units per Acre
RMF-12	Residential Multi-family - Twelve (12) Units per Acre
RMF-18	Residential Multi-family - Eighteen (18) Units per Acre
RMF-24	Residential Multi-family - Twenty-Four (24) Units per Acre
RMF-40	Residential Multi-family - Forty (40) Units per Acre
R-O	Residential-Office
NS-L	Neighborhood Services - Limited
NS-G	Neighborhood Services - General
C-1	Neighborhood Commercial
CS	Community Services
C-2	Thoroughfare Commercial
C-3	Central Business Commercial
UN	Urban Neighborhood
UC	Urban Corridor
UT	Urban Thoroughfare
DC	Downtown Core
MSC	Main Street Center
DG	Downtown General
NC	Neighborhood Conservation
<u>CCR</u>	<u>Conservation, Cultural, and Recreation</u>
I-1	Heavy Commercial and Light Industrial
I-2	General Industrial
P-1	Institutional
E-1	Extraction
DOD	Design Overlay District
PZD	Planned Zoning District

164.25 Tandem Lot Development

- (A) *Where Allowed.* Tandem lot development shall be permitted for a single-family dwelling and customary accessory structure and/or dwelling unit only and shall be permitted in all districts where single-family dwellings are permitted. The development of one (1) tandem lot behind another tandem lot shall be prohibited.
- (B) *Requirements.* Development of a tandem lot shall be subject to the following requirements:
- (1) The tandem lot shall have access to a public street by way of a private drive with a minimum width and specification, such as a vehicular turnaround, as determined by emergency response providers in accordance with applicable local, state, and federal codes. The tandem lot owner shall be responsible for maintaining said private drive so that emergency vehicles have safe access to the dwelling located on the lot. Parking of vehicles in the designated private drive for emergency vehicle access shall not be permitted. The tandem lot owner shall have title to, or a perpetual private easement in, the private drive. If the private drive intersects a paved street, the private drive shall be paved for a minimum distance of 18 feet from said right-of-way in accordance with the driveway design standards in Fayetteville Unified Development Code Chapter 172.
 - (2) The distance between the private drive of a tandem lot and any adjacent driveway shall not be less than the minimum distance between curb cuts in Fayetteville Unified Development Code Chapter 166 Street Design and Access Management Standards.
 - (3) Solid waste service for the tandem lot shall be provided by customers placing standard residential garbage carts, recycling bins, and yard waste at a designated collection point on trash day in accordance with City of Fayetteville Code of Ordinances Chapter 50.20(B). The designated collection point shall be identified at the time the tandem lot is created, in coordination with the City Solid Waste Division. Garbage carts and recycling bins shall not be placed at the collection point more than twelve (12) hours before or after regular trash pickup in accordance with Chapter 50.20(B).
 - (4) *Lot Width and Area.* The tandem lot, excluding the private drive, shall conform to the minimum lot width and lot area requirements of the zoning district in which it is located, unless a variance is otherwise granted by the Board of Adjustment.
 - (5) *Setback.* Each tandem lot shall have a minimum building setback requirement as follows:
 - (a) Tandem lots shall have a minimum building setback requirement of 35 feet from all property lines in the R-A, RSF-5, ~~and~~ RSF-1, and CCR zoning districts.
 - (b) Tandem lots shall have a minimum building setback requirement of 30 feet from all property lines in the RSF-2 zoning district.
 - (c) Tandem lots shall have a minimum building setback requirement of 15 feet from all property lines in the RSF-4 and RSF-7 zoning districts.
 - (d) Tandem lots shall have a minimum building setback requirement of 10 feet from all property lines in the R-O zoning district.
 - (e) Tandem lots shall have a minimum building setback requirement of 5 feet from all property lines in the RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NS-L, NS-G, CS, UN, UC, UT, DC, MSC, DG, and NC zoning districts.
 - (f) Any variance to the minimum building setback requirement may only be granted by the Board of Adjustment.
- (C) *Variances.* Variances to the requirements in (B)(1)—(B)(3) of this section shall be administered as development regulations to be considered by the Planning Commission. All other variances to zoning
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regulations, including those in (8)(4) and (B)(5), shall be administered as zoning regulations for variance purposes.

167.04 Tree Preservation And Protection During Development

- (A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:
- (1) *Large Scale Developments.*
 - (2) *Large Site Improvement Plan.*
 - (3) *Small Site Improvement Plan.*
 - (4) *Preliminary Plat.*
 - (5) *Final Plat.*
 - (6) *Concurrent Plat.*
 - (7) *Planned Zoning Districts.*
 - (8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.
 - (9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.
 - (10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.
 - (11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 6,000 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision or large scale development process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.
 - (12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.
 - (a) Persons seeking to construct 6,000 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.
 - (b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.
- (B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:
- (1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.
 - (2) Whether the design incorporates the required tree preservation priorities.
 - (3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.
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- (4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.
- (5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.
- (6) Whether the size or shape of the lot reduces the flexibility of the design.
- (7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.
- (8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.
- (9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.
- (10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.
- (11) Construction requirements of on-site and off-site drainage.
- (12) The effects of proposed on-site mitigation or off-site alternatives.
- (13) The effect other chapters of the Unified Development Code, or city policies have on the development design.
- (14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.
- (15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note**—The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

- (C) *Canopy Area*. In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1 Minimum Canopy Requirements	
ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%
RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%

RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UN, Urban Neighborhood	15%
UC, Urban Corridor	20%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
CCR, Conservation, Cultural, and Recreation	80%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

- (1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.
- (2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

- (1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

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- (2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.
- (3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.
- (F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*
- (1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.
- (2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.
- (a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.
- (b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.
- (3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.
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- (4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.
- (G) *Initial Review.*
- (1) *Meeting with the Urban Forester.* It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.
- (2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.
- (H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).
- (1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:
- (a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;
 - (b) The property line boundaries of the site;
 - (c) Soils identified according to the Unified Soil Classification System;
 - (d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;
 - (e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.
 - (f) All existing utilities and utility easements;
 - (g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;
 - (h) Floodplains and floodways on the site;
 - (i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,
 - (j) Any other factors that may impact the design of the site.
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- (2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.
 - (3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 6,001 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.
 - (4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.
 - (5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.
 - (6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.
 - (7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.
- (I) *Request for On-Site Mitigation.*
- (1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.
 - (2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:
 - (a) The number of trees requested for removal;
 - (b) The percentage below the percent minimum canopy requirement they represent; and
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- (c) The species and number of trees to be planted based on the forestation requirements below.
- (3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.
- (4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:
- (a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.
- (b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.
- (5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.
- (6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.
- (7) *Placement of Trees.* The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.
- (8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:
- (a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).
- (b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.
- (i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.
- (ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.
- (iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the
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applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

- (iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.
 - (c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.
- (9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*
- (a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.
 - (b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.
 - (c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.
 - (d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.
 - (e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.
 - (f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.
 - (g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.
 - (i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.
 - (ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.
 - (iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

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- (1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.
 - (2) *Off-Site Preservation.* The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.
 - (3) *Off-Site Forestation.*
 - (a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.
 - (b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.
 - (4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account \$250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund \$425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.
 - (a) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.
 - (b) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.
 - (c) Money contributed under this section:
 - (i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;
 - (ii) Shall not revert to the general fund for ongoing operations.
 - (d) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.
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- (e) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.
 - (f) Refunds shall be paid to the applicant who made the original contribution.
 - (g) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.
 - (h) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.
 - (i) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.
- (K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.
- (1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.
 - (2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.
 - (3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.
 - (4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.
- (L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*
- (1) Large scale developments, large scale site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large scale site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.
 - (2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.
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- (3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

174.10 On-Site Freestanding Signs

On-Site Freestanding signs shall be permitted to be erected in the city subject to the following:

Only one (1) freestanding sign shall be permitted on a lot, except where otherwise described herein. It shall be unlawful to erect any off-site freestanding sign or any freestanding sign that does not meet the sign type, size, display surface area, setback, height, or illumination as described herein.

- (A) *Pole Signs.* The following regulations pertain to signs identified as "pole signs". It shall be unlawful to erect any pole sign which total height is greater than 17.5 feet, unless further limited herein, above the level of the street upon which the sign faces; provided the pole supported sign may be increased in height ½ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet. On-site pole signs shall be permitted to be erected in the city subject to the following:
- (1) *R-A District.*
 - (a) *Number of Signs.* Only one (1) pole sign shall be permitted at an agricultural or permitted business located on one (1) or more adjoining lots.
 - (b) *Display Surface Area.* The maximum display surface area shall not exceed 16 square feet.
 - (c) *Illumination.* Sign may be illuminated by indirect illumination only.
 - (d) *Setback from Right-of-Way.* Sign shall be setback 35 feet from street right-of-way and 25 feet from any R or R-O District.
 - (2) *RSF, ~~and RI, and CCR~~ Districts.* Except pursuant to §174.03, pole signs shall be prohibited and no pole signs shall be erected in RSF, ~~and RI, and CCR~~ Districts of the City.
 - (3) *RMF, R-O, NC, NS, and UN Districts.*
 - (a) *Number of Signs.* Only one (1) on-site freestanding sign shall be permitted on a lot or at a business operating on two (2) or more adjoining lots.
 - (b) *Display Surface Area.* The maximum display surface area shall not exceed 4 square feet;
 - (c) *Setback from Right-of-Way.* The sign shall be setback a minimum of 15 feet from street right-of-way.
 - (d) *Setback from Adjoining Property.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF District and 15 feet from all other zoning districts.
 - (e) *Height.* The height of the sign shall not be greater than six (6) feet above the level of the street upon which the sign faces.
 - (f) *Illumination.* The sign shall be illuminated by indirect illumination only.
 - (4) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*
 - (a) *Number of signs.* Only one (1) pole sign shall be permitted on a lot, at a shopping center, or at a mall; provided only one (1) on-site pole sign shall be permitted for any business operating on two (2) or more adjoining lots.
 - (b) *Display Surface Area and Setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.

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- (c) *Setback from Adjoining Property.* Setback shall be a minimum of 25 feet from the boundary of any adjoining property.
- (B) *Monument Sign.* The following regulations pertain to signs identified as "monument signs", which are freestanding signs whose entire base is in contact with and supported by the ground.
- (1) *Number of Signs.* Where a monument sign is permitted, only one (1) sign shall be erected on a lot or at a business operating on two (2) or more adjoining lots.
 - (2) *Display Surface Area.*
 - (a) *RSF and RI Districts.* Prohibited on individual lots.
 - (b) *NC District.* Where a conditional use permit has been approved for a nonresidential use within the Neighborhood Conservation zoning district the display surface area of the monument sign shall not exceed 10 square feet.
 - (c) *NS, RMF, ~~and UN~~, and CCR Districts.* The display surface area shall not exceed 16 square feet.
 - (d) *R-A District.* The display surface area shall not exceed 32 square feet.
 - (e) *R-O Districts.* The display surface area shall not exceed 50 square feet.
 - (f) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.* The display surface area shall not exceed 75 square feet.
 - (3) *Setback from right-of-way.* The sign shall be setback a minimum of 10 feet from the right-of-way.
 - (4) *Setback from Adjoining Property Lines.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.
 - (5) *Height.* The maximum height of a sign shall be 6 feet from the surrounding grade.
- (C) *Joint Identification Sign.* The following regulations pertain to signs identified as joint identification signs:
- Joint identification signs must provide area for the display of a minimum of two (2) person(s) or business(s) and may be located at no more than two (2) remote entrance locations, as approved by the Planning Division. The permit applicant shall provide a recorded legal document as approved by the Planning Division indicating ownership and responsibility for maintenance of sign and subject to the following:
- (1) *R-A, RSF, RI, RMF, P, NC, NS, ~~and UN~~, and CCR Districts.* Prohibited.
 - (2) *R-O District.* Monument joint identification sign permitted only.
 - (a) *Display Surface Area.* Display surface area shall not exceed 50 square feet.
 - (b) *Setback from Right-of-Way.* Signs shall be setback a minimum of 10 feet from the right-of-way.
 - (c) *Setback from Adjoining Property.* Setback shall be a minimum of 10 feet from adjoining non-residential property and 25 feet from adjoining residential property.
 - (d) *Height.* The maximum height of a sign shall be six (6) feet from the surrounding grade.
 - (3) *C, I, DG, MSC, DC, CS, UC, and UT Districts.*
 - (a) *Monument.* The following regulations apply to a monument joint identification sign, whose entire base is in contact with and supported by the ground:
 - (i) *Multi-tenant Building Containing 37,500 Square Feet or Less of Leasable Tenant Space:*
 - a. *Display Surface Area and Setback from Right-of-Way.* Display surface area shall not exceed 75 square feet and the sign shall be setback 10 feet or more from the right-of-way.

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- b. *Height.* The maximum height of a sign shall be six (6) feet above the level of the surrounding grade.
- (ii) *Multi-Tenant Building Containing More Than 37,500 Square Feet:*
- a. *Display Surface Area.* Display surface area shall not exceed 75 square feet; provided the display surface area of a joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.
- b. *Height and Setback from Right-of-Way.* The maximum height of the sign shall be 6 feet above the level of the surrounding grade when setback 10 feet or more from the right-of-way; provided, the maximum height of the sign may increase to 10 feet above the surrounding grade when setback 20 feet or more from the right-of-way.
- c. *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.
- (b) *Pole.* The following regulations apply to pole-mounted joint identification signs:
- (i) *Display Surface Area and setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.
- a. *Exception.* Display surface area shall not exceed 75 square feet, provided the display surface area of joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.
- (ii) *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.
- (iii) *Height.* The height of a sign shall be a maximum of 17.5 feet, provided the pole-mounted sign may be increased in height ½ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet.
- (D) *Area signs.* The location of the fence, wall, or other structure which will contain the area identification sign must be approved by the Planning Division, which will approve such structure upon the criterion of traffic safety sight lines. Area signs shall not be located within the Master Street Plan right-of-way.
- (1) *R-A, RSF, RI, RMF, NC, NS, R-O, ~~and~~ UN, and CCR Districts.*
- (a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.
- (b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 32 square feet.
- (2) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*
- (a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.
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- (b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 75 square feet.
- (E) *Bulletin Boards.* The following regulations pertain to signs identified as "bulletin boards", which are erected for the purposes of announcing events which are held on the premises:
- (1) *RSF, RI, ~~and~~ NC, and CCR Districts.* Where a conditional use permit has been approved for a charitable, educational, or religious institution or a public body within these districts, the following limitations shall apply:
- (a) *Number of Signs.* Only one (1) on-site bulletin board shall be permitted on a lot or for a use operating on two (2) or more adjoining lots.
 - (b) *Display Surface Area.* Monument sign only, with a display surface area not to exceed 16 square feet.
 - (c) *Setback from Right-of-Way.* The bulletin board shall be setback a minimum of 10 feet from the street right-of-way.
 - (d) *Setback from Adjoining Properties.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.
 - (e) *Height.* The height of the bulletin board shall not be greater than 6 feet above the level of the street upon which the sign faces.
 - (f) *Illumination.* Electronic message boards shall be prohibited.

174.12 Wall Signs

Wall signs shall not project more than 18 inches from the surface upon which they are mounted. The upper edge of a wall sign mounted on a mansard roof may project more than 18 inches so long as the sign is perpendicular to the ground. The allowable display surface area of a wall sign is determined by the wall on which it is located.

- (A) ~~NC, and RSF, and RI~~ and CCR Districts. Where a conditional use permit has been approved for a nonresidential use within these zoning districts, the following limitations shall apply:
- (1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one wall sign on any one (1) wall.
 - (2) *Display Surface Area.* Display surfaces of each sign shall not exceed 8 square feet.
 - (3) *Illumination.* The color of the sign shall be compatible with the colors of the structure, and only indirect external lighting is permitted.
 - (4) *Exceptions:*
 - (a) *Home Occupations.* Signage for a home occupation in an RSF districts shall be prohibited except where it is required by the applicable licensing board, subject to proof of said requirement.
- (B) *RMF Districts.*
- (1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one (1) street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.* Display surfaces of each sign shall not exceed 16 square feet.
- (C) *R-A, R-O, NS, and UN Districts.*
- (1) *Number of signs.* Limit of two (2) on-site wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.* The display surface area of a sign shall not exceed 16 square feet where the wall adjoins a residential land use, or 50 square feet where the wall adjoins a nonresidential land use, or street right-of-way.
- (D) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*
- (1) *Number of Signs.*
 - (a) *Single Tenant.* Where a building houses only one (1) business, a maximum of four (4) wall signs may be placed on one wall, but no more than four (4) wall signs may be placed on the building.
 - (b) *Multiple Tenants.* Where a building houses more than one business, each business shall be entitled to a maximum of one (1) wall sign per business on each wall of the building, with a maximum of four (4) total wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.*
 - (a) *Single Tenant.* The display surface area shall not exceed 20% of the first 1,000 square feet of wall area and 5% of any additional wall area.
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- (b) *Multiple Tenants.* Where a building houses more than one (1) business, the display surface area of each tenant's allowable wall sign(s) shall not exceed 150 square feet. Furthermore, the display surface area for all wall signs on any one wall may not exceed 20% of that total wall area.
- (E) *Off-Site Wall Signs.* Off-site wall signs shall be prohibited in all zoning districts.

160.01 Establishment Of Districts

The following zoning districts are hereby established:

ZONING DISTRICTS

R-A	Residential - Agricultural
RSF-.5	Residential Single-family - One-Half (½) Unit per Acre
RSF-1	Residential Single-family - One (1) Unit per Acre
RSF-2	Residential Single-family - Two (2) Units per Acre
RSF-4	Residential Single-family - Four (4) Units per Acre
RSF-7	Residential Single-family - Seven (7) Units per Acre
RSF-8	Residential Single-family - Eight (8) Units per Acre
RSF-18	Residential Single-family - Eighteen (18) Units per Acre
RI	Residential Intermediate, Twelve (12) Units Per Acre
RI-U	Residential Intermediate - Urban
RMF-6	Residential Multi-family - Six (6) Units per Acre
RMF-12	Residential Multi-family - Twelve (12) Units per Acre
RMF-18	Residential Multi-family - Eighteen (18) Units per Acre
RMF-24	Residential Multi-family - Twenty-Four (24) Units per Acre
RMF-40	Residential Multi-family - Forty (40) Units per Acre
R-O	Residential-Office
NS-L	Neighborhood Services - Limited
NS-G	Neighborhood Services - General
C-1	Neighborhood Commercial
CS	Community Services
C-2	Thoroughfare Commercial
C-3	Central Business Commercial
UN	Urban Neighborhood
UC	Urban Corridor
UT	Urban Thoroughfare
DC	Downtown Core
MSC	Main Street Center
DG	Downtown General
NC	Neighborhood Conservation
CCR	Conservation, Cultural, and Recreation
I-1	Heavy Commercial and Light Industrial
I-2	General Industrial
P-1	Institutional
E-1	Extraction
DOD	Design Overlay District
PZD	Planned Zoning District

164.25 Tandem Lot Development

- (A) *Where Allowed.* Tandem lot development shall be permitted for a single-family dwelling and customary accessory structure and/or dwelling unit only and shall be permitted in all districts where single-family dwellings are permitted. The development of one (1) tandem lot behind another tandem lot shall be prohibited.
- (B) *Requirements.* Development of a tandem lot shall be subject to the following requirements:
- (1) The tandem lot shall have access to a public street by way of a private drive with a minimum width and specification, such as a vehicular turnaround, as determined by emergency response providers in accordance with applicable local, state, and federal codes. The tandem lot owner shall be responsible for maintaining said private drive so that emergency vehicles have safe access to the dwelling located on the lot. Parking of vehicles in the designated private drive for emergency vehicle access shall not be permitted. The tandem lot owner shall have title to, or a perpetual private easement in, the private drive. If the private drive intersects a paved street, the private drive shall be paved for a minimum distance of 18 feet from said right-of-way in accordance with the driveway design standards in Fayetteville Unified Development Code Chapter 172.
 - (2) The distance between the private drive of a tandem lot and any adjacent driveway shall not be less than the minimum distance between curb cuts in Fayetteville Unified Development Code Chapter 166 Street Design and Access Management Standards.
 - (3) Solid waste service for the tandem lot shall be provided by customers placing standard residential garbage carts, recycling bins, and yard waste at a designated collection point on trash day in accordance with City of Fayetteville Code of Ordinances Chapter 50.20(B). The designated collection point shall be identified at the time the tandem lot is created, in coordination with the City Solid Waste Division. Garbage carts and recycling bins shall not be placed at the collection point more than twelve (12) hours before or after regular trash pickup in accordance with Chapter 50.20(B).
 - (4) *Lot Width and Area.* The tandem lot, excluding the private drive, shall conform to the minimum lot width and lot area requirements of the zoning district in which it is located, unless a variance is otherwise granted by the Board of Adjustment.
 - (5) *Setback.* Each tandem lot shall have a minimum building setback requirement as follows:
 - (a) Tandem lots shall have a minimum building setback requirement of 35 feet from all property lines in the R-A, RSF-.5, RSF-1, and CCR zoning districts.
 - (b) Tandem lots shall have a minimum building setback requirement of 30 feet from all property lines in the RSF-2 zoning district.
 - (c) Tandem lots shall have a minimum building setback requirement of 15 feet from all property lines in the RSF-4 and RSF-7 zoning districts.
 - (d) Tandem lots shall have a minimum building setback requirement of 10 feet from all property lines in the R-O zoning district.
 - (e) Tandem lots shall have a minimum building setback requirement of 5 feet from all property lines in the RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NS-L, NS-G, CS, UN, UC, UT, DC, MSC, DG, and NC zoning districts.
 - (f) Any variance to the minimum building setback requirement may only be granted by the Board of Adjustment.
- (C) *Variances.* Variances to the requirements in (B)(1)—(B)(3) of this section shall be administered as development regulations to be considered by the Planning Commission. All other variances to zoning
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regulations, including those in (8)(4) and (B)(5), shall be administered as zoning regulations for variance purposes.

167.04 Tree Preservation And Protection During Development

- (A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:
- (1) *Large Scale Developments.*
 - (2) *Large Site Improvement Plan.*
 - (3) *Small Site Improvement Plan.*
 - (4) *Preliminary Plat.*
 - (5) *Final Plat.*
 - (6) *Concurrent Plat.*
 - (7) *Planned Zoning Districts.*
 - (8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.
 - (9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.
 - (10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.
 - (11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 6,000 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision or large scale development process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.
 - (12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.
 - (a) Persons seeking to construct 6,000 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.
 - (b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.
- (B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:
- (1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.
 - (2) Whether the design incorporates the required tree preservation priorities.
 - (3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.
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- (4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.
- (5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.
- (6) Whether the size or shape of the lot reduces the flexibility of the design.
- (7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.
- (8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.
- (9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.
- (10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.
- (11) Construction requirements of on-site and off-site drainage.
- (12) The effects of proposed on-site mitigation or off-site alternatives.
- (13) The effect other chapters of the Unified Development Code, or city policies have on the development design.
- (14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.
- (15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note**—The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

- (C) *Canopy Area*. In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1 Minimum Canopy Requirements	
ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%
RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%

RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UN, Urban Neighborhood	15%
UC, Urban Corridor	20%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
CCR, Conservation, Cultural, and Recreation	80%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

- (1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.
- (2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

- (1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

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- (2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.
- (3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.
- (F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*
- (1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.
- (2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.
- (a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.
- (b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.
- (3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.
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- (4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.
- (G) *Initial Review.*
- (1) *Meeting with the Urban Forester.* It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.
- (2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.
- (H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).
- (1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:
- (a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;
 - (b) The property line boundaries of the site;
 - (c) Soils identified according to the Unified Soil Classification System;
 - (d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;
 - (e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.
 - (f) All existing utilities and utility easements;
 - (g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;
 - (h) Floodplains and floodways on the site;
 - (i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,
 - (j) Any other factors that may impact the design of the site.
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- (2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.
 - (3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 6,001 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.
 - (4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.
 - (5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.
 - (6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.
 - (7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.
- (I) *Request for On-Site Mitigation.*
- (1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.
 - (2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:
 - (a) The number of trees requested for removal;
 - (b) The percentage below the percent minimum canopy requirement they represent; and
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- (c) The species and number of trees to be planted based on the forestation requirements below.
- (3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.
- (4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:
- (a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.
- (b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.
- (5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.
- (6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.
- (7) *Placement of Trees.* The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.
- (8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:
- (a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).
- (b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.
- (i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.
- (ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.
- (iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the
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applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

- (iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.
 - (c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.
- (9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*
- (a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.
 - (b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.
 - (c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.
 - (d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.
 - (e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.
 - (f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.
 - (g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.
 - (i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.
 - (ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.
 - (iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

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- (1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.
 - (2) *Off-Site Preservation.* The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.
 - (3) *Off-Site Forestation.*
 - (a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.
 - (b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.
 - (4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account \$250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund \$425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.
 - (a) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.
 - (b) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.
 - (c) Money contributed under this section:
 - (i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;
 - (ii) Shall not revert to the general fund for ongoing operations.
 - (d) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.
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- (e) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.
 - (f) Refunds shall be paid to the applicant who made the original contribution.
 - (g) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.
 - (h) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.
 - (i) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.
- (K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.
- (1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.
 - (2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.
 - (3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.
 - (4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.
- (L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*
- (1) Large scale developments, large scale site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large scale site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.
 - (2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.
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- (3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

174.10 On-Site Freestanding Signs

On-Site Freestanding signs shall be permitted to be erected in the city subject to the following:

Only one (1) freestanding sign shall be permitted on a lot, except where otherwise described herein. It shall be unlawful to erect any off-site freestanding sign or any freestanding sign that does not meet the sign type, size, display surface area, setback, height, or illumination as described herein.

(A) *Pole Signs.* The following regulations pertain to signs identified as "pole signs". It shall be unlawful to erect any pole sign which total height is greater than 17.5 feet, unless further limited herein, above the level of the street upon which the sign faces; provided the pole supported sign may be increased in height ½ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet. On-site pole signs shall be permitted to be erected in the city subject to the following:

(1) *R-A District.*

- (a) *Number of Signs.* Only one (1) pole sign shall be permitted at an agricultural or permitted business located on one (1) or more adjoining lots.
- (b) *Display Surface Area.* The maximum display surface area shall not exceed 16 square feet.
- (c) *Illumination.* Sign may be illuminated by indirect illumination only.
- (d) *Setback from Right-of-Way.* Sign shall be setback 35 feet from street right-of-way and 25 feet from any R or R-O District.

(2) *RSF, RI, and CCR Districts.* Except pursuant to §174.03, pole signs shall be prohibited and no pole signs shall be erected in RSF, RI, and CCR Districts of the City.

(3) *RMF, R-O, NC, NS, and UN Districts.*

- (a) *Number of Signs.* Only one (1) on-site freestanding sign shall be permitted on a lot or at a business operating on two (2) or more adjoining lots.
- (b) *Display Surface Area.* The maximum display surface area shall not exceed 4 square feet;
- (c) *Setback from Right-of-Way.* The sign shall be setback a minimum of 15 feet from street right-of-way.
- (d) *Setback from Adjoining Property.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF District and 15 feet from all other zoning districts.
- (e) *Height.* The height of the sign shall not be greater than six (6) feet above the level of the street upon which the sign faces.
- (f) *Illumination.* The sign shall be illuminated by indirect illumination only.

(4) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*

- (a) *Number of signs.* Only one (1) pole sign shall be permitted on a lot, at a shopping center, or at a mall; provided only one (1) on-site pole sign shall be permitted for any business operating on two (2) or more adjoining lots.
- (b) *Display Surface Area and Setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.

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- (c) *Setback from Adjoining Property.* Setback shall be a minimum of 25 feet from the boundary of any adjoining property.
- (B) *Monument Sign.* The following regulations pertain to signs identified as "monument signs", which are freestanding signs whose entire base is in contact with and supported by the ground.
- (1) *Number of Signs.* Where a monument sign is permitted, only one (1) sign shall be erected on a lot or at a business operating on two (2) or more adjoining lots.
- (2) *Display Surface Area.*
- (a) *RSF and RI Districts.* Prohibited on individual lots.
- (b) *NC District.* Where a conditional use permit has been approved for a nonresidential use within the Neighborhood Conservation zoning district the display surface area of the monument sign shall not exceed 10 square feet.
- (c) *NS, RMF, UN, and CCR Districts.* The display surface area shall not exceed 16 square feet.
- (d) *R-A District.* The display surface area shall not exceed 32 square feet.
- (e) *R-O Districts.* The display surface area shall not exceed 50 square feet.
- (f) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.* The display surface area shall not exceed 75 square feet.
- (3) *Setback from right-of-way.* The sign shall be setback a minimum of 10 feet from the right-of-way.
- (4) *Setback from Adjoining Property Lines.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.
- (5) *Height.* The maximum height of a sign shall be 6 feet from the surrounding grade.
- (C) *Joint Identification Sign.* The following regulations pertain to signs identified as joint identification signs:
- Joint identification signs must provide area for the display of a minimum of two (2) person(s) or business(s) and may be located at no more than two (2) remote entrance locations, as approved by the Planning Division. The permit applicant shall provide a recorded legal document as approved by the Planning Division indicating ownership and responsibility for maintenance of sign and subject to the following:
- (1) *R-A, RSF, RI, RMF, P, NC, NS, UN, and CCR Districts.* Prohibited.
- (2) *R-O District.* Monument joint identification sign permitted only.
- (a) *Display Surface Area.* Display surface area shall not exceed 50 square feet.
- (b) *Setback from Right-of-Way.* Signs shall be setback a minimum of 10 feet from the right-of-way.
- (c) *Setback from Adjoining Property.* Setback shall be a minimum of 10 feet from adjoining non-residential property and 25 feet from adjoining residential property.
- (d) *Height.* The maximum height of a sign shall be six (6) feet from the surrounding grade.
- (3) *C, I, DG, MSC, DC, CS, UC, and UT Districts.*
- (a) *Monument.* The following regulations apply to a monument joint identification sign, whose entire base is in contact with and supported by the ground:
- (i) *Multi-tenant Building Containing 37,500 Square Feet or Less of Leasable Tenant Space:*
- a. *Display Surface Area and Setback from Right-of-Way.* Display surface area shall not exceed 75 square feet and the sign shall be setback 10 feet or more from the right-of-way.
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- b. *Height.* The maximum height of a sign shall be six (6) feet above the level of the surrounding grade.
- (ii) *Multi-Tenant Building Containing More Than 37,500 Square Feet:*
- a. *Display Surface Area.* Display surface area shall not exceed 75 square feet; provided the display surface area of a joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.
- b. *Height and Setback from Right-of-Way.* The maximum height of the sign shall be 6 feet above the level of the surrounding grade when setback 10 feet or more from the right-of-way; provided, the maximum height of the sign may increase to 10 feet above the surrounding grade when setback 20 feet or more from the right-of-way.
- c. *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.
- (b) *Pole.* The following regulations apply to pole-mounted joint identification signs:
- (i) *Display Surface Area and setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.
- a. *Exception.* Display surface area shall not exceed 75 square feet, provided the display surface area of joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.
- (ii) *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.
- (iii) *Height.* The height of a sign shall be a maximum of 17.5 feet, provided the pole-mounted sign may be increased in height $\frac{1}{2}$ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet.
- (D) *Area signs.* The location of the fence, wall, or other structure which will contain the area identification sign must be approved by the Planning Division, which will approve such structure upon the criterion of traffic safety sight lines. Area signs shall not be located within the Master Street Plan right-of-way.
- (1) *R-A, RSF, RI, RMF, NC, NS, R-O, UN, and CCR Districts.*
- (a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.
- (b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 32 square feet.
- (2) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*
- (a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.
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- (b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 75 square feet.
- (E) *Bulletin Boards.* The following regulations pertain to signs identified as "bulletin boards", which are erected for the purposes of announcing events which are held on the premises:
- (1) *RSF, RI, NC, and CCR Districts.* Where a conditional use permit has been approved for a charitable, educational, or religious institution or a public body within these districts, the following limitations shall apply:
 - (a) *Number of Signs.* Only one (1) on-site bulletin board shall be permitted on a lot or for a use operating on two (2) or more adjoining lots.
 - (b) *Display Surface Area.* Monument sign only, with a display surface area not to exceed 16 square feet.
 - (c) *Setback from Right-of-Way.* The bulletin board shall be setback a minimum of 10 feet from the street right-of-way.
 - (d) *Setback from Adjoining Properties.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.
 - (e) *Height.* The height of the bulletin board shall not be greater than 6 feet above the level of the street upon which the sign faces.
 - (f) *Illumination.* Electronic message boards shall be prohibited.

174.12 Wall Signs

Wall signs shall not project more than 18 inches from the surface upon which they are mounted. The upper edge of a wall sign mounted on a mansard roof may project more than 18 inches so long as the sign is perpendicular to the ground. The allowable display surface area of a wall sign is determined by the wall on which it is located.

- (A) *NC, RSF, RI and CCR Districts.* Where a conditional use permit has been approved for a nonresidential use within these zoning districts, the following limitations shall apply:
- (1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one wall sign on any one (1) wall.
 - (2) *Display Surface Area.* Display surfaces of each sign shall not exceed 8 square feet.
 - (3) *Illumination.* The color of the sign shall be compatible with the colors of the structure, and only indirect external lighting is permitted.
 - (4) *Exceptions:*
 - (a) *Home Occupations.* Signage for a home occupation in an RSF districts shall be prohibited except where it is required by the applicable licensing board, subject to proof of said requirement.
- (B) *RMF Districts.*
- (1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one (1) street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.* Display surfaces of each sign shall not exceed 16 square feet.
- (C) *R-A, R-O, NS, and UN Districts.*
- (1) *Number of signs.* Limit of two (2) on-site wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.* The display surface area of a sign shall not exceed 16 square feet where the wall adjoins a residential land use, or 50 square feet where the wall adjoins a nonresidential land use, or street right-of-way.
- (D) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*
- (1) *Number of Signs.*
 - (a) *Single Tenant.* Where a building houses only one (1) business, a maximum of four (4) wall signs may be placed on one wall, but no more than four (4) wall signs may be placed on the building.
 - (b) *Multiple Tenants.* Where a building houses more than one business, each business shall be entitled to a maximum of one (1) wall sign per business on each wall of the building, with a maximum of four (4) total wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.
 - (2) *Display Surface Area.*
 - (a) *Single Tenant.* The display surface area shall not exceed 20% of the first 1,000 square feet of wall area and 5% of any additional wall area.
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- (b) *Multiple Tenants.* Where a building houses more than one (1) business, the display surface area of each tenant's allowable wall sign(s) shall not exceed 150 square feet. Furthermore, the display surface area for all wall signs on any one wall may not exceed 20% of that total wall area.
- (E) *Off-Site Wall Signs.* Off-site wall signs shall be prohibited in all zoning districts.

Environmental Action Committee
Letter of Support
District CCR: Conservation, Cultural, and Recreation District

The Environmental Action Committee (EAC) would like to enthusiastically encourage the City of Fayetteville to adopt and implement the new zoning designation, *Conservation, Cultural, and Recreation* (CCR) on the agenda for discussion/consideration.

The City of Fayetteville continues to experience record growth requiring more and more space to build housing and infrastructure. The projection for 2050 is that the population will have grown to almost 170,000 (some believe this is underestimated as climate change and other factors increasingly force families in highly affected regions to relocate). While the city has a plethora of zoning options currently, it has been determined that new options were necessary to best address the growing and changing needs. The recent Urban Corridor Zoning (UC) for example was a measure to address urban sprawl which was consuming massive tracts of green space for housing. Similarly, the EAC believes that this new Conservation, Cultural, and Recreation Zoning would be a very welcome and viable option for both new developments as well as existing plots to allow voluntary designation by the owners of certain areas to be preserved as green space. In discussions over the past few months on the subject of the CCR zoning, it was mentioned that on several occasions in the recent past, owners/developers have inquired about such an option that would allow them to maintain ownership, yet provide a designated zoning that would benefit the environment and contribute to the green space that has come to define much of the Fayetteville culture. Prior to the drafting of this CCR option, an appropriate zoning did not exist for this specific purpose!

Owners of properties who entered into a CCR zoning may be eligible to file such a contribution as a tax credit when also placing the land into a conservation trust, easement, or other instrument. The EAC believes that such incentivization is vital for encouraging owners/developers to increasingly consider requesting a CCR zoning where appropriate. Buy-in by the community at large will be vital to preserving the environmentally friendly feel that in many ways differentiates Fayetteville from other communities. This effort is also a key part of the City of Fayetteville Climate Action Plan passed last fall which seeks to define a roadmap for future sensible and responsible growth of the city in the wake of the aforementioned “record growth” it’s experiencing with no end in sight. These adopted plans include:

- City Plan 2040 benchmark to “develop a conservation development ordinance, or other form for rural properties, or those with environmentally sensitive features” by 2025.
- Climate Action Plan EcoSrv.A-5 to “Develop and environmental or conservation zoning district for inclusion in the City’s Enduring Green Network”

Jeff Pummill – EAC Chair
Margaret Britain
Stacey Buff
Thomas Deere
Andrew Dominick

Glenda Patterson – EAC Vice Chair
Grimsley Graham
Alexander Mauroner
Vicki Spencer
Tod Yeslow

Teresa Turk – City Council Liason

Environmental Action Committee
City of Fayetteville, AR

May 27 2025

Office of the Mayor, City of Fayetteville, AR
City Council of Fayetteville, AR

Dear Mayor Rawn and City Council members,

This is an addendum to our letter to you from April 2025 requesting the adoption and implementation of a Conservation, Cultural, and Recreation (CCR) zoning district for the city. In the interim, the Planning Commission has added two conditional uses for this district: Unit 3 for Public Protection and Utility Facilities and Unit 36 for Wireless Telecommunications Facilities. Although we are most supportive of the CCR plan, we do not endorse the inclusion of Units 3 and 36, for we believe that they are not aligned with the definition and expectations of this unique zoning as well as the vision of land protection and conservation as reflected in the city's Climate Action Plan.

We anticipate that a significant number of conservation easement offerings to the city will come from parcels with high climate resilience scores, and we fear that Unit 3 or 36 use for those parcels would destroy or degrade the ecosystem services they would provide for the city. As Unit 36 is a conditional use across all zoning districts, we would hope that districts other than those designated CCR could accommodate the need for that use.

We applaud the efforts to make this new zoning district happen, for time is of the essence, but we urge you to drop the addition of Units 3 and 36.



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessica Masters, Planning Director

SUBJECT: **RZN-2025-0016: Rezoning (1230 W. HENDRIX ST/REAGOR HOMES LLC, 404): Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 1230 W. HENDRIX ST. in WARD 2. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.**

RECOMMENDATION:

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

BACKGROUND:

The subject property is a 0.50-acre residential lot on the north side of W. Hendrix Street, located between N. Addington Avenue and N. Garland Avenue. The property is part of the Hendrix Addition and currently contains one single-family dwelling which was constructed in 1949. The property is currently zoned RSF-4, Residential Single-Family, 4 Units per Acre. No overlay districts, streams, or floodplain occur on the site.

Request: The request is to rezone the property from RSF-4, Residential Single-Family, 4 Units Per Acre to RI-12, Residential Intermediate – 12 Units per Acre. The applicant did not submit any associated development plans.

Public Comment: Staff did not receive any public comment relating to the rezoning request.

Land Use Compatibility: The area surrounding the subject property is a mix of housing types, with both single-family and attached residential buildings located along Hendrix Street and the larger Hendrix Addition maintaining a predominantly single-family character. Staff finds the proposed RI-12 rezoning compatible with surrounding uses. RI-12 permits a mix of low-intensity residential types, including up to four-unit buildings, but maintains minimum lot standards—50 feet in width and 5,000 sq. ft. in area for single-family homes. This block of W. Hendrix Street includes RSF-4, RI-12, and RSF-18, Residential Single-Family, 18 Unit per Acre, zoning designations, making the current request consistent with the area. The parcel could likely be subdivided once for two single-family homes where a multi-unit building would require the full lot. While RSF-4 and RI-12 allow similar uses, RI-12 does permit a wider diversity of housing types with smaller lot size requirements, encouraging compatible infill development without disrupting neighborhood scale.

Land Use Plan Analysis: Staff finds the proposal to be consistent with the goals of City Plan 2040, adopted

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

land use policies, and the future land use designation for this location. This property, designated as a Residential Neighborhood Area, envisions primarily residential uses in a variety of complimentary building types and configurations. RI-12 would allow a wider range of residential density not allowed in the current zoning district and in an infill location, consistent with the City's land use policies.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for the area in question. The following elements of the matrix contribute to the score:

- 4 Minute Fire Response (Station #8, 2266 W. Deane Street)
- Near Sewer Main (6", W. Hendrix Street)
- Near Water Main (6", W. Hendrix Street)
- Near Grocery Store (Harps on N. Garland Avenue)
- Near City Park (Lewis Soccer Complex)
- Near Paved Trail (On-street facility, N. Garland Avenue)
- Near Razorback Bus Stop (N. Garland Avenue)

DISCUSSION:

At the May 27, 2025 Planning Commission meeting, a vote of 7-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Garlock made the motion and Commissioner Payne seconded. Commissioners offered little comment, finding the request to be compatible with current land uses and future land use goals. No members of the public spoke at the meeting.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report

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 #: 2025-755

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-16 FOR APPROXIMATELY 0.50 ACRES LOCATED AT 1230 WEST HENDRIX STREET IN WARD 2 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-4, Residential Single-Family, Four Units Per Acre to RI-12, Residential Intermediate, 12 Units Per Acre.

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

City of Fayetteville Staff Review Form

2025-755

Item ID

6/17/2025

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

Jonathan Curth

5/30/2025

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2025-0016: Rezoning (1230 W. HENDRIX ST/REAGOR HOMES LLC, 404): Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 1230 W. HENDRIX ST. in WARD 2. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

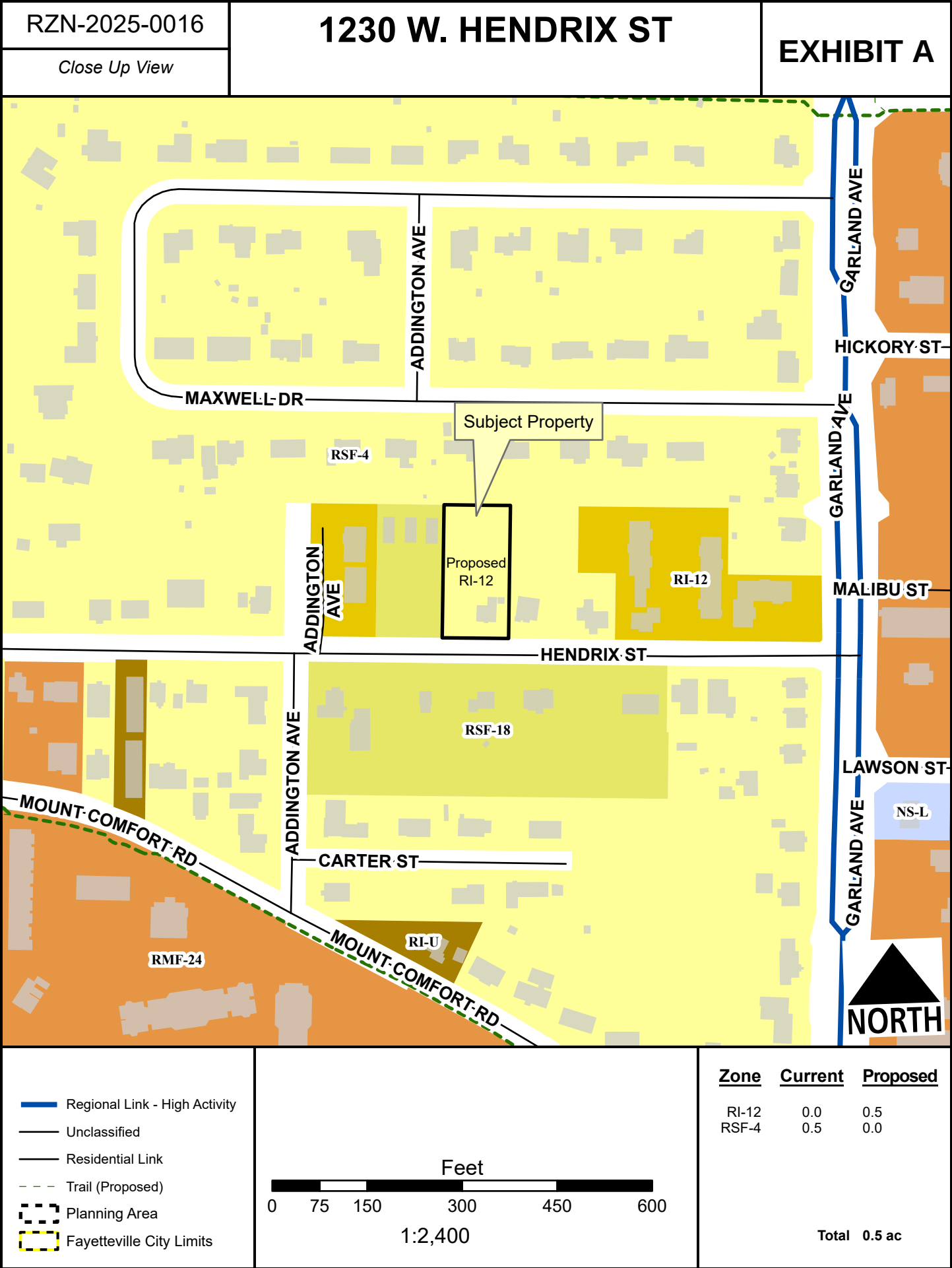
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



RZN-2025-0016

Close Up View

1230 W. HENDRIX ST

EXHIBIT A

ADDINGTON AVE

MAXWELL DR

Subject Property

RSF-4

Proposed
RI-12

RI-12

HICKORY ST

MALIBU ST

HENDRIX ST

RSF-18

ADDINGTON AVE

CARTER ST

LAWSON ST

NS-L

MOUNT COMFORT RD

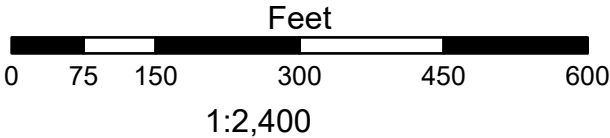
RMF-24

RI-U

MOUNT COMFORT RD



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



Zone	Current	Proposed
RI-12	0.0	0.5
RSF-4	0.5	0.0
Total 0.5 ac		

EXHIBIT B
LEGAL DESCRIPTION

Lot 4, Block 1, Hendrix Addition, to the City of Fayetteville, Washington County, Arkansas, as shown on plat record 1 at page 5.



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: May 27, 2025 **Updated with results.**

SUBJECT: **RZN-2025-0016: Rezoning (1230 W. HENDRIX ST/REAGOR HOMES LLC, 404):** Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 1230 W. HENDRIX ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNIT PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN-2025-0016** to City Council with a recommendation for approval.

RECOMMENDED MOTION:

"I move to forward **RZN-2025-0016** to City Council with a recommendation for approval."

BACKGROUND:

This item was tabled at the applicant's request at the May 12, 2025 Planning Commission. The subject property is a 0.50-acre residential lot on the north side of W. Hendrix Street, located between N. Addington Avenue and N. Garland Avenue. The property is part of the Hendrix Addition and currently contains one single-family dwelling which was constructed in 1949. The property is currently zoned RSF-4, Residential Single-Family, 4 Units per Acre. No overlay districts, streams, or floodplain occur on the site. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1 - Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	RSF-18, Residential Single-Family, 18 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Residential Intermediate	RSF-18, Residential Single-Family, 18 Units per Acre

Request: The request is to rezone the property from RSF-4, Residential Single-Family, 4 Units Per Acre to RI-12, Residential Intermediate – 12 Units per Acre. The applicant did not submit any associated development plans.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE AND ENVIRONMENTAL ANALYSIS:

Streets: The property's frontage along W. Hendrix Street, a residential link, is partially improved with asphalt paving. Any street improvements required in these areas

would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. There is an existing 6-inch water main along the south side of W. Hendrix Street.

Sewer: Sanitary sewer is available to the subject area. There is an existing 6-inch sewer main along W. Hendrix Street. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 270 linear feet downstream of this property.

Drainage: No portion of the subject property lies within the Hillside-Hilltop Overlay District or a FEMA floodplain. Additionally, no protected streams are present. Hydric soils are present on the property, which are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required. Any additional improvements or requirements for drainage will be determined at time of development.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 8, located at 2266 W Deane St., protects this site. The property is located approximately 1.2 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The proposed zoning district of RI-12, Residential Intermediate, 12 Units per Acre, requires **20% minimum canopy preservation**. The current zoning district of RSF-4, Residential Single-Family, 4 Units per Acre, requires **25% minimum canopy preservation**.

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

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily

and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood. The following guiding policies are designed to encourage future and existing residential neighborhoods to be or become more complete, compact and connected:

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7 for the area in question, with a weighted score of 8. The following elements of the matrix contribute to the score:

- 4 Minute Fire Response (Station #8, 2266 W. Deane Street)
- Near Sewer Main (6", W. Hendrix Street)
- Near Water Main (6", W. Hendrix Street)
- Near Grocery Store (Harps on N. Garland Avenue)
- Near City Park (Lewis Soccer Complex)
- Near Paved Trail (On-street facility, N. Garland Avenue)
- Near Razorback Bus Stop (N. Garland Avenue)

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:*** The area surrounding the subject property is primarily single-family homes, though there are nearby apartment complexes at Hendrix Street and Garland. Despite this, the Hendrix Addition maintains a predominantly single-family character. Staff finds the proposed RI-12 rezoning compatible with surrounding uses. RI-12 permits a mix of low-intensity residential types, including up to four-unit buildings, but maintains minimum lot standards—50 feet in width and 5,000 sq. ft. in area for single-family homes. This block of W. Hendrix Street includes RSF-4, RI-12, and RSF-18 zoning, making the rezoning request consistent with the area. The parcel could likely be subdivided once for two single-family homes; a multi-unit building would require the full lot. While RSF-4 and RI-12 allow similar uses, RI-12 permits more housing types with smaller lot size requirements, encouraging compatible infill development without disrupting neighborhood scale.

Land Use Plan Analysis: Staff believes that the proposal is compatible with the goals in City Plan 2040, adopted land use policies, and the future land use designation for this location. This property, designated as a Residential Neighborhood Area, envisions primarily residential uses in a variety of complimentary building types and configurations. RI-12 would allow higher range of residential density not allowed in the current zoning district and in an infill location, consistent with the City's land use policies.

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

Finding: Staff finds the request to be justified. The existing lot width and depth, greater even than the minimums allowable in the RSF-4 zoning district, allow for a level of compatible infill development that would be consistent with the future land use goals of the area.

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

Finding: Rezoning and redevelopment of the property under RI-12 has the potential to slightly increase traffic on Hendrix Street. The size of the property, totaling around half an acre, will naturally restrict the number of potential dwellings, and therefore the possibility of increased traffic danger and congestion will not be appreciable.

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

Finding: Rezoning the property to RI-12 increases the potential population density but will not undesirably increase the load on facilities and services. As noted above, this half-acre property has access to existing water, sewer, and other public services that eliminate the need for costly extensions or stretched fire or police service.

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

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN-2025-0016 to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>May 27, 2025</u>	☐ Tabled	☒ Forwarded	☐ Denied		
Motion: Garlock	with a recommendation of approval.				
Second: Payne					
Vote: 7-0-0					

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre
 - §161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre
- Request letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(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.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6820, §1, adopted December 4, 2024, determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause) and Ordinance 6710 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on July 1, 2025 at 7:00 p.m. unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre

- (A) *Purpose.* The RI-12 Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a development potential between low density and medium density with less impact than medium density development, to encourage the development of areas with existing public facilities and to encourage the development of a greater variety of housing values.

- (B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

- (C) *Density.*

Units per acre	12
----------------	----

- (D) *Bulk and Area Regulations.*

	Single-family	Two (2) family	Three (3) and four (4) family
Lot width minimum	50 feet	50 feet	90 feet

Lot area minimum	5,000 square feet	7,260 square feet	10,890 square feet.
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(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

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

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

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

(Code 1965, App. A., Art. 5(IIA); Ord. No. 3128, 10-1-85; Code 1991, §160.032; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 06-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§4, 8, 9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6658, §2(Exh. A), 5-2-23)

Editor's note(s)—Ord. No. 6820, §1, adopted December 4, 2024, determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause) and Ordinance 6710 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on July 1, 2025 at 7:00 p.m. unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

April 2, 2025

City of Fayetteville
Planning Department
125 W. Mountain Street
Fayetteville, AR 72701

RE: Rezoning Parcel No. 765-06281-000 from RSF-4, Residential Single family, Four (4) Units Per Acre – Neighborhood Conservation to RI-12–Residential Intermediate–Twelve (12) Units Per Acre

Dear Planning Staff:

This letter is intended to accompany a rezone request for Parcel No. 765-15111-001, located at 1230 W. Hendrix St. in Fayetteville.

The parcel is currently zoned RSF-4, Residential Single family, Four (4) Units Per Acre (RSF-4). The applicant is requesting that it be rezoned to RI-12, Residential Intermediate–Twelve (12) Units Per Acre (RI-12). This property is adjacent to RSF-18 to the West and South and RSF-4 to North and East. There have been a number of parcels along Hendrix St. which have been zoned to RSF-18 or RI-12. The proposed RI-12 zoning promotes infill projects by allowing a diversity of unit types with flexible lot widths. RI-12 does not allow multi-family by right, and Hendrix St. already contains a mixture of single-family and multi-unit structures. A rezone to RI-12 would allow for infill that properly blends with the current development pattern. Accordingly, a rezone to RI-12 would be compatible with the existing mix of development, and zoning districts.

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

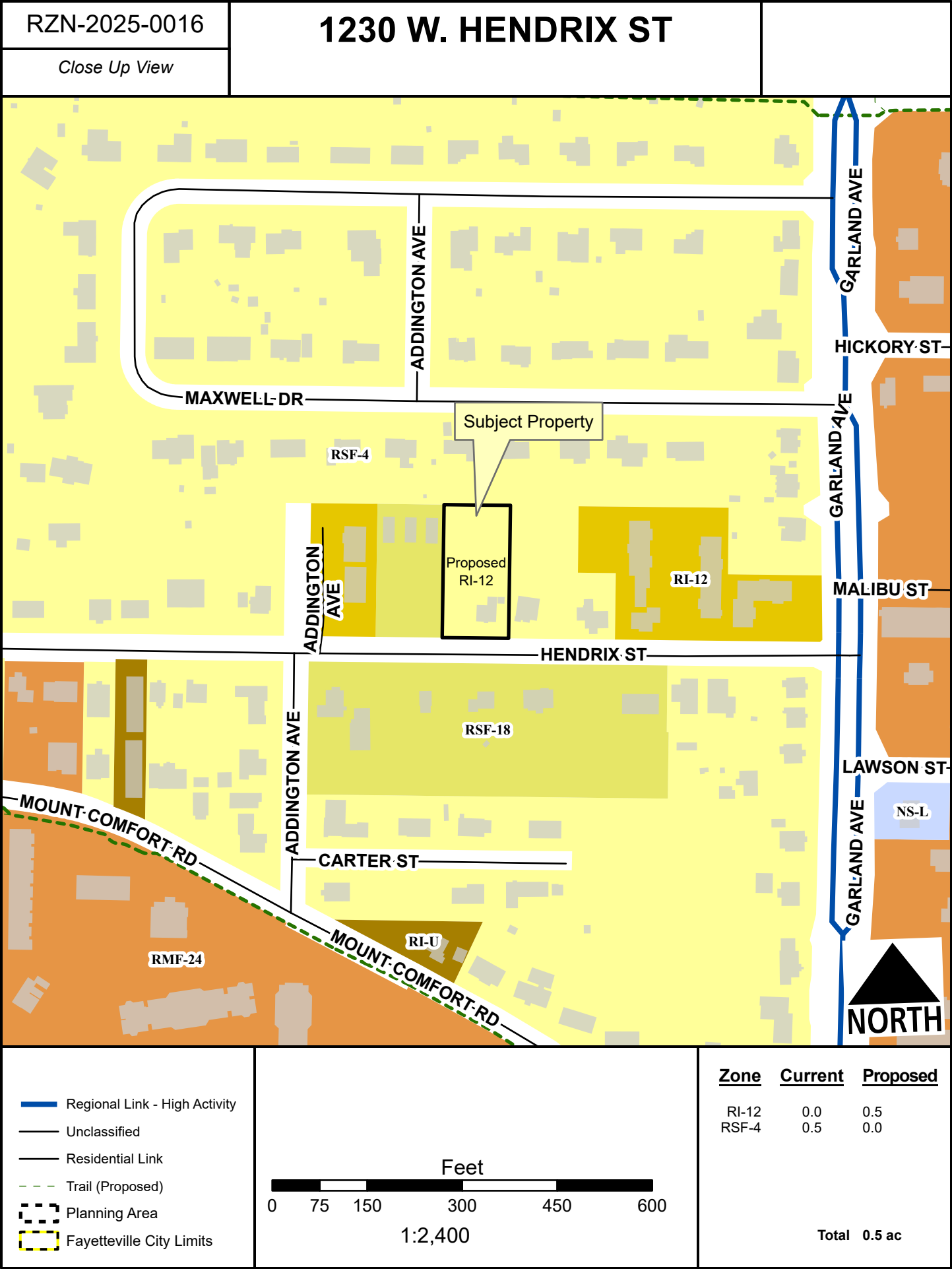
Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

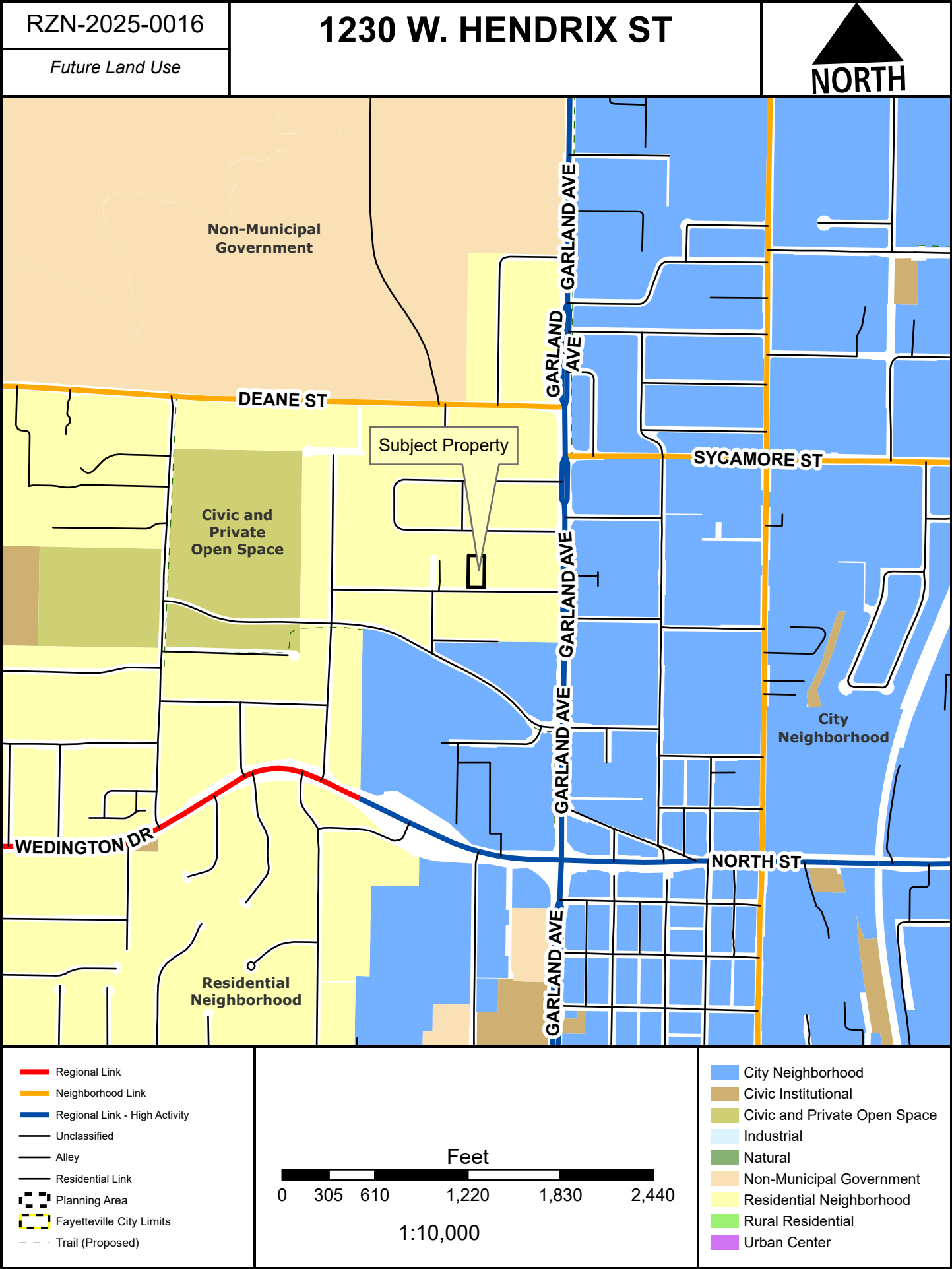
/s/ Will A. Kellstrom

Will A. Kellstrom

WK:
pc:









MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessica Masters, Planning Director

SUBJECT: **RZN-2025-0017: Rezoning (1312 E. ZION RD/BURGAS REALTY LLC, 136): Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 1312 E. ZION RD. in WARD 3. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.61 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.**

RECOMMENDATION:

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

BACKGROUND:

The subject property is an approximately 4.61-acre parcel on the north side of E. Zion Road, approximately 0.25 miles east of N. College Avenue. The property is adjacent to the trail entrance to Lake Fayetteville's Veteran's Park, and is currently zoned R-A, Residential Agricultural. No overlay districts, streams, or floodplain occur on the site, though there is a steep gulley running north-south along the eastern side of the property.

Request: The request is to rezone the property from R-A, Residential – Agricultural to CS, Community Services. The applicant did not submit any associated development plans.

Public Comment: Staff did not receive any public comment relating to the rezoning request prior to the meeting, though one member of the public spoke in opposition to the request at the meeting. Their comments are summarized below.

Land Use Compatibility: Staff finds the request to be generally compatible with existing, surrounding land uses. To the west of the property is an office park, currently zoned R-O, that has been developed with a series of office buildings. Immediately to the east of the property is a small strip of land that is used as bike and pedestrian trail access into the Lake Fayetteville park and recreation area. Beyond this, on the other side of that trail, are retail, office, and other commercial uses. A rezoning to CS would introduce the potential for additional residential uses in to this area alongside nonresidential ones. The building height allowed in CS would be up to 5 stories, and many of the surrounding structures are one to two stories in height, so the request could introduce a new scale of building in the area. Since other zoning districts in the area also allow for up to 6 stories (C-2) and 5 stories (RMF-24), the building height allowed in CS does not present staff which much concern from a compatibility standpoint. As noted above, a portion of the site includes a gulley which could be pose natural limitations on development. There is also only one likely point of access to the property (from Zion) which is a heavily trafficked street (GIS data shows approximately 10,000 vehicles per day). While

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

CS allows for relatively high density and intensity uses, staff finds that there are limiting factors on the property that will likely lead to development that is within a compatible size and scale with the surroundings.

Land Use Plan Analysis: Staff finds the proposal to be compatible with the goals in City Plan 2040, adopted land use policies, and the future land use designation for this location. This property, designated as a City Neighborhood Area, envisions a mix of residential and non-residential uses. A request to CS would be consistent with this vision by promoting the ability to make compact, complete, and connected development the standard, and would also introduce opportunities for housing types that can compliment the single-, two-, and multi-family housing found in this area. The current zoning district, R-A, is limited to strictly low-density residential and agricultural purposes, which staff finds is not in line with the area's future vision.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7-8 for the area in question. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #4, N. Plainview Avenue)
- Near Sewer Main (8" line on property to the east and west)
- Near Water Main (12" line along E. Zion Road)
- Near Grocery Store (Natural Grocers & Walmart)
- Near City Park (Lake Fayetteville)
- Near Paved Trail (Trails at Lake Fayetteville)
- Near ORT Bus Stop (Vantage and Zion, Frontage and Zion)
- Appropriate Future Land Use (City Neighborhood Area)

DISCUSSION:

At the May 27, 2025 Planning Commission meeting, a vote of 7-0-0 forwarded the request to City Council with a recommendation of approval. Commissioner Payne made the motion and Commissioner Werner seconded. The applicant's representative indicated verbally that the property owners intended to develop a science center, and that CS would allow this use by-right. Commissioners offered little comment, finding the request to be compatible with current land uses and future land use goals, regardless of the intended development. One member of the public spoke in opposition to the request, indicating that the gulley and site should be conserved, and that absent a conservation-specific zoning district, R-A was the next best zoning district to apply to the property.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report

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 #: 2025-756

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-17 FOR APPROXIMATELY 4.61 ACRES LOCATED AT 1312 EAST ZION ROAD IN WARD 3 FROM R-A, RESIDENTIAL-AGRICULTURAL TO CS, COMMUNITY SERVICES

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from R-A, Residential-Agricultural to CS, Community Services.

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

City of Fayetteville Staff Review Form

2025-756

Item ID

6/17/2025

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

Jonathan Curth

5/30/2025

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2025-0017: Rezoning (1312 E. ZION RD/BURGAS REALTY LLC, 136): Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 1312 E. ZION RD. in WARD 3. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.61 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

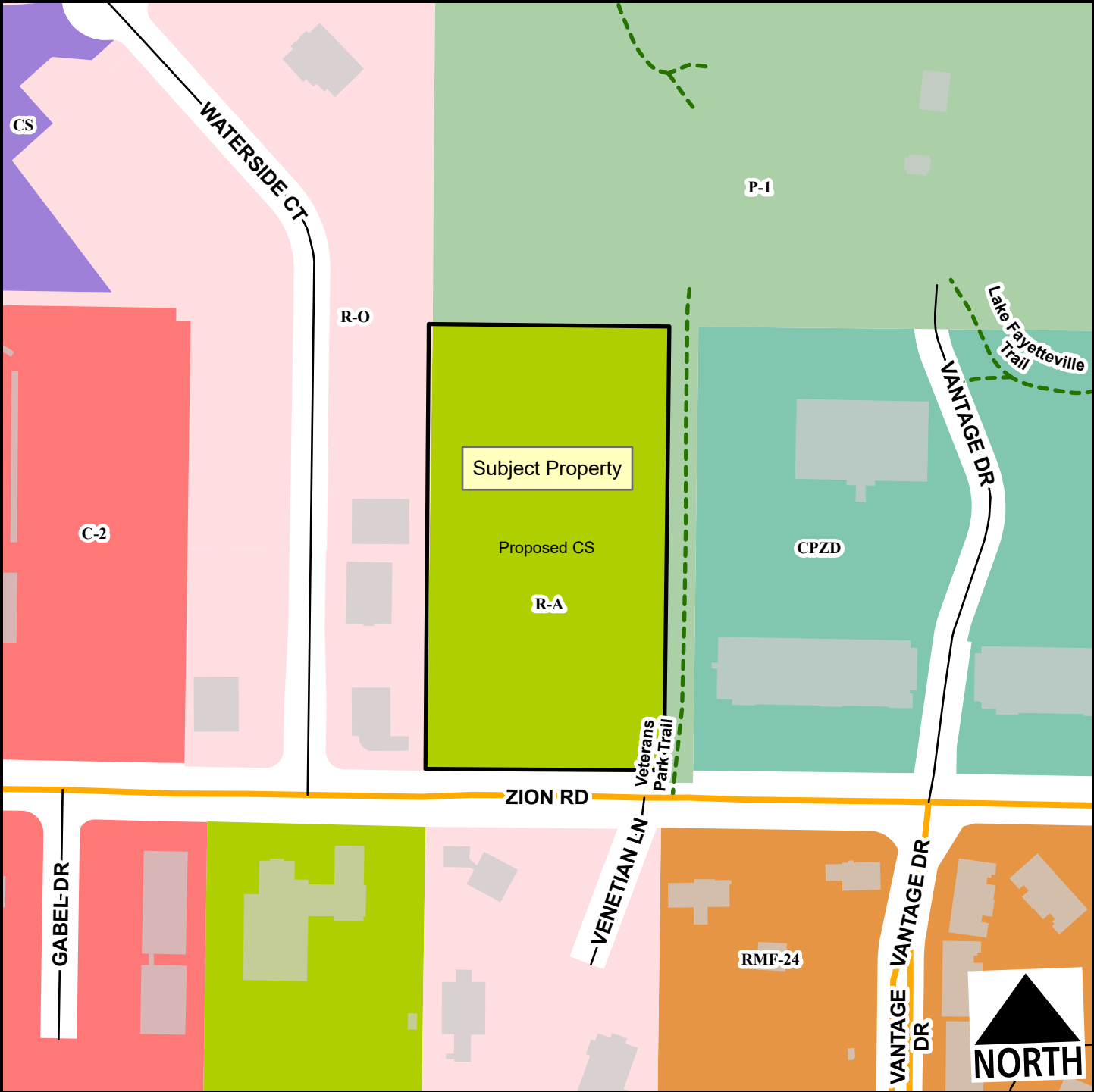
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



Neighborhood Link

Unclassified

Residential Link

Planning Area

Fayetteville City Limits

Feet

0

75

150

300

450

600

1:2,400

Zone	Current	Proposed
CS	0.0	4.6
R-A	4.6	0.0
R-O	0.0	0.0
Total		4.6 ac

EXHIBIT B

BOUNDARY SURVEY DESCRIPTION

ARA JOB #19047,

SITE ADDRESS: 1312 E. ZION ROAD, FAYETTEVILLE, ARKANSAS

SURVEY DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING NAIL IN A RAILROAD TIE FENCE CORNER POST; THENCE S87°28'18"E 330.07 FEET ALONG THE NORTH LINE OF SAID 40 ACRE TRACT TO A SET 1/2" IRON REBAR; THENCE S02°39'44"W 611.60 FEET TO A CHISELED 'X' IN CONCRETE AT THE NORTH RIGHT-OF-WAY LINE OF ZION ROAD; THENCE N87°10'06"W 327.51 FEET ALONG SAID RIGHT-OF-WAY LINE TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N02°25'19"E 609.86 FEET TO THE POINT OF BEGINNING, CONTAINING 4.61 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 4.61 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: May 27, 2025 **Updated with results**

SUBJECT: **RZN-2025-0017: Rezoning (1312 E. ZION RD/BURGAS REALTY LLC, 136):** Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 1312 E. ZION RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.61 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

RECOMMENDATION:

Staff recommends forwarding **RZN-2025-0017** to City Council with a recommendation for approval.

RECOMMENDED MOTION:

"I move to forward **RZN-2025-0017** to City Council with a recommendation for approval."

BACKGROUND:

The subject property is an approximately 4.61-acre property on the north side of E. Zion Road, approximately 0.25 miles east of N. College Avenue. The property is adjacent to the trail entrance to Lake Fayetteville's Veteran's Park, and is currently zoned R-A, Residential Agricultural. No overlay districts, streams, or floodplain occur on the site, though there is a steep gulley along the eastern side of the property. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1 - Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Lake Fayetteville/Veterans Park	P-1, Institutional
South	Commercial/Single-Family	R-O, Residential-Office
East	Lake Fayetteville Trail	P-1, Institutional
West	Commercial/Office	R-O, Residential-Office

Request: The request is to rezone the property from R-A, Residential – Agricultural to CS, Community Services. The applicant did not submit any associated development plans.

Public Comment: Staff has received no public comment.

INFRASTRUCTURE AND ENVIRONMENTAL ANALYSIS:

Streets: The subject area has a road frontage along East Zion Road. East Zion Road is a fully improved Neighborhood Link Street with asphalt paving, curb and gutter, and sidewalk. Any street improvements required in these areas would be determined at the time of the development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. An existing 12-inch water main is present along East Zion Road.

Sewer: Sanitary sewer is not available to the subject area. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 3,300 linear feet downstream of this property.

Drainage: No portion of the subject property lies within the Hillside-Hilltop Overlay District or a FEMA floodplain. Additionally, no protected streams are present, nor are any hydric soils present. Any additional improvements or requirements for drainage will be determined at time of development.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 4, located at 3385 N. Plainview Ave., protects this site. The property is located approximately 1.7 miles from the fire station with an anticipated drive time of approximately 3.5 minutes using existing streets. The anticipated response time would be approximately 5.7 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The current zoning district of R-A, Residential – Agricultural requires a **25% minimum canopy preservation**. The proposed zoning district of CS, Community Services requires **20% minimum canopy preservation**.

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

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 7-8 for the area in question, with a weighted score of 9.5. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #4, N. Plainview Avenue)
- Near Sewer Main (8" line on property to the east)
- Near Water Main (12" line along E. Zion Road)
- Near Grocery Store (Walmart at Spring Creek Centre)
- Near City Park (Lake Fayetteville)

- Near Paved Trail (Trails at Lake Fayetteville)
- Near ORT Bus Stop (Vantage and Zion, Frontage and Zion)
- Appropriate Future Land Use (City Neighborhood Area)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** Staff finds the request to be generally compatible with existing surrounding land uses. To the west of the property is an office park, currently zoned R-O, that has been developed with a series of office buildings. Immediately to the east of the property is a small strip of land that is used as bike and pedestrian trail access into the Lake Fayetteville park and recreation area, and on the other side of that trail access is more retail, office, and other commercial uses. A rezoning to CS would introduce the ability to input residential uses into this area. The building height allowed in CS would be up to 5 stories, and many of the surrounding structures are one to two stories in height, so the request could introduce a new scale of building in the area. Since other zoning districts in the area also allow for up to 6 stories (C-2) and 5 stories (RMF-24), the building height allowed in CS does not present staff with much concern from a compatibility standpoint. The site itself is bisected by a large gulley on the east side of the property, which could be difficult to develop. There is also only one likely point of access to the property (from Zion) which is a heavily trafficked street (GIS data shows approximately 10,000 vehicles per day). While CS allows for relatively high density and intensity uses, staff finds that there are limiting factors on the property that will likely lead to development that is within a compatible size and scale with the surroundings.

Land Use Plan Analysis: Staff believes that the proposal is compatible with the goals in City Plan 2040, adopted land use policies, and the future land use designation for this location. This property, designated as a City Neighborhood Area, envisions a mix of residential and non-residential uses. A request to CS would be consistent with this vision by promoting the ability to make compact, complete, and connected development the standard, and would also introduce opportunities for additional housing types than are currently found in this area. The current zoning district, R-A, is limited to strictly low-density residential and agricultural purposes, which staff finds is not in line with the area's future vision.

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

Finding: The requested rezoning is justified to match the property's zoning classification with the future land use goals for the area.

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

Finding: Rezoning and redevelopment of the property under CS could appreciably increase traffic danger and congestion than under the current zoning district regulations. CS does not have a stated density maximum, though there are specific development standards and limitations on the property that may limit the amount of development that could happen on the site. There is a significant gulley along the eastern half of the property, which could make connection to the trail difficult, and connectivity to the west is also limited, though not impossible, based on an existing development. The physical limitations of the property make additional density possible, but staff finds that fire code, access management, tree preservation and other requirements could significantly limit the scale of development that could ultimately occur here; zoning is only one element of the question.

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

Finding: Rezoning the property from R-A to CS increases the potential population density and could increase the load on facilities and services. The property has access to water, but there are existing downstream sewer capacity issues, and a sewer extension would be required at this property. Fayetteville Public Schools did not comment on the request.

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

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN-2025-0017 to the City Council with a recommendation for approval.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>May 27, 2025</u>	☐ Tabled	☒ Forwarded	☐ Denied		
Motion: Payne	with all conditions as recommended by staff.				
Second: Werner					
Vote: 7-0-0					

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Development Code:
 - §161.03 District R-A, Residential-Agricultural
 - §161.22 Community Services
- Request letter
- One Mile Map
- Close-up Map
- Current Land Use Map
- Future Land Use Map

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
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(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

- (F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

- (G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945, §3, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6820, §1, adopted December 4, 2024, determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause) and Ordinance 6710 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on July 1, 2025 at 7:00 p.m. unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.22 Community Services

- (A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

- (B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes

Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6497, §1, 10-19-21)

Editor's note(s)—Ord. No. 6820, §1, adopted December 4, 2024, determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause) and Ordinance 6710 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on July 1, 2025 at 7:00 p.m. unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

April 10, 2025

VIA PORTAL DELIVERY

City of Fayetteville Planning Commission and Planning Department
125 West Mountain St.
Fayetteville, AR 72701

RE: Rezoning of 1312 E. Zion Rd., Parcel #765-15666-000
& R-A to CS

To Whom it May Concern:

Please consider this letter as a Petition to request the rezoning of the above referenced parcel (see attached survey) from its current designation of R-A to Community Services (CS). Community Services is designated to provide goods and personal services for persons living in the surrounding residential areas and also allow for mixed use and multifamily dwellings.

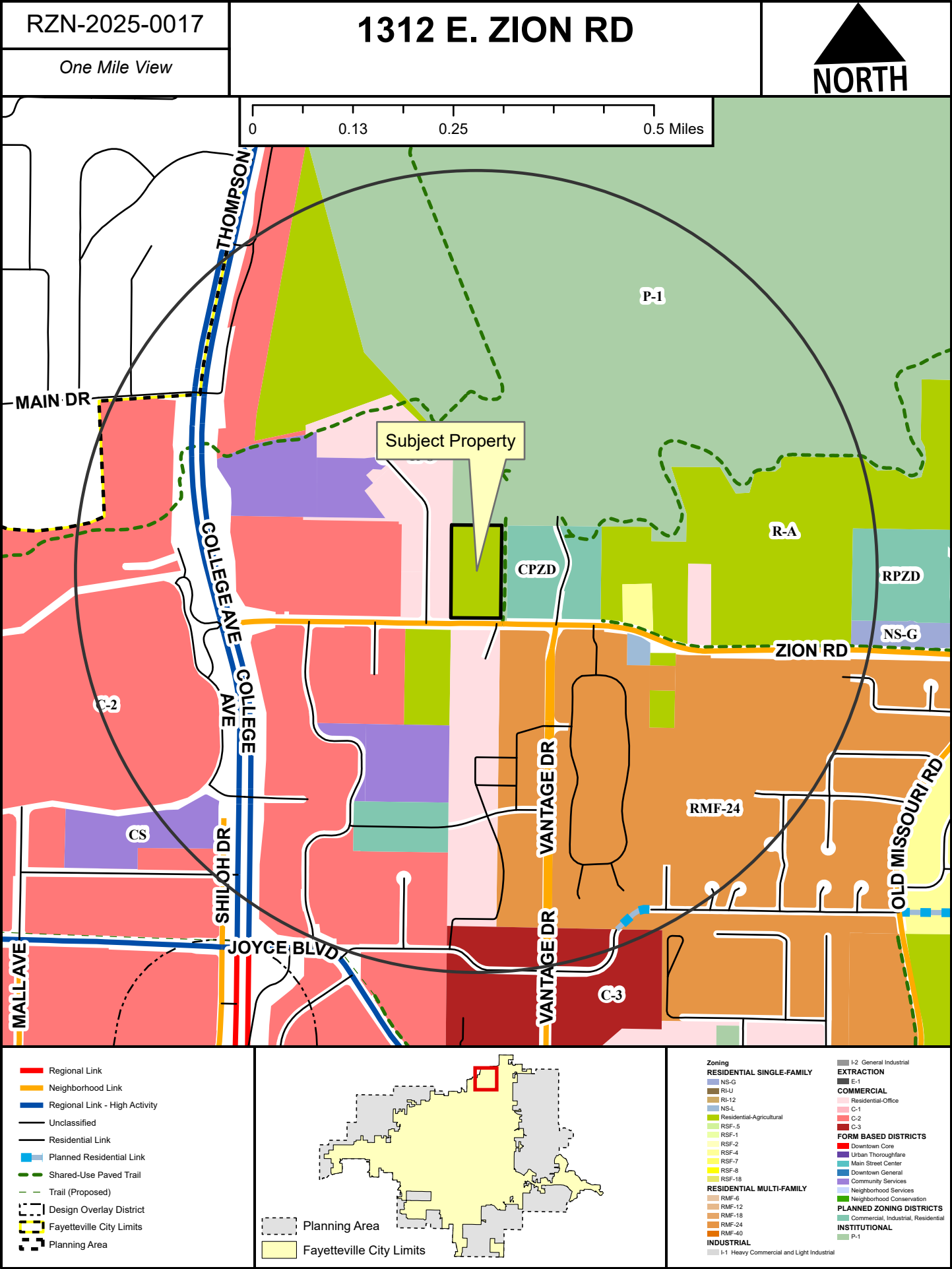
Further, Community Services is compatible with the surrounding areas and will fit into the future land use of the City Neighborhood. Lastly, this rezoning will not unreasonably affect in any adverse way the surrounding land uses. Upon receipt of invoice, we shall pay the filing fee. Please direct all communications to the undersigned.

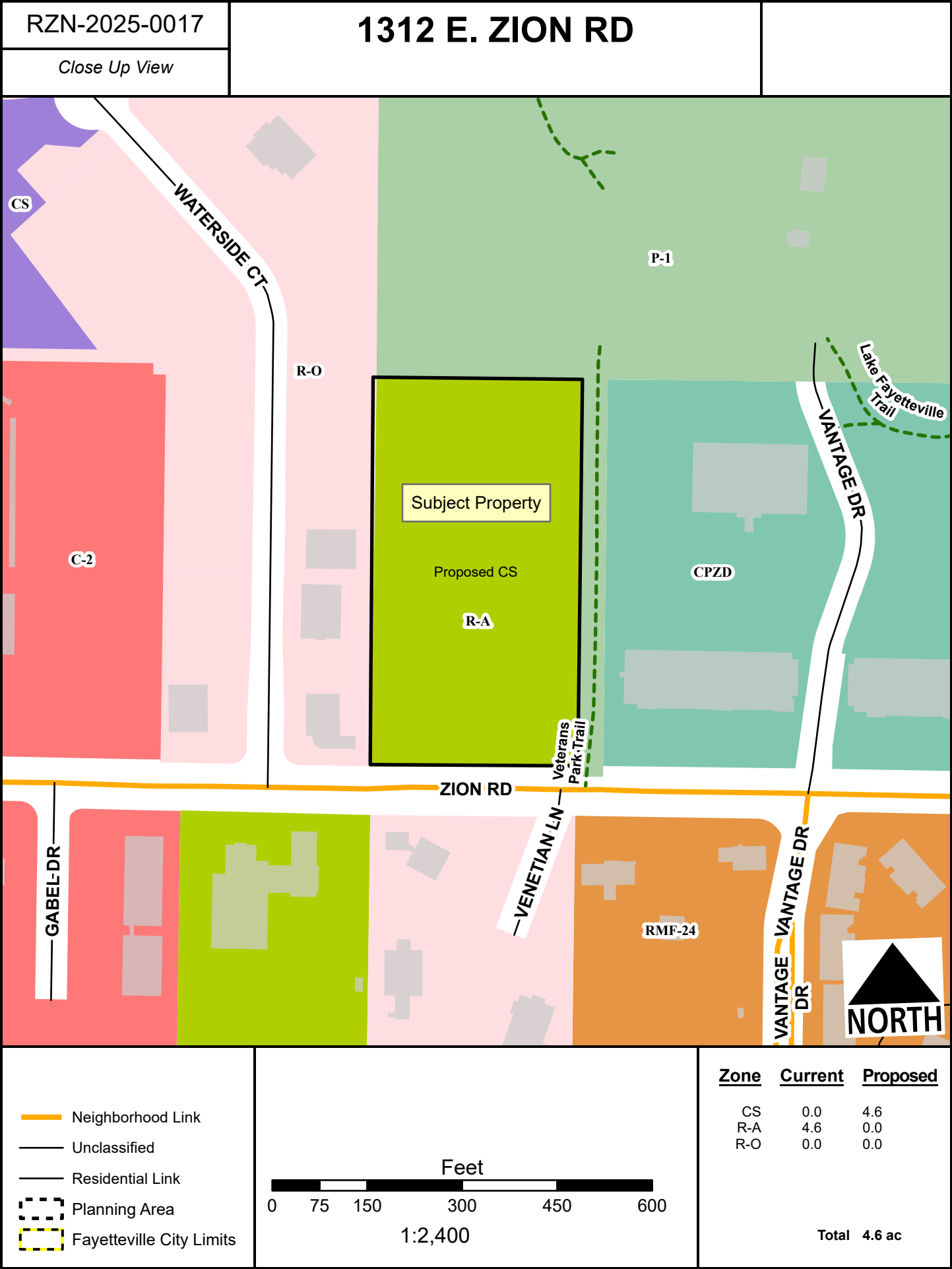
Sincerely,

Robert K. Rhoads



RKR/yn



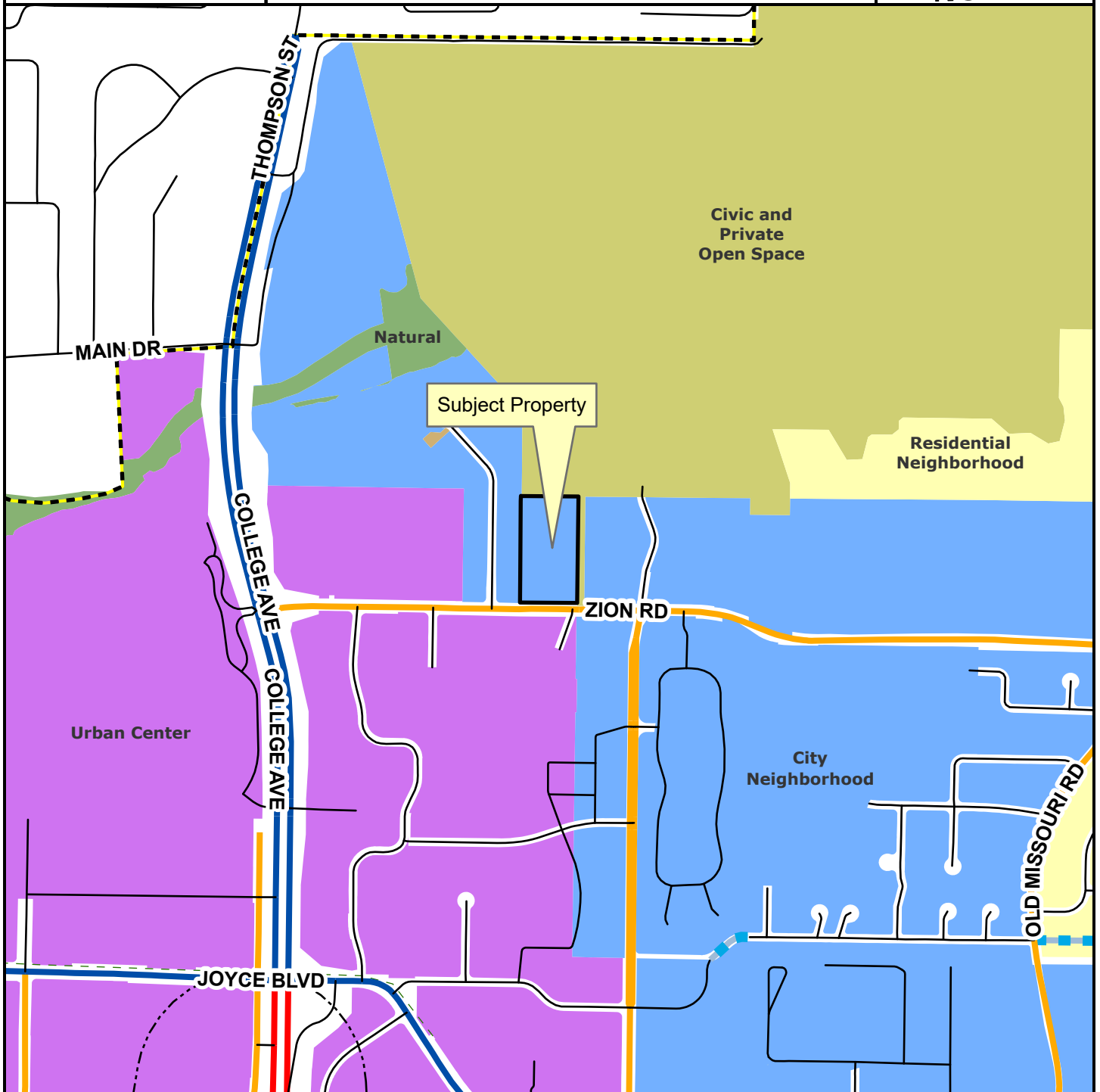




RZN-2025-0017

1312 E. ZION RD

Future Land Use



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

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



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Planning Director

FROM: Wesley Frank, Planner

SUBJECT: **RZN-2025-0013: Rezoning (2330 N. RAVEN/SIEMEK & BATES, 324): Submitted by WESLEY BATES for property located at 2330 N. RAVEN LN in WARD 4. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.40 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.**

RECOMMENDATION:

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

BACKGROUND:

The subject property is in northwest Fayetteville along North Raven Lane, approximately 500 feet north of its intersection with West Mount Comfort Road. The property totals 0.40 acres and is currently zoned R-A, Residential-Agricultural. County records indicate that the property is developed with a two-family dwelling that was constructed in 1968. The property is not subject to any overlay districts.

Request: The request is to rezone the subject property from R-A, Residential-Agricultural, to RI-12, Residential Intermediate, 12 Units per Acre. The applicant stated in their request letter an intent to develop a tandem lot.

Public Comment: Staff received two comments about the rezoning. Both individuals voiced their opposition, stating it would negatively impact the character of the area.

Land Use Compatibility: From a current land use standpoint, the request is readily compatible with its surroundings. The applied-for zoning district would allow for more housing options – 2-, 3- and 4- family dwellings and more – as well as allowing for higher density. Additionally, the property immediately abuts properties that are duplexes and a manufactured home park. Rezoning to RI-12 could invite future development that could be compatible with surrounding properties. R-A zoning requires a 35-foot front setback and a 200-foot lot width, suited for low-density, agricultural use. In contrast, RI-12 allows a 0–25-foot build-to zone and a 50-foot lot width (for two-family homes), promoting higher residential density and a more walkable urban form. The current R-A zoning renders the property nonconforming due to its insufficient lot size. Rezoning to RI-12 would align with land use and zoning plans and is not expected to negatively impact surrounding properties.

Land Use Plan Analysis: Staff finds that rezoning to RI-12 would be consistent with the City's adopted land use

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

plan. R-A does not accommodate diverse or compact housing options, which is contrary to the Residential Neighborhood Area future land use designation which contemplates a greater variety of housing types. The property has a relatively low infill score of 4 and is not currently located within a walkable distance to amenities, though the growth concept map identifies the intersection of Mount Comfort Road and N. Shiloh Drive as a Tier 3 center. Staff finds that a rezoning to RI-12 would allow not only acknowledge the existing nonconformity of lot size, but also allow for a moderate amount of increased development potential that would be in character with the future land use of the area.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a low score of 4 for this site. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 8, 2266 W. Deane St.)
- Near Sewer Main (North Raven Lane, 8" line)
- Near Water Main (North Raven Lane, 6" line)
- Near Paved Trail (On-Street Bike Lane, Mount Comfort Road)

DISCUSSION:

At the May 27, 2025 Planning Commission meeting, a motion to forward with a recommendation of approval pass with a vote of 7-0-0. Commissioner Garlock made the motion and Commissioner Payne provided the second. Commissioners did not have any comment on the item. One member of the public spoke in support of the request, indicating that the area needed to be rezoned and that the proposed zoning district would improve the area.

BUDGET/STAFF IMPACT:

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report

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 #: 2025-770

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-13 FOR APPROXIMATELY 0.40 ACRES LOCATED AT 2330 NORTH RAVEN LANE IN WARD 4 FROM R-A, RESIDENTIAL-AGRICULTURAL TO RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from R-A, Residential-Agricultural to RI-12, Residential Intermediate, 12 Units Per Acre.

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

City of Fayetteville Staff Review Form

2025-770

Item ID

6/17/2025

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

Jonathan Curth

5/30/2025

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2025-0013: Rezoning (2330 N. RAVEN/SIEMEK & BATES, 324): Submitted by WESLEY BATES for property located at 2330 N. RAVEN LN in WARD 4. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.40 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number: _____

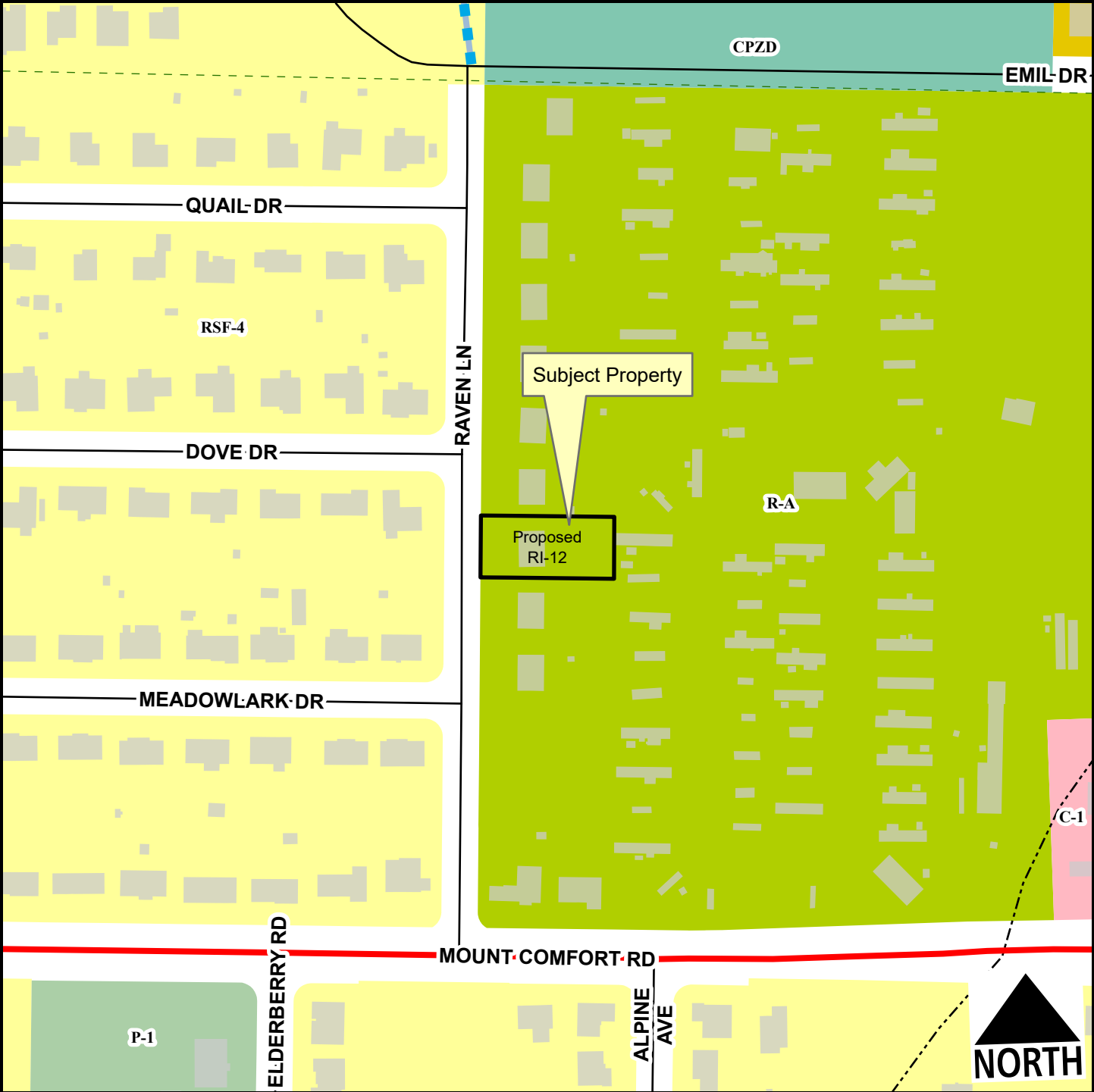
Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



Regional Link Residential Link Planned Residential Link Trail (Proposed) Design Overlay District Planning Area Fayetteville City Limits	Feet 075150300450600 1:2,400	Zone Current Proposed R-A 0.4 0.0 RI-12 0.0 0.4 Total 0.4 ac
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EXHIBIT B

Lot 7 in Block F, of Bird Haven Terrace Addition to the City of Fayetteville, as shown on Plat of said Addition on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Wesley Frank, Planner

MEETING DATE: May 27, 2025 **Updated w/ 5/27 PC meeting results**

SUBJECT: **RZN-2025-0013: Rezoning (2330 N. RAVEN/SIEMEK & BATES, 324):**
Submitted by WESLEY BATES for property located at 2330 N. RAVEN LN. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.40 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

RECOMMENDATION:

Staff recommends forwarding **RZN-2025-0013** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2025-0013** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in north west Fayetteville along North Raven Lane, approximately 500 feet north of the intersection with West Mount Comfort Road. The subject property is totals 0.40 acres which is currently zoned R-A, Residential-Agricultural. County records indicate that the property is developed with a two-family dwelling that was constructed in 1968. The property is not subject to any overlay districts. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Two-Family Residential	R-A, Residential-Agricultural
South	Two-Family Residential	R-A, Residential-Agricultural
East	Manufactured Home Park	R-A, Residential-Agricultural
West	Single-Family Residential	RSF-4, Residential Single-Family – Four Units per Acre

Request: The request is to rezone the subject property from R-A, Residential-Agricultural, to RI-12, Residential Intermediate, 12 Units per Acre. The applicant stated in their request letter an intent to develop a tandem lot.

Public Comment: Staff fielded two comments about the rezoning. Both commenters voiced their opposition to the rezoning stating it would negatively impact the character of the area.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The property's frontage along North Raven Lane, a residential link, is partially improved with asphalt paving and curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject property. There is an existing 6-inch water main along the west side of North Raven Lane.

Sewer: Sanitary Sewer is available to the subject property. There is an existing 8-inch sewer main along the east side of North Raven Lane.

There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 1,700 linear feet downstream of this property.

Drainage: No protected streams, FEMA Floodplain, or hydric soils are identified on the subject property. No portion of the subject property lies within the Hillside/Hilltop Overlay District.

Fire: Station 8, located at 2266 W Deane St., protects this site. The property is located approximately 0.9 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The current zoning district of R-A, Residential Agriculture, requires **25% minimum canopy preservation**. The proposed zoning district of RI-12, Residential Intermediate – 12 Units per Acre, requires **20% minimum canopy preservation**.

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

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

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a low score of 4 for this site with a weighted score of 3.5. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 8, 2266 W. Deane St.)
- Near Sewer Main (North Raven Lane, 8" line)
- Near Water Main (North Raven Lane, 6" line)
- Near Paved Trail (On-Street Bike Land, Mount Comfort Road)

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:*** From a current land use standpoint, the request is readily compatible with its surrounding. The property is located in a zoning district that does not easily allow for diverse or compact housing options, especially when it is compared to its future land use which calls for more dwelling-type diversity. The applied for zoning district would allow for more housing options – 2-, 3- and 4- family dwellings and more – as well as allowing for higher density. Additionally, the property immediately abuts properties that are duplexes and a manufactured home park. Allowing for this rezone could invite future development that could be compatible with surrounding properties.

R-A requires a 35-foot front setback, while RI-12 requires a 0- to 25-foot build-to-zone, which would potentially introduce a varying setback pattern from the immediate surroundings. The introduction of a build-to-zone in the area would begin to set a precedent toward a more walkable urban form along this stretch of North Raven Lane. R-A requires a 200-foot lot width compared to the much small RI-12 requirement of 50 feet (two-family). The lot width requirement for R-A is significantly greater as this zoning district is intended for more agricultural use; the RI-12 is intended for increased residential density. In fact, the current zoning of R-A on the property renders it nonconforming as its lot size is less than the required amount. R-A required lot area minimum is also larger with 2 acres compared to RI-12 with 5,000 sqft (one-family), 7,260 sqft (two-family), and 10,890 sqft (three- and four-family). R-A requires significantly more land for development with less housing development density related to RI-12. Staff finds that rezoning would align with land use and zoning plans while also not negatively impacting surrounding properties.

Land Use Plan Analysis: Staff finds that rezoning to RI-12 would be consistent with the City's adopted land use plan. The City's Plan 2040's Future Land Use Map designates the property as a Residential Neighborhood Area, which indicates an intent for a variety of housing types. The property has a consistent infill score of 4 and is not located within a walkable distance to amenities. As a result of this distance, the property has a low infill score, highlighting the need for further development in the area. A rezoning to RI-12 would aid the area in conforming to the Future Land Use Plan by diversifying the area. Staff finds that a rezoning to RI-12 would allow for increased development that would be in character with the future land use of the area.

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

Finding: A rezone from R-A to RI-12 maintains the site's compatibility with the Residential Neighborhood designation, which calls for a wide variety of housing types of appropriate scale and context. The current zoning of the property limits the housing options; rezoning to RI-12 would provide more access to additional development options. Additionally, the rezoning is justified given the city's stated goal of increased infill development as well as providing additional opportunities for attainable housing. To repeat, the lot width currently is nonconforming to the zoning district the property has. A rezone to RI-12 would allow for the property to comply with a smaller lot width requirement.

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

Finding: Rezoning the property from R-A to RI-12 would increase the allowable density on the site from $\frac{1}{2}$ unit per acre (1 unit on the 0.40 acre site) to a density that is instead limited by other development requirements, such as parking, landscaping, and access. Staff does not find that the ultimate added density would appreciably increase traffic danger or congestion along North Raven Lane due to the small property's size limiting significant density.

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

Finding: Rezoning the property from R-A to RI-12 would increase the potential population at the site, but staff does not find that the growth would be to an intense degree due to the property's size. Staff finds that given the City's growth and low infill score, this rezoning would be an incremental step in providing more options for housing. The Fayetteville Public School district did not comment on the request.

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
- b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN-2025-0013 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>May 27, 2025</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: Garlock			
Second: Payne			
Vote: 7-0-0			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.03 - District R-A, Residential-Agricultural
 - §161.11 - District RI-12, Residential Intermediate, Twelve (12) Units Per Acre
 - Request Letter
 - One Mile Map
 - Close-Up Map
 - Current Land Use Map
 - Future Land Use Map
-

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half ($\frac{1}{2}$)
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(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre

(A) *Purpose.* The RI-12 Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a development potential between low density and medium density with less impact than medium density development, to encourage the development of areas with existing public facilities and to encourage the development of a greater variety of housing values.

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

Units per acre	12
----------------	----

(D) *Bulk and Area Regulations.*

	Single-family	Two (2) family	Three (3) and four (4) family
Lot width minimum	50 feet	50 feet	90 feet
Lot area minimum	5,000 square feet	7,260 square feet	10,890 square feet.

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

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

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

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

To Whom It May Concern,

I am writing to formally request the rezoning of the property located at 2330/2332 Raven Lane, which is currently zoned R-A. We are requesting the property be rezoned to RI-12. The intent of this request is to enable the creation of a tandem lot to accommodate the construction of a single-family residence in the rear portion of the property.

The proposed rezoning aligns with the goals of responsible urban planning by optimizing land use while maintaining the character of the neighborhood. By allowing a tandem lot, this project would provide an additional housing opportunity within the existing infrastructure without significantly altering the surrounding area.

We believe that this rezoning would be beneficial for the community, as it supports smart growth principles and contributes to addressing the need for additional housing. Furthermore, we are committed to ensuring that the design and development of the new residence will be in harmony with the existing neighborhood aesthetics and regulations.

We appreciate your time and consideration of this request.

Regards,
Wes Bates

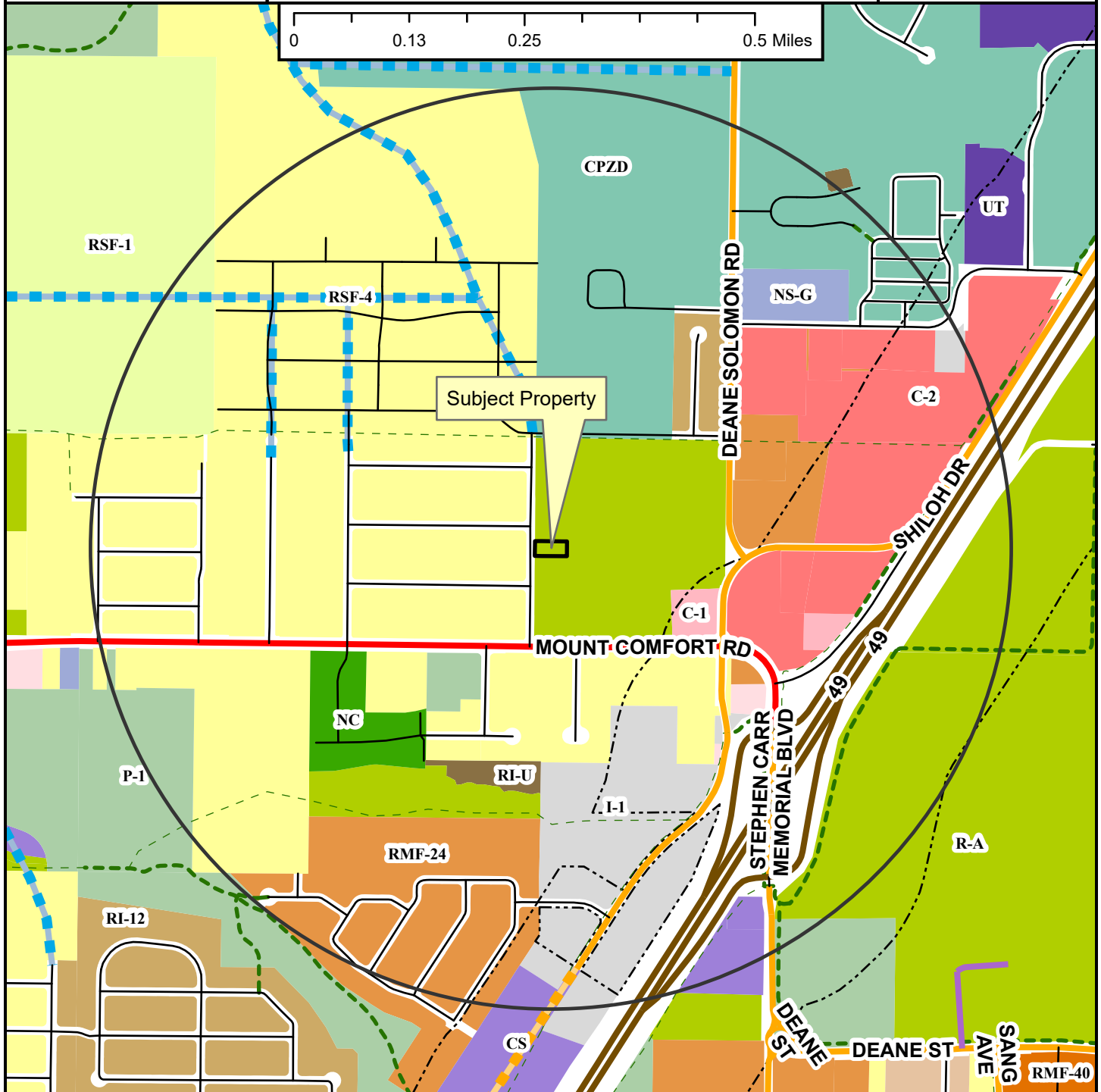
RZN-2025-0013

2330 N. RAVEN LN

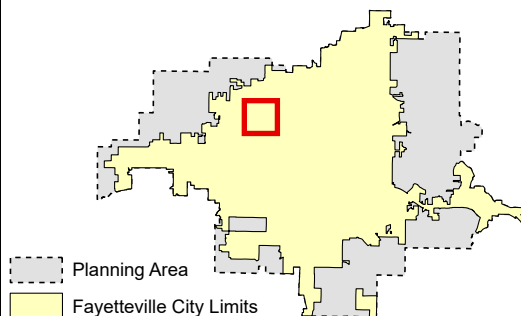
One Mile View



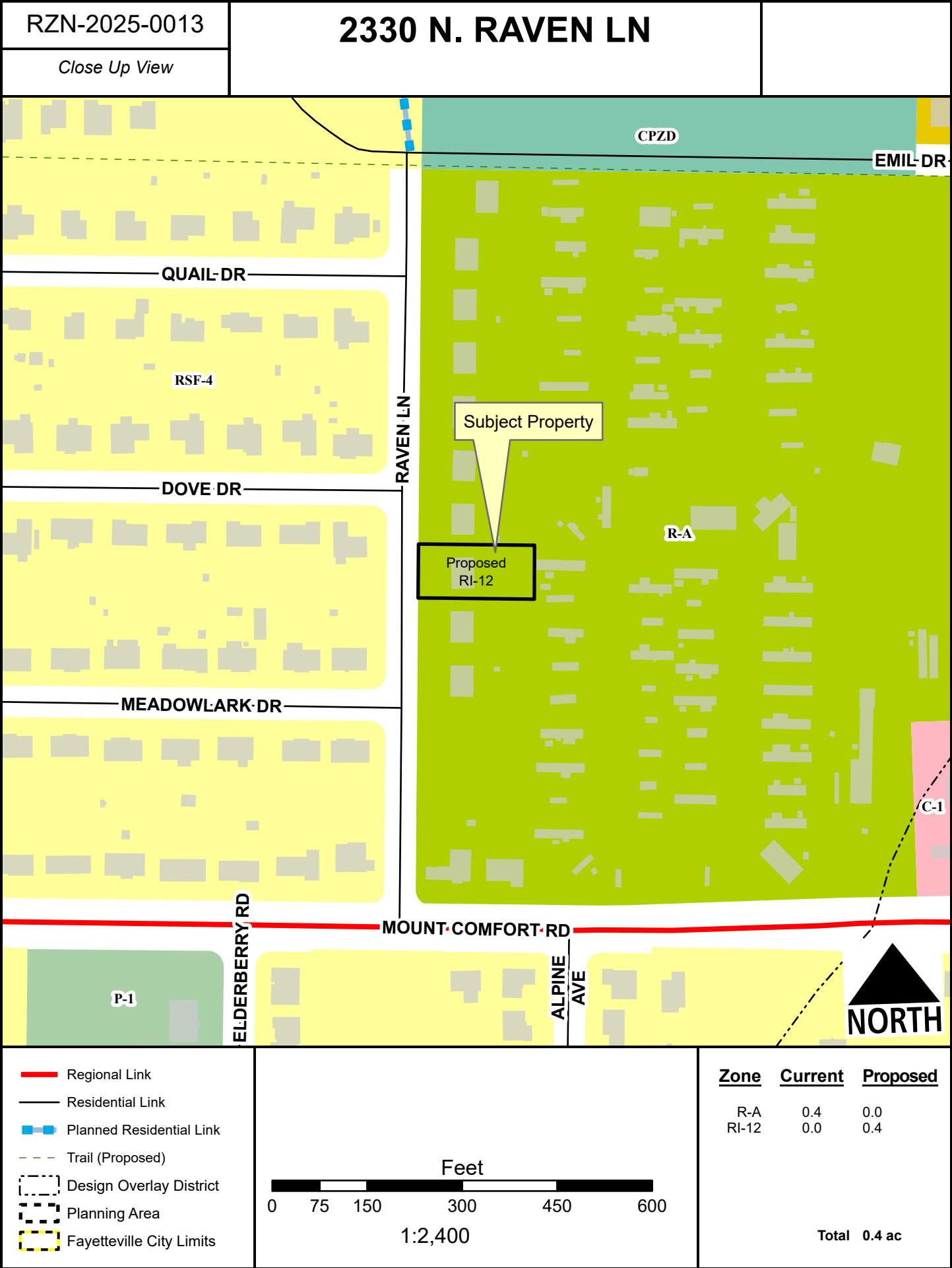
0 0.13 0.25 0.5 Miles



- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Freeway/Expressway
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
- NS-G
 - RI-U
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSF-5
 - RSF-2
 - RSF-4
 - RSF-7
 - RSF-8
 - RSF-18
- RESIDENTIAL MULTI-FAMILY**
- RMF-6
 - RMF-12
 - RMF-13
 - RMF-24
 - RMF-40
- INDUSTRIAL**
- I-1 Heavy Commercial and Light Industrial
- EXTRACTION**
- E-1
- COMMERCIAL**
- Residential-Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
- Downtown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
- Commercial, Industrial, Residential
 - P-1



Zone	Current	Proposed
R-A	0.4	0.0
RI-12	0.0	0.4
Total		0.4 ac

RZN-2025-0013

2330 N. RAVEN LN

Current Land Use



- Regional Link
- Neighborhood Link
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District



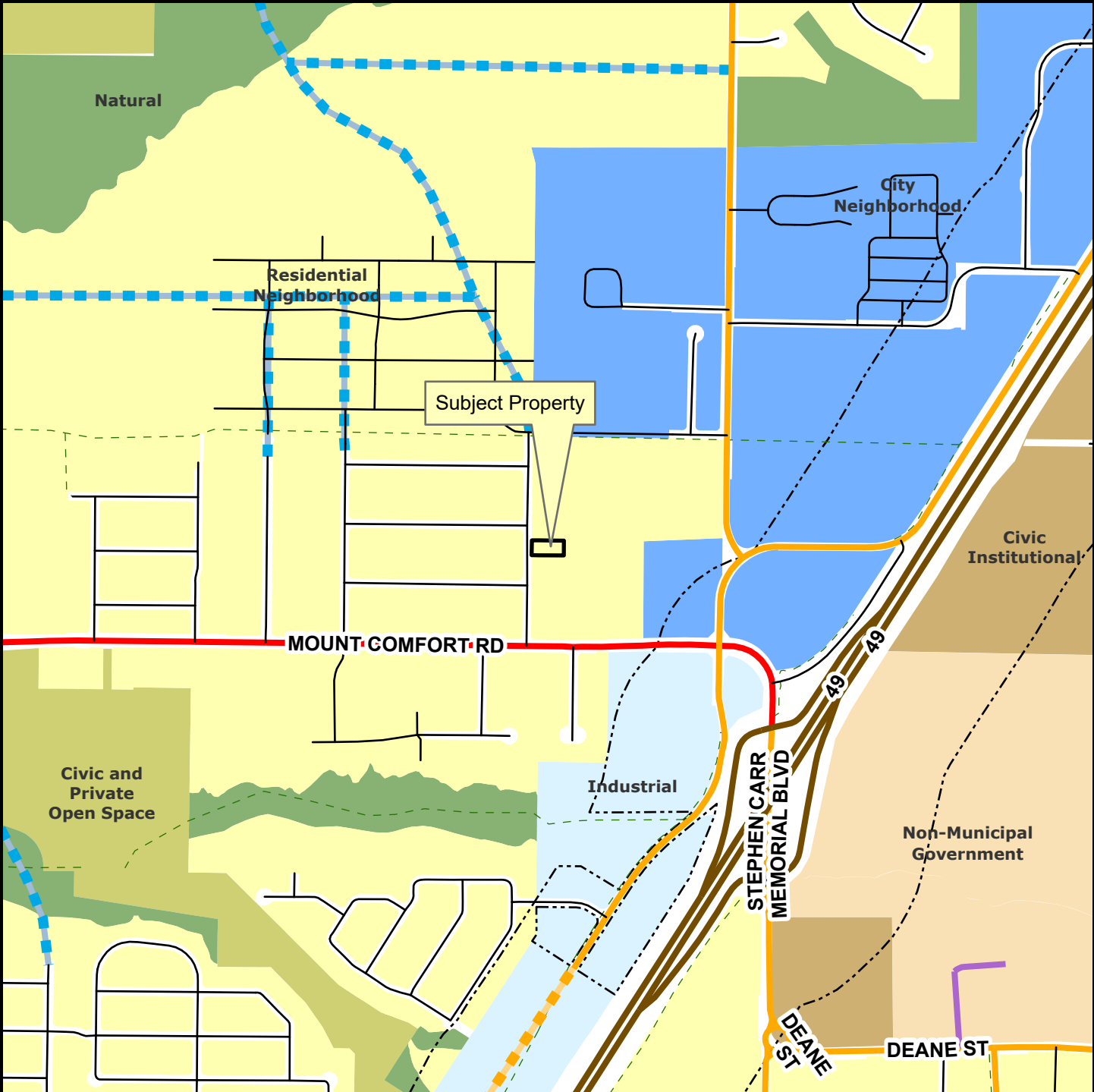
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

RZN-2025-0013
<i>Future Land Use</i>

Future Land Use

2330 N. RAVEN LN



-  Regional Link
-  Neighborhood Link
-  Institutional Master Plan
-  Freeway/Expressway
-  Unclassified
-  Alley
-  Residential Link
-  Planned Neighborhood Link
-  Planned Residential Link
-  Planning Area
-  Fayetteville City Limits
-  Trail (Proposed)
-  Design Overlay District

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



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU:
FROM: Council Member Sarah Moore
SUBJECT: **Safe Camping Initiative**

RECOMMENDATION:

Council Member Moore is sponsoring a resolution to commit to a one year Safe Camping Initiative as an interim strategy to address the housing crisis, along with approval of a budget adjustment.

BACKGROUND:

DISCUSSION:

BUDGET/STAFF IMPACT:

The estimated program cost of \$630,000 is expected to come from the General Fund reserve.

ATTACHMENTS: 3. Councilmember Moore - Safe Camping - Agenda Packet, 4. Possible Unsheltered Options COF - Safe Camp Proposed - Proposed budget exhibit, 5. Council Member Moore Revisions to Safe Camp Initiative Resolution



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-920

A RESOLUTION TO COMMIT TO A ONE-YEAR SAFE CAMPING INITIATIVE AS AN INTERIM STRATEGY TO ADDRESS THE HOUSING CRISIS, AND TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$630,000.00 TO FUND THE PROGRAM

WHEREAS, the city is experiencing a growing housing crisis after declaring one in April 2024 with resolution 117-24, with an increasing number of individuals and families living unsheltered or housing insecure and lacking access to affordable housing options; and

WHEREAS, the City of Fayetteville recognizes that access to safe, stable shelter is a fundamental human need and a public health necessity; and

WHEREAS, the city has invested housing supports in the following ways since 2023 and face a growing unhoused population despite these and other efforts: yearly 7 hills funding support, \$1.625 million ARPA investment for increasing overnight shelter by 48 beds from the 16 beds to 64 and adding 12 permanent supportive housing stock, permanent supportive housing with Hearth program supporting 26 households, administering CDBG funding for housing rehabilitation/repair program for low income residents and seniors, and yearly funds to open cold & hot weather overnight shelter for those unhoused; and

WHEREAS, camping has been made illegal in the city without first obtaining a CUP with Ordinance 6659 put in place in May 2023; and

WHEREAS, during the city's May 2025 housing assessment, updates provided showed increased pressure for those at the lowest incomes:

- More than half of Fayetteville households still need housing at a cost below current average rent.
- In 2023 the count increased to 6,400 households needing rent below \$500 per month and 8,400 households needing rent below \$875 per month. The 2023 city wide median gross rent in 2023 was \$1,069, up from \$927 in 2022; and

WHEREAS, current emergency shelter capacity and transitional housing programs are insufficient to meet the demand, and many individuals remain without safe alternatives; and

WHEREAS, the establishment of a designated, city-supported Safe Camping site will provide a humane, organized, and regulated environment for unhoused individuals as the City continues to pursue long-term housing solutions; and

WHEREAS, Safe Camping offers a short-term harm reduction strategy that prioritizes safety,

sanitation, stability, and access to support services, while reducing strain on public spaces and minimizing criminalization of homelessness; and

WHEREAS, it is the intent of the City to use this one-year Safe Camping commitment as a bridge toward broader housing initiatives that are aimed at adding additional permanent housing stock; and

WHEREAS, a budget adjustment of \$630,000.00 is necessary for the success of planning, operations, maintenance, staffing, and wraparound service coordination of the Safe Camping site for a 12-month period.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby commits to establishing a Safe Camping initiative as a temporary measure for a period of one year, beginning upon site readiness and operational launch.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby commits that the Safe Camping site shall include access to essential services, sanitation facilities, case management support, and public health infrastructure, to be coordinated in partnership with local service providers.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby commits to use this one-year period to assess, evaluate, and plan for permanent housing solutions; and

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment in the amount of \$630,000.00 to fund the program, a copy of which is attached to this Resolution; and

Section 5: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn and appropriate City staff to take all necessary actions to implement this Resolution.

AGENDA REQUEST FORM

FOR: Council Meeting of June 17, 2025

FROM: Council Member Sarah Moore

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

A RESOLUTION TO COMMIT TO A ONE-YEAR SAFE CAMPING INITIATIVE AS AN INTERIM STRATEGY TO ADDRESS THE HOUSING CRISIS, AND TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$630,000 TO FUND THE PROGRAM

APPROVED FOR AGENDA:

Approved by email

Council Member Sarah Moore

6/9/2025

Date

Blake Pennington
Blake Pennington, Senior Asst. City Attorney
Approved as to form

6/9/2025

Date

Acknowledged by email

Mayor Molly Rawn
Acknowledgement

6/10/2025

Date

RESOLUTION NO. _____

A RESOLUTION TO COMMIT TO A ONE-YEAR SAFE CAMPING INITIATIVE AS AN INTERIM STRATEGY TO ADDRESS THE HOUSING CRISIS, AND TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$630,000.00 TO FUND THE PROGRAM

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Safe Camp Walker Property				
June 2025 Possible Bugetary Items				
Assumptions:			Funding Needs Anticipated	Detail on Item
	# of people served at a time	40		
	Robust use of volunteers			
	Timeframe of budget	Year		
Capital Costs				
	Tents		\$100,000	
	Bathroom/shower/laundry facility		\$150,000	mobile type facility that could be moved and used in other location, estimate is on a used/refurbished
	Fence		\$15,000	
Operations				
	Staffing (24/7 + SW, mgmt,)		\$270,000	365 days full coverage
	Food		\$60,000	
	Supplies		\$17,000	Cots, blankets, pillows, totes, shower caddies, OTC meds, bug sprays
	Trash Disposal		\$12,000	
	Insurance		\$6,000	
TOTAL			\$630,000	



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
City Clerk-Treasurer Paxton

CC: Keith Macedo, Chief of Staff

FROM: Blake Pennington, Senior Assistant City Attorney

A blue ink handwritten signature, likely of Blake Pennington, written over the printed name.

DATE: June 16, 2025

RE: Proposed Revisions to Safe Camping Initiative Resolution

Council Member Moore asked our office to prepare a revised resolution for the Safe Camp Initiative. I am attaching clean and strikethrough versions for your review. A motion to amend will need to be made if the City Council wishes to consider this new language.

A RESOLUTION TO COMMIT TO A ONE-YEAR SAFE CAMPING INITIATIVE AS AN INTERIM STRATEGY TO ADDRESS THE HOUSING CRISIS, AND TO APPROVE A BUDGET ADJUSTMENT IN THE AMOUNT OF \$630,000.00 TO FUND THE PROGRAM

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Section 5: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn and appropriate City staff to take all necessary actions to implement this Resolution with the intent of achieving the following goals

- 1+ safe camp location(s) to serve 40+ individuals
 - Priority placement to unhoused campers recently displaced from 19th St camps or in moving of camps during this same time period in South Fayetteville
 - Additional priority placement for those experiencing mobility challenges or chronic health conditions
- Funding covers:
 - Shelters - cabin, tent, or other housing suitable for human habitation
 - Bathroom/shower facilities
 - Maintenance, modifications, repairs
 - Trash & waste disposal
 - Food
 - Supplies
 - Staffing: 24/7 monitoring, social worker, program coordination and oversight
 - Security
 - Other operational costs
- Targeted time frame to launch of 4 to 8 weeks as a near term response
- Funding allocated is set aside to allow for the mayor and task force to discuss the best and greatest use of meeting these needs in the near term
- Priority for placement in Hearth and other city and partner programs towards permanent housing.

RESOLUTION NO. _____

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 - Other operational costs
- Targeted time frame to launch of 4 to 8 weeks as a near term response
- Funding allocated is set aside to allow for the mayor and task force to discuss the best and greatest use of meeting these needs in the near term
- Priority for placement in Hearth and other city and partner programs towards permanent housing.



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU:
FROM: Mike Reynolds, Police Chief
SUBJECT: **Approval of FY25 COPS Hiring Program Grant Application**

RECOMMENDATION:

Staff requests approval to apply for the 2025 Community Oriented Policing Services (COPS) Hiring Program grant application in the amount of \$250,000 to fund two (2) police officers to be assigned as School Resource Officers (SROs) for the Fayetteville Public Schools.

BACKGROUND:

The COPS Hiring Program is a competitive grant program that provides funding for three (3) years directly to law enforcement agencies to create and preserve jobs and to increase their community policing capacity and crime prevention efforts. Each grant recipient is afforded five (5) years to complete three (3) years of grant funded activity. Year 1 is structured for recruitment and certification for new officers awarded COPS funds. Years 2-4 are grant funded activities specified in the grant application, and Year 5 requires the recipient to 100% fund the position for 1 year. Funding will be based on our entry-level salaries and benefits for sworn officer positions, plus annual step increases per our current pay plan policy. Any additional costs for positions hired under the COPS Hiring Program beyond salaries and benefits must be paid for with local matching funds.

Furthermore, Resolution #190-22 (see attached) approved by City Council on August 16, 2022 expresses the intent of the City Council to add two (2) new School Resource Officer positions each budget year, until every school in the district is able to have an officer on site each school day. This COPS Hiring Program grant application, if awarded, will provide federal funding to mitigate future general fund expenses necessary to meet the City Council's goal of Resolution #190-22.

DISCUSSION:

The Fayetteville Police Department will utilize the COPS Hiring Program Grant funding to hire two (2) police officer positions. Fayetteville Public Schools has previously requested additional SROs for each school within their district, but our staffing and budget levels have not allowed for these positions. Fayetteville Public Schools has 17 schools within its district beginning with the 2025-2026 academic year. Our SRO Program currently has thirteen (13) positions budgeted within the 2025 Approved Operating Budget. Eleven (11) of these positions are active, while two (2) recently added positions are vacant pending recruitment and certification of new officers. This grant application, if awarded, will be used to add two (2) officers to our SRO Program, bringing our total approved SRO positions to fifteen (15) at the start of the 2026-2027 academic year.

Fayetteville Public Schools has agreed to pay its proportionate share of the \$542,072 local match requirements, if awarded. The attached spreadsheet shows the total cost for two new officers throughout the

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

four (4) year grant period to be \$792,072. Grant funds in the amount of \$250,000 will result in the City's local match requirements to be \$542,072, with the Fayetteville Public Schools reimbursing \$348,937. The City's net expense over the grant period is projected to be \$193,135.

Letters of support have been attached from the Fayetteville Public Schools, Fayetteville Public School Board, Arkansas U.S. Representative Womack, and U.S. Senators Bozeman and Cotton.

BUDGET/STAFF IMPACT:

If awarded and accepted, the 2025 COPS Hiring Program grant will increase our full-time equivalent (FTE) staff by two (2) police officer positions, and a budget adjustment will appropriate funding for the grant award. An annual memorandum of understanding agreement with Fayetteville Public Schools will outline the cost share for all SRO expenses.

ATTACHMENTS: 3. Staff Review Form, 4. Staff Review Memo, 5. LOS - 2025 CHP Grant, 6. 2025 CHP Grant Budget Summary, 7. 2025 CHP Grant Application, 8. CHP NOFO FY2025

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 #: 2025-711

A RESOLUTION TO APPROVE AN APPLICATION FOR A 2025 COPS HIRING PROGRAM MATCHING GRANT IN THE AMOUNT OF \$250,000.00 TO FUND TWO SCHOOL RESOURCE OFFICERS FOR A PERIOD OF FOUR YEARS WITH THE \$542,072.00 MATCHING REQUIREMENT SPLIT PROPORTIONALLY BETWEEN THE CITY AND FAYETTEVILLE PUBLIC SCHOOLS

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 an application for a 2025 COPS Hiring Program matching grant in the amount of \$250,000.00 to fund two police officers to be assigned as school resource officers to the Fayetteville Public Schools for a period of four years with the \$542,072.00 matching requirement to be paid by the City in the amount of \$193,135.00 and by the Fayetteville Public Schools in the amount of \$348,937.00.

City of Fayetteville Staff Review Form

2025-0711

Item ID

6/17/2025

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Mike Reynolds

5/29/2025

POLICE (200)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff requests approval to apply for the 2025 Community Oriented Policing Services (COPS) Hiring Program grant application in the amount of \$250,000 to fund two (2) police officers to be assigned as School Resource Officers (SROs) for the Fayetteville Public Schools.

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:



**CITY OF
FAYETTEVILLE
ARKANSAS**

CITY COUNCIL MEMO

MEETING OF JUNE 17, 2025

TO: Mayor and City Council

FROM: Mike Reynolds, Chief of Police

A handwritten signature in black ink, appearing to read "Mike Reynolds".

DATE: May 29, 2025

SUBJECT: Approval of FY25 COPS Hiring Program Grant Application

RECOMMENDATION:

Staff requests approval to apply for the 2025 Community Oriented Policing Services (COPS) Hiring Program grant application in the amount of \$250,000 to fund two (2) police officers to be assigned as School Resource Officers (SROs) for the Fayetteville Public Schools.

BACKGROUND:

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The Fayetteville Police Department will utilize the COPS Hiring Program Grant funding to hire two (2) police officer positions. Fayetteville Public Schools has previously requested additional SROs for each school within their district, but our staffing and budget levels have not allowed for these positions. Fayetteville Public Schools has 17 schools within its district beginning with the 2025-2026 academic year. Our SRO Program currently has thirteen (13) positions budgeted within the 2025 Approved Operating Budget. Eleven (11) of these positions are active, while two (2) recently added positions are vacant pending recruitment and certification of new officers. This grant application, if awarded, will be used to add two (2)

officers to our SRO Program, bringing our total approved SRO positions to fifteen (15) at the start of the 2026-2027 academic year.

Fayetteville Public Schools has agreed to pay its proportionate share of the \$542,072 local match requirements, if awarded. The attached spreadsheet shows the total cost for two new officers throughout the four (4) year grant period to be \$792,072. Grant funds in the amount of \$250,000 will result in the City's local match requirements to be \$542,072, with the Fayetteville Public Schools reimbursing \$348,937. The City's net expense over the grant period is projected to be \$193,135.

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BUDGET/STAFF IMPACT:

If awarded and accepted, the 2025 COPS Hiring Program grant will increase our full-time equivalent (FTE) staff by two (2) police officer positions, and a budget adjustment will appropriate funding for the grant award. An annual memorandum of understanding agreement with Fayetteville Public Schools will outline the cost share for all SRO expenses.

Attachments:

- Letters of Support
- Resolution #190-22
- FY25 CHP Budget Summary
- FY25 CHP Grant Application



**FAYETTEVILLE
PUBLIC SCHOOLS**

Since 1871

May 21, 2025

Fayetteville Public Schools
1000 W. Bulldog Blvd.
Fayetteville, AR 72701

Dear Committee,

I am writing in support of the Fayetteville COPS Hiring Grant application in partnership with our school district. We have a longstanding relationship with the Fayetteville Police Department that has been further strengthened through our partnership with them on the SRO program that has been in place for many years.

This grant will enable the Fayetteville Police Department to continue the commitment made by the Fayetteville City Council to add two SROs each school year until all 17 schools in our district have at least one full-time SRO. This funding would add the 12th and 13th SRO positions for our schools for the 2025-26 school year.

The SROs have become valued members of the school staff through their positive engagement with students, their work as role models and mentors to students, and their role in helping create a more positive and supportive environment at school.

I am in complete support of this grant application, and I urge you to give it your full consideration.

Sincerely,

John Mulford, Ed.D.
Superintendent

Nika Waitsman
President
Fayetteville Public Schools Board of Education
3565 E. Natchez Trace
Fayetteville, AR 72703

May 22, 2025

Esteemed Members of City Council,

I am reaching out to ask that you approve and support the Fayetteville Police Department's request to secure helpful funding through the COPS Hiring Grant. Fayetteville Public Schools benefits greatly from a strong partnership with the FPD through our School Resource Officer program. This grant would allow us to move forward toward our goal of eventually staffing all of our school buildings full time with exceptional, specially trained officers.

This partnership will allow the FPD to engage our students in a positive, consistent, and supportive way. Our SROs serve as positive role models and mentors to our students. Some of you have expressed concerns that the school district is prioritizing school safety over mental health supports for our students. You should know that we have 83 full time equivalent positions focused on supporting student mental health in our schools. Those positions include school guidance counselors, psychologists, social workers, and mental health counselors. In addition to that, we have 24 specially trained teachers and administrators assigned to our SOAR program which is focused on our emotionally dysregulated, emotionally challenged students.

It is important to also recognize the importance of this grant with regard to our common funding challenges. This request is primarily about funding, as FPS is fully committed to our school safety objectives.

Thank you again for your consideration and for your service to this community. Your partnership in the effort to keep our children safe, and your shared determination to be good stewards of our community resources is very appreciated.

Best,

Nika Waitsman
nikatwaits@gmail.com
(479)236-5461

Congress of the United States

Washington, DC 20510

May 21, 2025

Hugh T. Clements, Jr.
Director
Office of Community Oriented Policing Services
U.S. Department of Justice
145 N Street, NE
Washington, DC 20530

Dear Director Clements:

We are pleased to support the application submitted by the Fayetteville Police Department (FPD) to the 2025 COPS Hiring Program (CHP).

As we understand, funds received will assist in the hiring of two police officers to be assigned as School Resource Officers (SROs) to the Fayetteville Public Schools for four years. In 2013, FPD successfully implemented a CHP award, adding three fulltime SROs to their program. In 2022, the city council approved a resolution to continue adding SROs until all FPS schools have an officer on site daily. Fayetteville Public Schools' SRO program currently has 13 positions budgeted for the 17 schools within the district. Funding through CHP will further help the city progress towards its goal.

We hope that you share our belief that this project will benefit Arkansans. We ask that you give this application all due consideration as it moves forward, and please keep us apprised of its status.

We are grateful for your assistance to the people of Arkansas.

Sincerely,



John Boozman
U.S. Senator



Tom Cotton
U.S. Senator



Steve Womack
Member of Congress

FY2025 COPS Hiring Program Grant

Budget Summary

2026-2029

	Year 1 <u>Step A</u>	Year 2 <u>Step B</u>	Year 3 <u>Step C</u>	Year 4 <u>Step D</u>	<u>Total</u>
Base Annual Pay	\$ 54,814	\$ 57,344	\$ 59,873	\$ 62,402	\$ 234,433
Premium Holiday Pay	2,885	3,018	3,151	3,417	12,471
Sign-on Pay	5,000	-	-	-	5,000
Longevity Pay	-	-	-	-	-
Education Pay	1,644	1,720	1,796	1,872	7,033
Specialized Pay	-	-	-	-	-
Certificate Pay	-	300	300	300	900
Shift Differential	-	-	-	-	-
Academy Training - OT	4,161	-	-	-	4,161
Total Base Pay	\$ 68,505	\$ 62,382	\$ 65,120	\$ 67,991	\$ 263,998
Fringe Benefits per Officer					
Medicare	\$ 993	\$ 905	\$ 944	\$ 986	\$ 3,828
Health Insurance	5,895	5,895	5,895	5,895	23,580
Life Insurance	235	250	260	272	1,017
LTD Insurance	226	237	247	258	968
ADD Insurance	6	6	6	6	24
Retirement	16,829	16,531	17,257	18,018	68,635
Workers Comp	1,350	1,229	1,283	1,339	5,201
Professional Liability Insurance	300	300	300	300	1,200
	\$ 25,833	\$ 25,352	\$ 26,193	\$ 27,074	\$ 104,453
Total Salary & Fringe per Officer	\$ 94,338	\$ 87,735	\$ 91,313	\$ 95,065	\$ 368,451
Uniform, Equipment, & Training Per Officer					
Uniform	\$ 6,126	\$ 800	\$ 800	\$ 800	\$ 8,526
Bulletproof Vest	1,863	-	-	-	1,863
Axon Officer Safety Plan	4,185	-	-	-	4,185
Duty Weapon	1,444	-	-	-	1,444
Radio APX-N70	9,967	-	-	-	9,967
Academy Training - Per Diem	1,600	-	-	-	1,600
	\$ 25,185	\$ 800	\$ 800	\$ 800	\$ 27,585
Total Operating Costs for 1 New Officer	\$ 119,523	\$ 88,535	\$ 92,113	\$ 95,865	\$ 396,036
Total Expenses - 2 New Officers	\$ 239,045	\$ 177,069	\$ 184,226	\$ 191,731	\$ 792,072
Cost Share - 2 School Resource Officers					
Grant Program (\$125,000 max per position over 3 years)	\$ 130,740.00	\$ 84,312.00	\$ 34,948.00	\$ -	\$ 250,000.00
City's General Fund	21,071.06	5,523.14	62,043.94	104,496.61	193,134.75
Fayetteville Public Schools SRO Reimbursement	87,234.24	87,234.24	87,234.24	87,234.24	348,936.96
Total Source of Funds	\$ 239,045.30	\$ 177,069.38	\$ 184,226.18	\$ 191,730.85	\$ 792,071.71

Standard Applicant Information

Project Information

Project Title	Proposed Project Start Date	Proposed Project End Date
FY2025 COPS Hiring Program Grant	10/1/25	9/30/30
Federal Estimated Funding (Federal Share)	Applicant Estimated Funding (Non-Federal Share)	Program Income Estimated Funding
250000	261974	0.00
Total Estimated Funding		
511974.00		

Areas Affected by Project (Cities, Counties, States, etc.)

Fayetteville, AR

Type Of Applicant

Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

Other (specify):

Application Submitter Contact Information

Application POC Prefix Name

Application POC First Name

Willie

Application POC Middle Name

Application POC Last Name

Newman

Application POC Suffix Name

Organizational Affiliation

Fayetteville Police Department

Title

Support Services Manager

Email ID

wnewman@fayetteville-ar.gov

Phone Number

479-587-3581

Fax Number

ORINumber

Executive Order and Delinquent Debt Information

Is Application Subject to Review by State Under Executive Order 12372? *

a. This application was made available to the State under the Executive Order 12372 Process for review on: **State Review Available Date**
05/30/2025

Is the Applicant Delinquent on Federal Debt?

No

SF424 Attachments (2)



Name

Form SF424 4 0-V4.0.pdf

Date Added

5/16/25



Name

GrantApplication.xml

Date Added

5/16/25

Authorized Representative

Law Enforcement Executive Information

Title

Chief of Police

Prefix Name

First Name Middle Name Last Name

Mike Reynolds

Suffix Name

Government Executive Information

Title

Mayor

Prefix Name

First Name Middle Name Last Name

Molly Rawn

Suffix Name

Verify Legal Name, Doing Business As, and Legal Address

Legal Name

CITY OF FAYETTEVILLE

UEI

ZGAZNS4HKFY3

Doing Business As

POLICE DEPARTMENT

Legal Address**Street 1**

113 WEST MOUNTAIN STREET

Street 2**City**

FAYETTEVILLE

State

AR

Zip/Postal Code

72701

Congressional District

03

Country

USA

Certification

The legal name + Doing Business As (DBA) and legal address define a unique entity in the system as represented in its entity profile. The profile legal name and address is applicable to ALL applications and awards associated to this fiscal agent.

1. If this information is correct confirm/acknowledge to continue with completion of this application.

I confirm this is the correct entity.

Signer Name

WILLIE NEWMAN

Certification Date / Time

05/16/2025 11:35 AM

2. If the information displayed does not accurately represent the legal entity applying for federal assistance:

- a. Contact your Entity Administrator.
- b. Contact the System for Award Management (SAM.gov) to update the entity legal name/address.

3. If the above information is not the entity for which this application is being submitted, Withdraw/Delete this application. Please initiate a new application in Grants.gov with using the correct UEI/SAM profile.

Proposal Abstract**Data Requested with Application**

› CHP NOFO FY2025

Proposal Narrative**Budget and Associated Documentation****Budget Summary****Budget Category****Total Cost**

Sworn Officer Positions:

\$511,974.00

Civilian or Non-Sworn Personnel:	\$0.00
Travel:	\$0.00
Equipment:	\$0.00
Supplies:	\$0.00
SubAwards:	\$0.00
Procurement Contracts:	\$0.00
Other Costs:	\$0.00
Total Direct Costs:	\$511,974.00
Indirect Costs:	\$0.00
Total Project Costs:	\$511,974.00
Federal Funds:	\$250,000.00
Match Amount:	\$261,974.00
Program Income:	\$0.00

Local Match Details

Local Match Progression Table

As part of the local match requirement for the COPS Hiring Program, grantees must assume a progressively larger share of the cost of the grant with local funds over the three-year grant period. This means that your local match must increase each year, while the federal share must decrease.

Please project in the chart below how your agency plans to assume a progressively larger share of the grant cost during each year of the program. The chart is only a projection of your plans. While your agency may deviate from these specific projects during the grant period, it must still ensure that the federal share decreases and the local share increases.

	Year 1	Year 2	Year 3	Total	Total from Budget
Local Match	\$38,651	\$95,658	\$127,665	\$261,974	\$261,974
Federal Share	\$125,000	\$75,000	\$50,000	\$250,000	\$250,000
Total	\$163,651.00	\$170,658.00	\$177,665.00	\$511,974	\$511,974

Waiver of Local Match

The COPS Office may waive some or all of a grantee's local match requirement based on severe fiscal distress. During the application review process, your agency's waiver request will be evaluated based on the availability of funding, a demonstration of severe fiscal distress as reflected through the fiscal health data provided in the application, and a comparison of your fiscal health data with that of the overall applicant pool.

No

Budget / Financial Attachments

Additional Attachments

No documents have been uploaded for Additional Attachments

Budget and Associated Documentation

DOES THIS BUDGET CONTAIN CONFERENCE COSTS WHICH IS DEFINED BROADLY TO INCLUDE MEETINGS, RETREATS, SEMINARS, SYMPOSIA, AND TRAINING ACTIVITIES? _____

Base Salary and Fringe Benefits for Sworn Officer

Sworn Officer

Position

Position Title

Sworn Officer

Position Description

School Resource Officer

Number of Positions

2

✓ **Salary per Officer**

Salary

Year 1

\$59,344.00

Year 2

\$62,082.00

Year 3

\$64,820.00

✓ **Fringe Benefits per Officer**

Year 1

Year 2

Year 3

Social Security

Exempt

\$0.00

\$0.00

\$0.00

0.00%

Medicare

1.45%

\$860.49

\$900.19

\$939.89

1.45%

Health Insurance

Fixed Amount

\$5,895.00

\$5,895.00

\$5,895.00

\$5,895.00

\$5,895.00

\$5,895.00

Life Insurance

Exempt

\$0.00

\$0.00

\$0.00

Vacation

Included in Salary? Hours

Yes

0

\$0.00

\$0.00

\$0.00

Sick Leave

Included in Salary? Hours

Yes

0

\$0.00

\$0.00

\$0.00

Retirement

Fixed Rate

\$15,726.16

\$16,451.73

\$17,177.30

26.50%

26.50%

26.50%

Workers Compensation

Exempt

\$0.00

\$0.00

\$0.00

Unemployment Insurance

Exempt	\$0.00	\$0.00	\$0.00
--------	--------	--------	--------

Other Benefit

None			
------	--	--	--

Other Benefit

None			
------	--	--	--

Other Benefit

None			
------	--	--	--

Summary Totals

	Year 1	Year 2	Year 3
Benefits per Officer	\$22,481.65	\$23,246.92	\$24,012.19
Salary per Officer	\$59,344.00	\$62,082.00	\$64,820.00
Total per Officer	\$81,825.65	\$85,328.92	\$88,832.19

Total per Officer All Years

\$255,987

Total Salary and Benefits

\$511,974

Personnel**Instructions**

List each position by title and name of employee, if available. Show the annual salary rate and the percentage of time to be devoted to the project. Compensation paid for employees engaged in grant activities must be consistent with that paid for similar work within the applicant organization. In the narrative section, please provide a specific description of the responsibilities and duties for each position, and explain how the responsibilities and duties support the project goals and objectives outlined in your application.

Year 1

Year 1

Personnel Detail

Name	Position	Salary	Rate	Time Worked	Percentage of Time (%)	Total Cost
------	----------	--------	------	----------------	---------------------------	---------------

No items

Personnel Total Cost

\$0

Additional Narrative**Fringe Benefits****Instructions**

Fringe benefits should be based on the actual known costs or an approved negotiated rate by a Federal Agency. If not based on an approved negotiated rate, list the composition of the fringe benefit package. Fringe benefits are for the personnel listed in Personnel budget category listed and only for the percentage of time devoted to the project. In the narrative section, please provide a specific description for each item

Year 1**Fringe Benefit Detail**

Name	Base	Rate (%)	Total Cost
------	------	----------	------------

No items

Fringe Benefits Total Cost

\$0

Additional Narrative**Travel****Instructions**

Itemize travel expenses of staff personnel (e.g. staff to training, field interviews, advisory group meeting, etc.). Describe the purpose of each travel expenditure in reference to the project objectives. Show the basis of computation (e.g., six people to 3-day training at \$X airfare, \$X lodging, \$X subsistence). In training projects, travel and meals for trainees should be listed separately. Show the number of trainees and the unit costs involved. Identify the location of travel, if known; or if unknown, indicate "location to be determined." Indicate whether applicant's formal written travel policy or the Federal Travel Regulations are followed. Note: Travel expenses for consultants should be included in the "Consultant Travel" data fields under the "Subawards (Subgrants)/Procurement Contracts" category. For each Purpose Area applied for, the budget should include the estimated cost for travel and accommodations for two staff to attend two three-day long meetings, with one in Washington D.C. and one in their region, with the exception of Purpose Area 1, which should budget for one meeting in Washington D.C. and Purpose Areas 6 and 7, which should budget for 3 meetings within a 3 year period, with 2 in Washington D.C. and 1 within their region. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1**Travel Detail**

Purpose of	Location	Type of Expense	Basis	Cost	Quantity	# Of Staff	# Of Trips	Total Cost	Non-Federal Contribution	Federal Request
Travel										
No items										
Travel Total Cost										
\$0										

Equipment

Instructions

List non-expendable items that are to be purchased (Note: Organization's own capitalization policy for classification of equipment should be used). Expendable items should be included in the "Supplies" category Applications should analyze the cost benefits of purchasing versus leasing equipment, especially high cost items and those subject to rapid technological advances. Rented or leased equipment costs should be listed in the "Contracts" data fields under the "Sub awards" (Sub grants)/Procurement Contracts" category. In the budget narrative, explain how the equipment is necessary for the success In the budget narrative, explain how the equipment is necessary for the success of the project, and describe the procurement method to be used. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1					
Equipment Detail					
Equipment Item	# of Items	Cost	Total Cost	Non-Federal Contribution	Federal Request
No items					
Equipment Total Cost					
\$0					

Supply Items

Instructions

List items by type (office supplies, postage, training materials, copy paper, and expendable equipment items costing less than \$10,000, such as books, hand held tape recorders) and show the basis for computation. Generally, supplies include any materials that are expendable or consumed during the course of the project. All requested information must be included in the budget detail worksheet and budget narrative.

Year 1

Supply Item Detail					
Purpose of Supply Items	# of Items	Unit Cost	Total Cost	Non-Federal Contribution	Federal Request
No items					
Supplies Total Cost					
\$0					

Construction

Instructions

As a rule, construction costs are not allowable. In some cases, minor repairs or renovations may be allowable. Consult with the DOJ grant-making component before budgeting funds in this category. In the narrative section, please provide a specific description for each item, and explain how the item supports the project goals and objectives outlined in your application.

Year 1

Construction Detail

Purpose of Construction	Description of Work	# of Items	Cost	Total Cost	Non-Federal Contribution	Federal Request
-------------------------	---------------------	------------	------	------------	--------------------------	-----------------

No items

Construction Total Cost

\$0

Subawards

Instructions

Subawards (see "Subaward" definition at 2 CFR 200.92) : Provide a description of the Federal Award activities proposed to be carried out by any subrecipient and an estimate of the cost (include the cost per subrecipient, to the extent known prior to the application submission). For each subrecipient, enter the subrecipient entity name, if known. Please indicate any subaward information included under budget category Subawards (Subgrants) Contracts by including the label "(subaward)" with each subaward category.

Year 1

Subaward (Subgrant) Detail

Description	Purpose	Consultant	Country	State/U.S. Territory	City	Total Cost	Non-Federal Contribution	Federal Request
-------------	---------	------------	---------	----------------------	------	------------	--------------------------	-----------------

No items

Subawards Total Cost

\$0

Add Consultant Travel

Description	Quantity	Unit	Time	Contribution	Request
No items					
Other Costs Total Cost					
\$0					

Indirect Costs

Instructions

Indirect costs are allowed only if: a) the applicant has a current, federally approved indirect cost rate; or b) the applicant is eligible to use and elects to use the "de minimis" indirect cost rate described in 2 C.F.R. 200.414(f). (See paragraph D.1.b. in Appendix VII to Part 200—States and Local Government and Indian Tribe Indirect Cost Proposals for a description of entities that may not elect to use the "de minimis" rate.) An applicant with a current, federally approved indirect cost rate must attach a copy of the rate approval, (a fully-executed, negotiated agreement). If the applicant does not have an approved rate, one can be requested by contacting the applicant's cognizant Federal agency, which will review all documentation and approve a rate for the applicant organization, or if the applicant's accounting system permits, costs may be allocated in the direct costs categories. (Applicant Indian Tribal governments, in particular, should review Appendix VII to Part 200—States and Local Government and Indian Tribe Indirect Cost Proposals regarding submission and documentation of indirect cost proposals.) All requested information must be included in the budget detail worksheet and budget narrative. In order to use the "de minimis" indirect rate an applicant would need to attach written documentation to the application that advises DOJ of both the applicant's eligibility (to use the "de minimis" rate) and its election. If the applicant elects the de minimis method, costs must be consistently charged as either indirect or direct costs, but may not be double charged or inconsistently charged as both. In addition, if this method is chosen then it must be used consistently for all federal awards until such time as the applicant entity chooses to negotiate a federally approved indirect cost rate.

Year 1

Indirect Cost Detail					
Description	Base	Indirect Cost Rate	Total Cost	Non-Federal Contribution	Federal Request
No items					
Indirect Costs Total Cost					
\$0					
Additional Narrative					

Memoranda of Understanding (MOUs) and Other Supportive Documents

Memoranda of Understanding (MOUs) and Other Supportive Documents

Upload

The recommended files to upload are PDF, Microsoft Word and Excel.



Name

2024-2025 School Resource
Officer MOU signed.pdf

Category

Memoranda of
Understanding (MOUs)
and Other Supportive
Documents

Created by

WILLIE NEWMAN

Date

Added

05/16/2025

Additional Application Components

Letters of Support

No documents have been uploaded for Letters of Support

Additional Attachments

No documents have been uploaded for Additional Attachments

Disclosures and Assurances

No Lobbying Activities

The applicant is not required to submit a lobbying disclosure under 31 U.S.C. 1352 for this application.

No documents have been uploaded for Disclosure of Lobbying Activities

DOJ Certified Standard Assurances

U.S. DEPARTMENT OF JUSTICE

CERTIFIED STANDARD ASSURANCES

On behalf of the Applicant, and in support of this application for a grant or cooperative agreement, I certify under penalty of perjury to the U.S. Department of Justice ("Department"), that all of the following are true and correct:

- (1) I have the authority to make the following representations on behalf of myself and the Applicant. I understand that these representations will be relied upon as material in any Department decision to make an award to the Applicant based on its application.
- (2) I certify that the Applicant has the legal authority to apply for the federal assistance sought by the application, and that it has the institutional,

managerial, and financial capability (including funds sufficient to pay any required non-federal share of project costs) to plan, manage, and complete the project described in the application properly.

(3) I assure that, throughout the period of performance for the award (if any) made by the Department based on the application--

- a. the Applicant will comply with all award requirements and all federal statutes and regulations applicable to the award;
- b. the Applicant will require all subrecipients to comply with all applicable award requirements and all applicable federal statutes and regulations; and
- c. the Applicant will maintain safeguards to address and prevent any organizational conflict of interest, and also to prohibit employees from using their positions in any manner that poses, or appears to pose, a personal or financial conflict of interest.

(4) The Applicant understands that the federal statutes and regulations applicable to the award (if any) made by the Department based on the application specifically include statutes and regulations pertaining to civil rights and nondiscrimination, and, in addition--

- a. the Applicant understands that the applicable statutes pertaining to civil rights will include section 601 of the Civil Rights Act of 1964 (42 U.S.C. § 2000d); section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794); section 901 of the Education Amendments of 1972 (20 U.S.C. § 1681); and section 303 of the Age Discrimination Act of 1975 (42 U.S.C. § 6102);
- b. the Applicant understands that the applicable statutes pertaining to nondiscrimination may include section 809(c) of Title I of the Omnibus Crime Control and Safe Streets Act of 1968 (34 U.S.C. § 10228(c)); section 1407(e) of the Victims of Crime Act of 1984 (34 U.S.C. § 20110(e)); section 299A(b) of the Juvenile Justice and Delinquency Prevention Act of 2002 (34 U.S.C. § 11182(b)); and that the grant condition set out at section 40002(b)(13) of the Violence Against Women Act (34 U.S.C. § 12291(b)(13)), which will apply to all awards made by the Office on Violence Against Women, also may apply to an award made otherwise;
- c. the Applicant understands that it must require any subrecipient to comply with all such applicable statutes (and associated regulations); and
- d. on behalf of the Applicant, I make the specific assurances set out in 28 C.F.R. §§ 42.105 and 42.204.

(5) The Applicant also understands that (in addition to any applicable program-specific regulations and to applicable federal regulations that pertain to civil rights and nondiscrimination) the federal regulations applicable to the award (if any) made by the Department based on the application may include, but are not limited to, 2 C.F.R. Part 2800 (the DOJ "Part 200 Uniform Requirements") and 28 C.F.R. Parts 22 (confidentiality - research and statistical information), 23 (criminal intelligence systems), 38 (regarding faith-based or religious organizations participating in federal financial assistance programs), and 46 (human subjects protection).

(6) I assure that the Applicant will assist the Department as necessary (and will require subrecipients and contractors to assist as necessary) with the Department's compliance with section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 306108), the Archeological and Historical Preservation Act of 1974 (54 U.S.C. §§ 312501-312508), and the National Environmental Policy Act of 1969 (42 U.S.C. §§ 4321-4335), and 28 C.F.R. Parts 61 (NEPA) and 63 (floodplains and wetlands).

(7) I assure that the Applicant will give the Department and the Government Accountability Office, through any authorized representative, access to, and opportunity to examine, all paper or electronic records related to the award (if any) made by the Department based on the application.

(8) If this application is for an award from the National Institute of Justice or the Bureau of Justice Statistics pursuant to which award funds may be made available (whether by the award directly or by any subaward at any tier) to an institution of higher education (as defined at 34 U.S.C. § 10251(a)(17)), I assure that, if any award funds actually are made available to such an institution, the Applicant will require that, throughout the period of performance--

- a. each such institution comply with any requirements that are imposed on it by the First Amendment to the Constitution of the United States; and
- b. subject to par. a, each such institution comply with its own representations, if any, concerning academic freedom, freedom of inquiry and debate, research independence, and research integrity, at the institution, that are included in promotional materials, in official statements, in formal policies, in applications for grants (including this award application), for accreditation, or for licensing, or in submissions relating to such grants, accreditation, or licensing, or that otherwise are made or disseminated to students, to faculty, or to the general public.

(9) I assure that, if the Applicant is a governmental entity, with respect to the award (if any) made by the Department based on the application--

- a. it will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. §§ 4601-4655), which govern the treatment of persons displaced as a result of federal and federally-assisted programs; and
- b. it will comply with requirements of 5 U.S.C. §§ 1501-1508 and 7324-7328, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

(10) If the Applicant applies for and receives an award from the Office of Community Oriented Policing Services (COPS Office), I assure that as required by 34 U.S.C. § 10382(c)(11), it will, to the extent practicable and consistent with applicable law--including, but not limited to, the Indian Self-Determination and Education Assistance Act--seek, recruit, and hire qualified members of racial and ethnic minority groups and qualified women in order to further effective law enforcement by increasing their ranks within the sworn positions, as provided under 34 U.S.C. § 10382(c)(11).

(11) If the Applicant applies for and receives a DOJ award under the STOP School Violence Act program, I assure as required by 34 U.S.C. § 10552(a)(3), that it will maintain and report such data, records, and information (programmatic and financial) as DOJ may reasonably require.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the Applicant to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812). I also acknowledge that the Department's awards, including certifications provided in connection with such awards, are subject to review by the Department, including by its Office of the Inspector General.

Please Acknowledge *

Signed

SignerID

wnewman@fayetteville-ar.gov

Signing Date / Time

5/16/25 4:02 PM

DOJ Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and Drug-Free Workplace Requirements; Law Enforcement and Community Policing *

U.S. DEPARTMENT OF JUSTICE

CERTIFICATIONS REGARDING LOBBYING; DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS; DRUG-FREE WORKPLACE REQUIREMENTS; COORDINATION WITH AFFECTED AGENCIES

Applicants should refer to the regulations and other requirements cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations or other cited requirements before completing this form. The certifications shall be treated as a material representation of fact upon which reliance will be placed when the U.S. Department of Justice ("Department") determines to award the covered transaction, grant, or cooperative agreement.

1. LOBBYING

As required by 31 U.S.C. § 1352, as implemented by 28 C.F.R. Part 69, the Applicant certifies and assures (to the extent applicable) the following:

(a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement;

(b) If the Applicant's request for Federal funds is in excess of \$100,000, and any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this Federal grant or cooperative agreement, the Applicant shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities" in accordance with its (and any DOJ awarding agency's) instructions; and

(c) The Applicant shall require that the language of this certification be included in the award documents for all subgrants and procurement contracts (and their subcontracts) funded with Federal award funds and shall ensure that any certifications or lobbying disclosures required of recipients of such subgrants and

2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

A. Pursuant to Department regulations on nonprocurement debarment and suspension implemented at 2 C.F.R. Part 2867, and to other related requirements, the Applicant certifies, with respect to prospective participants in a primary tier "covered transaction," as defined at 2 C.F.R. § 2867.20(a), that neither it nor any of its principals--

(a) is presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;

(b) has within a three-year period preceding this application been convicted of a felony criminal violation under any Federal law, or been convicted or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, tribal, or local) transaction or private agreement or transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion or receiving stolen property, making false claims, or obstruction of justice, or commission of any offense indicating a lack of business integrity or business honesty that seriously and directly affects its (or its principals') present responsibility;

(c) is presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, tribal, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and/or

(d) has within a three-year period preceding this application had one or more public transactions (Federal, State, tribal, or local) terminated for cause or default.

B. Where the Applicant is unable to certify to any of the statements in this certification, it shall attach an explanation to this application. Where the Applicant or any of its principals was convicted, within a three-year period preceding this application, of a felony criminal violation under any Federal law, the Applicant also must disclose such felony criminal conviction in writing to the Department (for OJP Applicants, to OJP at Ojpcompliance@usdoj.gov; for OVW Applicants, to OVW at OVW.GEMP@usdoj.gov; or for COPS Applicants, to COPS at AskCOPS@usdoj.gov), unless such disclosure has already been made.

3. FEDERAL TAXES

A. If the Applicant is a corporation, it certifies either that (1) the corporation has no unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability, or (2) the corporation has provided written notice of such an unpaid tax liability (or liabilities) to the Department (for OJP Applicants, to OJP at Ojpcompliance@usdoj.gov; for OVW Applicants, to OVW at OVW.GEMP@usdoj.gov; or for COPS Applicants, to COPS at AskCOPS@usdoj.gov).

B. Where the Applicant is unable to certify to any of the statements in this certification, it shall attach an explanation to this application.

4. DRUG-FREE WORKPLACE (GRANTEES OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, as implemented at 28 C.F.R. Part 83, Subpart F, for grantees, as defined at 28 C.F.R. §§ 83.620 and 83.650:

A. The Applicant certifies and assures that it will, or will continue to, provide a drug-free workplace by--

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in its workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug-free awareness program to inform employees about--

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the award be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the award, the employee will--

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of the employee's conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the Department, in writing, within 10 calendar days after receiving notice under subparagraph (d) (2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title of any such convicted employee to the Department, as follows:

For COPS award recipients - COPS Office, 145 N Street, NE, Washington, DC, 20530;

For OJP and OVW award recipients - U.S. Department of Justice, Office of Justice Programs, ATTN: Control Desk, 999 North Capitol Street, NE Washington, DC 20531.

Notice shall include the identification number(s) of each affected award;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d) (2), with respect to any employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency; and

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

5. COORDINATION REQUIRED UNDER PUBLIC SAFETY AND COMMUNITY POLICING PROGRAMS

As required by the Public Safety Partnership and Community Policing Act of 1994, at 34 U.S.C. § 10382(c) (5), if this application is for a COPS award, the Applicant certifies that there has been appropriate coordination with all agencies that may be affected by its award. Affected agencies may include, among others, Offices of the United States Attorneys; State, local, or tribal prosecutors; or correctional agencies.

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the Applicant to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812). I also acknowledge that the Department's awards, including certifications provided in connection with such awards, are subject to review by the Department, including by its Office of the Inspector General.

Please Acknowledge *

Certified

SignerID

wnewman@fayetteville-ar.gov

Signing Date / Time

5/16/25 4:02 PM

Other Disclosures and Assurances

No documents have been uploaded for Other Disclosures and Assurances

Declaration and Certification to the U.S. Department of Justice as to this Application Submission

By [taking this action], I --

1. Declare the following to the U.S. Department of Justice (DOJ), under penalty of perjury: (1) I have authority to make this declaration and certification on behalf of the applicant; (2) I have conducted or there was conducted (including by the applicant's legal counsel as appropriate, and made available to me) a diligent review of all requirements pertinent to and all matters encompassed by this declaration and certification.
2. Certify to DOJ, under penalty of perjury, on behalf of myself and the applicant, to the best of my knowledge and belief, that the following are true as of the date of this application submission: (1) I have reviewed this application and all supporting materials submitted in connection therewith (including anything submitted in support of this application by any person on behalf of the applicant before or at the time of the application submission and any materials that accompany this declaration and certification); (2) The information in this application and in all supporting materials is accurate, true, and complete information as of the date of this request; and (3) I have the authority to submit this application on behalf of the applicant.
3. Declare the following to DOJ, under penalty of perjury, on behalf of myself and the applicant: (1) I understand that, in taking (or not taking) any action pursuant to this declaration and certification, DOJ will rely upon this declaration and certification as a material representation; and (2) I understand that any materially false, fictitious, or fraudulent information or statement in this declaration and certification (or concealment or omission of a material fact as to either) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant to civil penalties and administrative remedies under the federal False Claims Act (including under 31 U.S.C. §§ 3729-3730 and/or §§ 3801-3812) or otherwise.

Please Acknowledge *

Signed

SignerID

wnewman@fayetteville-ar.gov

Signing Date / Time

Other

No documents have been uploaded for Other

Not Certified

AgencyType

1. Type of Agency (check one)

Law Enforcement

LEEntities

1a. From the list below, please select the type of agency which best describes the applicant. Law Enforcement Entities:

Municipal Police

SVPPEligQulmpEntity

2. Are you a state or local governmental entity applying for this funding opportunity?

Yes

SVPPEligQulmpSecIfY

2a. If yes, is your agency in compliance with 8 U.S.C. §1373, which provides that State and local government entities may not prohibit, or in any way restrict, any government entity or official from sending to, receiving from, maintaining, or exchanging information regarding citizenship or immigration status, lawful or unlawful, of any individual with components of the U.S. Department of Homeland Security or any other federal, state or local government entity? This includes any prohibitions or restrictions imposed or established by a State or local government entity or official. For additional information, please see the appendices in the FY 2025 CHP Application Resource Guide.

Yes

AgencyTypeJuris

3. Please indicate if your jurisdiction is primarily considered rural, urban or suburban.

Rural

AgencyEstOperational

Instructions:

We will ask you several questions about your law enforcement agency operations and authority to determine your eligibility to apply for a COPS Hiring Program (CHP) award. Please note that CHP applicants must have a law enforcement agency that is operational by the close of this Notice of Funding Opportunity (NOFO) or receive services through an existing contract for law enforcement services or a new contract for law enforcement services that is in place by the close of this NOFO. Applicants must also maintain primary law enforcement authority for the population to be served.

In addition, if funds under this program are to be used as part of a written contracting arrangement for law enforcement services (e.g., a town which contracts with a neighboring sheriff's office to receive services), the government agency wishing to receive law enforcement services must be the legal applicant in this application.

A law enforcement agency is established and operational if the jurisdiction has passed authorizing legislation and it has a current operating budget.

4. Is your agency established and currently operational?

Yes

AgencyEstNotOperation

4a. Which of the following best describes your law enforcement agency? (check one)

AgencyEstWillbeOp

4b. Will your law enforcement agency be operational as of the closing date of this NOFO?

AgencyEstLegPass

4c. Has your jurisdiction passed legislation which authorizes the creation of a new law enforcement agency?

AgencyEstContractLE

5. If awarded, does your agency plan to use funds awarded under this award to establish or supplement a written contract for law enforcement services (e.g., a town contracting for services with a nearby sheriff's department)?

No

AgencyEstConRecv

Instructions:

An agency may apply for funds under this program to be used as part of a written contracting arrangement for law enforcement services (e.g., a town which contracts with a neighboring sheriff's department to receive services). However, the agency wishing to receive law enforcement services must be the legal applicant in this application (although we will ask you to supply some information about the contract service provider later).

Important Note: Two entities involved in a contracting relationship may not separately apply for funding to support the same officer position(s).

5a. Is the legal applicant listed in this COPS Hiring Program (CHP) application and on the SF-424 the entity that will be receiving law enforcement services?

AgencyEstConLENmProv

5b. What is the legal name of the law enforcement agency that will be providing law enforcement services to your jurisdiction?

AgencyEstLEAuth

Instructions:

An agency with primary law enforcement authority is defined as the first responder to calls for service for all types of criminal incidents within its jurisdiction. Agencies are not considered to have primary law enforcement authority if they only: respond to or investigate specific type(s) of crime(s), respond to or investigate crimes within a correctional institution, serve warrants, provide courthouse security, transport prisoners, have cases referred to them for investigation or investigational support or only some combination of these.

6. Based on the definition above, does your agency have primary law enforcement authority? [Or, if contracting to receive services, does the agency that will be providing law enforcement services have primary law enforcement authority for the population to be served?]

Yes

FY21_USAODistrict_q

7. Please select your U.S. Attorney's District Office from the below drop-down options.

Arkansas, Western

ExecContactInfoExTitl

Please provide the name and contact information for the highest-ranking Law Enforcement or Program Official and Government Executive or Financial Official for your agency or organization, please see instructions below.

LAW ENFORCEMENT EXECUTIVE/PROGRAM OFFICIAL

This position will ultimately be responsible for the programmatic management of the award.

Instructions for Law Enforcement Agencies:

For law enforcement agencies, the Law Enforcement Executive is the highest-ranking official in the jurisdiction (Chief of Police, Sheriff, or equivalent). Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

Instructions for Non-Law Enforcement Agencies:

For non-law enforcement agencies (e.g., institutions of higher education, school districts, private organizations, etc.), the Program Official is the highest-ranking official in the jurisdiction (e.g., executive director, chief executive officer, or equivalent). Please note that information for non-executive positions (e.g., clerks, trustees) is not acceptable. Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

8a. Title:

Chief of Police

ExecContactInfoExFN

8b. First name:

Mike

ExecContactInfoExLN

8c. Last name:

Reynolds

ExecContactInfoExPh

8d. Phone:

479-587-3500

ExecContactInfoExEmai

8e. Email address:

mreynolds@fayetteville-ar.gov

ExecContactInfoGETitl

GOVERNMENT EXECUTIVE/FINANCIAL OFFICIAL

This position will ultimately be responsible for the financial management of the award.

Instructions for Government Agencies:

For law enforcement agencies, this is the highest-ranking government official within your jurisdiction (e.g., Superintendent, Mayor, City Administrator, or equivalent). Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

Instructions for Non-Government Agencies:

For non-law enforcement agencies, this is the financial official who has the authority to apply for this award on behalf of the applicant agency (e.g., Chief Financial Officer, Treasurer, or equivalent). Please note that information for non-executive positions (e.g., clerks, trustees) is not acceptable. Before this application can be submitted, the Entity Administrator in JustGrants must invite this individual to apply for a JustGrants account with the role of Authorized Representative, and this individual must log in to JustGrants to review the application.

9a. Title:

Mayor

ExecContactInfoGEFN

9b. First name:

Molly

ExecContactInfoGELN

9c. Last name:

Rawn

ExecContactInfoGEPH

9d. Phone:

479-575-8330

ExecContactInfoGEEmai

9e. Email address:

mayor@fayetteville-ar.gov

ExecContactInfoACTitl

Instructions for Application Submitter Contact:

Enter the application point of contact's name and contact information.

10a. Title:

Support Services Manager

ExecContactInfoACFN

10b. First name:

Willie

ExecContactInfoACLN

10c. Last name:

Newman

ExecContactInfoACPh

10d. Phone:

479-587-3581

ExecContactInfoACEmai

10e. Email address:

wnewman@fayetteville-ar.gov

CHPOffReqActualInstr

Instructions:

Number of actual sworn officers employed by your agency as of the date of this application. The actual number of sworn officer positions is the actual number of sworn positions employed by your agency as of the date of this application. Do not include funded but currently vacant positions or unpaid positions.

CHPOffReqActualFT

11a. Full-Time:

156

CHPOffReqActualPT

11b. Part-Time:

0

CHPOffReqBudFT

Instructions:

Enter the Budgeted Sworn Force Strength as of the date of application (the current fiscal year) below. The budgeted number of sworn officer positions is the number of sworn positions funded in your agency's budget, including funded but frozen positions, as well as state, Bureau of Indian Affairs, or locally funded vacancies. Do not include unfunded vacancies or unpaid/reserve officers. Do not include non-sworn personnel such as dispatch, court personnel, correctional officers, or police technicians. For agencies currently funded by a COPS Hiring Program (CHP) award, do not include in your budgeted force strength any COPS-funded officers whose salaries are currently being covered by the 36-months of COPS funding.

Number of budgeted sworn officers as of the date of this application, using instructions above.

12a. Full-Time:

160

CHPOffReqBudPT

12b. Part-Time:

0

CHPOffReqBudbelow

13. Is your agency operating below its current budgeted sworn force strength?

Yes

CHPOffReqBudbelowIfyi

Understaffed Law Enforcement Agencies Operating Below Budgeted Strength Instructions:

A law enforcement agency operating below its budgeted strength is eligible to apply for funding under CHP so long as the applicant attests that awarded funds will be used in compliance with the nonsupplanting requirement and not used to supplant state, local, or Bureau of Indian Affairs funds that are already budgeted for sworn law enforcement officer positions.

CHPOffReqBudbelowIfy

13a. By checking the box, the applicant attests that awarded funds will be used in compliance with the nonsupplanting requirement and not used to supplant (replace) state or local funds, or, in the case of

Indian Tribal governments, funds supplied by the Bureau of Indian Affairs that are already budgeted for sworn law enforcement officer positions.

true

CHPOffReqCivFT

Instructions:

Number of budgeted civilian positions as of the date of this application using instructions above.

14a. Full-Time:

55

CHPOffReqCivPT

14b. Part-Time:

0

ActualPopDeptSrv

Instructions:

The following section will ask about the "population served" by your jurisdiction. The crime data you will enter in this application will be based on crimes occurring among the "actual population served". Population served counts must not be adjusted upward to account for daytime business/shopping visitors, highway traffic passing through a jurisdiction, nor should it include annual visitor totals. Parks and transit agencies should report average daily visitors/riders rather than annual totals.

This may or may not be the same as your census population. For example, a service population may be the census population minus incorporated towns and cities that have their own law enforcement agency within your geographic boundaries. An agency with primary law enforcement authority is defined as having first responder responsibility to calls for service for all types of criminal incidents within its jurisdiction.

15. What is the actual population your department serves as the primary law enforcement entity?

101680

NeedforFACensusPop

16. Enter the total population of the government entity applying for this award using the latest census estimate available at <https://data.census.gov>. If the population of the entity applying for this award is not represented by census figures (e.g. colleges, special agencies, school police departments), please indicate the size of the population as of the latest available estimate.

101680

NeedforFASrvDifferCen

16a. If applicable, please explain why the "population served" differs from the population of the government entity (from census figures or other estimates). [Please limit your response to a maximum of 125 words.]

CHPOffReqEntPos2

Instructions:

Agencies should apply for the number of officer positions necessary to support their proposed community policing strategy. CHP awards cover up to 75 percent of the entry-level salary and fringe benefits for each approved position up to a maximum of \$125,000 total for each position over three years. Note: this is NOT \$125,000 per year, rather, it is \$125,000 spread over three years for each position. There is a minimum 25 percent local cash match (cost share) requirement unless a waiver is approved. Any additional costs for higher than entry-level salaries and fringe benefits will be the responsibility of the recipient agency. Please keep in mind that there is a 12-month retention requirement for each officer position funded. See NOFO document for full details.

The number of officers you request cannot exceed 20% of your agency's current actual sworn force, with a maximum of 50 officers for any agency. Agencies with fewer than 10 officers may request one officer. The COPS Office will fund as many positions as possible for successful applicants; however, the number of officer positions requested by an agency may be reduced based on the availability of funding and other programmatic considerations.

IMPORTANT: Please ensure this number matches the number of sworn positions you requested in the detailed budget section of JustGrants.

17. How many entry-level, full-time sworn officer positions is your agency requesting in this application?

2

CHPOffReqEntNo20pctnew

18. In question 11a, you entered your agency's actual full-time sworn force levels. Please confirm that you are not asking for more than the 20% cap. For example, if you have 1-9 officers on staff, you may

request 1 COPS Office-funded officer. If you have 10-14 officers, you may request a maximum of 2 officers. If you have 50 officers, you may request a maximum of 10.

I confirm that we are not asking for more than the 20% cap.

AddBudInfoSwornSalInc

19. Referencing the web-based budget in this NOFO, please indicate if there was increase in sworn office base salary in years 2 and 3. If so, indicate why. (check all that apply)

AddBudInfoSwornSalInc

COLA

AddBudInfoSwornSalInc

Step Raises

Yes

AddBudInfoSwornSalInc

Change in benefit costs

AddBudInfoSwornSalInc

Not applicable

CHPOffReqPosCatInstr

Instructions:

IMPORTANT: Next, your agency must allocate the number of positions requested under each of the three hiring categories described below based on your agency's current needs at the time of this application. Be mindful of your agency's ability to fill and retain the officer positions awarded, while following your agency's established hiring policies and procedures. CHP awards will be made for officer positions requested in each of the three hiring categories, and recipients are required to use awarded funds for the specific categories awarded.

It is imperative that your agency understand that the COPS Office statutory nonsupplanting requirement mandates that award funds may only be used to supplement (increase) a recipient's law enforcement budget for sworn officer positions and may not supplant (replace) state, local, or tribal funds that a recipient otherwise would have spent on officer positions if it had not received an award. This means that if your agency plans to:

(a) Hire new officer positions (including filling existing vacancies that are no longer funded in your agency's budget): It must hire these new additional positions on or after the official award start date,

above its current budgeted (funded) level of sworn officer positions, and otherwise comply with the nonsupplanting requirement as described in detail in the award owner's manual.

(b) Rehire officers who have been laid off by any jurisdiction as a result of state, local, or tribal budget reductions: It must rehire the officers on or after the official award start date, maintain documentation showing the date(s) that the positions were laid off and rehired, and otherwise comply with the nonsupplanting requirement as described in detail in the award owner's manual.

(c) Rehire officers who are (at the time of application) currently scheduled to be laid off (by your jurisdiction) on a specific future date as a result of state, local, or tribal budget reductions: It must continue to fund the officers with its own funds from the award start date until the date of the scheduled layoff (for example, if the CHP award start date is September 1 and the layoffs are scheduled for November 1, then the CHP funds may not be used to fund the officers until November 1, the date of the scheduled layoff); identify the number and date(s) of the scheduled layoff(s) in this application (see below); maintain documentation showing the date(s) and reason(s) for the layoff; and otherwise comply with the nonsupplanting requirement as described in detail in the award owner's manual. [Please note that as long as your agency can document the date that the layoff(s) would occur if CHP funds were not available, it may transfer the officers to the CHP funding on or immediately after the date of the layoff without formally completing the administrative steps associated with a layoff for each individual officer.]

Documentation that may be used to prove that scheduled layoffs are occurring for local economic reasons that are unrelated to the availability of CHP award funds may include (but are not limited to) council or departmental meeting minutes, memoranda, notices, or orders discussing the lay-offs; notices provided to the individual officers regarding the date(s) of the lay-offs; or budget documents ordering departmental or jurisdiction-wide budget reductions. These records must be maintained with your agency's CHP award records during the award period and for three years following the date of the submission of the final expenditure report in the event of an audit, monitoring, or other evaluation of your award compliance.

If your agency's request is funded, your agency will have the opportunity after the award announcement to request an award modification to move awarded funding into the category or categories that meet your agency's law enforcement needs at that time (including updating the dates of future scheduled layoffs).

CHPOffReqPosCatA

Category A: New, additional officer positions (including filling existing vacancies no longer funded in your agency's budget).

20a. Category A Request:

CHPOffReqPosCatB

Category B: Rehire officers laid off (from any jurisdiction) as a result of state or local budget reductions.

20b. Category B Request:

0

CHPOffReqPosCatC

Category C: Rehire officers scheduled to be laid off (at the time of the application) on a specific future date as a result of state or local budget reductions.

20c. Category C Request:

0

CHPOffReqLayNum1

Instructions:

We also need some information about when the layoff of officers in this category is scheduled to occur. In the space below, please indicate when the officer(s) specified in this category are scheduled to be laid off.

21a. Number of Officers:

CHPOffReqLayNum1Dt

21b. Date these officers are scheduled to be laid off:

CHPOffReqLayNum2

21c. Number of Officers:

CHPOffReqLayNum2Dt

21d. Date these officers are scheduled to be laid off:

CHPOffReqLayNum3

21e. Number of Officers:

CHPOffReqLayNum3Dt

21f. Date these officers are scheduled to be laid off:

CHPOffReqLayNum4

21g. Number of Officers:

CHPOffReqLayNum4Dt

21h. Date these officers are scheduled to be laid off:

CHPOffReqLayCert

22. Since your agency plans to use CHP funds to rehire officers who are currently scheduled to be laid off on a future date (under Category C above), please certify (by checking the appropriate boxes) to the following Certification:

CHPOffReqLayCert

My agency has and will maintain documentation showing the date(s) of the scheduled lay-off(s) and demonstrating that the scheduled lay-off(s) is/are occurring for fiscal reasons that are unrelated to the availability or receipt of CHP award funds.

CHPOffReqLayCert

My agency will use its own funds to continue funding these officers until the scheduled date(s) of the lay-off(s) and will use CHP funds to rehire these officers only on or after the scheduled date of the lay-off(s).

CHPOffReqLayCert

My agency recognizes that the CHP program provides funding based on our entry-level salary and benefits package and that any additional costs for rehired officers beyond entry-level are our responsibility to pay with other sources of funding.

CHPOffReqVetCommit

Instructions:

Although hiring military veterans as new hires is not an award requirement, applicants who commit to hiring or rehiring at least one military veteran will receive additional consideration for CHP funding.

If your agency checks "yes" to the question below, your agency will be required to maintain documentation that it made every effort possible (consistent with your internal procedures and policies) to hire at least one military veteran. Under this NOFO, a military veteran is defined as a person who served in the active military, naval, or air service, and who was discharged or released there from under conditions other than dishonorable.

23. Does your agency commit to hire and/or rehire at least one military veteran (as defined in the Application Guide) for the officer position(s) you have requested?

No

CHPOffReqVet911Pos

23a. If Yes, how many position(s)?

CHPOffReqSRO2

24. Is your agency requesting that all or some of these officer positions will be deployed as school resource officers (SRO's)?

Yes

CHPOffReqSROInstr

SRO Instructions:

If your agency requests officers to be deployed as school resource officers (SRO), please do not request more officer positions than your agency can expect to deploy in this capacity. According to the COPS Office statute, a school resource officer is "a career law enforcement officer, with sworn authority, deployed in community-oriented policing, and assigned by the employing police department or agency to work in collaboration with schools and community-based organizations— (A) to address crime and disorder problems, gangs, and drug activities affecting or occurring in or around an elementary or secondary schools; (B) to develop or expand crime prevention efforts for students; (C) to educate likely school-age victims in crime prevention and safety; (D) to develop or expand community justice initiatives for students; (E) to train students in conflict resolution, restorative justice, and crime awareness; (F) to assist in the identification of physical changes in the environment that may reduce crime in or around the school; and (G) to assist in developing school policy that addresses crime and to recommend procedural changes." 34 U.S.C. 10389(4).

There must be an increase in the level of community policing activities performed in and around primary or secondary schools in the agency's jurisdiction as a result of the award. The time commitment of the funded officers must be above and beyond the amount of time that the agency devoted to the schools before receiving the award.

The COPS Office recommends that an SRO have a minimum of three years of experience as a police officer. Because COPS Office funds must be used for entry level positions, you may deploy experienced police officers to serve as SROs and implement the community policing strategy after hiring the additional entry-level officers with COPS Office award funds. The COPS Office award funds must be used for the newly hired/rehired/scheduled to be laid off position and not that of the veteran/experienced officer.

Recipients using CHP funding to hire or deploy SROs into schools must submit to the COPS Office a signed memorandum of understanding (MOU) between the law enforcement agency and the school partner(s) before obligating or drawing down funds under this award. An MOU is not required at the time of application; however, if the law enforcement agency already has an MOU in place that is applicable to the partnership, the MOU can be uploaded as an attachment in the section of the application titled "MOUs and other Supporting Documents".

The MOU must contain the following: the purpose of the MOU; clearly defined roles and responsibilities of the school district and the law enforcement agency focusing officers' roles on safety, information sharing, supervision responsibility; chain of command for the SRO; and signatures. If awarded, a recipient must submit an MOU to the COPS Office within 90 days from the date shown on the award congratulatory letter. Implementation of the CHP award without submission and acceptance of the required MOU may result in expenditures not being reimbursed by the COPS Office and/or award de-obligation.

CHPOffReqSROCount2

24a. If Yes, how many of your requested positions in this application will be deployed as school resource officers (SROs)?

2

CHPOffReqTribalVPSO

25. For tribal applicants in Alaska only: Check the box below if you are requesting funds for an entry-level career law enforcement Village Police Officer or entry-level career law enforcement Tribal Police Officer.

false

LECPStratInstr

Instructions for Community Policing Strategy:

COPS Office funding must be used to reorient the mission and activities of law enforcement agencies through initiating community policing or enhancing their involvement in community policing with the officers hired under this award program or an equal number of veteran officers who have been redeployed to implement this plan after hiring the entry-level COPS Office-funded officers. If awarded funds, your narrative responses in the text boxes below will constitute your agency's community policing strategy under this award. Your organization may be audited or monitored to ensure that it is initiating or enhancing community policing in accordance with this strategy. The COPS Office may also use this information to understand the needs of the field, and potentially provide for training, technical assistance, problem solving and community policing implementation tools. Please note that the COPS Office recognizes that your COPS Office-funded officer(s) (or an equal number of veteran officers who are redeployed after hiring the entry-level COPS Office funded officers) will engage in a variety of community policing activities and strategies, including participating in some or all aspects of your identified community policing strategy. Your community-policing strategy may be influenced and impacted by others within and outside of your organization; this is considered beneficial to your community policing efforts.

At any time during your award period, you should be prepared to demonstrate (1) the community policing activities engaged in prior to the award that are detailed in this application and (2) how the award funds and award-funded officers (or an equal number of redeployed veteran officers) were specifically used to enhance (increase) or initiate community policing activities according to your community policing strategy contained in this application.

Community policing needs may change during the life of your award. Minor changes to this strategy may be made without prior approval of the COPS Office; however, the recipient will be required to report on progress or changes to the community policing strategy (if any) through required progress reports. If your agency's community policing strategy changes significantly, you must submit those changes to the COPS Office for approval. Changes are significant if they deviate from the specific crime problems originally identified and approved in the community policing strategy submitted with the application. In some cases, in reviewing progress reports, the COPS Office may identify significant changes in community policing strategies that require explanation and request for approval.

Applicants that choose problem areas that receive additional priority consideration will not be able to change from these problem/focus areas if awarded CHP funding.

The following is the COPS Office definition of community policing that emphasizes the primary components of community partnerships, organizational transformation, and problem solving. Please refer to the COPS Office web site (<https://cops.usdoj.gov>) for further information regarding this definition.

Community policing is a philosophy that promotes organizational strategies that support the systematic use of partnerships and problem solving techniques to proactively address the immediate conditions that give rise to public safety issues, such as violent crime, non-violent crime, and fear of crime.

The COPS Office has developed the following list of primary sub-elements of community policing. Please refer to the COPS Office web site Community Policing Defined publication for further information regarding these sub-elements.

Community Partnerships:

Collaborative partnerships between the law enforcement agency and the individuals and organizations they serve to both develop solutions to problems and increase trust in police.

Other Government Agencies

Community Members/Groups

Non-Profits/Service Providers

Private Businesses

Media

Organizational Transformation:

The alignment of organizational management, structure, personnel and information systems to support community partnerships and proactive problem solving efforts.

Agency Management

Climate and culture

Leadership

Labor relations

Decision-making

Strategic planning

Policies

Organizational evaluations

Transparency

Organizational Structure

Geographic assignment of officers

Despecialization

Resources and finances

Personnel

Recruitment, hiring and selection

Personnel supervision/evaluations

Training

Information Systems (Technology)

Communication/access to data

Quality and accuracy of data

Problem Solving:

The process of engaging in the proactive and systematic examination of identified problems to develop effective responses that are rigorously evaluated.

Scanning: Identifying and prioritizing problems

Analysis: Analyzing problems

Response: Responding to problems

Assessment: Assessing problem-solving initiatives

Using the Crime Triangle to focus on immediate conditions (Victim/Offender/Location)

LECPStratOrgInMgmPra

Instructions for Current Organizational Commitment to Community Policing:

For each of the following statements, please answer in terms of existing agency policies and practices as they relate to collaborative partnerships and problem-solving activities. (Check all that apply)

26. Which of the following internal management practices does your agency currently employ? (check all that apply)

LECPStratOrgInMgmPra

Assignment of officers to specific neighborhoods or areas for longer periods of time to enhance customer service and facilitate more contact between police and citizens.

Yes

LECPStratOrgInMgmPra

Assignment of officers to geographic hot spots that are defined statistically by creating incident maps to identify geographic clustering of crime and disorder.

Yes

LECPStratOrgInMgmPra

Early Intervention Systems that help identify officers who may be showing signs of stress, personal problem, and questionable work conduct.

Yes

LECPStratOrgInMgmPra

None of the above.

LECPStratOrgPerMeas

27. Which of the following do you count/measure to annually assess your agency's overall performance?
(check all that apply)

LECPStratOrgPerMeas

Response times

Yes

LECPStratOrgPerMeas

Problem solving outcomes

Yes

LECPStratOrgPerMeas

Department employee satisfaction

LECPStratOrgPerMeas

Reduction of crime in identified hot spots

Yes

LECPStratOrgPerMeas

Social disorder/nuisance problems (e.g., graffiti, panhandling, loitering)

Yes

LECPStratOrgPerMeas

Satisfaction with police services

Yes

LECPStratOrgPerMeas

Fear of crime

LECPStratOrgPerMeas

Victimization (i.e, non-reported crime)

LECPStratOrgPerMeas

Community meetings held/attended

Yes

LECPStratOrgPerMeas

Use of force incidents

Yes

LECPStratOrgPerMeas

Meeting the priorities as identified in your agency strategic plan

Yes

LECPStratOrgPerMeas

My agency does not conduct annual assessments of overall performance

LECPStratOrgShareInfo

28. Through which of the following does your agency routinely share information with community members? (check all that apply)

LECPStratOrgShareInfo

Neighborhood, beat, and/or school meetings

Yes

LECPStratOrgShareInfo

Local media outlets

Yes

LECPStratOrgShareInfo

Agency newsletter

LECPStratOrgShareInfo

Neighborhood newsletters

LECPStratOrgShareInfo

Agency website

Yes

LECPStratOrgShareInfo

Social networking (Blogs, Twitter feeds, Facebook pages, etc.)

Yes

LECPStratOrgShareInfo

Citizen alert system (telephone, email, text, etc.)

Yes

LECPStratOrgShareInfo

Citizen alert system that is geographically targeted, based on updated hot spots

Yes

LECPStratOrgShareInfo

Public access television/radio

Yes

LECPStratOrgShareInfo

Community organization board membership

Yes

LECPStratOrgShareInfo

Public forums with chief/sheriff/command staff

Yes

LECPStratOrgShareInfo

Posters, billboards, flyers

LECPStratOrgShareInfo

None of the above

LECPStratOrgInvCom

29. Through which of the following ways does your agency formally involve community members in influencing agency practices and operations? (check all that apply)

LECPStratOrgInvCom

Citizen police academies

Yes

LECPStratOrgInvCom

Volunteer activities

LECPStratOrgInvCom

Auxiliary police programs

LECPStratOrgInvCom

Civilian review boards (i.e. disciplinary review boards)

Yes

LECPStratOrgInvCom

Citizen advisory groups (i.e. informal advisory function)

Yes

LECPStratOrgInvCom

Involvement in hiring decisions (interview panels, selection boards, etc.)

Yes

LECPStratOrgInvCom

Involvement in contributing to annual line officer performance reviews

LECPStratOrgInvCom

Representation on promotional boards

Yes

LECPStratOrgInvCom

Participation in accountability and performance reporting and tracking meetings

LECPStratOrgInvCom

Participation in complaint resolution process (formal mediation, disciplinary boards, etc.)

Yes

LECPStratOrgInvCom

None of the above

LECPStratPSPInstr

Instructions for Proposed Common Sense Policing Strategy: Problem Solving and Partnerships

COPS Office awards must be used to initiate or enhance community policing activities with either the newly hired officers funded by this award program or an equivalent number of veteran officers who are redeployed to implement this community policing strategy after hiring the additional entry-level officers with COPS Office award funds. In this section you will be asked to identify the crime and disorder problem or a focus area and the partners to be engaged through your requested COPS Office funding. Identifying the specific problem/focus area and partnerships that your agency plans to focus on is important to ensure that you satisfy the requirements for COPS Office funding under this program and to ensure that ultimately the additional award-funded officers (or equivalent number of redeployed

veteran officers) will initiate or enhance your agency's capacity to implement community policing strategies and approaches.

Using the following list, select a problem/focus area that will be addressed by the officers requested in this application. Please choose the option that best fits your problem. You may only select one problem/focus area to address through this award funding.

When identifying a problem, it is important to think about the nature of similar incidents that taken together comprise the problem and accordingly describe it in precise, specific terms (e.g. "robbery of retail establishments", rather than just "robbery"). In doing this, it can be helpful to consider all aspects of the problem, including the likely offenders, the suitable targets/victims, and how these come together in time and space.

Additional consideration will be given to applicants who propose a community-based approach to one of the five following problem/ focus areas. Applicants who choose one of the common sense policing problems or priority focus areas listed here must devote 100% of their funded positions to that focus area, and will not be allowed to change their choice once the award has been issued.

Violent Crime - Applicant will employ common sense policing strategies to address a range of violent crime problems. Applicants committed to aggressively enforcing gun laws, human trafficking, criminal gangs, drug manufacturing/dealing/trafficking, dismantling gangs, street crews, and drug networks, or cracking down on the open use of illegal drugs subcategory will receive additional consideration.

Squatting and Encampment Enforcement - Applicants will focus on ending squatting by collaborating with federal law enforcement/task forces to end the epidemic of squatters and public encampments that create safe havens for drugs, crime, and human trafficking.

Homeland & Border Security - Applicants will cooperate with federal law enforcement to combat illegal immigration (e.g., information sharing, 287(g) partnerships, task forces, and honoring detainees), protecting critical infrastructures, and information/intelligence problems.

Nuisance Abatement and Quality of Life - Applicants will focus on aggressive and strict enforcement of nuisance abatement and blight including, among other things, petty larceny, and criminal damage to property.

School Based Policing - Applicants will focus on deploying School Resource Officers (SRO) to protect elementary or secondary schools, expand crime prevention efforts, identify changes to reduce crime in and around schools, and other activities to increase school safety.

LECPStPSPProbFocArea25

30. Problem/Focus Area

School Based Policing

LECPStPSPProbFocAreaNar

30a. Describe the problem/focus area you have selected above (i.e. location, severity, type of crime [if applicable], impact of issue on community). [Please limit your response to a maximum of 125 words.]

Our SROs are a true model of the community policing concept. SROs are able to reach a student population that is underserved and are able to break down stereotypical barriers that young people have about police officers. Once a level of trust is established, crimes that often go unreported will not be addressed.

LECPStPSPGunVioNum

30b. Please include the number of aggravated assaults with a firearm in your jurisdiction during the last calendar year (2024):

LECPStPSPGunVioshoY1

Please include the number of reported shootings in your jurisdiction during the last two years (2024 and 2023).

30c. Number of Reported Shootings (2024):

LECPStPSPGunVioshoY2

30d. Number of Reported Shootings (2023):

ComOffHRelPrior

31. Which of the following information sources did you use to prioritize this problem/focus area as a problem/focus area to address through this award program (check all that apply):

ComOffHRelPrior

Police department data (e.g. police reports, calls for service, crime data, citizen complaints)

Yes

ComOffHRelPrior

Agency personnel (e.g. officer feedback, command staff priorities)

Yes

ComOffHRelPrior

Other local non-law enforcement government agency data

Yes

ComOffHRelPrior

Community based organizations (e.g. faith based, non-profits, social service providers)

Yes

ComOffHRelPrior

Local businesses

Yes

ComOffHRelPrior

Individual community members/community meetings

Yes

ComOffHRelPrior

Community survey

ComOffHRelPrior

Local government officials

Yes

ComOffHRelPrior

None of the above

ComOffHRelImprove

32. If awarded funds, my agency will improve our understanding of this problem/focus area by examining (check all that apply):

ComOffHRelImprove

Routinely collected law enforcement data/information related to the problem (e.g. arrest, incident reports, calls for service)

Yes

ComOffHRelImprove

The location and/or time aspects of the problem/focus area (e.g. mapping)

Yes

ComOffHRelImprove

The conditions and environmental factors related to the problem/focus area

Yes

ComOffHRelImprove

The strengths and limitations of current responses to the problem/focus area

Yes

ComOffHRelImprove

Non-law enforcement data/information related to the problem/focus area (e.g. insurance crash data, other government agency data, census data, survey data)

Yes

ComOffHRelImprove

Existing research and best practices related to the problem/focus area

Yes

ComOffHRelImprove

Data/information from the community related to the problem/focus area (e.g. resident associations, business groups, non-profit community service organizations)

Yes

ComOffHRelImprove

Information about offenders contributing to the problem/focus area (e.g. offender interview, arrest records)

Yes

ComOffHRelImprove

Information about victims affected by the problem/focus area (e.g. crime reports, victim interviews)

Yes

ComOffHRelImprove

Strengths and weaknesses of previous responses to the problem/focus area

Yes

ComOffHRelImprove

None of the above

ComOffHRelAssess

33. If awarded funds my agency will use the following information sources to assess our response to this problem/focus area to determine whether the response was implemented and achieved the desired outcomes (check all that apply):

ComOffHRelAssess

Routinely collected law enforcement data/information related to the problem/focus area (e.g. arrests, incident reports, calls for service)

Yes

ComOffHRelAssess

Data/information regarding whether the response was implemented as planned

Yes

ComOffHRelAssess

Police data collected for this specific problem/focus area (e.g. problem-specific surveys, field interview contact cards)

Yes

ComOffHRelAssess

Non-police data/information related to the problem/focus area(e.g. insurance crash data, other government agency data, census data, survey data)

Yes

ComOffHRelAssess

Data/information from the community related to the problem/focus area (e.g. resident associations, business groups, non-profit community service organizations)

Yes

ComOffHRelAssess

Information about offenders contributing to the problem/focus area (e.g. offender interview, arrest records, probation/parole data)

Yes

ComOffHRelAssess

Information about victims and/or stake holders affected by the problem/focus area (e.g. crime reports, victim interviews)

Yes

ComOffHRelAssess

None of the above

ComOffHRelPrim

34. To the best of your ability at this time, please select from the below list what your primary goals are in responding to your selected problem/focus area (select up to 3):

ComOffHRelPrim

Reducing the number of incidents

Yes

ComOffHRelPrim

Increasing public trust in your agency

Yes

ComOffHRelPrim

Reducing the seriousness of the incidents or the amount of harm

Yes

ComOffHRelPrim

Reducing the number of victims and repeat victims

ComOffHRelPrim

Reducing the number of offenders and repeat offenders

ComOffHRelPrim

Getting other agencies and stake holders to assume responsibility for the problem/focus area

ComOffHRelPrim

Improving the response to the problem/focus area (i.e. more comprehensive and coordinated way of dealing with the problem/focus area, providing better services to victims, or greater efficiency in dealing with the problem/focus area)

ComOffHRelPrim

Improving citizen perceptions of the problem/focus area

ComOffHRelPrim

None of the above

ComOffHRelPrtnr

35. An important part of a comprehensive community policing strategy is the formation of partnerships, such as working with other public agencies, private organizations, or participation in regional law enforcement partnerships. If awarded funds, will your agency and the award funded officers (or an equivalent number of redeployed veteran officers) initiate or enhance a partnership with an external group/organization to develop responses to this problem/focus area?

Yes

ComOffHRelPrtnrCount

35a. If yes, how many external groups/organizations will your agency initiate or enhance a partnership with to develop responses to this problem/focus area?

1

ComOffHRelPart1Name

Name the most important external groups/organizations that your agency will initiate or enhance a partnership with to develop responses to this problem/focus area (maximum of three partners). Note: you may attach optional letters of this support from any or all of these prospective partners. You will be limited to listing no more than three partners per public safety problem/focus area.

36. Partner Name1:

Fayetteville Public School District

ComOffHRelPart1Char

36a. For this partner, please indicate the statement that best characterizes this partner:

Local educational institutions (schools/colleges/universities)

ComOffHRelPart2Name

37. Partner Name2:

ComOffHRelPart2Char

37a. For this partner, please indicate the statement that best characterizes this partner:

ComOffHRelPart3Name

38. Partner Name3:

ComOffHRelPart3Char

38a. For this partner, please indicate the statement that best characterizes this partner:

CPStratOrgTrFlex

Instructions for Proposed Community Policing Strategy: Organizational Transformation

COPS Office awards must be used to initiate or enhance community policing activities. In this section you will be asked to identify the organizational change(s) that your agency plans to focus on through your requested COPS Office funding. Identifying the specific organizational change(s) that your agency plans to focus on is important to ensure that you satisfy the requirements for COPS Office funding under this program, and to ensure that ultimately the use of these funds will initiate or enhance your agency's capacity to implement community policing approaches.

If awarded funds, will your agency initiate or enhance any of the following internal changes to personnel management? (Select no more than 2 internal changes to personnel management that will be addressed with these award funds.)

39. Flexibility in officer shift assignments to facilitate addressing specific problems.

true

CPStratOrgTrFlexNar

39a. Please explain.

The addition of two SROs will significantly enhance our ability to provide police service to schools in the Fayetteville Public Schools District that currently have no police or security personnel in place. If awarded this grant, the Fayetteville Police Department will have the ability to assign an officer to schools that have never had the opportunity to have an officer present during the school day. Currently, one SRO responds to calls for service for several schools. An additional officer awarded under this grant would double our assigned officers to these underserved schools. The school day at Fayetteville High School, a school with an estimated enrollment of 3,000, spans more than 9 hours. Traditionally, the school experiences more problems and issues requiring SRO assistance at the beginning and at the end of the school day. It is difficult to cover all the hours needed without incurring overtime expenses. If awarded, the grant will allow the Fayetteville Police Department to assign one additional officer to the high school to ensure adequate police coverage during the peak activity.

CPStratOrgTrassign

40. Assignment of officers to specific neighborhoods or areas for longer periods of time to enhance customer service and facilitate more contact between police and citizens.

true

CPStratOrgTrassignNar

40a. Please explain.

These two SROs would be assigned to work at underserved schools. They would interact with students, staff, parents, and community leaders at school functions and community events. They would also be used for community policing projects during the summer when school is on summer break. Some of the events they will cover are neighborhood meetings and events, youth citizen police academies, graffiti removal, and child safety seat installations. These officers will also teach classes at the local Boys and Girls Club and complete Crime Prevention Through Environmental Design (CPTED) security surveys at local businesses, churches, schools, and multi-family housing.

CPStratOrgTrRec

41. Recruitment and hiring practices that reflect an orientation towards problem solving and community engagement.

false

CPStratOrgTrRecNar

41a. Please explain.

CPStratOrgTrInTr

42. In-service training for officers on basic and advanced community policing principles.

false

CPStratOrgTrInTrNar

42a. Please explain.

CPStratOrgTrFTO

43. Field training officer (FTO) programs that teach and test problem solving, community engagement, and critical thinking skills.

false

CPStratOrgTrFTONar

43a. Please explain.

CPStratOrgTrEval

44. Measure and include non-enforcement proactive community engagement efforts as part of officer performance evaluations.

false

CPStratOrgTrEvalNar

44a. Please explain.

CPStratOrgTrInter

45. Early intervention systems that help identify officers who may be showing early signs of stress, personal problems, and questionable work conduct.

false

CPStratOrgTrInterNar

45a. Please explain.

CPStratOrgTrCarDev

46. Career development and/or promotional processes (i.e. sergeant exams) that reinforce problem solving and community engagement.

false

CPStratOrgTrCarDevNar

46a. Please explain.

CPStratOrgTrSafe

47. Implement specific programs to improve the safety and wellness of personnel throughout your organization.

false

CPStratOrgTrSafeNar

47a. Please explain.

CPStratOrgTrNone

48. None of the above.

false

CPStratIntenhan

49. If awarded funds, in addition to the internal changes proposed above, will your agency initiate or enhance screening and counseling programs to identify and prevent the radicalization of applicants and personnel who endorse violent and hateful extremist movements?

Yes

CPStratIntenhany

49a. If Yes, please explain.

If awarded funds, our agency will enhance current practices and implement new measures to identify and prevent the radicalization of applicants and personnel who may support violent and hateful extremist movements. This will include: Enhanced screening protocols during recruitment to detect risk factors associated with extremist ideologies, using evidence-based tools and best practices. Regular training for supervisors and staff on recognizing early signs of radicalization and on fostering a culture of inclusion, accountability, and ethical conduct. Confidential counseling and support programs designed to intervene early and provide assistance to employees in distress or at risk of being influenced by harmful ideologies. Partnerships with mental health professionals and community-based organizations to provide culturally competent education and referral pathways. These efforts align with our broader commitment to maintaining a professional, trustworthy workforce that upholds democratic values, public safety, and community trust.

CPStratOrgIntInstr

If awarded funds, will your agency initiate or enhance any of the following internal changes to agency management? (Select up to 2 internal changes to agency management that will be addressed with these award funds.)

CPStratOrgIntStrat

50. Agency strategic plan that outlines the goals and objectives around community policing and other departmental priorities.

false

CPStratOrgIntStratNar

50a. Please explain.

CPStratOrgIntPer

51. Organizational performance measurement systems that include community policing metrics, and conduct annual assessments of agency performance.

false

CPStratOrgIntPerNar

51a. Please explain.

CPStratOrgIntTech

52. Technology systems that provide officers, analysts, and the community better and more timely access to data and information.

false

CPStratOrgIntTechNar

52a. Please explain.

CPStratOrgIntMed

53. Mediation strategies to resolve citizen complaints.

false

CPStratOrgIntMedNar

53a. Please explain.

CPStratOrgIntCrime

54. Collection, analysis, and use of crime data and information in support of problem solving goals.

true

CPStratOrgIntCrimeNar

54a. Please explain.

We will enhance usage of software with crime mapping and data analysis ability. The data collected will be sent to patrol supervisors, criminal investigators, and SROs to increase efficiency in detecting and responding to crime and traffic related problems. Administrative personnel will encourage community policing goals on a departmental level.

CPStratOrgIntAccr

55. Formal accreditation process.

true

CPStratOrgIntAccrNar

55a. Please explain.

These grant funds, if awarded, will enhance the Department's ability to maintain standards for our accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA). The increased SRO staffing will help us be more proactive with juvenile crime intervention.

CPStratOrgIntTrack

56. System to capture and track problem solving and partnership efforts and activities.

false

CPStratOrgIntTrackNar

56a. Please explain.

CPStratOrgIntOrgAs

57. An organizational assessment of community policing.

false

CPStratOrgIntOrgAsNar

57a. Please explain.

CPStratOrgIntNone

58. None of the above.

false

CPStratOrgConsult

59. Did your agency consult with any of the following groups/organizations on the development of this community policing strategy? (check all that apply)

CPStratOrgConsult

Local government agencies (non-law enforcement, e.g. probation/parole, parks and recreation, code enforcement)

Yes

CPStratOrgConsult

Community based organizations (e.g. faith based, community redevelopment groups, social service providers, resident associations)

Yes

CPStratOrgConsult

Businesses operating in the community

Yes

CPStratOrgConsult

Tribal law enforcement agencies (outside your jurisdiction)

CPStratOrgConsult

Other Federal, state, or local law enforcement agencies

CPStratOrgConsult

Multi-jurisdictional or regional task forces/partnerships

CPStratOrgConsult

Local educational institutions (schools/colleges/universities)

Yes

CPStratOrgConsult

Local government officials

Yes

CPStratOrgConsult

Individual stakeholders residing, working or with an interest in the community and/or problem

Yes

CPStratOrgConsult

None of the above

CPStratOrgGovComInit

60. To what extent are there related governmental and/or community initiatives that complement your agency's proposed community policing strategy?

There are a moderate number of related initiatives

CPStratOrgComSupport

61. To what extent is there community support in your jurisdiction for implementing the proposed community policing strategy?

High level of support

CPStratOrgComImpact

62. If awarded funds, to what extent will the community policing strategy impact the other components of the criminal justice system in your jurisdiction?

Potentially increased impact

LECPStPSPAddressProb

63. Describe how your agency will use award funds to address the problem/focus area you selected. Describe your approach, including a long-term strategy and detailed implementation plan that reflects consultation with community groups and appropriate private and public agencies. Explain how the grant will be utilized to reorient your law enforcement agency's mission toward community-oriented policing or enhance its involvement in or commitment to community-oriented policing. [Please limit your response to a maximum of 500 words.]

Community Policing is at the heart of our organization. In 2024, the Fayetteville Police Department Community Policing (COP) Division hosted approximately 200 community events. Most events were geared toward educating the community. We expect to host in excess of 200 community events in 2025. We believe through education and inclusion; we can combat crimes in our city.

The COP is comprised of specially trained officers whose focus is presenting information to media outlets, neighborhood associations, social media platforms, businesses, churches, and other groups. These presentations can include information on safety, crime prevention, drug abuse, gun crimes and numerous other topics. The COP Division has had recent success with community engagement by partnering with our local food pantry and delivering food baskets to an apartment complex in an area identified as a hot spot for shooting and violent crime. The calls for service in this area have noticeably decreased as this outreach continues. Our Community Oriented Policing Division will be tasked with the following: 1. The COP Division, with the partnership of local stake holders, will create community outreach events in high crime areas as well as youth centers to help educate the community on violent crime and gun violence, 2. The COP Division will create curriculum for local business owners, specifically apartment complexes and hotel/motels to educate employees on how to identify possible criminal activity and what to do when it is identified, and 3. The COP Division will run an educational campaign using the Fayetteville Police Department's very robust following on social media to educate followers on the dangers of violent crimes.

imcoop

Cooperation with Federal Immigration Officials

Priority consideration may be given to state or local law enforcement applicants that cooperate with federal immigration officials through the following activities:

A Memorandum of Agreement between your law enforcement agency and the U.S. Department of Homeland Security ("DHS") under 8 U.S.C. § 1357(g)(1) where officers are delegated limited immigration officer authority to identify and process for removal aliens in our custody under the direction and supervision of DHS.

A law enforcement agency that operates a detention or correctional facility in which individuals are fingerprinted and detained for periods of 24 hours or longer; and your governing body has or will implement policies and/or practices that ensure: (1) the U.S. Department of Homeland Security ("DHS") personnel have access to correctional or detention facilities in order to meet with an alien (or an individual believed to be an alien) and inquire as to his or her right to be or to remain in the United States; and (2) DHS is provided upon request at least 48 hours advance notice, where possible, of an alien's scheduled release date and time so that DHS may take custody of the alien.

Please check the below boxes that apply to your agency.

imcoop

64a. My agency is a state or local law enforcement agency that has a Memorandum of Agreement with the U.S. Department of Homeland Security ("DHS") under 8 U.S.C. § 1357(g)(1) and our officers are delegated limited immigration officer authority to identify and process for removal aliens in our custody under the direction and supervision of DHS.

imcoop

64b. My agency is a state or local law enforcement agency that operates a detention or correctional facility in which individuals are fingerprinted and detained for periods of 24 hours or longer; and our governing body has implemented or, before drawing down grant funds if awarded, will implement policies and/or practices that ensure: (1) the U.S. Department of Homeland Security ("DHS") personnel have access to correctional or detention facilities in order to meet with an alien (or an individual believed to be an alien) and inquire as to his or her right to be or to remain in the United States; and (2) DHS is provided upon request advance 48 hour notice, where possible, of an alien's scheduled release date and time so that DHS may take custody of the alien.

imcoop

64c. None of the above.

Yes

PoliceYouthSuic

65. Does your agency collect data on the number of officer suicides in your agency?

Yes

PoliceYouthSuicNum

65a. In the past 12 months, how many officer suicides have you recorded in your agency?

0

PoliceYouthSuicPrevPro

66. Does your agency have a suicide prevention training program?

Yes

PoliceYouthSuicExpos

67. Does your agency track officers that have been exposed to 'critical incidents' such as murder, suicide, and domestic violence?

Yes

PoliceYouthSuicHRYth

68. Does your community experience high rates of youth suicide (For the purposes of this question, high is defined as 10 suicides per 100,000 residents aged 10-19)?

No

ReportDataPstCrime

69. Using UCR crime definitions, does your agency regularly (i.e., daily, weekly, monthly, or quarterly) post crime data on a publicly accessible website?

Yes

ReportDataPstCrimeY

69a. If yes, please provide the website address:

<https://www.fayetteville-ar.gov/3797/Weekly-Summary-Reports>

dupoffundingpendapp2

Instructions:

Applicants are required to disclose whether they have pending applications for federally funded assistance or active federal awards that support the same or similar activities or services for which funding is being requested under this application.

Be advised that as a general rule, COPS Office funding may not be used for the same item or service funded through another funding source. However, leveraging multiple funding sources in a complementary manner to implement comprehensive programs or projects is encouraged and is not seen as inappropriate. To aid the COPS Office in the prevention of awarding potentially duplicative funding, please indicate whether your agency has a pending application or an active award with any other federal funding source (e.g., direct federal funding or indirect federal funding through state sub-awarded federal funds) which supports the same or similar activities or services as being proposed in this COPS Office application.

70. Do you have any current, active non-COPS Office award with any other federal funding source (e.g., direct federal funding or indirect federal funding through state subawarded federal funds) that supports the same or similar activities or services as being proposed in this COPS Office application?

No

dupoffundingysdetail2

70a. If Yes, for each potentially duplicative non-COPS Office award, provide the following detailed information: name of federal awarding agency, or state agency for subawarded federal funding; award number; program name; award start and end dates; award amount; and description of how this project differs from the application for COPS office funding.

Dupoffundingnoncinstr2

71. Do you have any pending non-COPS Office grant applications with any other federal funding source (e.g., direct federal funding or indirect federal funding through state subawarded federal funds) that support the same or similar activities or services as being proposed in this COPS Office application?

No

Dupoffundingysnoncops2

71a. If Yes, for each potentially duplicative non-COPS Office grant application, provide the following detailed information: application number (if known); program name; project length; total requested amount; items requested; and describe how this project differs from the application for COPS Office funding.

NeedforFAExplain

72. All applicants are required to explain their inability to address the need for this award without federal assistance. Please do so in the space below.

[Please limit your response to a maximum of 500 words.]

A review of SRO activity and the Arkansas School Safety Commission Report has resulted in the need and recommendation for at least .2 additional SROs assigned to the Fayetteville Public Schools; however, there are currently no local funding sources available for this expansion. The Fayetteville Police Department has demonstrated its' ability to use CHP grant funds to sustain long-term SRO positions as demonstrated with the use of our 2013 CHP funds. It is our intent to use a majority of CHP funds in the

first grant year to ease our local financial burden, and incrementally increasing local funding sources over three years to permanently sustain these SRO positions in year 4 and beyond. Without these grant funds, our SRO Program will not expand to meet our identified needs with the foreseeable future.

FscIHlthUCRY1

Instructions:

Enter your law enforcement agency's total operating budget for the current AND the previous fiscal year. Note, this is the operating budget that your locality sets aside specifically for law enforcement and does not include other city/county/state services. The operating budget generally includes salaries as well as operations. Please note: All figures must be rounded to the nearest whole dollar.

73. CURRENT FISCAL YEAR:

25942433

FscIHlthUCRY2

74. PREVIOUS FISCAL YEAR:

24697687

CHPFiscalPovertyRate

Instructions:

The U.S. Census Bureau American Community Survey (ACS) provides multi-year poverty rate estimates for communities. Please go to the U.S. Census Bureau (<https://data.census.gov>) to determine the percentage of individuals in poverty in your jurisdiction. For jurisdictions not included in the census (e.g., schools, universities, transit, parks), please check the box for "Not Applicable." Please note: All figures must be rounded to the nearest whole percent.

75. Percentage of Individuals in Poverty

24

CHPFiscalPovertyRtNA2

75a. Not Applicable

false

FscHlthUCRBLSPctUnem

Instructions:

The Bureau of Labor Statistics' Local Area Unemployment Statistics (LAUS) program provides monthly estimates of unemployment for communities. Please go to the Bureau of Labor Statistics' LAUS website (<http://www.bls.gov/lau/data.htm>) to find detailed instructions for looking up your local area's unemployment rate. It may be necessary to select the nearest best match to your jurisdiction (for example, a city of fewer than 25,000 people may report their county level rate). For jurisdictions not included in the census (e.g., schools, universities, transit, parks), please check the box for "Not Applicable". Please note: All figures must be rounded to the nearest whole percent.

76. Percentage (%) unemployed for October 2024:

3

FscHlthUCRBLSNA

76a. Not Applicable

false

FscHlthUCRAAdduties

77. Since January 1, 2025, has your agency taken on additional law enforcement duties and responsibilities resulting from an agency merger or the disbanding of a neighboring law enforcement agency (which did not result in a new or supplemented funded contract to provide these law enforcement services)?

No

FscHlthUCRCataYs

Instructions:

If your agency has faced an unanticipated catastrophic event that had a significant impact on the delivery of law enforcement services or have experienced an unusually large increase in the number of homicides in the past year, please check the box below. Examples of unanticipated catastrophic events includes mass shootings, terrorist attacks, natural disasters, or other events leading to mass casualties that would not necessarily be reflected in the UCR/NIBRS crime statistics previously reported.

Please note that if your jurisdiction is faced with an unanticipated catastrophic event (e.g., mass shooting, terrorist attack, other mass casualty event) after submission of this application, but before the application closing date, you should contact the COPS Office immediately at AskCOPSRC@usdoj.gov to update your application to include this information.

78. If your agency experienced a major disaster or catastrophic event in the time period from January 1, 2024 to present, check this box.

false

FscIHlthUCRCataNar

Please describe the major disaster or catastrophic event and include the following bulleted information.

Description of event (including number of casualties)

Type of event (major disaster, mass shooting, bombing, etc.)

Impact of the event on delivery of law enforcement services

Duration of the event (how long will law enforcement services be impacted by the event until recovery)

Law enforcement response and recovery efforts

78a. Please specify (Please limit your response to a maximum of 125 words.)

CHPUCRHomicideY1

Instructions:

Using UCR crime definitions, enter the actual number of incidents reported to your agency in the previous two calendar years (2024 and 2023) for the following crime types. Note that only those incidents for which your agency had primary response authority should be provided. Please enter 0 (zero) to indicate no incidents in a particular year/type. Do not enter N/A if no incidents were reported - enter 0 (zero). Do not enter N/A if data is not available - enter an estimate based on historical data.

79. Criminal Homicide (2024):

8

CHPUCRHomicideY2

80. Criminal Homicide (2023):

5

CHPUCRForcibleRapeY1

81. Rape (2024):

77

CHPUCRForcibleRapeY2

82. Rape (2023):

60

CHPUCRRobberyY1

83. Robbery (2024):

29

CHPUCRRobberyY2

84. Robbery (2023):

29

CHPUCRBurglaryY1

85. Burglary (2024):

245

CHPUCRBurglaryY2

86. Burglary (2023):

266

CHPUCRAssaultY1

87. Aggravated Assault (2024):

316

CHPUCRAssaultY2

88. Aggravated Assault (2023):

308

CHPUCRVehicleTheftY1

89. Motor Vehicle Theft (2024):

207

CHPUCRVehicleTheftY2

90. Motor Vehicle Theft (2023):

306

CHPUCRLarcenyY1

91. Larceny (except motor vehicle theft) (2024):

2096

CHPUCRLarcenyY2

92. Larceny (except motor vehicle theft) (2023):

2853

AgencyProfWellness

Instructions:

Agency Profile Questions (these questions are for information purposes only and will not be scored):

93. Does your agency have a wellness policy or program for officers?

Yes

AgencyProfWellnessYes

93a. If yes, which groups does it cover: (check all that apply)

AgencyProfWellnessYes

Sworn Officers/Deputies

Yes

AgencyProfWellnessYes

Civilian Staff

Yes

AgencyProfWellnessYes

Retired Officers/Deputies

AgencyProfWellnessYes

Retired Staff

AgencyProfWellnessYes

Correctional Officers/Staff

AgencyProfWellnessYes

Family Members/Significant Others

Yes

AgencyProfWellnessYes

Other

AgencyProfNIBRS

94. Does your agency report crime data to the National Incident-Based Reporting System (NIBRS)?

Yes

AgencyProfNIBIN

95. Does your agency utilize the National Integrated Ballistic Information Network (NIBIN)?

Yes

ContFedFundsEndRetain

Instructions for the Continuation of Project after Federal Funding Ends:

Applicants must plan to retain all sworn officer positions awarded under your COPS Office hiring award for a minimum of 12 months at the conclusion of 36 months of federal funding for each position. The retained COPS Office-funded positions should be added to your agency's law enforcement budget with state and/or local funds at the end of award funding, over and above the number of locally-funded sworn officer positions that would have existed in the absence of the award. These additional position(s) must be retained using state, local, or other nonfederal funding only. The retention period may begin during the five year period of performance of the award, and may extend beyond the end date of the award. You may not use funds awarded by other federal awards to cover the costs of retention. At the time of award application, applicants must affirm that they plan to retain the positions and identify the planned source(s) of retention funding. We understand that your agency's source(s) of retention funding may change during the life of the award. Your agency should maintain proper documentation of any changes in the event of an audit, monitoring or other evaluation of your award compliance. Please refer to the frequently asked questions on retention which can be found here <https://cops.usdoj.gov/chp>.

Note: Agencies that do not plan to retain all the positions awarded under this award are ineligible to receive CHP funding.

96. Will your agency plan to retain any additional positions awarded under this award for a minimum of 12 months at the conclusion of federal funding for each position?

Yes

ContFedFundsEndSource

96a. Please identify the source(s) of funding that your agency plans to utilize to cover the costs of retention: (check all that apply)

ContFedFundsEndSource

General funds

Yes

ContFedFundsEndSource

Raise bond/tax issue

ContFedFundsEndSource

Private sources/donations

ContFedFundsEndSource

Nonfederal asset forfeiture funds (subject to approval from the state or local oversight agency)

ContFedFundsEndSource

Fundraising efforts

ContFedFundsEndSource

State, local, or other nonfederal award funding

ContFedFundsEndSource

Other

ContFedFundsEndSourceO

96b. If other, please provide a brief description of the source(s) of funding not to exceed 500 characters.

ContFedFundsEndCHPRet

97. If your agency received CHP funding prior to October 1, 2021, please certify that your agency has, is, or will be retaining any CHP-funded officers for the required 12-month retention period.

Not Applicable

PartnerConInfo1Ttl

Instructions:

An official "partner" under the award may be a governmental, private, school district, or other applicable entity that has established a legal, contractual, or other agreement with the applicant for the purpose of supporting and working together for mutual benefits of the award.

Partner 1

98a. Title:

Superintendent

PartnerConInfo1FN

98b. First Name:

John

PartnerConInfo1LN

98c. Last Name:

Mulford

PartnerConInfo1AgNm

98d. Name of Partner Agency (e.g., Smithville Community Center):

Fayetteville Public Schools

PartnerConInfo1Type

98e. Type of Partner Agency (e.g., School District):

School District

PartnerConInfo1Str1

98f. Street1:

1000 West Bulldog Blvd

PartnerConInfo1Str2

98g. Street2:

PartnerConInfo1City

98h. City:

Fayetteville

PartnerConInfo1State

98i. State:

AR

PartnerConInfo1Zip

98j. Zip/Postal Code:

72701

PartnerConInfo1Ph

98k. Phone:

479-444-3000

PartnerConInfo1Email

98l. Email Address:

john.mulford@fayar.net

PartnerConInfo2Ttl

Partner 2

99a. Title:

PartnerConInfo2FN

99b. First Name:

PartnerConInfo2LN

99c. Last Name:

PartnerConInfo2AgNm

99d. Name of Partner Agency (e.g., Smithville Community Center):

PartnerConInfo2Type

99e. Type of Partner Agency (e.g., School District):

PartnerConInfo2Str1

99f. Street1:

PartnerConInfo2Str2

99g. Street2:

PartnerConInfo2City

99h. City:

PartnerConInfo2State

99i. State:

PartnerConInfo2Zip

99j. Zip/Postal Code:

PartnerConInfo2Ph

99k. Phone:

PartnerConInfo2Email

99l. Email Address:

PartnerConInfo3Ttl

Partner 3

100a. Title:

PartnerConInfo3FN

100b. First Name:

PartnerConInfo3LN

100c. Last Name:

PartnerConInfo3AgNm

100d. Name of Partner Agency (e.g., Smithville Community Center):

PartnerConInfo3Type

100e. Type of Partner Agency (e.g., School District):

PartnerConInfo3Str1

100f. Street1:

PartnerConInfo3Str2

100g. Street2:

PartnerConInfo3City

100h. City:

PartnerConInfo3State

100i. State:

PartnerConInfo3Zip

100j. Zip/Postal Code:

PartnerConInfo3Ph

100k. Phone:

PartnerConInfo3Emai

100l. Email Address:

CFR23

Certification of Review of 28 C.F.R. Part 23/Criminal Intelligence Systems:

If your agency is requesting COPS Office funds for equipment or technology that will be used to operate an interjurisdictional criminal intelligence system that receives, stores, analyzes, exchanges, or disseminates data regarding ongoing criminal activities, you must agree to comply with the operating principles at 28 C.F.R Part 23.

If you are requesting COPS Office funds to operate a single agency database (or other unrelated forms of technology) and will not share criminal intelligence data with other jurisdictions, 28 C.F.R. Part 23 does not apply.

101. Please check one of the following, as applicable to your agency's intended use of COPS Office funds:

No, my agency will not use these COPS Office funds (if awarded) to operate an interjurisdictional criminal intelligence system.

certofreview

102. By checking the box, the applicant indicates he or she understands that: 1. the applicant will comply with all legal, administrative, and programmatic requirements that govern the applicant for acceptance and use of federal funds as outlined in the applicable COPS Office Grant Application Resource Guide, the COPS Office Award Owner's Manual, the DOJ Grants Financial Guide, Assurances, Certifications, all Executive Orders, and applicable Presidential Memoranda, program regulations, laws, orders, and circulars; 2. the applicant understands that as a general rule COPS Office funding may not be used for the same item or service funded through another funding source; and 3. the applicant and any required or identified official partner(s) listed in this application mutually agreed to this partnership prior to submission.

true

Certofreviewcopsst

103. By checking the box, the applicant indicates he or she provide a certification that: 1. the programs to be funded by the grant meet all the requirements of the COPS Office statute (34 U.S.C. § 10381, et seq.) ; 2. all the information contained in the application is correct; and 3. the applicant will comply with all provisions of the COPS Office statute (34 U.S.C. § 10381, et seq.) and all other applicable Federal laws.

true

Certofreviewunder

104. By checking the box, the applicant indicates that he or she understands that the COPS Office may require your agency to review, confirm and/or update specific data items in the submitted application and failure to respond may eliminate the application from funding consideration.

true

QUESTION_5101

Data Verification

The COPS Office requires your agency to correct or verify identified data provided in the application. This certification is required upon resubmission.

104a. By checking the box, the applicant indicates that:

1. the applicant has reviewed, confirmed, and/or updated the specific data items identified by the COPS Office, and certifies that the information is true and accurate;
2. the application submitter is authorized by the appropriate governing body to act on behalf of the applicant entity to make changes to this COPS Office application which will be considered for funding;
3. the applicant understands that the information provided in this application, including any amendments, shall be treated as material representations of facts upon which reliance will be placed when the Department of Justice determines whether to fund the covered award;
4. the applicant understands that the "Declaration and Certification to the U.S. Department of Justice as to this Application Submission" it signed at the time of the initial application submission is incorporated by reference into this certification and that by signing this certification, the applicant agrees to abide by all the terms of the Declaration and Certification; and
5. the applicant understands that false statements or claims made in connection with COPS Office programs may result in fines, imprisonment, debarment from participating in federal grants, cooperative agreements, or contracts, and/or any other remedy available by law to the federal government.

ackelectronicsignboxIN

By checking the box, the applicant indicates that he or she understands that "clicking to agree" in this application and the required forms, including the Assurances, Certifications, and Disclosure of Lobbying Activities form are just as legally enforceable as physical signatures.

ackelectronicsignbox

105. I understand.

true

Audit

Case details

Last updated by

WILLIE NEWMAN

2m ago

Created by

WILLIE NEWMAN

6d ago

Participants

No items



CITY OF
FAYETTEVILLE
ARKANSAS

CITY COUNCIL MEMO

2025-840

MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU: Kit Williams, City Attorney
FROM: D'Andre Jones, Ward 1, Position 2
SUBJECT:

RECOMMENDATION:

That the City Council enacts Article XXXIII the Fayetteville Renters' Council in Chapter 33

BACKGROUND:

DISCUSSION:

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Jones Request and Approval, 4. Council Member Dr. Jones - Proposed Resolution Language Revision



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-840

AN ORDINANCE TO ESTABLISH THE CITY OF FAYETTEVILLE RENTERS' COUNCIL REPRESENTING THE INTERESTS OF RENTERS LOCATED WITHIN THE CITY OF FAYETTEVILLE TO ADVISE AND MAKE RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL ON PUBLIC POLICY MATTERS OF IMPORTANCE TO RENTERS CITYWIDE IN CHAPTER 33 OF THE FAYETTEVILLE CITY CODE

WHEREAS, the City recognizes the fundamental importance of adequate housing as a basic human right and a cornerstone of community well-being; and

WHEREAS, recent data and trends indicate a significant shortage of affordable housing options within the city limits, exacerbating housing insecurity and homelessness among our residents; and

WHEREAS, in 2023 shows median income of all age groups in Fayetteville have declined or stagnated in contrast region peer cities according to the City of Fayetteville 2025 Housing Assessment; and

WHEREAS, Median house value grew by 275% while median household income increased by only 64% since 2000, making homeownership increasingly unattainable City of Fayetteville 2025 Housing Assessment; and

WHEREAS, more than 60 percent of households in Fayetteville are renter households, 2023 American Communities Survey (ACS); and

WHEREAS, renters in Fayetteville are directly impacted by a wide variety of issues facing the city, such as housing affordability, transportation access, green and other public spaces, land use, renter protections, public health and safety, education, and economic growth; and

WHEREAS, the lack of affordable housing options disproportionately affects low-income individuals, families, seniors, students, and marginalized communities, leading to social and economic disparities within our city; and

WHEREAS, the City of Fayetteville's 2025 Housing Assessment found that households need to earn at least 120% of median household income or about \$30/hour to be able to afford the average rent on a new two-bedroom apartment; and

WHEREAS, in 2023 there were nearly seven times more renter households than owner households with an annual income below \$35,000 according to the 2025 City of Fayetteville Housing Assessment with the median household income in Fayetteville being \$51,513 according to the City of Fayetteville's 2025 Housing Assessment; and

WHEREAS, only 17.4% of renter-occupied households had an income of \$75,000 or more in

2023 compared to 65.8% of owner-occupied households according to the 2025 City of Fayetteville Housing Assessment; and

WHEREAS, the 2023 ACS estimates indicated that Fayetteville needed 6,400 households (15% of total households) needing rent below \$500 per month and 8,400 households (20% of total households) needing rent below \$875 per month, and increase of 16% and 5% respectively; and

WHEREAS, during the past two decades the University of Arkansas experienced an increase in enrollment (despite continual claims that enrollment would slow down) from 15,000 students to a projected 36,000 by fall 2025 with no current on-campus housing construction and 81% of students finding housing off campus according to the 2025 City of Fayetteville Housing Assessment; and

WHEREAS, the City Council acknowledges the staff who currently work together in support of increasing the housing supply under the direction of the Mayor and Chief of Staff to identify opportunities for improved public engagement through city growth master planning processes at the local and regional levels, appropriate infrastructure costs shares, and economic vitality initiatives in the following areas: Development Services, Long Range Planning, Community Resources, Economic Vitality, Public Works, and Water/Sewer Infrastructure; and

WHEREAS, the steps the City has taken to date include but are not limited to the following:

- Entering into a 99-year lease of City property with the 7Hills Homeless Center for the Walker Residential Unit for emergency sheltering, providing \$337,000 in maintenance funding to that facility, and providing an additional \$801,926 in financial assistance to the 7Hills Homeless Day Center for daily services to homeless residents between 2018-2024; and
- Declaring a Housing Crisis and Establishing a Housing Crisis Task Force; and
- Adopting City Plan 2040, Fayetteville's comprehensive plan. This plan document built upon prior comprehensive plan work and affirmed six goals for an integrated approach to land use in the city limits and planning area. Those six goals are:

We Will Make Appropriate Infill and Revitalization Our Highest Priority.

We Will Discourage Suburban Sprawl.

We Will Make Compact, Complete, and Connected Development the Standard.

We Will Grow A Livable Transportation Network.

We Will Assemble an Enduring Green Network.

We Will Create Opportunities for Attainable Housing.

- Investing \$1,000,000 for public infrastructure as a cost share with Partners for Better Housing on the Willow Bend project; and
- Administering the Community Development Block Grant (CDBG) program to improve housing, public and community facilities, and provide public services to low-moderate income Fayetteville residents; and
- Committing \$1,630,000 of American Rescue Plan Act funds for a consortium of partnering organizations to address housing instability in Fayetteville;
- Administering CDBG funding for a housing rehabilitation/repair program for low income

- residents and seniors as one intervention to both maintain existing housing stock and help prevent residents becoming homelessness; and
- Administering the Hearth Program, which has provided \$2,576,580 in assistance between 2016-2023 to provide permanent supportive housing and ongoing counseling, life skills training, and advocacy services to formerly homeless individuals and families; and
 - Establishing the Community Development and Assistance Programs Advisory Board, whose purpose is to advise the Community Resources Division and the City Council on the community development and public assistance programs mentioned above and whose purpose can be amended to place a specific emphasis on housing issues; and
 - Establishing a new partnership with the Excelerate Foundation for the Sheltering Assistance from Extreme Weather (SAFE) Program to distribute \$50,000 for both cold weather and warm weather services during 2024;
 - Funding and administering a permit-ready building design program which is ready to be implemented that will reduce design costs of residential construction for property owners in a 320-acre program area; and
 - Providing funds for consideration of infrastructure cost shares to promote appropriate infill in portions of the city, such as the CATO Springs Development in support of the neuro-diverse SLS Community; and
 - Adopting the most liberal Accessory Dwelling Unit standards in the State of Arkansas, if not the entire nation;
 - Codifying the creation of Cluster Housing developments such that up to 12 smaller dwellings rather than the national standard of 7 to 8 units may share parking courts and open space; and
 - Budgeting for the update of our Downtown Strategic Plan with an eye towards the provision of mixed-use developments with greater downtown housing density; and
 - Initiating the 71B Corridor Rezoning Project, with more than 500 land parcels under consideration, which aims to add housing in all its forms but especially mixed use and multifamily housing, as a use-by-right where it is currently precluded under existing land use regulations, thus providing an unprecedented opportunity for Fayetteville residents to access more housing options, walkable neighborhoods, mass transit, and safety improvements; and
 - Increasing the staff that ensure life safety standards are met while providing for the time sensitive processing of entitlement applications and the review and approval of construction documents by building safety, engineering, planning, inspection, and other development related support staff; and
 - Participating fully in the regional activities and initiatives of the Northwest Arkansas Council, Groundwork – the NWA Council’s Workforce Housing Center, the Northwest Arkansas Regional Planning Commission, the Continuum of Care, and the NWA Urban Land Institute’s educational programs, to name a few; and
 - Approving the zoning for and entitling the development of 2,700 housing units completed from the start of 2023 to the end of 2024, exceeding the housing completion goal of 1,000 units per year stated in the 2023 Housing Assessment.

WHEREAS, the City Council acknowledges its responsibility to take proactive measures to mitigate the housing crisis and ensure that all residents have access to safe, healthy, and affordable housing options; and

WHEREAS, a Renters’ Council will offer useful insight and perspective inclusive of diverse

renter voices from across the city that otherwise might not be heard at City Hall without such an intentional and proactive effort.

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 Article XXXIII the Fayetteville Renters' Council in Chapter 33 as follows:

ARTICLE XXXIII – Fayetteville Renters' Council

33.450 Establishment

There is established a Fayetteville Renters' council (referred to in this Article as the "council") that shall advise the Mayor and City Council on issues and policies of importance to tenants in residential rental properties citywide.

33.451 Definitions

As used in this Article, "renter" is defined as someone who does not own their place of residence and is not part of the family of the residence owner (unless they have a rental contract with said owner). Additionally, those homeless, or otherwise without permanent housing, shall be qualified to serve as renters would on the council.

33.452 Membership

- A. The council shall be composed of 15 members. Appointments should be made to ensure that varied renter perspectives are represented, including those of renters who identify with or are affiliated with organizations that work with historically underrepresented groups, such as low income renters, LGBTQ renters, immigrant renters, renters with felony records, those paying rent with assistance, and renters who have experienced homelessness, and those who are currently homeless. Appointments shall be made, to the extent possible, so that the council membership is representative of the city geographically. Each member of the council must be a renter or homeless within the City of Fayetteville at the time of their appointment and throughout their term.
- B. Members serve without compensation.

33.453 Appointment and term

- A. Member positions shall be numbered 1 through 15. Individuals shall be appointed into these numbered positions. Members in positions 1 through 2 shall be appointed by the Mayor. Members in positions 3 through 6 shall be appointed by the City Council. Positions 7 through 11 shall be appointed by the Renter's Council. Positions 7 through 8 must be students at the University of Arkansas at the time of their appointment and throughout their term. Positions 9 through 10 must live in public housing or use housing vouchers at the time of their appointment and throughout their term. Position 11 must have experienced prolonged homelessness (6+ months) in the last 5 years at the time of their appointment. Position 12 through 15 shall be appointed by Fayetteville based renter/housing focused organizations. The delegation of appointments to Fayetteville-based

renter/housing-focused organizations will be decided by the Renter's Council. All appointments are subject to final confirmation by a majority vote of the full City Council.

B. For the initial round of appointments, the delegation of appointments to Fayetteville-based renter/housing-focused organizations will be decided once positions 1 through 11 have been appointed.

C. For the initial round of appointments, odd numbered positions will serve one-year terms and even numbered positions will serve two-year terms. After the conclusion of initial terms, all subsequent terms of each position shall be for two years. No members shall serve more than two consecutive terms. Any vacancy in an unexpired term shall be filled in the same manner as the original appointment. If a person is appointed to fill the duration of an unexpired term, then that term shall count as one of the two consecutive terms only if the portion of the unexpired term actually served is at least one year.

33.454 Duties and ancillary powers

1. The duties of the council include the following:

1. Provide information, advice, and counsel to the Mayor, City Council, Community Resources Department, Department of Development Services, Economic Development Department, Sustainability Department, Public Works Department, and other City departments and divisions concerning issues and policies affecting renters, including, but not limited to, housing affordability, transportation access, green and other public spaces, land use, renter protections, public health and safety, education, and economic growth;
2. Monitor the enforcement and effectiveness of legislation related to renters and renter protections;
3. Provide periodic advice on priorities, policies, and strategies for strengthening and enhancing the enforcement and effectiveness of renter protections;
4. Report on a quarterly basis to the Mayor and the City Council. The reports shall include an annual work plan, a briefing on the council's public involvement process for soliciting community and citizen input in developing their annual work plan, and updates on the work plan; and
5. Meet periodically with other City councils, City departments, the Fayetteville Housing Authority Board of Commissioners, and other community groups and associations, including those representing rental property landlords, to gather information, feedback, and recommendations related to the council's work.
6. Define metrics for evaluating housing supply, quality, and accessibility; declaring a housing crisis if inadequate and/or housing supply, quality, and accessibility significantly threatens human health and safety at present or within the next two years.
7. The council Chairperson will call regularly scheduled meetings at least twice per month.

2. The council shall have the power to:

1. By a majority vote, elect one or more council members to serve as Chairperson for a one-year term, and elect one or more members to serve as vice chairperson for a one-year term, who shall serve as chair in the absence of the chairperson.
2. Adopt rules of procedure to accomplish its functions.
3. Propose city council agenda items such as resolutions and ordinances related to renter issues.

33.455 Meetings

1. The Department of Development Services shall provide staff support and meeting facilities for the council and maintain its records. The council may also receive staff assistance from other City departments. Staff support will include ongoing training and capacity building of council members.
2. Meetings of the council shall be open to the public and the council shall operate subject to the Arkansas Freedom of Information Act. Meeting notifications, agendas, minutes of proceedings, findings and recommendations, quarterly reports, and other related materials shall be available to the public and posted on the council's website.

33.456 Unexcused absences and removal

Any member may request an excused absence from a council meeting from the council or from the council chair. The council may recommend, by a majority vote of all members of the council, that the Mayor or Council remove any member who is absent without excuse from three consecutive council meetings. The appointing authority may remove any member for cause.

AGENDA REQUEST FORM

FOR: Council Meeting of June 17, 2025

FROM: Council Member D'Andre Jones

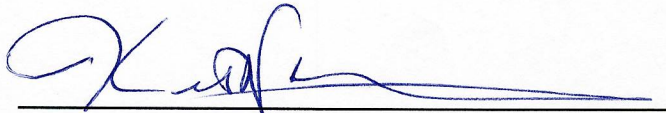
ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO ESTABLISH THE CITY OF FAYETTEVILLE RENTERS' COUNCIL THAT WILL REPRESENT THE INTERESTS OF RENTERS LOCATED WITHIN THE CITY OF FAYETTEVILLE, TO ADVISE AND MAKE RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL ON PUBLIC POLICY MATTERS OF IMPORTANCE TO RENTERS CITYWIDE IN CHAPTER 33 OF THE *FAYETTEVILLE CITY CODE*

APPROVED FOR AGENDA:

Approved via email
Council Member D'Andre Jones

5/30/25
Date


Kit Williams
Approved as to form
Not Approved as legal complaint

May 30, 2025
Date


Mayor Molly Rawn
Acknowledgement

May 30, 2025
Date

** acknowledging
however I do
get ~~very~~ ready for
I've seen this;
not believe it is
council.*

Williams, Kit

From: D'Andre Jones <dre91732000@gmail.com>
Sent: Thursday, May 29, 2025 3:13 PM
To: Williams, Kit
Cc: Paxton, Kara; makefayettevilleliveable@gmail.com; Rawn, Molly; Barnes, Stacy
Subject: Re: Final edits and language tweaks for the Renters Council Ordinance

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.

Yes, please do.

On Thu, May 29, 2025 at 2:55 PM Williams, Kit <kwilliams@fayetteville-ar.gov> wrote:

D'Andre,

There are many improper and contradictory to our current *Code of Fayetteville* provisions with this proposed ordinance. I will submit any resolution or ordinance sponsored by a Council Member even I have concluded it contrary to your rules or the Code of Fayetteville and possibly even illegal. However, it will then become my duty to discuss all the issues and problems with your proposal to the City Council.

Do you want me to put this in proper form and enter it into Civic Clerk for the Agenda despite conflict with existing Fayetteville Code sections and possibly other laws and rules?

Kit Williams

Fayetteville City Attorney

479-575-8313

From: D'Andre Jones <dre91732000@gmail.com>

Sent: Thursday, May 29, 2025 12:11 PM

To: Williams, Kit <kwilliams@fayetteville-ar.gov>; Paxton, Kara <kapaxton@fayetteville-ar.gov>;
makefayettevilleliveable@gmail.com

Subject: Fwd: Final edits and language tweaks for the Renters Council Ordinance

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.

Barnes, Stacy

From: D'Andre Jones <dre91732000@gmail.com>
Sent: Friday, May 30, 2025 11:44 AM
To: Barnes, Stacy
Cc: Jones, D'Andre; Williams, Kit
Subject: Re: Ordinance

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.

That's fine

Best Regards,

Dr. D'Andre L. Jones, DHA
Fayetteville City Council Ward 1 Position 2
Leadership is service, not position!

"Everybody can be great ... because anybody can serve. You don't have to have a college degree to serve. You don't have to make your subject and verb agree to serve. You only need a heart full of grace. A soul generated by love. Dr. Martin Luther King Jr.

On Fri, May 30, 2025 at 10:58 AM Barnes, Stacy <sbarnes@fayetteville-ar.gov> wrote:

Please see that attached Ordinance that I have put in proper form. If this meets your approval, please let me know ASAP so I can put it in Civic Clerk before the deadline today.

From: [Spohn, Courtney](#)
To: [Spohn, Courtney](#)
Subject: FW: Amended version of resolution
Date: Tuesday, June 17, 2025 12:37:21 PM

From: D'Andre Jones <dre91732000@gmail.com>

Date: June 16, 2025 at 11:39:01 AM CDT

To: makefayettevilleliveable@gmail.com

Subject: Fwd: Amended version of resolution

Best Regards,

Dr. D'Andre L. Jones, DHA

Fayetteville City Council Ward 1 Position 2

Leadership is service, not position!

*"Everybody can be great ... because anybody can serve. You don't have to have a college degree to serve. You don't have to make your subject and verb agree to serve. You only need a heart full of grace. A soul generated by love.
Dr. Martin Luther King Jr.*

----- Forwarded

AN ORDINANCE establishing the City of Fayetteville Renters Council,

representing the interests of renters and those in similarly precarious housing situations located in Fayetteville, to advise and make recommendations to the Mayor and City Council on public policy matters of importance to renters citywide; adding a new Chapter 33.45.

WHEREAS, the City recognizes the fundamental importance of adequate housing as a basic human right and a cornerstone of community well-being;
and

WHEREAS, recent data and trends indicate a significant shortage of affordable housing options within the city limits, exacerbating housing insecurity and

homelessness among our residents; and

WHEREAS, in 2023, median income of all age groups in Fayetteville have declined or stagnated in contrast to regional peer cities (City of Fayetteville 2025 Housing Assessment); and WHEREAS, house values have outpaced incomes, with median house values increasing by 275% while median household income increasing by only 64% since 2000, leading to homeownership becoming increasingly unattainable (City Fayetteville 2025 Housing Assessment); and

WHEREAS, more than 60 percent of households in Fayetteville are renter households (City Fayetteville 2025 Housing Assessment); and

WHEREAS, renters in Fayetteville are directly impacted by a wide variety of issues facing the city, such as housing affordability, transportation access, green and other public spaces, land use, renter protections, public health and safety, education, and economic growth; and

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WHEREAS, the lack of affordable housing options disproportionately affects low-income individuals, families, seniors, students, and marginalized communities, leading to social and economic disparities within our city; and

WHEREAS, households need to earn at least 120% of median household income or about \$30/hour to be able to afford the average rent on a new two-bedroom apartment in Fayetteville (City Fayetteville 2025 Housing Assessment); and

WHEREAS, renters are disproportionately low-income with there being nearly seven times more renter households than owner households with an annual income below \$35,000 (68% of median income) (2025 City of Fayetteville Housing Assessment); and

WHEREAS, further emphasis of disproportionate renter poverty is illustrated by how only 17.4% of renter-occupied households have an annual income at or above \$75,000 (145% of median income) compared to to 65.8% of owner-occupied households (City of Fayetteville 2025 Housing Assessment); and

WHEREAS, to meet HUD definition of affordable housing (housing costs must be under 30% of household income), 6,400 households (15% of total households) need rent below \$500 per month and 8,400 households (20% of total households) need rent below \$875 per month, with the number of these households has increase by 16% and 5% respectively from 2022 to 2023 (City of Fayetteville 2025 Housing Assessment); and

WHEREAS, most of the new housing units built in recent years have been outside of the above mentioned affordability ranges and/or accessible only to university students (City of Fayetteville 2025 Housing Assessment); and

WHEREAS, during the past two decades the University of Arkansas has put immense pressure on the rental housing supply as it increased student enrollment (despite continual claims

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that enrollment would slow down) from 15,000 students in 2011 to a projected 36,000 by fall 2025 with no current on-campus housing construction and 81% of students finding housing off campus (City of Fayetteville 2025 Housing Assessment); and

WHEREAS, despite the challenges mentioned above, the City Council acknowledges the staff who currently work together in support of increasing the housing supply under the direction of the Mayor and Chief of Staff to identify opportunities for improved public engagement through city growth

master planning processes at the local and regional levels, appropriate infrastructure costs shares, and economic vitality initiatives in the following areas: Development Services, Long Range Planning, Community Resources, Economic Vitality, Public Works, and Water/Sewer Infrastructure; and

WHEREAS, the steps the City has taken to date include but are not limited to the following: • Entered into a 99 year lease of City property with the 7Hills Homeless Center for the Walker Residential Unit for emergency sheltering, providing \$337,000 in maintenance funding to that facility, and providing an additional \$801,926 in financial assistance to the 7Hills Homeless Day Center for daily services to homeless residents between 2018-2024; • Declared a Housing Crisis and Establishing a Housing Crisis Task Force; • Adopted City Plan 2040, Fayetteville's comprehensive plan. This plan document built upon prior comprehensive plan work and affirmed six goals for an integrated approach to land use in the city limits and planning area. Those six goals are:

1. We Will Make Appropriate Infill and Revitalization Our Highest Priority.
2. We Will Discourage Suburban Sprawl.
3. We Will Make Compact, Complete, and Connected Development the Standard.
4. We Will Grow A Livable Transportation Network.
5. We Will Assemble an Enduring Green Network.
6. We Will Create Opportunities for Attainable Housing.

- Invested \$1,000,000 for public infrastructure as a cost share with Partners for Better Housing on the Willow Bend project;
- Administered the Community Development Block Grant (CDBG) program to improve housing, public and community facilities, and provide public services to low-moderate income Fayetteville residents;

- Committed \$1,630,000 of American Rescue Plan Act funds for a consortium of partnering organizations to address housing instability in Fayetteville;
- Administered CDBG funding for a housing rehabilitation/repair program for low income residents and seniors as one intervention to both maintain existing housing stock and help prevent residents becoming homelessness;
 - Administered the Hearth Program, which has provided \$2,576,580 in assistance between 2016-2023 to provide permanent supportive housing and ongoing counseling, life skills training, and advocacy services to formerly homeless individuals and families;
 - Established the Community Development and Assistance Programs Advisory Board, whose purpose is to advise the Community Resources Division and the City Council on the community development and public assistance programs mentioned above and whose purpose can be amended to place a specific emphasis on housing issues;
- Established a new partnership with the Excellerate Foundation for the Sheltering Assistance from Extreme Weather (SAFE) Program to distribute \$50,000 for both cold weather and warm weather services during 2024;

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- Funded and administered a permit-ready building design program which is ready to be implemented that will reduce design costs of residential construction for property owners in a 320 acre program area;
- Provided funds for consideration of infrastructure cost shares to promote appropriate infill in portions of the city, such as the CATO Springs

Development in support of the neuro-diverse SLS Community.

- Adopted the most liberal Accessory Dwelling Unit standards in the State of Arkansas, if not the entire nation;
- Codified the creation of Cluster Housing developments such that up to 12 smaller dwellings rather than the national standard of 7 to 8 units may share parking courts and open space; • Budgeted for the update of our Downtown Strategic Plan with an eye towards the provision of mixed-use developments with greater downtown housing density;
- Initiated the 71B Corridor Rezoning Project, with more than 500 land parcels under consideration, which aims to add housing in all its forms but especially mixed use and multifamily housing, as a use-by-right where it is currently precluded under existing land use regulations, thus providing an unprecedented opportunity for Fayetteville residents to access more housing options, walkable neighborhoods, mass transit, and safety improvements;
- Increased the staff that ensure life safety standards are met while providing for the time sensitive processing of entitlement applications and the review and approval of construction documents by building safety, engineering, planning, inspection, and other development related support staff;

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- Participated fully in the regional activities and initiatives of the Northwest Arkansas Council, Groundwork – the NWA Council’s Workforce Housing Center, the Northwest Arkansas Regional Planning Commission, the Continuum of Care, and the NWA Urban Land Institute’s educational programs, to name a few; and
- Approved the zoning for and entitling the development of 2,700 housing units

completed from the start of 2023 to the end of 2024, exceeding the housing completion goal of 1,000 units per year stated in the 2023 Housing Assessment.

WHEREAS, the City Council acknowledges its responsibility to take further proactive measures to mitigate the housing crisis and ensure that all residents have access to safe, healthy, and affordable housing options; and

WHEREAS, a Renters' Council will further these efforts to offer useful insight and perspective inclusive of diverse renter voices from across the city that otherwise might not be heard at City Hall without such an intentional and proactive effort;

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

Chapter 33.45 Fayetteville RENTERS Council

33.450 Establishment

There is established a Renters Council for the City of Fayetteville (referred to in Chapter 33.45 as the "council") that shall advise the Mayor and City Council on issues and policies of importance to tenants in residential rental properties and those in similarly precarious housing situations, including the homeless.

6

33.451 Definitions

As used in this Chapter 33.45, "renter" is defined as someone who neither owns nor is family of the owner of their place of residence (unless they have a rental contract/lease with said owner). Accordingly, those homeless, or otherwise without permanent housing, shall be qualified to serve as renters would on the council.

33.452 Membership

A. The council shall be composed of 15 members. Appointments should be made to ensure that varied renter perspectives are represented, including those of renters who identify with or are affiliated with organizations that work with historically underrepresented groups, such as low income renters, LGBTQ renters, elderly renters, disabled renters, immigrant renters, renters with criminal records, those paying rent with assistance, those renting public housing and/or publicly subsidized housing, renters who have experienced homelessness, and those who are currently homeless. Appointments shall be made, to the extent possible, so that the council membership is representative of the city geographically. Each member of the council must be a renter or homeless within the City of Fayetteville at the time of their appointment and throughout their term.

B. Members serve without compensation.

33.453 Appointment and term

A. Member positions shall be numbered 1 through 15. Individuals shall be appointed to these numbered positions. Members in positions 1 through 2 shall be appointed by the Mayor. Members in positions 3 through 6 shall be appointed by the City Council. Positions 7 through 11 shall be appointed by the Renter's Council. Positions 7 through 8 are students at the University of Arkansas at the time of their appointment and throughout their term. Positions 9

through 10 are recommended to live in publicly owned or subsidized housing (including but not limited to living in public housing or housing regulated by the federal Low-Income Housing Tax Credit, as well as those using housing vouchers) at the time of their appointment and throughout their term. Position 11 is recommended to have experienced prolonged homelessness (6+ months) in the

last 5 years at the time of their appointment. Positions 12 through 15 are recommended by Fayetteville-based renter/housing-focused organizations. The delegation of appointments to Fayetteville-based renter/housing-focused organizations will be decided by the Renter's Council. All appointments are subject to final confirmation by a majority vote of the full City Council.

B. For the initial round of appointments, appointments for the five Renters Council appointments (positions 7 through 11) will be decided once positions 1 through 6 have been appointed.

C. For the initial round of appointments, the delegation of the four appointments to Fayetteville-based renter/housing-focused organizations (positions 12 through 15) may be delegated and appointed once positions 1 through 11 have been appointed.

D. For the initial round of appointments, odd numbered positions will serve one-year terms and even numbered positions will serve two-year terms. After the conclusion of initial terms, all subsequent terms of each position shall be for two years. No members shall serve more than two consecutive terms. Any vacancy in an unexpired term shall be filled in the same manner as the original appointment. If a person is appointed to fill the duration of an unexpired term, then that term shall count as one of the two consecutive terms only if the portion of the unexpired term actually served is at least one year.

33.454 Duties and ancillary powers

A. The duties of the council include the following:

1. Provide input and suggestions to the Mayor, City Council, Community Resources Department, Department of Development Services, Economic Development Department, Sustainability Department, Public Works

Department, and other City departments and divisions concerning issues and policies affecting renters, including, but not limited to, housing affordability, transportation access, green and other public spaces, renter protections, public health and safety, education, and economic development;

2. Report on a quarterly basis to the Mayor and the City Council.

The reports shall include an annual work plan, a briefing on the council's public involvement process for soliciting community and citizen input in developing their annual work plan, and updates on the work plan;

3. . Meet periodically with other City councils, City

departments, the Fayetteville Housing Authority Board of Commissioners, and other community groups and associations, including those representing rental property landlords, to gather information, feedback, and recommendations related to the council's work;

4. . Define metrics for evaluating housing supply, quality, and

accessibility; propose the declaration of a housing crisis if inadequate housing supply, quality, and/or accessibility significantly threatens human health and safety at present or within the next two years;

10

B. The council shall have the power to:

1. By a majority vote, elect one or more council members to serve

as Chairperson for a one-year term, and elect one or more members to serve as vice chairperson for a one-year term, who shall serve as chair in the absence of the chairperson; and

2. Adopt rules of procedure to accomplish its functions.

3. Work with a City Council Member to Propose city council

agenda items such as resolutions and ordinances related to renter issues.

33.455 Meetings

The Department of Development Services provide staff support and meeting facilities for the council and maintain its records. The council may also receive staff assistance from other City departments. Staff support will include ongoing training and capacity building of council members.

B. Meetings of the council shall be open to the public and the council shall operate subject to the Arkansas Freedom of Information Act. Meeting notifications, agendas, minutes of proceedings, findings and recommendations, quarterly reports, and other related materials shall be available to the public and posted on the council's website.



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU: Kit Williams, City Attorney
FROM: Sarah Moore, City Council Member - Ward 1 Position 2
SUBJECT:

RECOMMENDATION:

BACKGROUND:

When an application to modify or abolish a tree preservation easement is submitted, it should first be reviewed by the urban forester and the Urban Forestry Advisory Board before being submitted for City Council consideration.

DISCUSSION:

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Sarah Moore Request and Approval



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-716

AN ORDINANCE TO AMEND § 167.04 (L) CONTINUING PRESERVATION AND PROTECTION UNDER APPROVED TREE PRESERVATION PLANS AND TREE PRESERVATION EASEMENTS

WHEREAS, when an application to modify or abolish a tree preservation easement is submitted, it should first be reviewed by the urban forester and the Urban Forestry Advisory Board before being submitted for City Council consideration.

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 § 167.04 (L)(2) by repealing the last sentence of (2) and enacting a replacement sentence as follows:

“Such request shall be submitted to the urban forester who shall refer the request to the Urban Forestry Advisory Board for its review and recommendations prior to placing the requested change on the agenda for the next regularly scheduled City Council meeting.”

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends § 33.282 **Powers and Duties** of Article XV **Urban Forestry Advisory Board** to enact a new subsection (A)(11) as follows:

“(A)(11) Review and make recommendations to the City Council concerning any requested modification or abolishment of any tree preservation easements.”

AGENDA REQUEST FORM

FOR: Council Meeting of June 17, 2025

FROM: Council Member Sarah Moore

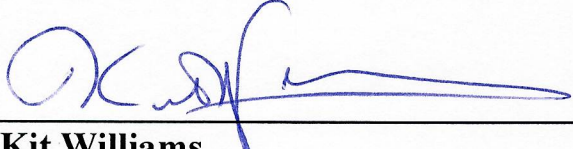
ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND § 167.04 (L) CONTINUING PRESERVATION AND PROTECTION UNDER APPROVED TREE PRESERVATION PLANS AND TREE PRESERVATION EASEMENTS

APPROVED FOR AGENDA:

Approved by email
Council Member Sarah Moore

5/22/25
Date


Kit Williams
Approved as to form

May 22, 2025
Date


Mayor Molly Rawn
Acknowledgement

May 23, 2025
Date

Barnes, Stacy

From: Moore, Sarah
Sent: Thursday, May 22, 2025 10:53 PM
To: Barnes, Stacy
Cc: Williams, Kit
Subject: Re: Amend § 167.04

I've been in an event out of service and just back. If possible, please include the item for the agenda.

Approved as written. Thank you

Sarah Moore
Fayetteville City Council, Ward 2
sarah.moore@fayetteville-ar.gov
479.263.6629



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

From: Barnes, Stacy <sbarnes@fayetteville-ar.gov>
Date: Thursday, May 22, 2025 at 2:40 PM
To: Moore, Sarah <sarah.moore@fayetteville-ar.gov>
Cc: Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Amend § 167.04

Sarah, please see your requested item attached. If you approve, please let me know and I will get it added to the agenda.

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

fayetteville-ar.gov



MEETING OF JUNE 17, 2025

TO: Mayor Rawn and City Council
THRU:
FROM: Council Member Scott Berna
SUBJECT: **Extend Short Term Rental Ordinance Sunset Clause**

RECOMMENDATION:

Council Member Berna is sponsoring an ordinance to extend the sunset clause for the short term rental ordinance.

BACKGROUND:

DISCUSSION:

BUDGET/STAFF IMPACT:

ATTACHMENTS: 3. Agenda Request - Extend STR Sunset Clause - Council Member Berna, 4. City Attorney Memo - STR Sunset Clause Extension, 5. Ordinance 6710



City of Fayetteville, Arkansas

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

Legislation Text

File #: 2025-940

AN ORDINANCE TO AMEND ORDINANCE 6820 PASSED ON DECEMBER 4, 2024 TO EXTEND THE SUNSET CLAUSE EFFECTIVE DATE TO SEPTEMBER 30, 2025 AND TO DECLARE AN EMERGENCY

WHEREAS, Ordinance 6820 passed on December 4, 2024 amended the sunset provision of Ordinance 6710 passed on November 21, 2023 which provides that all amendments to the code sections ordained or enacted by Ordinance 6427 and subsequent ordinances shall be automatically sunset, be repealed, and become void on July 1, 2025, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset repeal and termination section.

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 determines that Ordinance 6820 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 and later ordinances shall be automatically sunset, be repealed and become void on September 30, 2025 unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby determines that this ordinance should become effective without delay because allowing the City's short-term rental regulation to expire will likely lead to unregulated and illegal operation of short-term rentals not subject to the City's life safety standards and insurance requirements, such that an extension of the sunset clause is necessary for the public peace as well as the health and safety of Fayetteville residents. Therefore, the City Council hereby declares an emergency exists such that this ordinance shall become effective immediately upon its passage and approval.

AGENDA REQUEST FORM

FOR: Council Meeting of June 17, 2025

FROM: Council Member Scott Berna

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND ORDINANCE 6820 PASSED ON DECEMBER 4, 2024
TO EXTEND THE SUNSET CLAUSE EFFECTIVE DATE TO SEPTEMBER 30, 2025
AND TO DECLARE AN EMERGENCY

APPROVED FOR AGENDA:

Approved by email
Council Member Scott Berna

6-10-25
Date



Kit Williams
Approved as to form

June 10, 2025
Date



Mayor Molly Rawn
Acknowledgement

June 10, 2025
Date

Williams, Kit

From: Berna, Scott
Sent: Tuesday, June 10, 2025 3:25 PM
To: Williams, Kit
Subject: Re: sunset clause

approved

From: Williams, Kit <kwilliams@fayetteville-ar.gov>
Sent: Tuesday, June 10, 2025 12:04 PM
To: Berna, Scott <scott.berna@fayetteville-ar.gov>
Subject: sunset clause

Scott,

Attached is the proposed ordinance to extend the sunset clause of the short term rentals until September 30, 2025. Please let me know if this is satisfactory so we can walk it on this afternoon at the Agenda Session.

Thanks,

Kit Williams
Fayetteville City Attorney
479-575-8313



DEPARTMENTAL CORRESPONDENCE



OFFICE OF THE
CITY ATTORNEY

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

CC: **Keith Macedo**, Chief of Staff
Jonathan Curth, Development Services Director

FROM: **Kit Williams**, City Attorney

DATE: **June 10, 2025**

RE: **Extending Sunset Date from July 1 to September 30, 2025 for Short-Term Rental Code Sections**

The proposed state law that would have removed most of a city's right to regulate short-term rentals eventually failed to pass in the legislature this Spring. This allows the Fayetteville City Council to continue to reasonably regulate short-term rentals.

City staff and my office would like to present a few final possible amendments of the code to the City Council before ending the sunseting of this regulatory ordinance. We plan to present these possible amendments in June or early July so the City Council will not be rushed in their consideration and decision for these possible amendments. At least one possible amendment might result in a claim of reduction of some of the value of a short-term rental property which should be in place before the final code sections are made permanent to provide the most discretion to the Council and safely for our city.

Council Member Scott Berna is sponsoring this short extension of time allowing final amendments to be considered by the City Council.

Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal



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

Ordinance: 6820

File Number: 2024-758

ORDINANCE 6710 - SHORT TERM RENTAL SUNSET CLAUSE (AMENDMENT):

AN ORDINANCE TO AMEND ORDINANCE 6710 PASSED ON NOVEMBER 21, 2023 TO EXTEND THE SUNSET CLAUSE EFFECTIVE DATE TO JULY 1, 2025 AT 7:00 P.M. AND TO DECLARE AN EMERGENCY

WHEREAS, the sunset clause in Ordinance 6427, which was passed on April 20, 2021, provides that the ordinance "and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and terminations section"; and

WHEREAS, Ordinance 6625, which was passed on December 6, 2022, amended Ordinance 6427 so that the ordinance "and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed, and become void on December 31, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset repeal and termination section"; and

WHEREAS, Ordinance 6710 passed on November 21, 2023 amended the sunset provision of Ordinance 6625 which provided that all amendments to the code sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed, and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section; and

WHEREAS, the Ordinance Review Committee recommends extending the sunset date to allow for consideration of amendments to the City's short-term rental regulations and to allow the continued operation of short-term rentals until July 1, 2025 at 7:00 p.m.

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

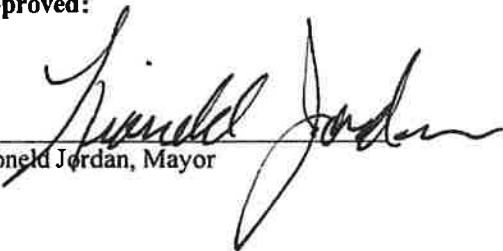
Section 1: That the City Council of the City of Fayetteville, Arkansas hereby determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause) and Ordinance 6710 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on July 1, 2025 at 7:00 p.m. unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby determines that this ordinance should become effective without delay because allowing the City's short-term rental regulation to expire will likely lead to unregulated and illegal operation of short-term rentals not subject to the City's life safety standards and insurance requirements, such that an extension of the sunset clause is necessary for the public peace as well as the health and

safety of Fayetteville residents. Therefore, the City Council hereby declares an emergency exists such that this ordinance shall become effective immediately upon its passage and approval.

PASSED and APPROVED on December 4, 2024

Approved:


Lioneld Jordan, Mayor

Attest:


Kara Paxton, City Clerk Treasurer



This publication was paid for by the City Clerk-Treasurer of the City of Fayetteville, Arkansas.
Amount Paid: \$